

▶ RECEIVED ◀

MAY 28 2024

▶ RECEIVED ◀

MAY 28 2024

Natural Resources Development Review Application

THIS IS PUBLIC RECORD

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase contract must be included with submittal for application to be accepted.

NAME: City of Lincoln City

ADDRESS: 801 SW Hwy 101
801 SW Hwy 101

PHONE: (541) 966-1292

E-MAIL: tchamberlin@lincolncity.org

PROPERTY OWNER/CONTRACT PURCHASER (as listed on deed OR purchase contract):

Copy of purchase must be included with submittal for application to be accepted.

NAME: _____

ADDRESS: _____

PHONE: _____

E-MAIL: _____

SITE INFORMATION:

ZONE: R-1-7.5

TAX MAP AND LOT: 07 11 27DD 3500, 4500, 4600, 4700

SITE ADDRESS (or location if unaddressed): 4815 SE 51st Street

PROPOSED DEVELOPMENT:

Redevelopment of the old Taft Elementary School site into Schooner Creek Discovery Park.

The following items must be included in the emailed submittal package:

1. Site plan that includes delineation, buffer, and all proposed development
2. Delineation report, prepared no later than 6 months prior to the date of this application submittal
3. Valid concurrence from Oregon Department of State Lands
4. Completed application form with all printed names and signatures
5. Online Direct Pay Authorization Form for Credit/Debit Cards for payment of the fee
6. Email all items as pdfs to: planning@lincolncity.org



LCMC 17.46.040(B) – *In the Natural Resource Overlay Zone. All development is excluded from the natural resource overlay zone, with the following exceptions:*

LCMC 17.46.040(B)(2) – *Development that will occur on a portion or portions of the property that are in the natural resource overlay zone but that do not contain any wetlands, riparian areas, or wildlife areas, as proven in a current (within six months of submitting a natural resources development review application) delineation report as follows:*

LCMC 17.46.040(B)(2)(a) – *Within six months prior to submitting a natural resources development review application, the entire site must be studied and included in a delineation report prepared by a qualified professional. All wetlands, riparian areas, and wildlife areas on the property must be identified in the report with locations and boundaries mapped. The delineation report must be submitted to the Oregon Department of State Lands, and a valid concurrence from the Oregon Department of State Lands must accompany the natural resources development review application.*

LCMC 17.46.040(B)(2)(b) – *The qualified professional shall recommend a buffer as part of the delineation report and compliance with the buffer shall be required as part of the natural resources development review.*

I (We) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information, as well as the information provided in the attachments, is true, complete, and accurate. I (We) acknowledge that providing false information in the application or application materials shall be a violation and grounds to deny the application and void any approvals.

I(We) hereby acknowledge that we are responsible for knowledge of and compliance with Lincoln City Municipal Code.

SIGNATURES:



Property Owner/Contract Purchaser (printed name and signature required)

5/28/24

Date

Property Owner/Contract Purchaser (printed name and signature required)

Date

- *All property owners listed on the deed of each parcel/lot must sign the application.*
- *If contract purchasers are individuals other than the property owners shown on the deed, all property owners listed on the deed as well as all contract purchasers listed on the purchase contract must sign the application.*



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

February 15, 2024

City of Lincoln City
Attn: Terry Chamberlin, PE
801 SW Highway 101
Lincoln City, OR 97367

State Land Board

Tina Kotek
Governor

Re: **WD # 2023-0474 Approved**
Wetland Delineation for Taft Park Progressive Design Build
Lincoln County; T7S R11W S27DD TLs 1002, 1100, 1200, 1300,
1498, 3500 and 4900 (Portion)
Lincoln City Local Wetlands Inventory, Wetland SSC-2, SSC-5B

LaVonne Griffin-Valade
Secretary of State

Tobias Read
State Treasurer

Dear Terry Chamberlin:

The Department of State Lands has reviewed the wetland delineation report prepared by DOWL for the site referenced above. Please note that the 2 study areas include only a portion of the tax lots described above (see the attached maps). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figure 6, 7.1, and 7.2 of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the 2 study areas, 2 wetlands (Wetland A and B, totaling approximately 0.42 acres) and one waterway (Schooner Creek) were identified. The wetlands and waterway are subject to the permit requirements of the state Removal-Fill Law. Normally, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). However, Schooner Creek is designated essential salmonid habitat. Therefore, fill or removal of any amount of material below the Highest Measured Tide (HMT) elevation may require a state permit. The elevation of HMT at Taft, Siletz Bay (Station ID: 9436101) is 11.91 feet NAVD88.

