CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED Jan 31, 2023

1. APPLICANT: SCOFI Gearhart, LLC — PHONE: 503.936.2550
   MAILING ADDRESS: P.O. Box 2759, Gearhart, OR 97138
   EMAIL ADDRESS: scofinz@aol.com — CELL PHONE: 503.936.2550

2. PROPERTY OWNER: SCOFI Gearhart, LLC — PHONE: 503.936.2500
   MAILING ADDRESS: P.O. Box 2759, Gearhart, OR 97138
   EMAIL ADDRESS: scofinz@aol.com — CELL PHONE: 503.936.2550

3. SURVEYOR/ ENGINEER: AKS Engineering & Forestry, LLC — PHONE: 503.563.6151
   MAILING ADDRESS: 12965 SW Herman Rd., Unit 100, Tualatin, OR 97062
   EMAIL ADDRESS: carlsonb@aks-eng.com — CELL PHONE: 503.563.6151

4. LEGAL COUNSEL: Carrie Richter, Bateman Seidel, PC — PHONE: 503.972.9903
   MAILING ADDRESS: 1000 SW Broadway, Suite 1910, Portland, OR 97205
   EMAIL ADDRESS: crichter@batemanseidel.com — CELL PHONE: 503.972.9903

5. PROPERTY LOCATION: 1002 Pacific Way, Gearhart, OR 97138

6. LEGAL DESCRIPTION OF PROPERTY:
   (A) ASSESSORS PLAT AND TAX LOT: T6NR10W SEC 10, Tax Lots 800 & 1500
   (B) ADDITION, BLOCK, AND LOT: Tract 19 Gearhart Heights Tracts

PER SEC 13.080 OF THE GEARHART ZONING CODE **ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BYTHE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE)** YES

7. SIGNATURE (APPLICANT) Robert S Morey — DATE: January 27, 2023
   PRINT: Robert S. Morey

8. SIGNATURE (OWNER) Robert S Morey — DATE: January 27, 2023
   PRINT: Robert S. Morey MANAGING MEMBER SCOFI GEARHART LLC

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE ANDREADY FOR PROCESSING.

TO BE COMPLETED BY STAFF

DOES APPLICANT OWN ANY MONEY

CITY OF GEARHART
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(503) 738-5501 • (503) FAX 738-9385

RECEIVED
JAN 31 2023
CITY OF GEARHART

PAID
3/2/23 VS
3,500.00
AP

ZONING AMENDMENT APPLICATION

APPLICANT: Scofi Gearhart, LLC

APPLICATION FEE: $3500.00 PD

TEXT AMENDMENT

1. PAGE AND SECTION TO BE AMENDED _____
2. TEXT AMENDMENT REQUESTED: _____
3. REASON FOR REQUEST: _____
4. HOW IS THE PROPOSED REQUEST CONSISTENT WITH THE COMPREHENSIVE PLAN?
5. IS THERE A PUBLIC NEED FOR THE PROPOSED REQUEST, PLEASE EXPLAIN: _____

ZONE MAP AMENDMENT

1. CHANGE OF ZONE FROM P/SP TO R-2
2. HOW IS THE PROPOSED REQUEST CONSISTENT WITH THE COMPREHENSIVE PLAN?
   See Attached Narrative
3. HOW WILL THIS AMENDMENT MEET A LAND USE NEED? See Attached Narrative
4. EXPLAIN HOW THE PROPOSED AMENDMENT WILL BE COMPATIBLE WITH THE LAND USE DEVELOPMENT PATTERN IN THE VICINITY OF THE REQUEST See Attached Narrative
5. IS THE LAND PHYSICALLY SUITABLE FOR THE USES TO BE ALLOWED IN TERMS OF SLOPE, SOILS, FLOOD HAZARDS AND OTHER RELEVANT CONSIDERATIONS? PLEASE EXPLAIN:

   See Attached Narrat THE PUBLIC FACILITIES AND SERVICES, INCLUDING TRANSPORTATION SYSTEMS AND ACCESS AVAILABLE TO ACCOMMODATE THE PROPOSED USE? PLEASE EXPLAIN

   See Attached Narrative

IF ZONING MAP IS TO BE AMENDED SHOW AREA ON MAP (ATTACHED)

PLOT PLAN MUST ACCOMPANY APPLICATION IF REQUIRED.

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

Gmail

Angoleana Brien <planning@cityofgearhart.com>

1002 Pacific Way Application for Rezone

5 messages

Eric Eisemann <e.eisemann@e2landuse.com> Fri, Jan 27, 2023 at 10:44 AM
To: "planning@cityofgearhart.com" <planning@cityofgearhart.com>
Cc: Bob Morey <scofinz@aol.com>, "jlmcgowan12@gmail.com" <jlmcgowan12@gmail.com>, "Carrie Richter (crichter@batemanseidel.com)" <crichter@batemanseidel.com>

Good morning,

Attached is an application to rezone 1002 Pacific Way from P/SP to R-2. The application documents include:

A – GES Rezone Application signed

B – 1002 Pacific Way Rezone Request v20230127 (Application Narrative)

C - Existing Conditions Figure

D - Buildable Lands Figure

E - Wetland Delineation Report Cover

F - Wetland Delineation Report (AKS)

G - DSL Wetland Delineation Decision Letter

The Tax Map and Tax Map Addresses and Labels files will be sent separately. (H - Tax Map, I – Tax Lots Address Labels 1-2, J - Tax Lots Address Labels 2-2)

Application fees will be sent to the city separately.

Please let me know if you require any additional information.

I look forward to working with the planning commission and the city's planning consultant.

Sincerely,

Eric Eisemann

On behalf of Scofi Gearhart, LLC

E2 Land Use Planning, LLC

2554 NE 48th Ave.

Portland, OR 97213

360.750.0038

e.eisemann@e2landuse.com

www.e2landuse.com

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7 attachments

- **A-GES Rezone Application 12723.pdf**
  1309K
- **B-1002 Pacific Way Zone Change request v 20230127.pdf**
  1894K
- **C- Existing Conditions Figure.pdf**
  336K
- **D- Buildable Lands Figure.pdf**
  223K
- **E-Wetland_delination_report_cover.pdf**
  185K
- **F- Wetland Delineation Report.pdf**
  10518K
- **G-DSL Wetland Delineation Decision.pdf**
  4380K

Eric Eisemann <e.eisemann@e2landuse.com> Fri, Jan 27, 2023 at 10:47 AM
To: "planning@cityofgearhart.com" <planning@cityofgearhart.com>
Cc: Bob Morey <scofinz@aol.com>, "jlmcgowan12@gmail.com" <jlmcgowan12@gmail.com>, "Carrie Richter (crichter@batemanseidel.com)" <crichter@batemanseidel.com>

Good Morning,

The Tax Map and Tax Map Addresses and Labels files for the 1002 Pacific Way rezone request are attached.

H - Tax Map

I – Tax Lots Address Labels 1-2

J - Tax Lots Address Labels 2-2)

Sincerely,

Eric Eisemann

E2 Land Use Planning, LLC

2554 NE 48th Ave.

Portland, OR 97213

360.750.0038

e.eisemann@e2landuse.com

www.e2landuse.com

[Quoted text hidden]

3 attachments

H-Tax Map.pdf
804K

I-Taxlots - Address labels_1_2.pdf
8221K

J-Taxlots - Address labels_2_2.pdf
8221K

Jeannine McGowan <jlmcgowan12@gmail.com> Fri, Jan 27, 2023 at 2:35 PM
To: Eric Eisemann <e.eisemann@e2landuse.com>
Cc: "planning@cityofgearhart.com" <planning@cityofgearhart.com>, Bob Morey <scofinz@aol.com>, "Carrie Richter (crichter@batemanseidel.com)" <crichter@batemanseidel.com>

Eric-

I've contacted Justine at the city about payment, but she wanted me to confirm the amount. Is it still the $3500 mentioned earlier?

Thank you,
Jeannine

[Quoted text hidden]

Angoleana Brien <planning@cityofgearhart.com> Fri, Jan 27, 2023 at 2:40 PM
To: Jeannine McGowan <jlmcgowan12@gmail.com>
Cc: Bob Morey <scofinz@aol.com>, "Carrie Richter (crichter@batemanseidel.com)" <crichter@batemanseidel.com>, Eric Eisemann <e.eisemann@e2landuse.com>

Good afternoon,

Please refrain from payment until further notice. I will be in the office on Monday and to look at all the documents in the application. This will not be on the agenda until April and may need to wait on payment or do a check due to the 120 day timeline.

Thank you for your patience in this matter.

Eric I will take a look at everything provided on Monday, and let you know if I have any questions.
[Quoted text hidden]

Eric Eisemann <e.eisemann@e2landuse.com> Fri, Jan 27, 2023 at 3:42 PM
To: Angoleana Brien <planning@cityofgearhart.com>, Jeannine McGowan <jlmcgowan12@gmail.com>
Cc: Bob Morey <scofinz@aol.com>, "Carrie Richter (crichter@batemanseidel.com)" <crichter@batemanseidel.com>

Thank you, Angoleana,

I should be at my desk on Monday and most of Tuesday and will be prepared to answer any questions you have.

Enjoy the weekend!

Sincerely,

Eric

E2 Land Use Planning, LLC

2554 NE 48th Ave.

Portland, OR 97213

360.750.0038

e.eisemann@e2landuse.com

www.e2landuse.com

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1002 Pacific Way Zone Change Request

I. BASIC FACTS

Date	January 27, 2023
Proposal	Rezone 8.44 acres from P/SP to R-2.
Location	1002 Pacific Way, Gearhart, Oregon 97138
Legal Description	T6NR10W SEC10, Tax lots 800 (5.37 ac.) and 1500 (3.07 ac.) Map No.: 61010BA 01500 Tract 19, GEARHART HEIGHTS TRACTS, City of Gearhart, Clatsop County, Oregon. TOGETHER WITH that portion of vacated Lincoln Avenue inuring thereto by reason of City of Gearhart Ordinance No. 783, recorded February 8, 2005, Instrument No. 200501662.
Owner/Applicant	SCOFI Gearhart, LLC, P.O. Box 2759, Gearhart OR 97138. Contact: Bob Morey, 503.936.2500, scofinz@aol.com
Applicant's Architect	Kerry W. VanderZanden Architect, PC, 13891 N. Main St., Banks, ORS 97106. Contact: Kerry VanderZanden, 503.319.7666, kerry@kwvarch.com
Applicant's Legal Representative	Bateman Seidel, P.C., 1000 SW Broadway, Suite 1910, Portland, OR 97205. Contact: Carrie Richter, 503.972.9903, crichter@batemanseidel.com
Applicant's Engineer	AKS Engineering & Forestry, LLC, 12965 SW Herman Rd., Unit 100, Tualatin, OR, 97062. Contact Blair Carlson, 503.563.6151, carlsonb@aks-eng.com
Applicant's Land Use Representative	E^2 Land Use Planning, LLC, 2554 NE 48th Ave., Portland, OR 97213. Contact: Eric Eisemann, 360.750.0038, e.eisemann@e2landuse.com
Zoning	Current: Public/Semi Public (P/SP). Proposed: R-2
Current Use	Vacant

II. DISCUSSION

Gearhart Zoning Ordinance (GZO) Section 11.010 authorizes a property owner to initiate a zone change or an amendment to the Gearhart zoning map. The property owner, SCOFI Gearhart, LLC, has filed an application for a zone change by using the forms prescribed by GZO Section 13.020. An amendment to the zoning map and comprehensive plan map is a legislative action. (GZO 11.020.1.A.)

