



JOINT CITY COUNCIL & PLANNING COMMISSION

Wednesday, September 25, 2024 at 4:00 PM

COUNCIL MEMBERS:

Mayor Rick Scholl
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

LOCATION & CONTACT:

HYBRID: Council Chambers & Zoom (details below)
Website | www.sthelensoregon.gov
Email | kpayne@sthelensoregon.gov
Phone | 503-397-6272
Fax | 503-397-4016

PLANNING COMMISSION MEMBERS:

Chair Dan Cary
Vice Chair Jennifer Shoemaker
Commissioner Ginny Carlson
Commissioner Charles Castner
Commissioner Scott Jacobson
Commissioner David B. Rosengard
Commissioner Brooke Sisco

AGENDA

CALL SPECIAL SESSION TO ORDER

DISCUSSION TOPICS

1. Discussion regarding Potential Locations of New Public Safety Facility
2. Planning Commission Proactive Items

OTHER BUSINESS

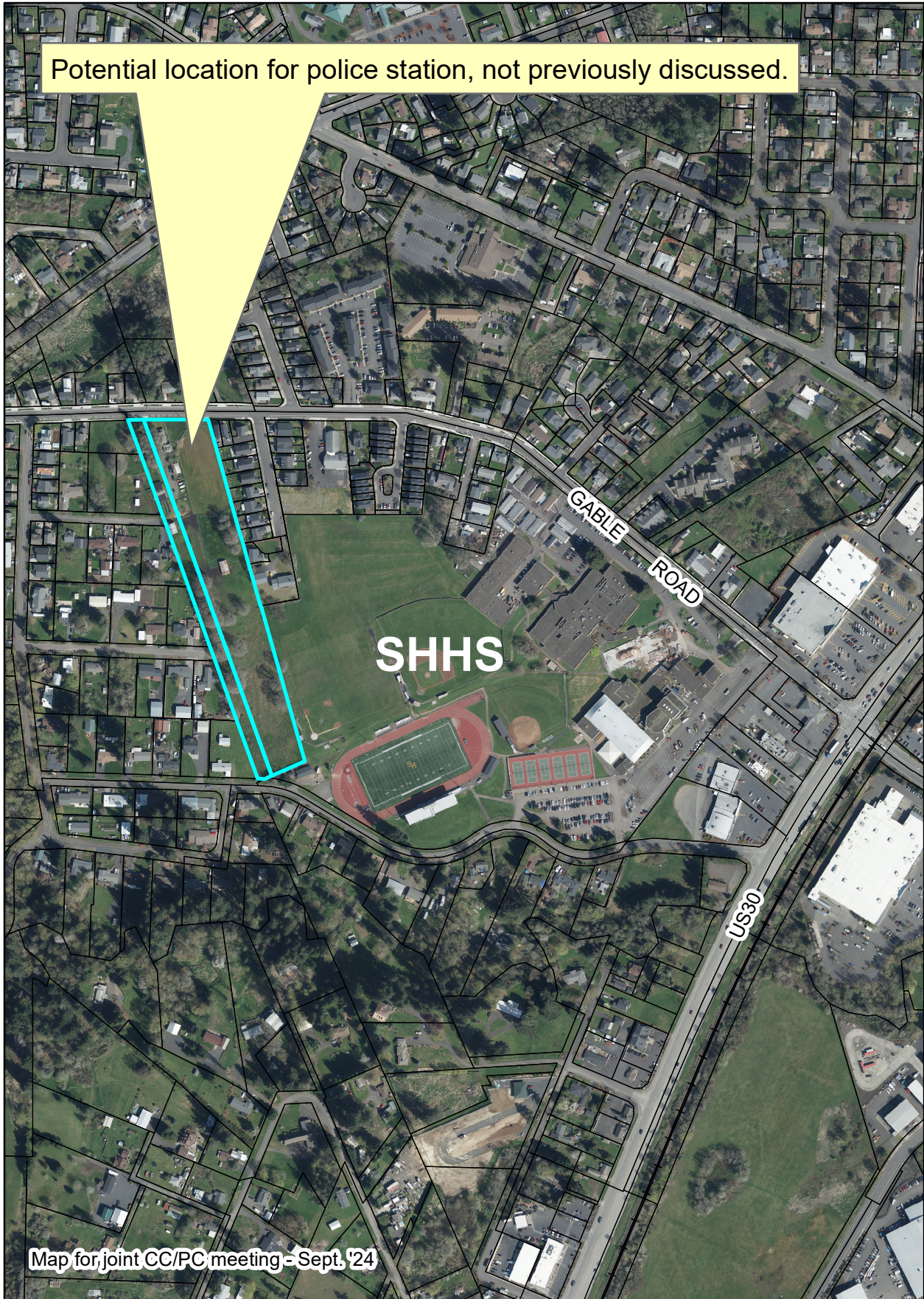
ADJOURN

VIRTUAL MEETING DETAILS

Join: <https://us06web.zoom.us/j/83227592740?pwd=amAdSc7cI81yiP0GVUAuG0bJkbDnw4.1>
Meeting ID: 832 2759 2740
Passcode: 830085
Call in: 253-215-8782

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.



Map for joint CC/PC meeting - Sept. '24

From: [Jacob Graichen](#)
To: [Adrienne Linton](#)
Cc: [Jeff Humphreys](#); [John Walsh](#); ["David Lintz"](#); [Iris L. Wu](#); [Brian Varricchione](#)
Subject: RE: St Helens Public Safety Building: New Potential Sites - ROW Improvements and other Questions
Date: Wednesday, July 24, 2024 3:31:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

I should add, If the city is looking at just the north portion of the site, we'll need to parcel it off. If there is a legit property lime within, we could do a Lot Line Adjustment. Otherwise, it would be a partition.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

From: Jacob Graichen
Sent: Wednesday, July 24, 2024 3:28 PM
To: Adrienne Linton <ALinton@mcknze.com>
Cc: Jeff Humphreys <JHumphreys@mcknze.com>; John Walsh <jwalsh@sthelensoregon.gov>; 'David Lintz' <David.Lintz@otak.com>; Iris L. Wu <IWu@mcknze.com>; Brian Varricchione <BVarricchione@mcknze.com>
Subject: RE: St Helens Public Safety Building: New Potential Sites - ROW Improvements and other Questions

See responses below in red.

Except the answer to #1 here:

Columbia Boulevard and S. 18th Street is an arterial and collector classified street, respectively, which has standards that apply based on the class. Columbia Boulevard is also subject to the TSP refinement plan, known as the corridor master plan, with a modified (refined) arterial design.

For many years and proposals, we have asked the Planning Commission if there are existing, intact and acceptable state of repair street frontage improvements, if they need to be rebuilt to the adopted standard as a requirements of the development. The Commission has consistently, been ok with the existing improvements and not requiring the upgrade.