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

Please be advised that state law establishes a preference for avoidance of 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 revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

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

Sincerely,



Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: James Stupfel, DOWL
City of Lincoln City Planning Department (Maps enclosed for refining LWI)
Alexandra Holecek, Corps of Engineers
Carrie Landrum, DSL
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

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

Ways to submit report:

- ◆ Under 50MB - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ◆ 50MB or larger - A single unlocked PDF can be uploaded to DSL's Box.com website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- ◆ OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 776 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ◆ By credit card on DSL's epayment portal after receiving the unique file number from DSL's emailed confirmation.
- ◆ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Lincoln City Terry Chamberlin, P.E. 801 SW Hwy 101, PO Box 50 Lincoln City, OR 97367	Business phone # (541) 992-1292 Mobile phone # (optional) E-mail: tchamberlin@lincolncity.org
<input type="checkbox"/> 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: Terry Chamberlin Signature: Terry Chamberlin Digitally signed by Terry Chamberlin
 Date: 10/03/2023 Special instructions regarding site access: _____ Date: 2023.10.03 08:18:43 -0700

Project and Site Information

Project Name: Taft Park Progressive Design-Build	Latitude: 44.929911299906344 Longitude: -124.0134706557839 decimal degree - centroid of site or start & end points of linear project
Proposed City Use: Updated park facilities, including pedestrian bridge and boat launch	Tax Map # 071127DD
	Tax Lot(s) 0ROAD, 1002, 1100, 1200, 1300, 1498, 3500, 4900
Project Street Address (or other descriptive location): 1545 SE 50th St. Lincoln City, OR 97367	Tax Map # _____
	Tax Lot(s) _____
City: Lincoln City County: Lincoln	Township 07S Range 11W Section 27 QQ Use separate sheet for additional tax and location information
	Waterway: Schooner Creek River Mile: N/A

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: James Stupfel, DOWL 5 Centerpointe Dr., Ste 350 Lake Oswego, OR 97035	Phone # (503) 620-6103 Mobile phone # (if applicable) E-mail: jstupfel@dowl.com
---	--

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

Consultant Signature: _____ Date: 10/11/2023

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

Wetland/Waters Present? Yes No Study Area size: 1.5 Total Wetland Acreage: 0.2000