SYNOPSIS

SCOFI Gearhart, LLC owns multiple lots currently addressed as 1002 Pacific Highway, Gearhart, Oregon known locally as the site of the historic Gearhart Elementary School.

The applicant has conducted a thorough analysis of the Gearhart Comprehensive Plan, Gearhart Zoning Ordinance (GZO), and supporting plans and has met all applicable criteria necessary to approve rezoning the former Gearhart Elementary School properties from Public/Semi Public (P/SP) to Medium Density Residential (R-2).

1. The local school district sold the site and buildings in 2020 and the property is no longer used for public or semi/public purpose. The current Public/Semi Public (P/SP) zoning regulations provide that once the public/semi/public use ends, the property shall "*automatically be eligible for reclassification into another district*." GZO 3.810.
2. The P/SP zone does not allow any private uses outright. GZO.3.820. Therefore, the site is considered vacant. Rezoning is necessary now.
3. The current owner has invested significant energy and cost into the site and school complex to save the historic school building while removing four (4) temporary classrooms that had passed their useful lives.
4. Rezoning to R-2 will require amending the Comprehensive Plan map, not the Comprehensive Plan text.
5. This application proposes to amend the Comprehensive Plan map and zoning map to rezone the property to Medium Density Residential (R-2).
6. Th R-2 zone does not allow commercial uses. The property owner has no interest in using the property for commercial use, including short-term vacation rental.
7. The proposed immediate use of the property is one 24,316 S.F. single-family residence.
8. There are two existing wastewater systems on site which served the elementary school when in operation. One is located between the main school building and Pacific Way and the other between the school building and the covered playground. These two facilities will only be used to serve the 24,316 S.F. single-family residence. They will never be used to accommodate future development. The Clatsop County Health Department will have to approve the adequacy of these two facilities for this single-family residence.
9. It is not possible to calculate the septic capacity of the site until the two-year monitoring and testing program is completed in the summer of 2023. Site design will commence once the data has been analyzed and the septic consultants produce their final report. Site design and development will be subject to Gearhart and DEQ approval. The best estimate is that a development plan could be submitted to the city for approval in early 2025.
10. The R-2 zone allows a "community meeting building" (described in GZO 1.030.49 as a "community meeting facility") as a conditional use (see GZO 3.230.1) if it is permitted in the R-1 zone (see GZO 3.130.3). Public service and public utility use to serve the entire city are also a permitted in the R-2 zone as a conditional use. (See GZO.130.9 and 3.230.1.)
11. Any future development of the property will be governed by wastewater management, the Tsunami Hazard Overlay (THO), wetland and flood plain regulations, and other elements of the Gearhart Zoning Ordinance (GZO). The Gearhart Planning Commission and City Council will review future land use applications.

CONTEXT

The former Gearhart Elementary School is located north of Pacific Way. The property is book-ended by commercial zoning along US Highway 101 and downtown Gearhart. The school building complex and associated open space are the dominant features on the landscape as one approaches the city's central business district. (See Figure 1 Gearhart Zoning Map. Subject properties are north of Pacific Way, west of U.S. 101 and highlighted in red.)

R-1 zoning is west and south of the site. RCPD zoning is to the north and consists of residential development. Commercial zoning is to the east and southeast. (See Figure 1, Gearhart Zoning Map.) The R-1 zone allows residential use up to 4 units per net developable acre. (GZO 3.110) The RCPD zone allows residential dwellings up to 16 units per acre. (GZO 3.740.1) The C-2 zone allows tri-plexes and multi-family dwellings. (GZO 3.530.17)

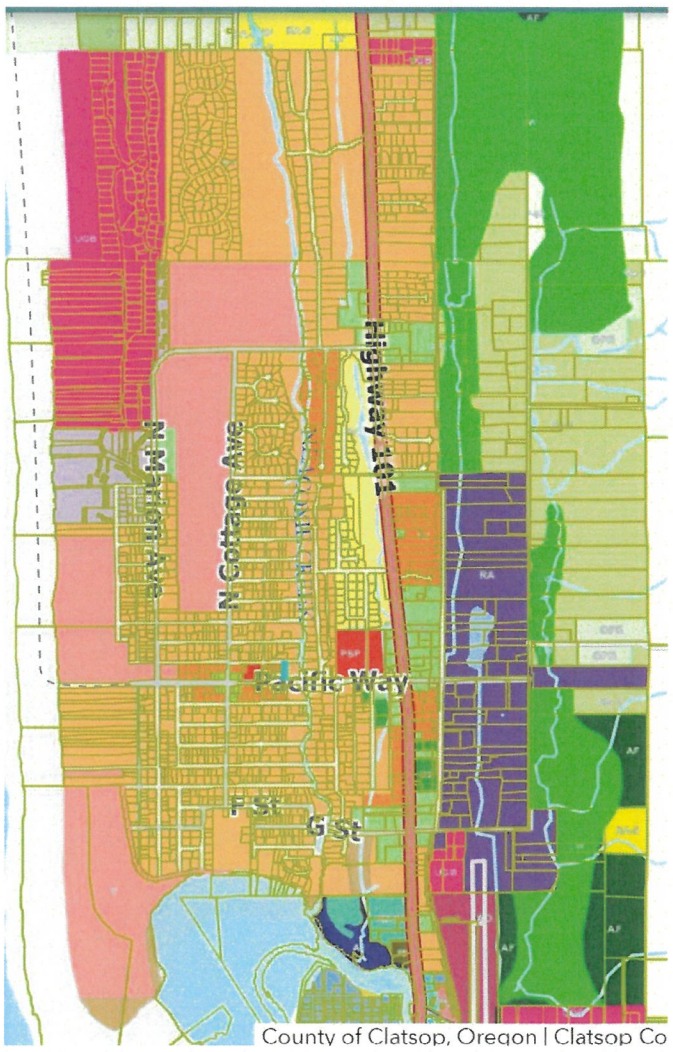


Figure 1. Gearhart Zoning Map

EXISTING CONDITIONS

The former Lincoln Avenue, vacated in 2005, bisects lots #1500 and #800. Access into the site is via former Lincoln Avenue, a loop driveway that connects to Pacific Way at the southwest corner of the site, and a gravel road that runs along the southwest side of the site and connects to Pacific Way. The connection between former Lincoln Avenue and East Kershul Circle is closed to through vehicle traffic.

Site development consists of a 24,316 S.F. single-story central building/ gymnasium, parking area, covered play area, garden, and open space. A narrow wetland borders the east and northern property lines. The land rises to the west to Ridge Drive. The site is within the Gearhart Tsunami Hazard Overlay (THO) and the eastern portion of the site is within a FEMA/FIRM flood overlay. (See Figure 2, Existing Conditions)

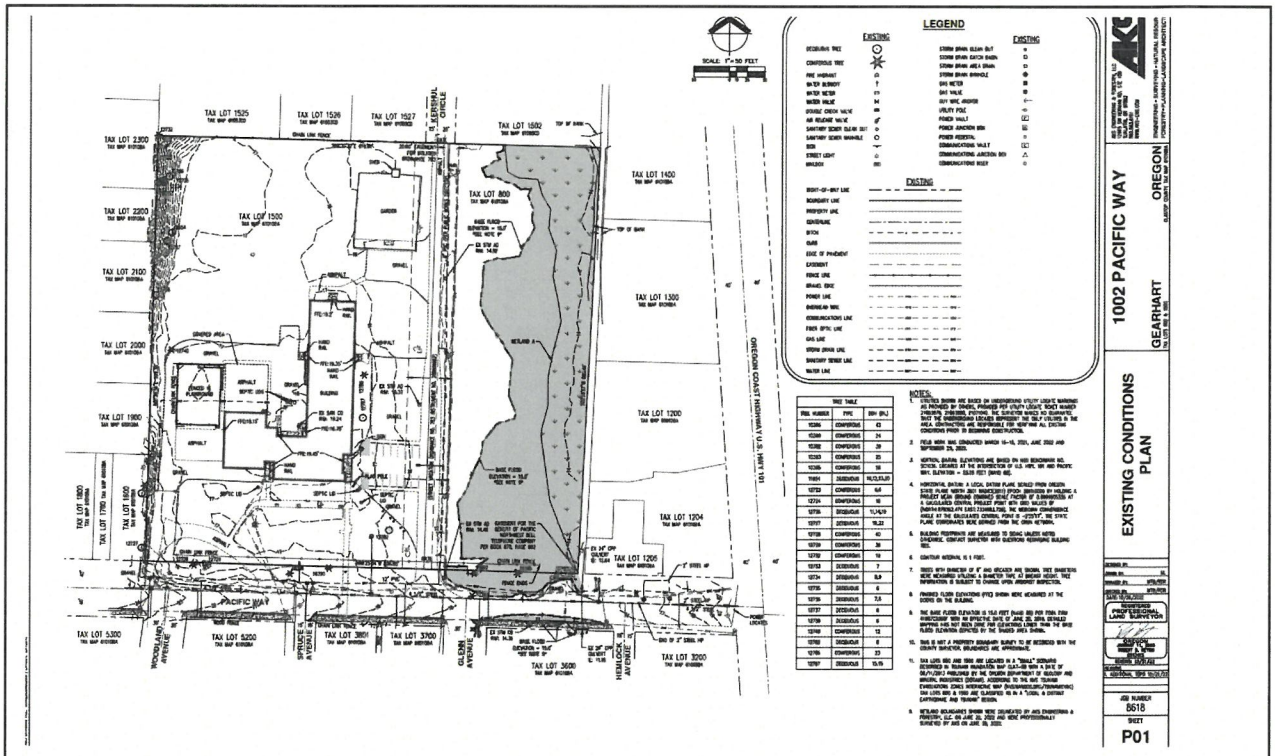


Figure 2 Existing Conditions

STATEMENT OF ISSUES

The Gearhart Elementary School property is legally described as T6NR10W SEC10, Tax lots 800 (5.37 ac.) and 1500 (3.07 ac.) Map No.: 61010BA 01500. Tract 19, GEARHART HEIGHTS TRACTS, City of Gearhart, Clatsop County, Oregon. TOGETHER WITH that portion of vacated Lincoln Avenue inuring thereto by reason of City of Gearhart Ordinance No. 783, recorded February 8, 2005, Instrument No. 200501662. (See Exhibit E, Tax Map)

Rezone

The Gearhart Elementary School property is zoned Public/Semi Public (P/SP). The Gearhart Zoning Ordinance states, *"Should a governmental entity or private party cease using such land for a public or semi-public use or purpose, or should the utilization be changed, then they shall automatically be eligible for reclassification into another district, in compliance with the City's Comprehensive Plan and subject to the usual change of zone procedures." (*GZO 3.810.1, Emphasis added)

Because the property is no longer used for a public or semi/public use, such as a school, the property owner intends to work with the city to reclassify the property as R-2. Until such time as the property is rezoned, the P/SP zone does not allow any private uses outright. Therefore, the property and building are in zoning limbo. Although the current owner has made substantial investments in the property and has secured it from transient use, replacing the roof or investing in a heating system to stabilize the building are not realistic investments unless there is a path forward for the reuse of the historic building and property. Simply stated, unless a public entity wishes to purchase and restore the building for public use, the P/SP zone impedes beneficial private use of the buildings and site.