There is existing curb/sidewalk along both of these streets. Because of access standards and arterial streets, direct access to Columbia Blvd is not something that would be looked at favorably, thus, modifications to that section by design is less likely. There are a few driveway approaches along S. 18th Street, so how many of those change and the total extent of impact will need to be considered. But, it is possible the existing curb-tight sidewalk along these two

streets will be ok. I think one wild card will be “you should do the upgrade because it’s the right thing to do” argument if that comes up, but the counter will be \$\$\$ and the history of not requiring the upgrade.

For the other sides, Cowlitz and S. 17th Streets, they are local classified. The default answer to those is our local street standard, but the rights-of-way are extra wide, so there will be extra space. If no ROW vacation, this extra space could be used for street trees (behind the sidewalk on local streets) and maybe having on-street parking that is not parallel. Note that the large building across S. 17th Street from the subject property was a bowling alley at some point before my time (I’m on year 17 here), and was the local hardware store up till about 15 years ago. The current use doesn’t have the same parking demand, but potential future use could, so that may be basis to keep angled or 90 degree parking (if it fits) along 17th. That site has zero on-street parking.

So frontage improvements for S. 17th and Cowlitz and no upgrades along Columbia Boulevard are likely. Still probably for no upgrades to S. 18th but not as “sure” as Col Blvd.

Jacob A. Graichen, AICP, City Planner

City of St. Helens

jgraichen@sthelensoregon.gov

(503) 397-6272

From: Adrienne Linton <ALinton@mcknze.com>

Sent: Wednesday, July 24, 2024 12:08 PM

To: Jacob Graichen <jgraichen@sthelensoregon.gov>

Cc: Jeff Humphreys <JHumphreys@mcknze.com>; John Walsh <jwalsh@sthelensoregon.gov>; 'David Lintz' <David.Lintz@otak.com>; Iris L. Wu <IWu@mcknze.com>; Brian Varricchione <BVarricchione@mcknze.com>

Subject: St Helens Public Safety Building: New Potential Sites - ROW Improvements and other Questions

Importance: High

Hi Jacob,

I hope your summer is treating you well. We regrouped on Monday to discuss the future St. Helens Police Station and the two sites the City has been considering. I’ve listed some questions below for each site. We are hoping you can weigh in with as much detail as possible so the City can get some preliminary pricing to aid in the final decision making process. *We are hoping for your response as soon as you can, in order to keep things moving.* We appreciate your help on this!