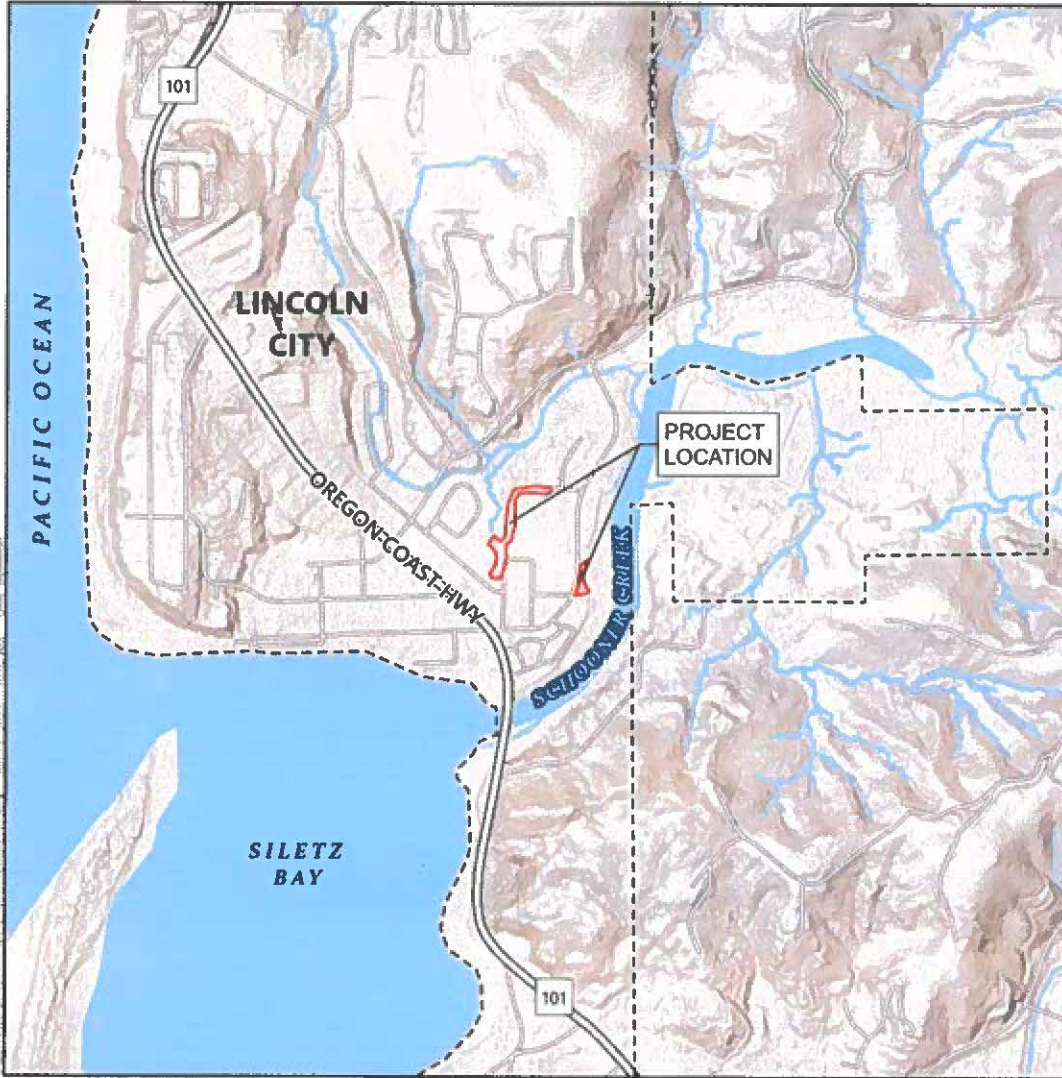
Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ <u>540</u>
<input checked="" type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code <u>PFOC/PSSC/PEMC</u>

For Office Use Only

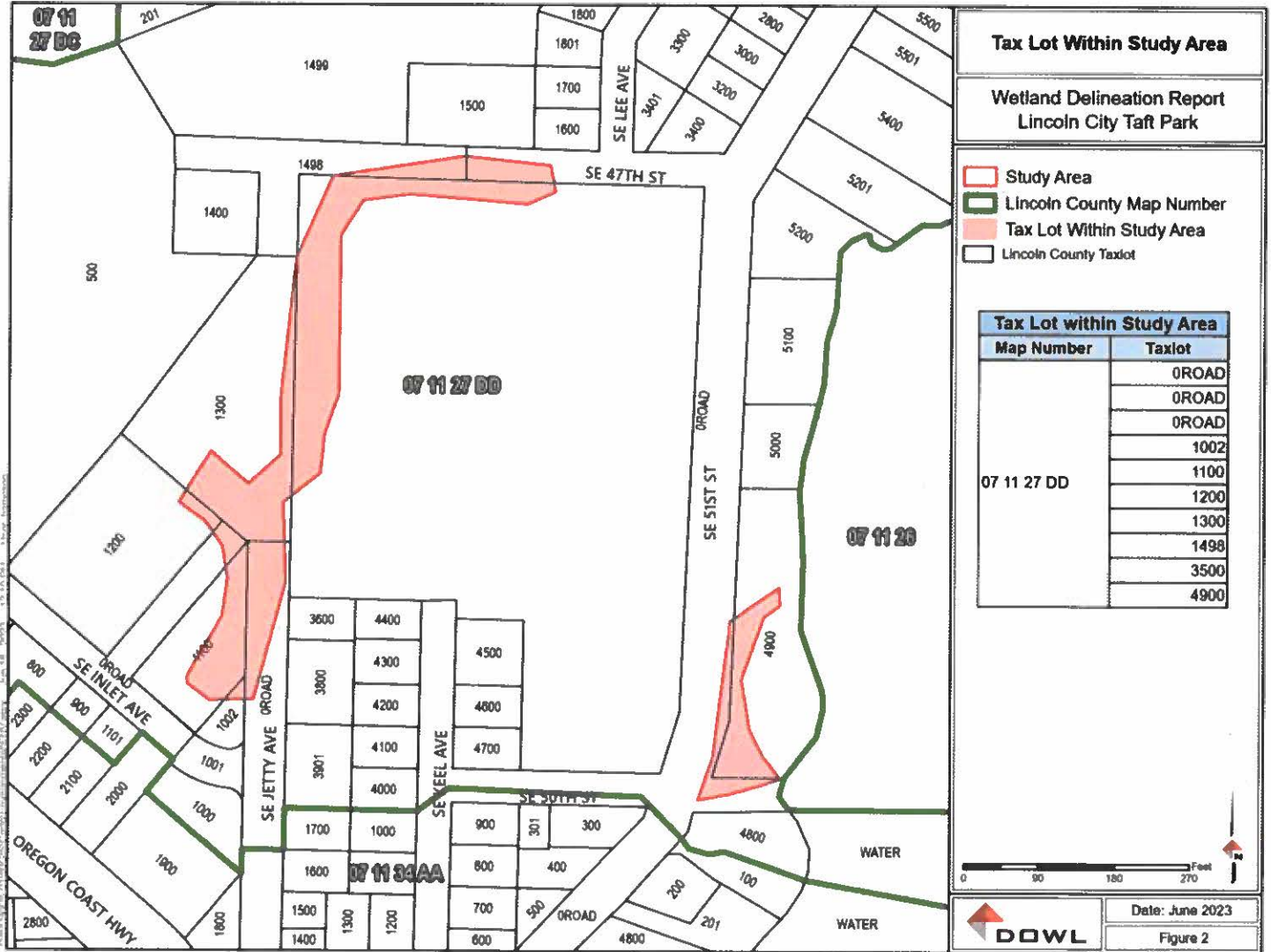
DSL Reviewer: LM Fee Paid Date: ____ / ____ / ____ DSL WD # 2023-0474