Although GZO 3.810.1 states that when a P/SP property is no longer used for public purposes, the property *"shall automatically be eligible for reclassification."* The code does not dictate to which comprehensive plan or zoning district the property shall be

classified. The only directive is that the rezone must comply with the city's Comprehensive Plan and follow *"Usual change of zone procedures."*

The applicant has considered multiple factors to determine the most appropriate planning map and zoning map classification.

First, Single-family Use. The property owner wishes to use the existing building as a private single-family residence. In the R-2 zone, single family residential use is a permitted use, just as it is in the R-1 zone.

Second, Commercial Use. The Gearhart Comprehensive Plan prohibits any new classification of land into a commercial zone. (Gearhart Comprehensive Plan, Commercial Development Policy #4, page 5, *"The City shall not designate additional property for commercial development."* (Emphasis added)

The issue of commercial use of the property raises two issues.

a) The applicant considered RCPD zoning but decided against that classification because the RCPD district allows up to 40% of an RCPD site to be used for commercial purposes. This raises questions about whether the potential uses of an RCPD property could run afoul of the prohibition on new commercial zoning. (See GZO 3.730.6)
b) The R-2 zone does not allow commercial uses.
NOTE. The property owner has no interest in using any portion of the 8.44-acre site for commercial use, either as an outright use or as a conditional use. To alleviate any concern that a future owner may wish to use the property for commercial uses, the current owner will accept a condition of approval requiring a deed restriction which prohibits commercial use of the property.

Third, Septic Capacity. Use or development of any property in Gearhart is dependent on the capacity of the land to safely accommodate an on-site septic system or systems. Hydrologic analysis indicates the site has the capacity to manage 7,800 gallons of nitrate creating waste per day (GPD).

There are two existing wastewater systems on site which served the elementary school when in operation. One is located between the main school building and Pacific Way and the other between the school building and the covered playground. These two facilities will only be used to serve the 24,316 S.F. single-family residence. They will never be used to accommodate future development. The Clatsop County Health Department will have to approve the adequacy of these two facilities for this single-family residence.

Fourth, Need. It is uncontested that Gearhart and Clatsop County need more housing. The Planning Commission will recall their recent deliberations regarding the Pine Ridge rezone application in which the consensus was this community has a pressing demand for more housing. The proposed R-2 zone allows medium density housing. Rezoning this 8.44-acre site to R-2 is a step forward to meet the housing demand.

Gearhart lacks a community meeting building large enough to accommodate low-cost, indoor public gatherings. The R-2 zone allows community meeting facilities as a conditional use. (GZO 3.230.1.) The current owner is interested in working with the city to help make the cafeteria in the historic school building available for intermittent, public town-hall type meeting use. The details of such a conditional use could be negotiated in the future.

The R-2 zone allows conditional uses such as a community meeting building and public service and public utility uses which serve the entire city. The net buildable area of the site, approximately 5.1 acres, is the largest area of buildable land near the downtown core. With R-2 zoning this large site could be available in the future to meet several community needs.

Fifth, Compatibility. The land uses to the north, west and south are predominantly residential. Commercial use (C-2) is east of the property along U.S. 101. A small riparian area and a wetland separates the open space fields from the backside of the commercial uses. The proposed R-2 zoning is consistent with the Residential Development Policy #1 of Gearhart's Comprehensive Plan, *"The*

City will preserve and maintain the predominately residential character of Gearhart....". Therefore, the proposed single dwelling use of the historic school building is compatible with the predominant residential use in the neighborhood.

> NOTE. In keeping with the goal of maintaining residential neighborhoods, the owner has no interest in using the school building for short-term residential use. The owner will accept a condition of approval requiring a deed restriction that prohibits short-term rental residential rental use of the single-family residence or the property.

Sixth, Future development. Clatsop County and the city of Gearhart acknowledge that Gearhart's supply of residential housing is extremely low and that local jurisdictions must increase their housing supply. In Gearhart, there are few vacant and buildable lots that are zoned R-2. The proposed rezoning of the 8.44-acre former school property to R-2 will provide an opportunity for much-needed additional housing. However, as everyone knows, a site's septic capacity will determine the use and density of any land in Gearhart.

The property owner is coordinating with the Clatsop County Health Department, the Oregon Department of Environmental Quality (DEQ), and a qualified Oregon professional septic company to determine the long-term septic capacity of the site. The results of the testing will not be final until the summer of 2023. Those results will help establish the capacity of the site for future additional residential use.

Any future development will be subject to the Gearhart zoning regulations in effect at the time of such an application. The Gearhart Planning Commission and City Council will have review authority over any future development. In the meantime, the R-2 zoning designation will allow the property to become a lawful single-family home.

Seventh, Environmental Constraints. The eastern portion of the property is constrained by a delineated low-quality wetland and its 25-foot buffer. Division of State Lands approved the wetland delineation on December 15, 2022. The northwest edge of the site is constrained by steep slopes which are not buildable. Future development will not occur within these constrained areas. The interior of the site, east of the vacated Lincoln Street, is within an AE flood zone. The entire site is within a Local and Distant Earthquake and Tsunami Region, as is most of Gearhart, and is subject to the Gearhart tsunami hazard overlay (THO). (See Figure 2, Existing Conditions Plan.) Any future development of the suite must comply with the Gearhart flood hazard overlay regulations (GZO 3.10) and THO regulations (GZO 3.14). Compliance with the THO will limit future development to no more than 10 dwelling units pre buildable acre.

Conclusion. For these reasons, the owner believes that the best use of the site is a R-2 comprehensive plan map and zoning map designation.

Buildable Lands

The property owner contracted with AKS Engineering to conduct a buildable lands analysis to understand how much of the 8.44-acre site might be buildable in the future. (See Figure 3, Buildable Lands.) The AKS analysis does not forecast potential loss of buildable land due to septic limitations.

The total site area is 365,765 S.F., or 8.44 gross acres. The proposed single-family residence (the existing former school building) is 24,316 S.F. The floodplain occupies 81,160 S.F. and the wetland is 34,173 S.F. Figure 3 also plots the required Gearhart front, side, and rear yard setbacks in the R-2 zone. AKS calculates that the total site has 222,629 S.F., or 5.1 acres, of net buildable area.

The maximum density in the R-2 zone is 6 units per net buildable acre. Therefore, 5.1 net buildable acres could theoretically accommodate 30 housing units, but it is likely that limited septic capacity will further constrain this projection. The actual septic capacity of the site will be subject to DEQ approval which will likely occur in 2025 at the earliest.

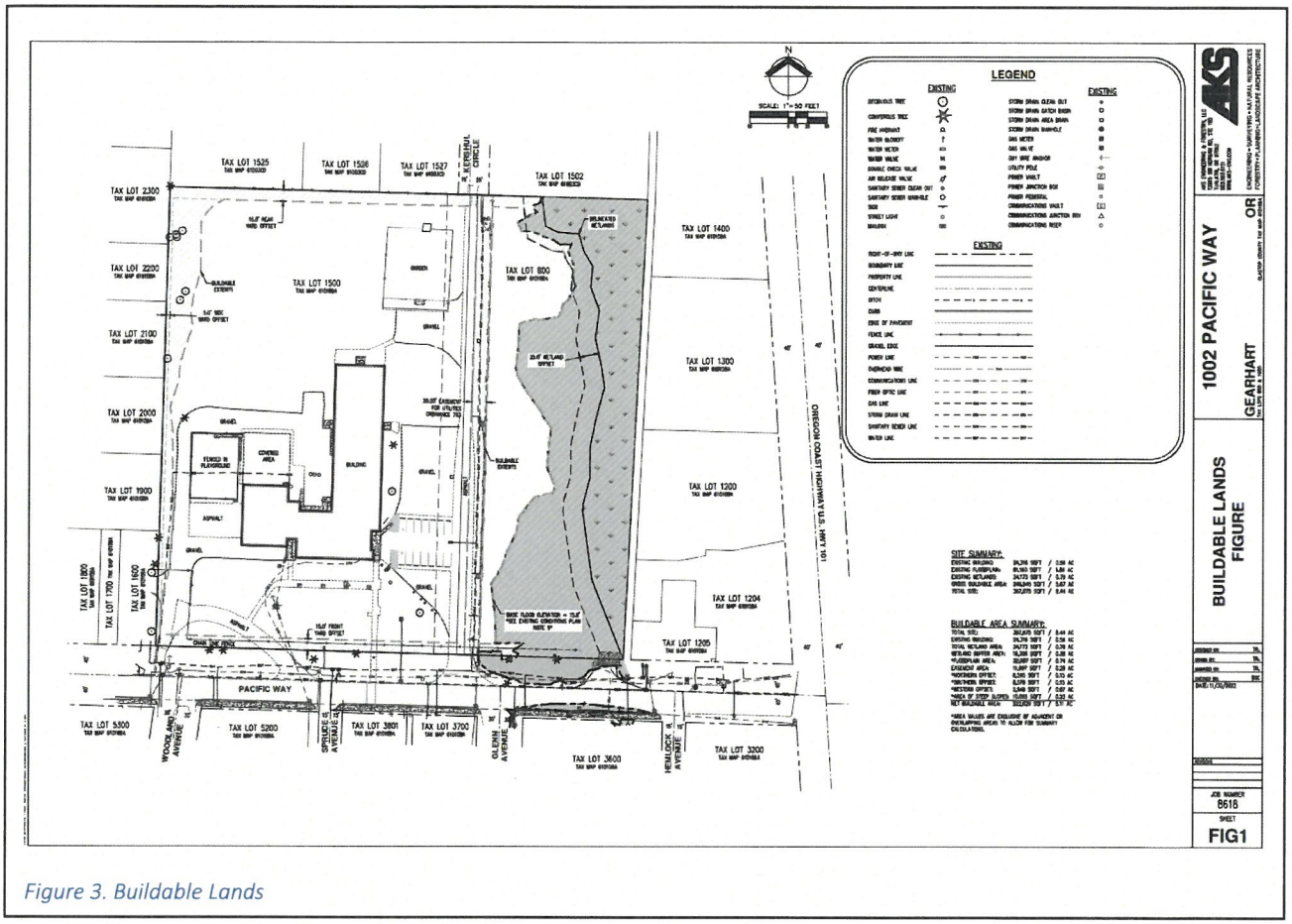


Figure 3. Buildable Lands

III. AMENDMENTS

The proposal is to amend the zoning and comprehensive plan maps to R-2. The proposal does not include any amendments to the Gearhart Zoning Ordinance or to the Gearhart Comprehensive Plan.

A. Pre-application Conference

On April 15, 2022, the applicant met with city staff and consultants to discuss the rezoning process. Thereafter, Carole Connell, planning consultant, provided the following email summarizing the rezone amendment process:

1. *A City approved lot consolidation or subdivision replat of the site's current tax lot configuration.*
2. *A written response to the five amendment approval criteria of GZO Section 11.040 Amendment Criteria. The needs analysis would necessarily rely on a current vacant and buildable residential land inventory.*
3. *A written narrative response to the applicable*
   a. *GZO Residential Zone provisions,*
   b. *The applicable overlay zone impacts of:*
      i. *Section 3.10 Flood Hazard Overlay Zone,*
      ii. *Section 3.13 Freshwater Wetland and Lake Overlay Zone,*
      iii. *Section 3.15 Airport Overlay Zone, and*

iv. Section 3.14 Tsunami Hazard Overlay Zone.