1771 Columbia (see attached site test fit):

1. ROW frontage: we had received some early documents from you (attached analysis document) stating that there is a potential for requiring upgrades to the TSP standard or the Corridor Plan standards. Can you provide more information for what and how much would need to be

improved? Can you share with us what planning would want to see for the ROW improvements around the entire property? *See response above.*

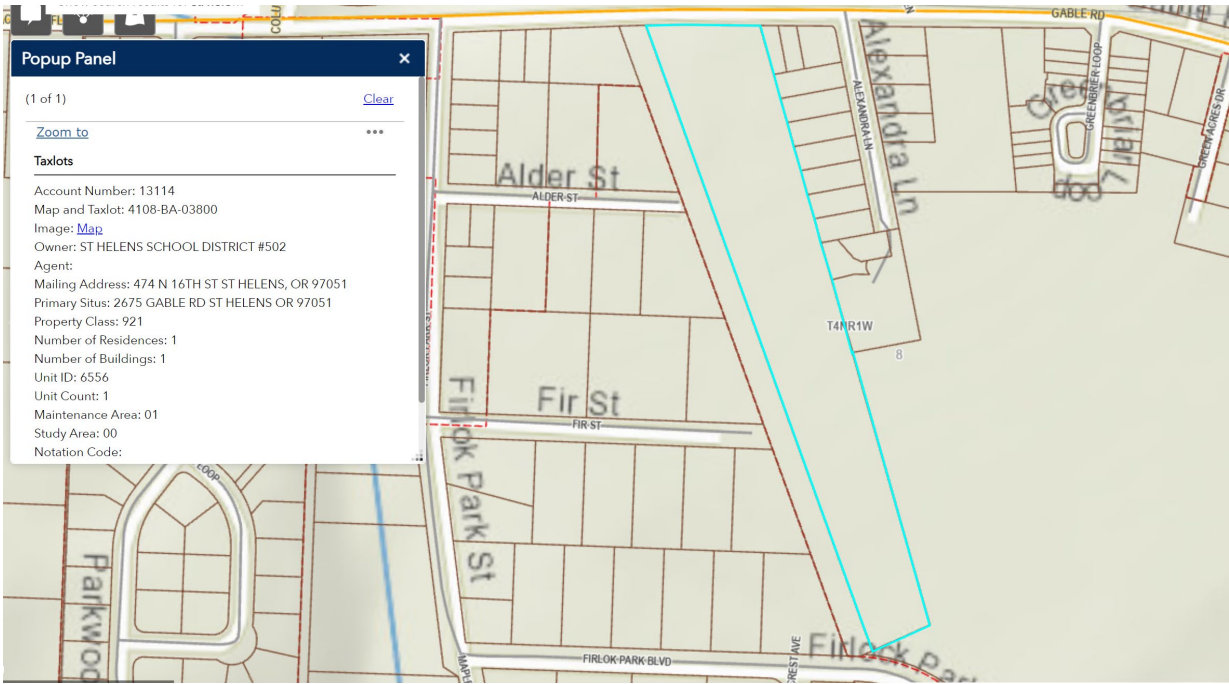
2. Can mechanical units for the building HVAC be mounted on site (in lieu of the building) as long as they are screened behind the fence? *Yes, see SHMC 17.72.110(2)*
3. Any requirements that we should be aware of for the materials for secure fencing? The current design for Kaster includes chain link with privacy slats. *No*
4. Can the building be setback from Columbia Blvd by means of planters for protection from vehicles? *See SHMC 17.32.180(4)(e). So yes if the intervening area is for the use as code specified. If not, probably need a Variance. Hopefully a design can be achieved so this area is a pedestrian amenity. Though not sure how much this conflicts with security/building defense goals.*
5. Can the City take care of the rezoning for the GC portion of the site? How long is that process? *Probably. Approx 3-4 months. It was supposed to be entirely HBD when the city originally rezoned it years ago, but the owner (same as current) convinced the council to leave some of the "old" zoning. That was dumb, so the rezone will be busy work to make it "un-dumb".*