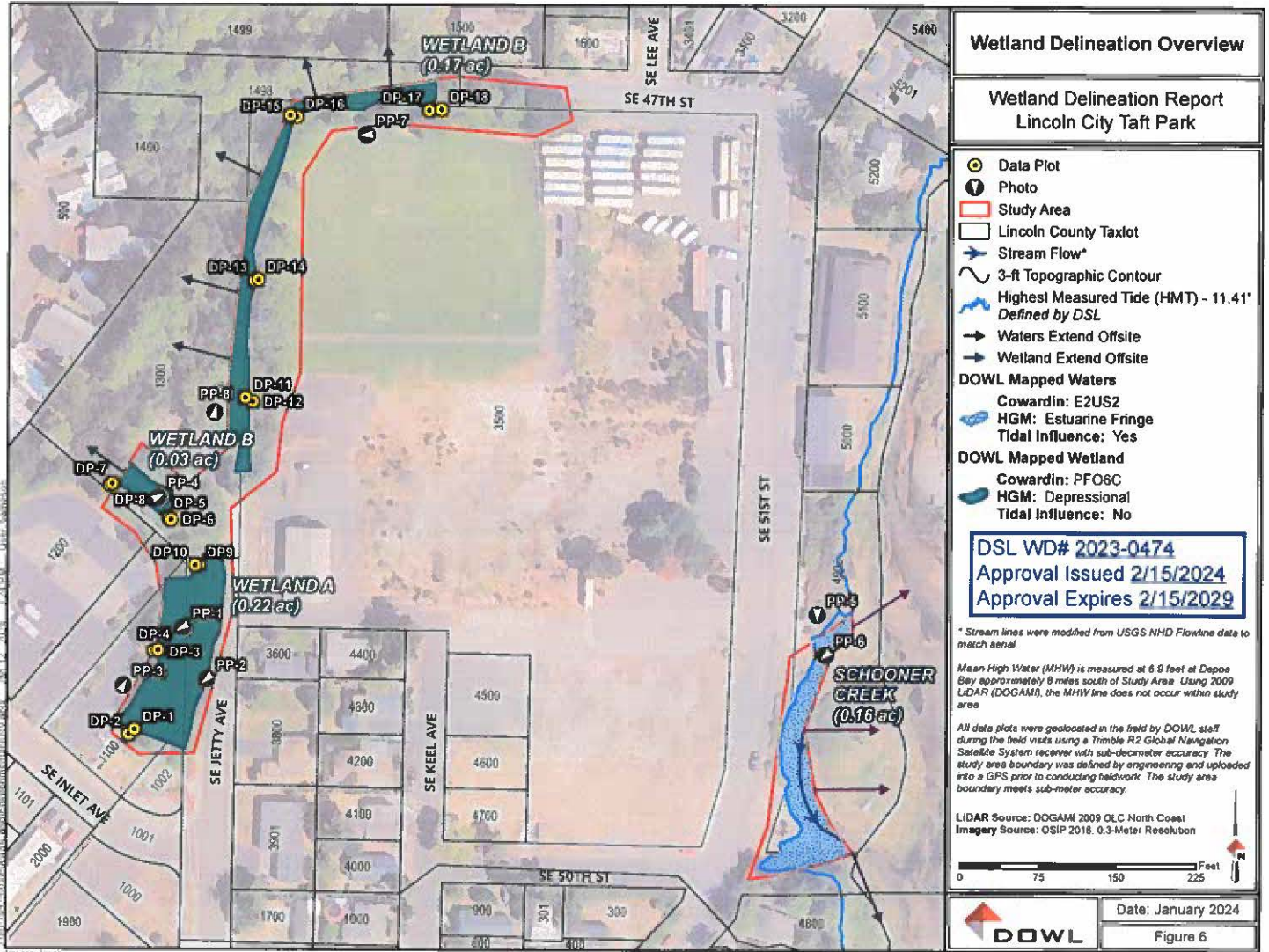
Date Delineation Received: 10 / 12 / 2023 DSL App.# _____