4. *A site -specific wetland delineation by a certified professional.*
5. *A Traffic Impact Analysis as specified by GZO Article 4 Transportation Improvements and Access Management, based on the worst-case impact scenario of the maximum density permitted by the R-2 Zone, or other zone designation you request.*
6. *A response to the applicable provisions of the Gearhart Transportation System Plan (TSP) as it may apply to the site.*
7. *A response to the Gearhart Parks and Recreation Master Plan, as it may apply to the site.*

The application shall be filed on city forms and the subsequent review process will follow the GZO Section 11.030 Amendment Procedures. Applicable agencies including City Fire, Police and Public Works, Clatsop County, ODOT and DSL will be notified of the request after it is deemed complete. We estimate the application will be scheduled for consideration first by the Gearhart Planning Commission 45 - 60 days from the date the application is deemed complete. The Planning Commission's recommendation will be forwarded to City Council for their additional public hearing and subsequent decision.

I trust you understand that other information may be needed as the process unfolds and staff works with you to submit a complete application. Please feel free to contact me regarding the comments herein.

Sincerely,
Carole W. Connell, AICP
Gearhart City Planner

B. Medium Density Residential R-2 GZO 3.2

SECTION 3.210 PURPOSE. The purpose of the R-2 Medium Density Residential Zone is to provide housing consisting of a mixture of single family [and multi] *family hous*[ing]. *The maximum allowable density shall be six (6) dwelling units per acre.*

Response.

The applicant proposes to rezone the 8.44-acre property to R-2 and use the existing 24,213 S.F. historic school building as one single-family residence.

SECTION 3.220 OUTRIGHT USES PERMITTED A permitted use is a use which is permitted outright subject to the applicable provisions of this code. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In an R-2 zone the following uses and their accessory uses are permitted outright.

1. *A use permitted outright in an R-1 Zone.*
2. *Two-family dwelling or duplex.*
3. *Triplex or Fourplex.*

Response.

The applicant proposes to use the historic school building as one single-family residence. Single-family use is allowed outright in the R-1 zone and is therefore, allowed outright in the R-2 zone. No other residential uses are proposed by this application at this time.

SECTION 3.230 CONDITIONAL USES PERMITTED A conditional use is a use the approval of which is at the discretion of the Planning Commission as set forth in Article 8 Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Section 13.091.

In an R-2 Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 8 and standards in Section 3.240.

1. *Conditional use permitted in an R-1 Zone.*

Response.

The proposed rezone and single-family use of the historic school building is a permitted use. No conditional uses are proposed by this application.

However, the applicant is interested in working with the city to allow city-use of the cafeteria as a community meeting building to provide intermittent, town-hall style public meeting opportunities. A community meeting building is allowed as a conditional use in the R-1 zone. (See, GZO 3.130.3) Such a use would be subject to discussions between the owner and the city and could be subject to future conditional use application and approval.

SECTION 3.235 PROHIBITED USES A prohibited use is one which is expressly prohibited in the zone. In addition, uses not specifically listed as permitted or conditional in the zone, or deemed to be similar uses permitted to Section 13.091 are also prohibited.

1. *The sale or holding out for sale or allowing others to sell or hold out for sale, more than (1) new or used vehicle, motor home, trailer, recreational vehicle, motorcycle, or boats at any one time on a tax lot.*[1]
2. *Prohibited uses as defined in Section 3.14 Tsunami Hazard Overlay Zone Section 3.236*

Response.

The applicant does not propose any prohibited uses.

ADDITIONAL USE RESTRICTIONS

Development as defined in Section 1.030 development may be restricted by an overlay zone. A relevant overlay zone may include one or more as follows: Section 3.10 Flood Hazard Overlay Zone; Section 3.11 Aquatic Conservation Zone; 3.12 Beaches and Dunes Overlay Zone; Section 3.13 Freshwater Wetland and Lake Overlay Zone; Section 3.14 Tsunami Hazard Overlay Zone; Section 3.15 Airport Overlay Zone.

Response.

See discussion of Section 3.10 Flood Hazard Overlay Zone; Section 3.13 Freshwater Wetland and Lake Overlay Zone; Section 3.14 Tsunami Hazard Overlay Zone; and Section 3.15 Airport Overlay Zone below.

SECTION 3.240 R-2 ZONE STANDARDS

In an R-2 Zone the following standards shall apply.

1. *Lot Size:*
   Lot area shall be a minimum of 7,500 square feet. The minimum lot size for residential uses shall be as follows: single family dwelling, 7,500 square feet; duplex, 10,000 square feet; triplex, 12,500 square feet; Fourplex, 15,000 square feet.
2. *Front yard:*
   A front yard shall be at least 15 feet.
3. *Side yard:*

A side yard shall be at least 5 feet on one side and 9 feet on the other, except where the on- site waste disposal facility is accessible from a right-of-way or easement (then 5 feet both side yards). Except on corner lots a side yard abutting the side street shall be at least 10 feet.

4. *Rear yard:*
   A rear yard shall be at least 15 feet, except accessory buildings may extend to within 5 feet of a rear property line.
5. *Height restriction:*
   Maximum height of a structure shall be 30 feet.
6. *Lot coverage:*
   Maximum area that may be covered by a dwelling structure and accessory buildings shall not exceed 35% of total area of the lot.
7. *Off street parking*
   As specified in Section 6.060, Off Street Parking Requirements.
8. *Transportation Improvements*
   As specified in Article 4, Transportation Improvements and Access Management.
9. *Sign Requirements:*
   As specified in Section 6.020, Sign Requirements.
10. *Neacoxie Creek Setback:*
    All structures and uses shall be setback fifty (50) feet from Neacoxie Creek unless direct water access is required in conjunction with a water dependent use. The setback shall be measured from the mean higher water line on estuarine portions and the line of ordinary high water for non-estuarine portions of the creek. Riparian vegetation within the setback shall be protected as specified by Section 6.070(5).
11. *Buffer Requirements:*
    The sand dune ridge located adjacent to the improved portion west of Railroad Avenue shall be maintained. This ridge shall not be breached or reduced in size.
12. *Other applicable accessory use provisions as specified in Article 6.*

Response.

The subject property is 8.44 acres or 367,675 S.F. Lot 1500, on which the historic school building sits, is 5.37 acres which exceeds the minimum R-2 lot size for a single-family residence. The existing historic building is setback more than 15 feet from Pacific Way and the northern lot line and is more than 5 feet from the west and east lot line. The historic building is less than 30 feet tall. The residence occupies approximately 6.5% of the gross areas of the 8.44 acres. The proposed single-family use will not generate more than 10 average daily trips; therefore, the proposed rezone complies with Article 4. No signs are proposed for the residential use. The residential building is further than 50-feet from Neacoxie Creek and is not proximate to Railroad Avenue. For these reasons, the proposed single-family use of the historic school building meets the requirements of GZO 3.240.1 through 12.

EXCEPTIONS TO STANDARDS

SECTION 3.245 GENERAL EXCEPTIONS TO LOT SIZE REQUIREMENTS

Response.

This section is not applicable.

SECTION 3.250 GENERAL EXCEPTIONS TO YARD REQUIREMENTS

The following exception to the front yard requirements for a dwelling is authorized for a lot in any residential zone:

1. *The required front yard for a dwelling need not exceed the average depth of the nearest front yard of a dwelling within 100 feet on either side of the proposed dwelling and the required front yard for the zone, provided the minimum depth shall not be less than eight (8) feet.*

Response.

The applicant is not proposing any yard exceptions.

SECTION 3.255 GENERAL EXCEPTIONS TO BUILDING HEIGHT LIMITATIONS

Projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, flagpoles, and other similar objects not used for human occupancy are not subject to the building height limitations of this ordinance.

Response.

Not applicable, no changes in building elevation are proposed.

C. Amendment Criteria

Gearhart Municipal Code, Article 11 governs amendments to the Comprehensive Plan, Zoning regulations and Zoning map amendments. An amendment to the zoning map may be initiated by a property owner (GZO 11.010). An amendment the Comprehensive Plan Map and Zoning Map is classified as a legislative amendment (GZO 11.020.1.a) which is subject to public notice and review by the Planning Commission with recommendation to the City Council and Council adoption of an ordinance approving the plan and map amendments (GZO 11.030).

Response.

The property owner proposes to amend the Gearhart Comprehensive Plan Map and Zoning Map to change the zoning designation of the 8.44 acres from P/SP to R-2.

The Gearhart Zoning Ordinance, 3.810.1, states, *"Should a governmental entity or private party cease using such land for a public or semi-public use or purpose, or should the utilization be changed, then they shall automatically be eligible for reclassification into another district, in compliance with the City's Comprehensive Plan and subject to the usual change of zone procedures."*

Response.

Because the property is no longer used for a public or semi/public use, such as a school, the property is automatically eligible for reclassification into another district. The responses to the Amendment Criteria below, demonstrate how rezoning the 8.44 acres R-2 complies with the city's comprehensive plan and the usual change of zone procedures.

Section 11.040 Amendment Criteria

1. *Before an amendment to the text of the Zoning Ordinance is approved, findings will be made that it is consistent with the* policies of the Comprehensive Plan and there is a public need for the proposed amendment.

Response.

The applicant is not proposing an amendment to the zoning ordinance and this criterion does not apply.

2. *Before an amendment to the Zoning Map is approved, findings will be made that the following standards have been satisfied:*

   A. The amendment shall be consistent with the Comprehensive Plan.

Response.

The proposal to change the zoning of the 8.4 acres is consistent with multiple Gearhart comprehensive plan policies.

Residential Development Policies.

1. *The City will preserve and maintain the predominately residential character of Gearhart through appropriate zoning and land use development regulations.*

2. *Not applicable*

3. *The City will maintain the present residential density levels in established neighborhoods.*

4. *The City will recognize the importance of the City's residential neighborhoods and the need to protect them from the negative impacts of the transient rental of property, and to discourage increased levels of traffic and similar disruptions.*

Response.

The P/SP zone does not permit residential use outright. The applicant proposes to use the existing building as one single-family residence.

R-1 residential zones abut the subject property to the west and south and an RCPD residential development abuts the property to the north. Commercial zoning (C-2) is east of the property. Rezoning the property for residential use is consistent with Residential Policy #1, to *"preserve and maintain the predominately residential character of Gearhart through appropriate zoning".*

The Commercial Development Policy #4 of the Gearhart Comprehensive Plan explicitly prohibits designating additional commercial land. (*The City shall not designate additional property for commercial development.*) Therefore, to be consistent with the Residential Development Policy #1 (maintain the predominantly residential character of Gearhart), the 8.44 acres should be zoned for residential use. As discussed above, the proposal demonstrates compliance with the applicable regulations in GZO Section 3.2, Medium Density Residential R-2.

The property owner has no interest in using the single-family dwelling for transient residential property. The property owner will accept a condition of approval that the 8.44-acre R-2 property may not be used for transient rental property.

CITIZEN INVOLVEMENT, REVISION, IMPLEMENTATION AND PROCESS GOALS LCDC GOAL 1 AND 2

Response.

The Planning Commission will review the proposed rezone in a public forum and will forward a recommendation to the City Council for review and final action consistent with Article 11 and Goals 1 and of the Comprehensive plan.

OPEN SPACE, SCENIC AREAS, HISTORIC AND NATURAL RESOURCES LCDC GOAL 5

To conserve, preserve, and protect open space, scenic areas, historic and natural resources in and around the Gearhart community for future generations.