2675 Gable Road (see snapshot below, only interested in the top third of the site):

1. Given that Gable road has recently been improved, are there any other ROW requirements on Gable Road? *Probably only those associated with any access/driveway changes, if any. Such as adding/removing driveways. Gable is a collector street here, so we'll be somewhat picky about access.*
2. If Alder Street was used for secondary access to the site, would any improvements be required to that street as well? *Good question. The gravel underdeveloped nature of it cannot be ignored. How much use is proposed for that and how much dust will it create, is one key question. I think this depends somewhat on design, intent and possibility (since over time design intent can wane). Hard to give a solid answer on this one. It depends... But I think it would be a question of paving or not, and not sidewalks/curb improvements. I attached a couple of photos of Alder, though they are about 5 years old now. Note Alder is a County jurisdiction road, but the county usually yields to city standards.*
3. Any other zoning considerations for placing a Police Station on this site? *There are wetlands on this property based on delineations of adjacent property. But none of these are "significant" to the city, so no buffer or other provisions of Chapter 17.40 SHMC. Just DSL and maybe USACOE. Wetland study is wise. I attached the wetland info for an adjacent property on the west side; this property is shaped like an ax, with the "blade" portion abutting and facing the subject property along the Gable Road side. I have no record of DSL concurrence; that property remains undeveloped.*

But note the wetland in the ditch of Alder Street.

The property's Apartment Residential zone doesn't list "public safety facility" as a use at all. So the a zone change would be necessary. Since the school district recently purchased it and it abuts the high school property, which is zoned Public Lands, that may be the zone to go with. Assuming the school district did not have residential development on their minds with this purchase, of course.



We appreciate your help in advance!

Thank you,

Adrienne Linton

she/her/hers

D 971-346-3680 C 503-705-9244

Architect

Senior Associate | Assistant Department Head

[Professional Licenses & Certifications](#)



[Disclaimer](#)

Mackenzie.

ARCHITECTURE ■ INTERIORS ■ STRUCTURAL, CIVIL, AND TRAFFIC ENGINEERING
LAND USE AND TRANSPORTATION PLANNING ■ LANDSCAPE ARCHITECTURE

PORTLAND, OR | VANCOUVER, WA | SEATTLE, WA

www.MACKENZIE.inc

ONSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS – SALEM OFFICE
775 Summer Street NE, Suite 100, Salem OR 97301-1279 (503) 986-5200

WD#: 2020-0041

An onsite wetland determination has been conducted on the property described below.

County: Columbia

City: St. Helens

Owner: Name & Address: LB LAND INC, P.O. Box 250, Columbia City, OR 97018

Township: 4N Range: 1W Section: 08 Q/Q: BB Tax Lot(s): 600, 1300

Project Name: Habitat for Humanity Housing Date of Site Visit 01/24/2020

Site Address/Location: 2695 GABLE RD, ST HELENS, OR

- There are no jurisdictional wetlands or waterways on the property. Therefore, no state removal-fill permit is required.
Notes: _____
- There are/may be wetlands or waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in a compensatory wetland mitigation site.
- A wetland determination or delineation is needed. If site development is planned, the delineation report should be submitted to the Department for review and approval.
- A state permit will be/will not be required for _____ because/if _____
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: There appears to be wetland areas in the southern portion of TL 1300 and also the southeast corner of TL 600.

Determination by:  Date 01/24/2020

- This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.
- This is a preliminary jurisdictional determination and is advisory only**

Copy To: Owner Email: Enclosures: OnsiteDetermination Map, data sheets
 Jacob Graichen, Planning Department
 Jennifer Anderson, Columbia County Habitat for Humanity, Email: janderson.cchfh@gmail.com

FOR OFFICE USE ONLY

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received <u>01/13/2020</u>
LWI Area: <u>St. Helens</u> LWI Code: <u>none</u>	Latitude: <u>45.850980</u> Longitude: <u>-122.842166</u>	Related DSL File #: _____ <input type="checkbox"/> For ENF.
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Adjacent Waterbody:	State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Coast Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

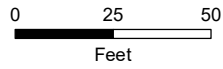
2018 Aerial Photo

Onsite Wetland Determination Map
WD-2020-0041
T4N, R1W Section 08BB
Columbia County