Project Vicinity	
Wetland Delineation Report Lincoln City Taft Park	
<ul style="list-style-type: none"> Study Area City Boundary 	
	
	
	Date: June 2023
Figure 1	

Map data layers: Esri, NOAA, NOAA, USGS, FEMA





Wetland Delineation Overview

**Wetland Delineation Report
Lincoln City Taft Park**

- Data Plot
- Photo
- ▭ Study Area
- ▭ Lincoln County Taxlot
- Stream Flow*
- ~ 3-ft Topographic Contour
- ~ Highest Measured Tide (HMT) - 11.41'
Defined by DSL
- Waters Extend Offsite
- Wetland Extend Offsite
- DOWL Mapped Wetters**
- Cowardin: E2US2
- HGM: Estuarine Fringe
- Tidal Influence: Yes
- DOWL Mapped Wetland**
- Cowardin: PFO6C
- HGM: Depressional
- Tidal Influence: No

DSL WD# 2023-0474
Approval Issued 2/15/2024
Approval Expires 2/15/2029

* Stream lines were modified from USGS NHD Flowline data to match aerial

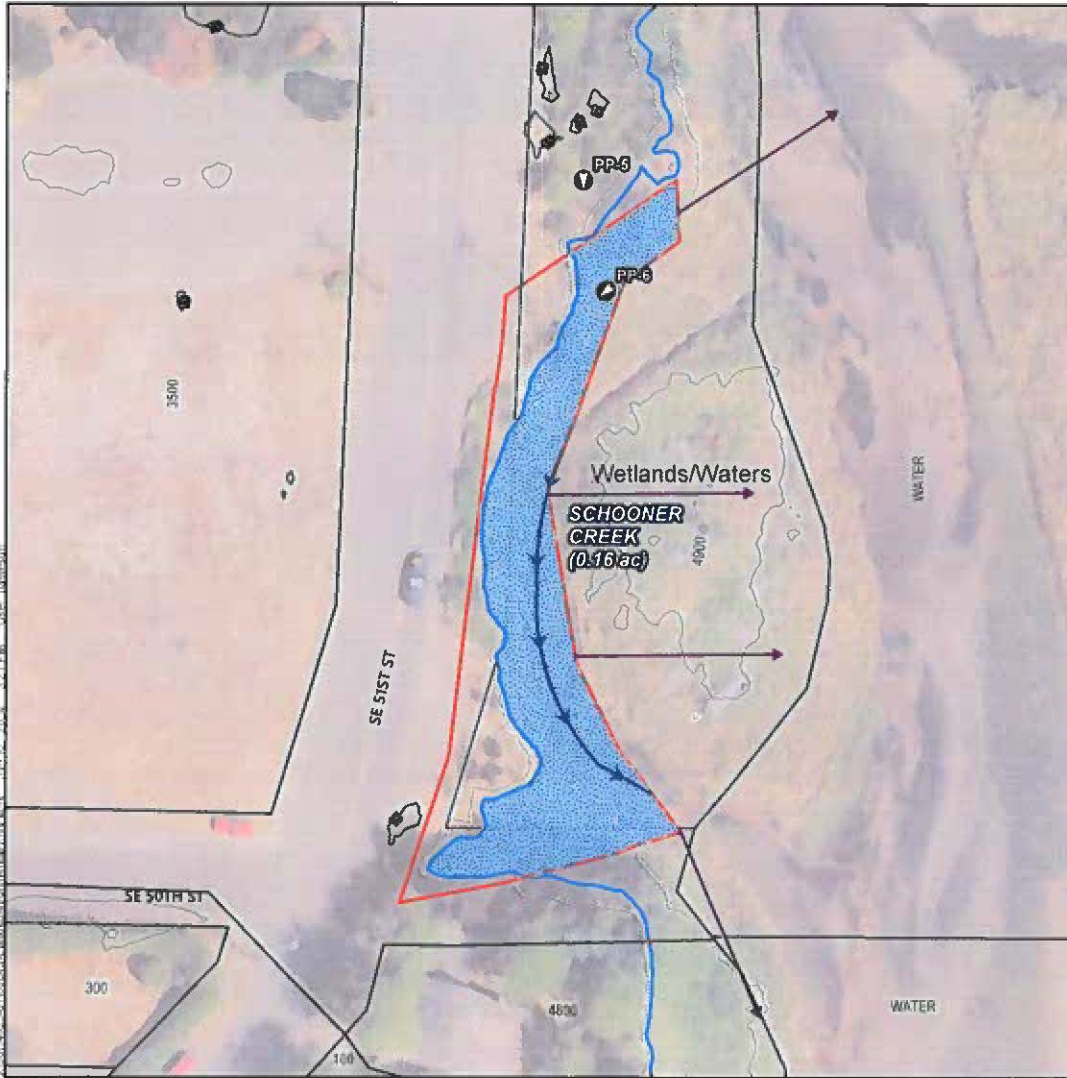
Mean High Water (MHW) is measured at 6.9 feet at Depoe Bay approximately 8 miles south of Study Area. Using 2009 UDAR (DOGAMI), the MHW line does not occur within study area.

All data plots were geolocated in the field by DOWL staff during the field visits using a Trimble R2 Global Navigation Satellite System receiver with sub-decimeter accuracy. The study area boundary was defined by engineering and uploaded into a GPS prior to conducting fieldwork. The study area boundary meets sub-meter accuracy.

LIDAR Source: DOGAMI 2009 OLC North Coast
 Imagery Source: OSIP 2018, 0.3-Meter Resolution



DOWL Date: January 2024
 Figure 6



Wetland Delineation

**Wetland Delineation Report
Lincoln City Taft Park**

- Photo
- Study Area
- Lincoln County Taxlot
- Stream Flow*
- Highest Measured Tide (HMT) - 11.41'
- Waters Extend Offsite
- DOWL Mapped Waters**
- Cowardin: E2US2
- HGM: Estuarine Fringe
- Tidal Influence: Yes

DSL WD# 2023-0474
Approval Issued 2/15/2024
Approval Expires 2/15/2029

* Stream lines were modified from USGS NHD Flowline data to match aerial.

All data plots were geolocated in the field by DOWL staff during the field visits using a Trimble R2 Global Navigation Satellite System receiver with sub-decimeter accuracy. The study area boundary was defined by engineering and uploaded into a GPS prior to conducting fieldwork. The study area boundary meets sub-meter accuracy.

LIDAR Source: DOGAMI 2009 OLC North Coast
 Imagery Source: OSIP 2018, 0.3-Meter Resolution



	Date: January 2024
	Figure 7.1