3. *The City will protect identified fresh-water wetlands from conflicting uses and activities, such as filling, drainage, and tree removal through the application of a Freshwater Wetland Zone designation.*

4. *The City will rely on the Department of Environmental Quality's review and approval of individual on-site wastewater disposal systems to ensure that they do not adversely impact the Clatsop Plains aquifer.*

Response.

AKS Engineering and Forestry LLC, a qualified professional firm, completed a wetland delineation and has identified the extent of the A-E floodplain on the eastern side of Lot 800. The proposed use of the school building as a single-family residence will not impact the delineated wetland, wetland buffer or flood management area. Future development of the property, if any, will demonstrate compliance with GZO Section 3.10 Flood Hazard Overlay Zone and Section 3.13 Freshwater Wetland and Lake Overlay Zone.

AIR, WATER, AND LAND RESOURCE QUALITY LCDC GOAL 6

Response.

The applicant has not identified any Goal 6 policies that relate directly to the proposed single-family use or rezone from P/SP to R-2.

GEOLOGY AND GEOLOGIC HAZARDS LCDC GOAL 7

Zoning: *Tsunami Hazard TH Overlay Zone: Gearhart adopted an overlay zone which utilizes the applicable DOGAMI Tsunami Inundation Maps (TIMs). The overlay zone includes all areas identified as subject to inundation by the largest (XXL) local source tsunami event which ensures that life safety and evacuation route planning and development are adequately addressed. Other land use resilience strategies and requirements included within the overlay zone, which are not life safety or evacuation related, are applied within a subset of the overlay to smaller inundation scenario areas. These measures are included within the overlay zone provisions and reflect the community's risk tolerance and its application of mitigation measures. The overlay zone boundary was adopted as an amendment to the official zoning map for Gearhart.*

General Plan Policies:

To protect life, minimize damage and facilitate rapid recovery from a local source Cascadia Subduction Zone earthquake and tsunami, the city will:

1. *Support tsunami preparedness and related resilience efforts.*
2. *Take reasonable measures to protect life and property to the fullest extent feasible from the impact of a local source Cascadia tsunami.*
3. *Use the Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Inundation Maps applicable to Gearhart to determine tsunami hazard resiliency measures.*
4. *The Tsunami Hazard Overlay Zone identifies tsunami hazard areas to implement land use measures addressing tsunami risk.*

Response.

The City Council adopted GZO Section 3.14, Tsunami Hazard Overlay, to implement the policies of Goal 7. The 8.44-acre site is in a tsunami risk classification of small (SM). See discussion below relating to compliance with Section 3.14.

FLOOD HAZARDS LCDC GOAL 7

Policies

1. *Development in areas subject to ocean flooding shall be prohibited.*
2. *The City will rely on the requirements of its Flood Hazard Overlay Zone to regulate development in flood hazard areas to ensure that provisions of the National Flood Insurance program are met.*

Response.

Approximately 1.86 acres on the eastern portion of the site is within a floodplain. See discussion below relating to compliance with GZO Section 310, Flood Hazard Overlay Zone.

RECREATION LCDC GOAL 8

GOAL

To encourage further development of recreational facilities in the Gearhart area commensurate with air, land, water, environmental and scenic resources.

Response.

The City Council adopted a new Parks and Recreation Master Plan on May 4, 2022. The Master Plan does not identify the 8.44-acre site as a potential future park area.

ECONOMY & ENERGY LCDC GOALS 9 AND 13

GOAL

To promote activities which reduce the use of non-renewable energy resources.

Policies

2. *Medium density developments, when appropriate, will be concentrated along high-capacity transportation corridors in order to achieve greater energy efficiency.*

8. *Future commercial, industrial, and residential development within and adjacent to the City of Gearhart shall progress in the most efficient and logical manner possible.*

9. *The majority of residential development will occur in urban areas where it is less expensive and where less energy is consumed in providing public facilities and services.*

10. *Development will progress in an orderly manner. It is more energy efficient to develop vacant lands within or contiguous to the existing Gearhart urban area rather than to allow continued "leap-frog' development patterns.*

Response.

The Gearhart Transportation System Plan (TSP) classifies Pacific Way as a "Collector Street." U.S 101 is the only arterial street in Gearhart. Medium density zoning (R-2) is currently located along:

- Fifer Road – a local street,
- Between US 101 and Park Drive (a local street),
- Along Pacific Way east and west of the intersection of Pacific Way and Cottage Avenue,
- Between US 101 and Railroad Avenue (a local street) south of Pacific Way, and
- West of USD 101 between G Street (a local street) and Pacific Way.

Rezoning the 8.44 acres R-2 is comparable to the R-2 zoning which has been applied to other property along Pacific Way east and west of Cottage Avenue. The subject property is between the commercial uses along US 101 and the downtown core. Because the Gearhart comprehensive plan prohibits new commercial zoning, rezoning the subject property for residential use is consistent with the policy of encouraging efficient and logical zoning. Public utilities are present in Pacific Way and there are utilities including gas, electric and water running into and through the 8.44-acre property. (See Existing Conditions plan for utility location including those under vacated Lincoln Avenue.) Less energy will be consumed because essential utilities are already present on site. Rezoning the site to R-2 is an energy efficient and orderly way to develop property and does not require the city to "leapfrog" to develop land currently outside of the Urban Growth Area for residential use

HOUSING LCDC GOAL 10

GOAL

To ensure decent, affordable housing and housing availability for all residents of the Gearhart area.

Policies

1. *The City, through provisions in its Zoning Ordinance shall allow for needed housing types such as manufactured dwellings, duplexes, multi-family dwellings, and residential care facilities and residential homes.*

2. *The City will cooperate with efforts of the Clatsop County Regional Housing Authority, the Northwest Housing Association, the Area Agency on Aging, the Oregon Housing and Community Services Agency, and other entities in their efforts to ensure decent affordable housing and housing rehabilitation in the Gearhart Area.*

Response.

There is a documented need for multi-family dwellings in Gearhart and the County at large based on the Clatsop County Housing Needs Analysis 2019. (See Table 1, below.)

2018 housing data gathered for the county study from the U.S. Census, PSU and Johnson Economics found only 43 units of duplexes, three, four and 5+ plex's in the Gearhart. Further, 82% of dwellings in Gearhart are single family, while an estimated 60% of those are second homes.

The Statewide Housing Goal 10 requires every jurisdiction to provide for needed housing of all types and tenures. The 2019 Clatsop County Housing Strategies Study found there is a sufficient supply of housing countywide, but not the right type of housing. The study recommends new measures in county jurisdictions that will increase the amount of multi-family housing, such as denser forms of housing versus single family, requiring minimum densities, controlling the amount of commercial short-term rental housing, supporting mixed use development, reducing off street parking requirements and more.

The city currently participates on the Clatsop County Housing Task Force tasked to identify and develop methods to create additional, needed, affordable and decent housing in an era of housing shortages for all residents on the north coast.

The Gearhart Buildable Lands Inventory (BLI), Table 1 (November 2020, Angelo Planning) indicates that in 2019 Gearhart had the following housing capacity:

Table 1 Gearhart Buildable Lands Report, Housing Unit Capacity

Zone	Max. Density	Potential Developable Lots	Unconstrained Acres*	Housing Unit Capacity
R-1	4	179	66.8	277
R-2	6	20	10.8	58
R-3	10**	2	0.3	2
RA	1	26	18.5	10
RCPD	10**	16	4	34
Total	-	**243**	**100.5**	**381**

Note. * THO limits density to 10 units/net acre

** The Clatsop County Department of Health believes that densities with septic systems cannot achieve more than 10 units per acre.

Table 1 demonstrates that there may be an adequate supply of R-1 zoned lands and a need for R-3 land. However, the capacity of lots in Gearhart to accommodate the higher R-3 densities is doubtful, given septic limitations. The proposed rezone of 8.44 acres to R-2 would allow future use of the subject property not only for single-family detached units but also duplexes and tri or quad-plex units. Given the large inventory of single-family attached units and potential capacity of vacant R-1 land and the lack of attached units and attached unit capacity, the proposed R-2 zoning strikes a balance between the larger supply of R-1 lands and the lack of R-3 land.

PUBLIC FACILITIES AND SERVICES LCDC GOAL 11

GOAL

The goal of the City's wastewater management program is to achieve effective treatment and disposal of waste generated within the Gearhart city limits in order to protect public health and to guard against degradation of the contiguous surface and groundwater resources.

Policies

The following policies are based upon implementation of on-site waste management:

1. *Based on the Regional Wastewater Planning Study prepared in the early 1980's, the City will continue to allow D.E.Q. approved, cost effective on-site sewage treatment systems as an alternative to a city or regional collection and treatment system.*

2. *The city will rely on D.E.Q. to monitor groundwater quality in the area and ensure that on-site systems are functioning properly.*

Response.

There are two existing wastewater systems on site which served the elementary school when in operation. These two facilities will only be used to serve the single-family house. The Clatsop County Health Department will review the use of these two facilities for this single residence. The two facilities will never be used to accommodate future development.

It is not possible to calculate the septic capacity of the site until the two-year monitoring and testing is completed in the summer of 2023. Future site design and development will require DEQ approval of the testing and monitoring report and any proposed development plan. The best estimate for submitting a development plan to the city for approval is early 2025.

TRANSPORTATION LCDC GOAL 12

Two policies pertain directly to the proposed comprehensive plan and zoning map amendment.

GOAL 2: Mobility

Provide a multi-modal transportation system that facilitates efficient and reliable travel and will accommodate future growth.

Policies

2.6. Protect the function of existing and planned roadways as identified in the adopted Transportation System Plan by ensuring that all development proposals, plan amendments, and zone changes are consistent with the planned transportation system.

2.7. Consider the impacts on existing or planned transportation facilities in all discretionary land use decisions and require applicable development proposals, as defined in the Zoning Ordinance, to prepare a traffic impact analysis unless a waiver is granted by the City Manager or designee.

Response.

Gearhart implements Goal 12, Mobility Goal 2, Policies 2.6 and 2.7 through the Transportation System Plan and GZO Article 4, Transportation Improvements and Access Management. (See discussion below.)

URBAN GROWTH LCDC GOAL 14

Policies

10. *Restrict the development of lodging facilities and higher density residential housing in tsunami inundation zones or require the implementation of protective measures.*

Response.

The subject property is within the city limits; therefore, an expansion of the urban growth boundary is not required to rezone the land R-2. The 8.44-acre property is in a SM Tsunami Hazard Overlay (THO) zone. GZO 3.14 implements the city's policies related to tsunami inundation zones. The R-2 zone, a medium density, not a higher density residential district like the R-3 zone, does not limit density, relying instead on demonstrating compliance with GZO 3.14, the THO.

B. The amendment will meet a land use need.

Response.

The need for additional housing is understood by all. During the recent Planning Commission hearings to up-zone the Iron Tribe and Pine Ridge sites, the Planning Commission and consulting planning staff agreed that Gearhart has an obvious lack of housing opportunities, particularly because of the plethora of short-term rental dwellings.

The proposed rezone from P/SP to R-2 satisfies the GZP 3.810 standard that the P/SP site is automatically eligible for rezoning now that the property is no longer used for a public or semi-public purpose.

Rezoning will increase the city's supply of buildable lands available for residential development.