- County Tax Lots
- City Limits
- Urban Growth Boundary
- County Lines

Study Area

This is a preliminary jurisdictional determination and is advisory only

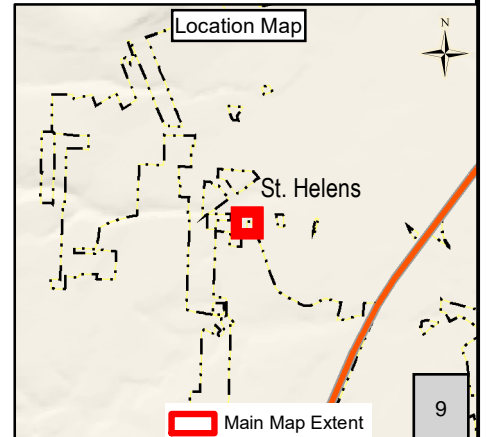


1 in = 49 ft



Map Projection:
Oregon Statewide Lambert
Horiz. Datum NAD83
International Feet

State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 1/28/2020



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

Item #1.

Project/Site: Habitat For Humanity Housing City/County: St. Helens/Columbia Sampling Date: 01/24/2020
 Applicant/Owner: LB Land Inc. State: OR Sampling Point: SP-1 WD2020-0041
 Investigator(s): Dan Cary Section, Township, Range: Section 8BB, Township 4N, Range 1W
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Slight concave Slope (%): _____
 Subregion (LRR): _____ Lat: 45.850980 Long: -122.842166 Datum: _____
 Soil Map Unit Name: Aloha variant silt loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Yes 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____				
2. _____				
3. _____				
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Ranunculus repens</u>	<u>50</u>	<u>X</u>	<u>FAC</u>	
2. <u>Phalaris arundinacea</u>	<u>50</u>	<u>X</u>	<u>FACW</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				

Remarks:

SOIL

Sampling Point:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 3/2		7.5YR 3/3	30			Silt loam	
12-20	10YR 4/2		7.5YR 4/4	30			Silty clay loam	

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input checked="" type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)		

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

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> X No <input type="checkbox"/>
--	---

Remarks: The soils are marginally hydric. The soils were more strongly hydric near this sample point but tree roots were a problem for digging.

HYDROLOGY

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

Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>2</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

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

Remarks:

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

Item #1.

Project/Site: Habitat For Humanity Housing City/County: St. Helens/Columbia Sampling Date: 01/24/2020
 Applicant/Owner: LB Land Inc. State: OR Sampling Point: SP-2 WD2020-0041
 Investigator(s): Dan Cary Section, Township, Range: Section 8BB, Township 4N, Range 1W
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): Slight concave Slope (%): _____
 Subregion (LRR): _____ Lat: 45.850980 Long: -122.842166 Datum: _____
 Soil Map Unit Name: Aloha variant silt loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Yes 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 <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Ranunculus repens</u>	<u>100</u>	<u>X</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

Remarks:

Gable Road

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
DAVID E. REYNOLDS
2157

RENEWAL DATE: 12-31-2020

Reynolds
Land Surveying, Inc.
32990 Stone Road
Warren, Oregon 97053
(503) 397-5516

WETLAND AREA
600 SQ.FT.

PLOT 2 Δ

PLOT 1

INST.NO. 97-13852

PARCEL 1

PARCEL 2

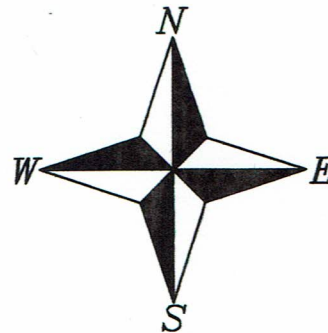
INST.NO. 97-13852

Notes:

Subject Parcel Map Tax Lot No.
4108-BB-00600 & 01300

Wetland Delineation by Wetland Solutions
Northwest, LLC 503-367-7177

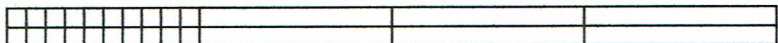
"Firlok Park"
Lot 72



Scale: 1"=40'

CF:02161T
SF:02161T7
JN:20008L
FB:119

40 0 40 80 120



GRAPHIC SCALE - FEET

WETLAND AREA
3570 SQ.FT.

Δ PLOT 5

PLOT 3 Δ

Δ PLOT 4

PLOT 6 Δ

WETLAND AREA
605 SQ.FT.
IN RIGHT OF WAY

Alder Street

LB Land, Inc.
Location of Wetlands
Situated In The N.W. 1/4
Section 8, T.4N.,R.1W.,W.M.
Columbia County, Oregon
March 25, 2020

Item #1.



08.24.2019

Item #1.



08.24.2019