The conditional use provisions of the R-2 zone potentially make and site available for to meet other public needs. As stated earlier, the property owner is interested in working with the city to allow use of the cafeteria portion of the former school building for town hall-like public meetings. The property owner would also consider making a portion of the site available as a staging area to support rebuilding efforts of the existing fire station and/or other public buildings. Fulfilling these needs is discretionary, but a distinct possibility.

The city has an obligation to provide a statutory obligation to provide a 20-year supply of residential land. (See ORS 197A.) Analysis of the city's ability to provide an adequate supply of residential land rests on three documents:

1. *Clatsop County Housing Trends and Needs, Appendix* A, January, 2019 (Clatsop 2019)
2. *Buildable Lands Inventory, City of Gearhart*, Angelo Planning Group, November 2020 (BLI 2020)
3. *City of Gearhart, Comprehensive Plan Housing Chapter – Findings, Goal and Policies*. Prepared by Angelo Planning Group, February 2021(Angelo 2021)

Extrapolations of the summary conclusions of these three documents include:

Clatsop 2019

- 21% of the Gearhart population is 65 or older (tied with Seaside for highest)
- 30% of Gearhart households have children (Warrenton highest at 38%)
- 24 % of the households are rentals (5th lowest in Clatsop County out of 6 study areas)
- Clatsop Community Action estimates that the number of homeless individuals is more than 1,000.
- New residents are more likely to be younger, including children and those in their 20's than existing residents who are much more likely to be 50 years or older. The county is attracting younger movers, and more family households, while existing residents are more likely to be retired or "aging in place" within the county.
- 94% of Gearhart residents who work, work outside of Gearhart.
- 91% of the jobs held in Gearhart are by people who commute into Gearhart.
- The county-wide residential vacancy rate is 27%. However, in Gearhart the Census Bureau estimates the vacancy rate is 57%. Much of the local stock is owned as second homes, vacation rentals, and related types of income or investment properties.
- Gearhart has the 2nd highest median home price in Clatsop County.
- Clatsop County has a need for 1,500 new housing units by 2038. Gearhart's projected share is 234 new units. (161 owner-occupied and 71 rentals.)
- The projected Gearhart growth rate (2018 – 2038) is 7%.
- In 2038, Gearhart is expected to have 1,840 housing units; 743 occupied year-round; 92 vacant; and 1,010 vacation or second homes.

-

BLI 2020

- Based on analysis of current zoning and buildable lands, Gearhart has capacity for 381 new residential units.
- The study reduced the anticipated growth rate from 7% identified by Clatsop County in 2019 to 3% from 2020 to 2045.
- The capacity for new housing in Gearhart is impacted by several constraints, including natural resource and hazard areas, conservation areas, and lack of a community wastewater treatment system.
- About two-thirds of the capacity for future residential development is on land within the R-1 zoning designation.
- About three-quarters of the capacity for future residential development is on vacant lots, while one quarter is on lots with some existing development.

Angelo 2021

- Gearhart has experienced steady growth, growing approximately 53% in population since 2000, with an average annual growth rate of about 2.3%.
- A significant percentage of housing units in Gearhart (approximately 60%) are classified as vacant and most of them are owned and used as second or vacation homes. More typical vacancy rates for communities in Oregon are closer to 5%.
- Detached single-family homes represent an estimated 83% of housing units
- There is a need for 234 new housing units by 2038. Of the new units needed, just under 70% are projected to be ownership units, while approximately 30% are projected to be rental units.
- The greatest need for rental units is at the lowest and middle price points ($1,200+ rent levels).
- Cities in Oregon are required to maintain a 20-year supply of residential land within the UGB.
- Gearhart has adequate land within its UGB to meet future (20-year) demand for residential land. However, the inordinately high rate of short-term rentals and 2nd homes means that the demand for more housing is much higher.
- Proposed amendments to the Gearhart Comprehensive plan include:
  - The city will periodically review and update its plan designations, zoning districts and regulations as needed to allow for and minimize barriers to achieving the needed mix of housing indicated in the adopted Housing Needs Analysis and to meet other City housing goals and policies.
  - The city will evaluate and regulate the supply and availability of short-term rental housing to ensure that it does not adversely affect the supply of needed long-term rental housing.

Angelo 2021 recommended strategies or code amendments to address current and future housing needs include:

- Streamline and right-size off-street parking requirements (high priority),
- Encourage cottage cluster housing,
- Allow attached housing and multi-family units in the R-3 zone, and
- Increase the maximum lot coverage in the R-3 zone from 35% to 50%.

The proposal to rezone the 8.44-acre site from P/SP to R-2 is consistent with the findings in the Clatsop, BLI, and Angelo reports. Although Gearhart technically has sufficient land to accommodate the projected population growth, the high proportion of short-term rental and 2nd homes (approximately 60%) significantly undercuts the city's ability to meet its 20-year housing needs. The owner of these 8.44 acres will accept a condition of approval to prohibit short-term rentals on site. This action will help rebalance the land supply toward ownership and long-term rentals. The supply of land zoned R-1 is significantly higher than the supply of R-3 lands and there is little undeveloped R-3 land. The proposed rezone of 8.44 acres to R-2 will allow a maximum of 6 units an acre, a middle path between low density and higher density zones. A density of a maximum of 6 units an acre is allowed within the THO framework.

As discussed earlier, the proposed current use is one single-family unit which will allow immediate reuse of the iconic school building. The future development of the buildable land on site is unknown during this period of hydrological testing and reporting. Regardless, future development must be reviewed and approved by the Planning Commission and City Council.

C. The uses permitted by the amendment are compatible with the land use development pattern in the vicinity of the request.

Response.

The former Gearhart Elementary School along Pacific Way lies halfway between the commercial zoning along US Highway 101 and downtown Gearhart. The school building complex and associated open space are the dominant feature on the landscape as one approaches the city's central business district.

R-1 zoning is west and south of the site. RCPD zoning is to the north and consists of residential development. Commercial zoning is to the east and southeast. (See Figure 1, Gearhart Zoning Map) The R-1 zone allows residential use up to 4 units per net developable acre. (GZO 3.110) The RCPD zone allows residential dwellings up to 16 units per acre. (GZO 3.740.1) The C-2 zone allows tri-plexes and multi-family dwellings. (GZO 3.530.17)

Rezoning the P/SP site to R-2 is consistent with the dominant residential zoning pattern and uses in the vicinity.

D. The land is physically suitable for the uses to be allowed in terms of slope, soils, flood hazards and other relevant considerations.

Response.

Site development consists of 24,316 S.F. single-story central building and gymnasium, parking area, covered play area, garden, and open space. A narrow wetland borders the east and northern property lines. The land rises to the west towards Ridge Drive. The site is within the Gearhart THO and the eastern portion of the site is within a FEMA/FIRM flood overlay. (See Figure 2, Existing Conditions) This property that once accommodated an elementary school can surely accommodate the reuse of the existing school building to a much less intensive, one single-family residence.

AKS Engineering and Forestry, LLC (AKS) surveyed the entire 8.44- acre site and, at the request of the owner, calculated the net buildable area of the property. (See Buildable Lands Figure and Site Summary and Buildable Area Summary tables below)

Table 2 Site Summary

Feature	Square Feet	Acres
Existing Building	24,316	0.56
Existing Floodplain	81,160	1.86
Existing Wetland	34,173	0.79
Gross Buildable Area	246,945	5.67
Total Site	367,675	8.44
Net Buildable area	222,629	5.1

Table 3 Buildable Area Summary

Feature	Square Feet	Acres
Total Site 367,675 S.F.	367,675	8.44
Existing Building	24,316 S.F.	0.56
Existing Wetland	34,173 S.F.	0.79
Wetland Buffer Area	16,395	0.38
*Floodplain Area	32,087 S.F.	0.74
Easement area (utilities)	11,997	0.28
*Northern yard offset	6,595	0.15
*Southern yard offset	6,579	0.15
*Western yard offset	2,849	0.07
*Area of steep slopes	10,055	0.23
Net Buildable Area	222,629	5.1
*Area values are exclusive of adjacent or over lapping areas to allow for summary calculations		

Section 3.10 Flood Hazard Overlay Zone

SECTION 3.1010 PURPOSE AND OBJECTIVES

It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions.

SECTION 3.1030 GENERAL PROVISIONS.

This ordinance shall apply to all areas of special flood hazards (Flood Hazard Overlay Zone) in combination with present zoning requirements within the jurisdiction of the City of Gearhart.

1. *Basis for Establishing the Areas of Special Flood Hazard.*

   The areas of special flood hazard identified by the Federal Insurance Administration is a scientific and engineering report entitled "The Flood Insurance Study for the City of Gearhart" dated June 20, 2018, with accompanying Flood Insurance Rate maps and any revisions thereto is hereby adopted by reference and declared to be a part of this ordinance. The flood Insurance Study is on file at Gearhart City Hall.

2. *Compliance.*

   No structure or land shall hereafter be used, and no structure shall be located, extended converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SECTION 3.1040 ADMINISTRATION

1. *Establishment of Building/Development Permit. A Building/Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.1030 (2).*

Response.

The base flood elevation (BFE) of the property is 15 feet (NAVD 88) per FEMA FIRM 41007C0368F with an effective date of June 20, 2018. The area is shaded gray on the Existing Conditions figure. The flood plain area is 81,160 S.F., or 1.86 acres of the 8.44-acre property. The finished floor elevation (FFE) of the school building measured at the main doors is 19.45 feet. **The FFE of the school building is 4.45 feet higher than the BFE.** Reuse of the historic elementary school as a single-family will have no impact on the floodplain because no new additional impermeable surfaces are proposed in the flood plain, and the building is higher than the BFE. Future development of the property will be subject to the applicable regulations in GZO 3.10.

Section 3.13 Freshwater Wetland and Lake Overlay Zone;

Standards SECTION 3.1310 PURPOSE

The purpose of the freshwater Wetland and Lake Zone is to conserve significant freshwater wetlands and lakes. Low intensity uses which do not result in major alterations are appropriate in the zone. Low to moderate intensity recreation is appropriate in lakes. The FW Zone does not replace the parent zone designated by the comprehensive plan; however, activities on lands identified as within the FW Zone are restricted to activities that are consistent with the FW Zone.

SECTION 3.1380 FW ZONE STANDARDS

In the FW Zone, the following standards shall apply:

1. *Development, construction, or alteration within the FW Zone or within 25 feet of the FW zone boundary requires approval of a development permit from the City. The application for development permit shall include a site plan drawn to a measurable scale and a narrative describing the proposed site work. A wetland determination or delineation by a qualified professional wetland scientist shall be required by the City if the wetland boundary cannot be determined without the information.*
2. *All activities involving construction or alteration in wetlands or aquatic areas shall be reviewed by the Oregon Department of State Lands and the US Army Corps of Engineers to determine whether they have jurisdiction over a proposed use or activity. If the Oregon Department of State Lands and / or the US Army Corps of Engineers determine that they have jurisdiction over a proposed use or activity, no construction shall commence until authorizations from these agencies have been obtained. If mitigation is part of a permit authorization process, it shall satisfy city mitigationrequirements.*
3. *When property proposed for development is wholly or partially within areas identified as wetlands within the City's FW Zone boundary, the City shall file a wetland land use notification form with the Oregon Department of State Lands that identifies the proposed activity consistent with ORS 227.350.*

Response.

AKS Engineering & Forestry, LLC prepared a wetland delineation report for the 8.44-acre property. (See Exhibit, Gearhart Community Center Wetland Delineation Report, August 2022.) AKS filed the wetland delineation with Oregon Department of State Lands (DSL) which approved the wetland delineation on December 15, 2022. (See exhibits)

The property contains one 0.78-acre wetland in the eastern portion of the site. Wetland A extends off-site to the north, east, and south. The wetland location corresponds to the owed area the elementary school used as play fields. AKS applied a 25-foot-wide buffer to the western edge of Wetland A. The buffer area is 16,395 S.F. (See Existing Buildable Lands Figure)

The primary hydrology sources for Wetland A are a seasonally high groundwater table and overland flow from the adjacent hillslope. According to the National Wetland Inventory (NWI), Wetland A appears to have a direct hydrologic connection to the Necanicum River ±0.7 miles south of the study area. Vegetation within the wetland is dominated by coastal willow in the shrub layer and slough sedge in the herb layer. Red alder, Sitka spruce, salmonberry, and Himalayan blackberry, are present in lesser amounts. The wetland boundary was delineated according to a distinct change in topography that coincided with a change in vegetation. A bentgrass species is dominant in the upland, lacking FACW and OBL vegetation in the upland. The wetland is lower in elevation than the adjacent upland and is within a concave landform. AKS concluded that wetland A is likely to be determined jurisdictional to both DSL and the USACE.

The historic elementary school building and associated structures are west of vacated Lincoln Avenue and upland from Wetland A and its 25-foot surveyed buffer. **Reuse of the historic elementary school as a single-family will have no impact on Wetland A or the wetland buffer.** Future development of the property will be subject to the applicable regulations in GZO 3.13.

Section 3.14 Tsunami Hazard Overlay Zone; Section 3.15

SECTION 3.1415 APPLICABILITY OF TSUNAMI HAZARD OVERLAY ZONE BOUNDARY

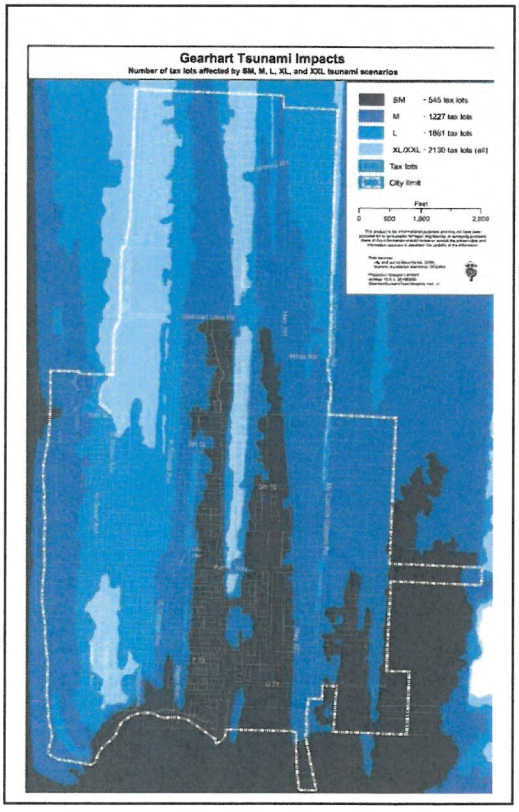
All lands identified as subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) and adopted by the city are subject to the requirements of this section.

SECTION 3.1430 PERMITTED USES

In the Tsunami Hazard Overlay Zone, except for the prohibited uses set forth in Section 3.1450, all uses permitted pursuant to the provisions of the underlying zone may be permitted, subject to the additional requirements and limitations of this section.

Response.

The 8.44-acre property is in the "SM" tsunami impact zone. (See dark blue areas in the Gearhart Tsunami Impacts map to the right.)



Residential use is allowed in the R-2 zoning district and is not prohibited in a Tsunami Impact area per GZO 3.1450. Reuse of the historic elementary school as a single-family residence is not prohibited. Future development of the property may be subject to Planning Commission review for consistency with GZO 3.14.

Section 3.15 Airport Overlay Zone

Section 3.1530 establishes four (4) airport zones: approach surfaces, transitional surfaces, horizontal surfaces, and conical surface. The "Horizontal Zone" *is "established by swinging arcs of 5,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones."* (GZO 3.1530.3)

Within the Horizontal Zone, the maximum height allowed of any 'obstruction' is *"150 feet above the airport elevation or at a height of 159 feet above mean sea level." (GZO* 3.1540.3) There are no use restrictions within the Horizontal Zone. (GZO 3.1550) Within the Horizontal Zone,

"no permit shall be required for any tree or structure less than seventy-fire (75) feet of vertical height above the ground." (GZO 3.1570.1.A)

Response.

The pre-application conference notes indicate that GZO 3.15 applies to this proposal because the subject property is within the "Horizontal Zone" of the Seaside airport.

The Seaside airport is a single north/south grass runway. The northern end of the runway is in Gearhart while the bulk of the airport is in Seaside. The airport is east of U.S. 101, south of Pacific Way, and north of Lewis and Clark Road. The southeast corner of the 8.44-acre property is approximately 2,500 feet northwest of the north end of the runway. Section 3.15 does not prohibit residential zoning or development on the subject property. The existing school building does not exceed 75 feet in height. Future development of the 8.44-acre property shall demonstrate compliance with Section 3.15.

Approval Criteria "D" Concluding Response.

The 8.44-acre site has approximately 5.1 acres of buildable land. Rezoning the property R-2 and the reuse of the existing historic school building as a single-family residence will not alter the buildable land calculus. Future development of the site will only occur within the net buildable area 5.1 acres.

As demonstrated above, the proposed R-2 zoning does not conflict with GZO Section 3.10 Flood Hazard Overlay Zone, Section 3.13 Freshwater Wetland and Lake Overlay Zone, Section 3.14 Tsunami Hazard Overlay, or Section 3.15, Airport Overlay.

E. Public facilities and services, including transportation systems and access, are available to accommodate the uses proposed.

Response.

<u>Wastewater</u>

There are two existing wastewater systems on site which served the elementary school when in operation. These two facilities will only be used to serve the single-family dwelling. The Clatsop County Health Department will have to approve the use of these two facilities for this single residence. The two facilities will never be used to accommodate future development.

It is not possible to calculate the septic capacity of the site until the two-year monitoring and testing is completed in the summer of 2023. Future site design and development will require DEQ approval of the testing and monitoring report and any proposed development plan. The best estimate for submitting a development plan to the city for approval is early 2025.

<u>Consistency with Transportation System Plan</u>

Proposals to amend Comprehensive Plan or Zoning Map shall demonstrate the proposal is consistent with the adopted Transportation System Plan and the planned function, capacity and performance standards of the impacted facility or facilities. Proposals shall be reviewed to determine whether they significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012- 0060 (Transportation Planning Rule - TPR). Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the City shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

Response.

The city adopted the <u>Gearhart Transportation System Plan</u> (TSP), <u>Volumes 1 and 2</u>, in August 2017. The TSP was adopted to help implement the Transportation Goal of the Gearhart Comprehensive Plan.

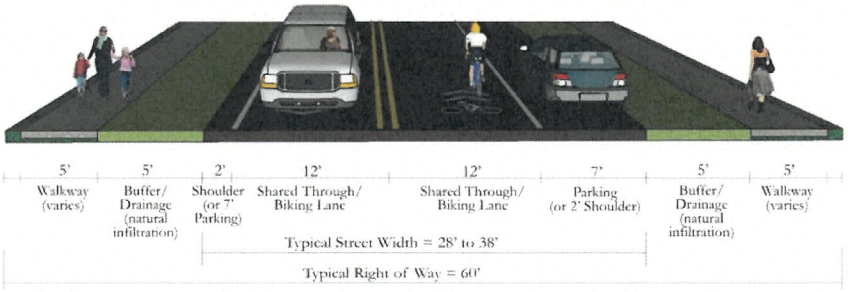
Elements of the TSP applicable to this request to rezone the 8.44 acres to R-2 and to reuse the existing historic school building as one single-family dwelling are:

- The property abuts Pacific Way.

- The current Qualitative Pedestrian Assessment of Pacific Way is "Good."
- The current Qualitative Bicycle Assessment of Pacific Way is "Fair."
- A bus stop is located at Pacific Way and U.S. 101.
- Currently, Pacific Way operates at LOS D for mobility. However, current (2016) and forecasted (2040) are classified as "A/A", which is excellent.
- The planned improvements for Pacific Way include a shared street and sidewalk.
- The functional classification of Pacific Way is a 'Collector' Street (See TSP Vol. 1, Figure 8)
- Pacific Way is a Local Emergency Transportation Route (TSP vol 2)
- Pacific Way is categorized as one of several key routes to tsunami assembly areas.
- Approximately 90% of people who work in Gearhart live outside of Gearhart. (TSP Vol. 2)
- TSP Project G20 forecasts the need for improvements to Pacific Way from U.S. 101 to Ridge Path which will include a sidewalk or path along the north side of Pacific Way and pavement markings and signs designating this section of Pacific Way as a shared street for bikes. The TSP recommended design for a shared collector street is in TSP Figure 10 below.

Figure 10: Collector Street

Designated Shared Street



Volume 2, Section K of the TSP includes the city's required content for a Transportation Impact Analysis (TIA). In general terms, the TIA applies to developments that are presumed to have a transportation impact. If a proposal rises to a specified level of impact, a professional engineer must prepare the TIA and must use appropriate data, methods, and standards as documented in the Gearhart Guidelines for Transportation Impact Analysis. See GZO Section 4.070.

ARTICLE 4 TRANSPORTATION IMPROVEMENTS AND ACCESS MANAGEMENT

SECTION 4.040 TRANSPORTATION IMPROVEMENTS

GZO 4.010, Access Requirements, says that each lot must abut a public street for at least 25 feet. The 8.44-acre property abuts Pacific Way for 606 feet. The primary access into the site is to and from Pacific Way along vacated Lincoln Avenue. A secondary access to and from Pacific Way is located near the western property line. No other access is needed or planned for the reuse of the school building as a single-family residence.

GZO 4.040.1.B.1, requires all new single-family residential development to construct transportation improvements *"if the development fronts a street segment planned for a sidewalk or trail"* in the TSP. The Gearhart TSP project G20 envisions a sidewalk along the north side of Pacific Way between U.S. 101 and the Ridge Path. Reuse of the existing school building is not new development in the sense that a new building or structure will be created. Rather, the proposed single-family use merely a change in use which will have significantly fewer impacts on the city's transportation system than did the elementary school.

GZO 4.040.3 and 4.040.4 authorize the City Manager to waive the improvement requirement along Pacific Way frontage. Alternatively, the city may require a fee-in-lieu of 100% of the estimated cost; or may require a waiver of remonstrance to assure the improvements can be made in the future. In other words, the Planning Commission could condition future development of the property, not the single-family use, to make the proportionate applicable TSP G20 improvement to the north side of Pacific Way.

GZO 4.040.1.D requires that street improvements *"shall be roughly proportional to the impact of the development on public facilities."* The transportation impacts from reuse of the school building as one single-family residence will have much less impact on the Pacific Way than the 304-student elementary school. Further, to require the property owner to construct 606 linear feet of sidewalk and street improvements for one single-family residence would not be "roughly proportional" to the impact the reuse of the school building as one single residence will have on Pacific Way.

At some point in the future, the proposed zone map amendment could result in more intensive new residential development. The Planning Commission and City Administrator would have the opportunity to review such future development when the property owner applies for the appropriate land use permit.

SECTION 4.070 TRAFFIC IMPACT ANALYSIS

GZO 4.070.2. When a Traffic Impact Analysis is Required.

The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.

B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 300 daily trips.

Response.

The proposed change of use from an elementary school to one single-family residence will not trigger the need for a Traffic Impact Analysis (TIA). It is theoretically possible that future more intensive development of the balance of the R-2 site could trigger the need for a TIA. The appropriate time to conduct that analysis is at the time that more intense development is proposed.

Vehicle trip generation.

A vehicle trip, or trip end, is one way. For example, when you drive to work in the morning that is one vehicle trip, or trip end. When you return home, that is a separate trip end. If a use generates 10 average daily trips (ADTs) that is the same as 10 trip ends or five round trips. Peak hour trips are one-way vehicle travel made during the peak morning and peak evening commute hours.

How many ADTs did the former elementary school generate?

In 2012, Gearhart Elementary School had an enrollment of 304 students and 28 teachers.[1] School buses and private vehicles accessed the site daily on weekdays when school was in session. As a point of reference, the Institute of Transportation Engineers (ITE) manual estimates that a K-6 elementary school (ITE # 520) generates 1.29 ADTs per student. Applying a deduction for pass-by trips of 0.59, the adjusted ADT rate for a K-6 elementary school is 0.76 trip ends (or ADT) per student. Consequently, it is conceivable that the Gearhart elementary school generated more than 200 ADTs during its final years of operation.

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[1] *SB 1149 Level II Energy Audit if Gearhart Elementary School*, Abacus Resource Energy Co., June 13, 2012.

Proposed trip generation.

The ITE manual, code 210, estimates that a detached single-family residence generates 9.57 ADTs per dwelling unit. Common sense says that the proposed use of the historic school building as one single-family detached dwelling will generate fewer daily trip ends than did the former Gearhart elementary school. Therefore, the conversion from an elementary school to a single-family residential use will not "generate more vehicle trip ends" or increase in trip generation of 25 or more trips during peak hours, or more than 300 daily trips, and does not trigger the need for a TIA.

Looking at the long-term potential build-out for the site, the AKS buildable land analysis demonstrates that the site has several significant constraints including a wetland, a wetland buffer, and a floodplain on the eastern side of the property, and steep slopes along the western property edge. Using the AKS calculation of 5.1 buildable acres, the R-2 zone could theoretically generate 30 single-family units. (5.1 x 6 = 30.6) Thirty detached units could generate 287 ADTs. (30 x 9.57 = 287.1), less than the 300-trip end trigger.

The R-2 zone allows single family units, duplexes, tri-plexes, and quadplexes. A quad-plex is a 4-unit structure in the R-2 zone however, in the R-3 zone a four unit attached building is a low-rise multi-family building which generates 7.32 ADTs, 2.25 fewer trips than a quadplex. (See, ITE manual, 10th edition, code 220.) In other words, more dense residential uses generate fewer ADTs than lower density uses.

As stated above, the actual full development potential of the site won't be known until after hydrology monitoring and testing ends in 2023 and the DEQ approves a conceptual site plan. Therefore, it is speculative to state with certainty how many ADTs or peak hour trips future development might create. The Planning Commission will have an opportunity to consider the need for a TIA, if and when, development is proposed. For the present, the only proposed use is one single-family residence in the former school building. That single-family use will not generate 25 AM or PM peak hour trips or 300 or more ADFTs.

In the fall of 2022, the Planning Commission considered two (2) applications (#12-007ZMA Iron Tribe and #12-008ZMA Pine Ridge) which sought to up-zone residential property. The staff reports for these applications and the Planning Commission discussions and decisions in these cases is illustrative of the type of TIA analysis that should be applied to this application to rezone the school property to R-2. In neither case did the city require a TIA at time of rezone but reserved judgement until development was proposed.

For the reasons cited above, the proposed single-family residence and has a *de minimus* impact on Pacific Way and does not trigger the need for a TIA.

IV. CONCLUSION

The property, currently zoned P/SP, is automatically eligible for rezoning because public use of the property ended. This analysis demonstrates that rezoning these 8.44 acres to R-2 is appropriate. The analysis has also confirmed the Gearhart lacks and adequate supply of vacant buildable residential land primary due to the overabundance of short-term rental and 2nd home or investment property use.

The property owner is willing to accept a condition of approval to prohibit either commercial or short-term rental use of the 8.44-acre property. The analysis demonstrates that the proposed rezoning is consistent with the Gearhart Comprehensive Plan, the Gearhart Transportation System Plan, and Gearhart Zoning Ordinance.

For these reasons, we ask the Planning Commission to approve this application for rezoning from P/SP to R-2.

EXHIBITS

A. Existing Conditions Figure (AKS)
B. Buildable Lands Figure (AKS)
C. Gearhart Community Center Wetland Delineation Report (AKS August 2022) * The name "Gearhart Community Center" used in the wetland report is also known as 1002 Pacific Way.
D. Approval of the Wetland Delineation (DSL, December 15, 2022)
E. Tax Map
F. Tax Lot Addresses and Labels and Map Combined

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, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

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

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Robert S. Morey
PO Box 2759
Gearhart, OR 97138

Business phone # (503) 936-2500
Mobile phone # (optional)
E-mail: scofinz@aol.com

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

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

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

Typed/Printed Name: _____ **Signature:** _____
Date: _____ Special instructions regarding site access: _____

Project and Site Information

Project Name: Gearhart Community Center

Latitude: 46.025129° Longitude: -123.913820°
decimal degree - centroid of site or start & end points of linear project

Proposed Use:

Tax Map # 6 10 10BA
Tax Lot(s) 800 & 1500

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1002 Pacific Way

Township 6N Range 10W Section 10 QQ BA
Use separate sheet for additional tax and location information

City: Gearhart County: Clatsop

Waterway: NA River Mile: NA

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Stacey Reed, PWS
AKS Engineering & Forestry, LLC
12965 SW Herman Rd Ste 100
Tualatin, OR 97062

Phone # (503) 563-6151
Mobile phone # (if applicable) (503) 956-2550
E-mail: staceyr@aks-eng.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: Stacey Reed Date: 08/01/2022

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

Wetland/Waters Present? ☒ Yes ☐ No | Study Area size: 8.44 | Total Wetland Acreage: 0.7800

Check Applicable Boxes Below

☐ R-F permit application submitted
☐ Mitigation bank site
☐ EFSC/ODOE Proj. Mgr:
☐ Wetland restoration/enhancement project (not mitigation)
☒ Previous delineation/application on parcel
If known, previous DSL # 2020-0696

☒ Fee payment submitted $ 500
☐ Resubmittal of rejected report ($100)
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date_____
☒ LWI shows wetlands or waters on parcel
Wetland ID code W2

For Office Use Only

DSL Reviewer: _____ Fee Paid Date: ____/____/____ DSL WD # _____

Date Delineation Received: ___/___/___ DSL App.# _____

Gearhart Community Center
Gearhart, Clatsop County, Oregon
Wetland Delineation Report

Date: August 2022

Prepared for: Scofi Gearhart, LLC
PO Box 2759
Gearhart, OR 97138

Prepared by: AKS Engineering & Forestry, LLC
Emma Eichhorn, Natural Resource Specialist
Margret Harburg, Natural Resource Specialist
Stacey Reed, PWS, Senior Wetland Scientist

Study Area: Clatsop County Assessor's Map
6 10 10BA
Tax Lots 800 and 1500
Gearhart, Oregon

AKS Job Number: 8618

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Appendices

Introduction

This report was prepared by AKS Engineering Forestry, LLC (AKS) in accordance with Oregon Administrative Rules (OAR) 141-090-0030 and OAR-141-090-0035 and describes the results of a wetland delineation conducted on the entirety of Tax Lots 800 and 1500 of Clatsop County Assessor's Map 6 10 10BA, addressed at 1002 Pacific Way (6th Street) in Gearhart, Oregon (Figures 1 and 2 in Appendix A). The study area for the wetland delineation is ±8.44 acres and is shown in Figures 1 through 5 in Appendix A.

The wetland delineation was conducted by AKS on June 21, 2022. The boundary of one palustrine scrub-shrub (PSS) wetland (referred to as Wetland A) was delineated in the study area and is likely to be determined jurisdictional by Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). Wetland A extends off-site to the north, east, and south and a has a direct surface connection to the Necanicum River, which flows into the Pacific Ocean.

A. Landscape Setting and Land Use

The study area contains an abandoned elementary school. One building, paved driveway and parking lot, playground, overgrown ball fields, and fenced garden exist in the study area. The undeveloped areas of the site are vegetated with grasses, mostly a bentgrass species (*Agrostis species;* assumed FAC), although the eastern and northeastern boundaries of the study area are vegetated with native species typical of the Oregon coast, including coastal willow (*Salix hookeriana*; FACW), red alder (*Alnus rubra;* FAC), Sitka spruce (*Picea sitchensis*; FAC), red elder (*Sambucus racemosa;* FACU), salmonberry (*Rubus spectabilis;* FAC), and slough sedge (*Carex obnupta;* OBL). Wetland A was delineated along the eastern site boundary. Topography on the site is nearly flat, with a subtle (less than 3 percent) slope to the east.

The following soil units are mapped within the study area, according to the Natural Resources Conservation Service (NRCS) Clatsop County Area Soil Survey Map (Figure 3 in Appendix A):

- Gearhart fine sandy loam, 3 to 15 percent slopes (Unit 19C) – Non-hydric
- Warrenton loamy fine sand, 0 to 3 percent slopes (Unit 72A) – Hydric

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

B. Site Alterations

Google Earth aerial imagery dating back to December 1985 was reviewed to determine if any site alterations have occurred that are likely to affect the presence, location, or geographic boundaries of any wetlands or waters. Development on the site predates the Google Earth aerials. Four smaller buildings immediately south and east of the main school building have been removed since the most recent aerial photograph available (October 2019). No other significant site alterations in the past 30+ years are apparent from the Google Earth imagery. A chain-link fence was installed along the south boundary of the study area in 2021, but did not appear to have affected the presence, location, or boundaries of wetlands on the site.

C. Precipitation Data and Analysis

Observed precipitation data were obtained from the National Oceanic and Atmospheric Administration (NOAA) Applied Climate Information System (ACIS) using the Seaside, OR weather station, which is ±2.6 miles south of the study area and situated at a similar elevation. The closest Climate Analysis for Wetlands

Tables (WETS) station to the study area is the Seaside, OR station. Precipitation data are included in Appendix D. According to the WETS data, the growing season is between February 16 and November 24 (281 days). The site visit on June 21, 2022, was conducted within the WETS growing season.

According to the ACIS Seaside, OR station, 0.20 inches of rainfall was received the day of the site visit on June 21, 2022, and 4.43 inches were received during the two weeks prior. Observed water year-to-date (starting October 1, 2021) was 80.97 inches, which was 11.66 inches above normal. Table 1 shows antecedent rainfall according to the Seaside, OR WETS station for the three months prior to the site visit on June 21, 2022. Monthly observed precipitation for the three months preceding the site visit was wetter than normal. Further, precipitation had accumulated to wetter than normal conditions for the month of June prior to the site visit on June 21, 2022.Therefore, plots that lacked primary wetland hydrology indicators were considered to be upland.

Table 1. Precipitation Data for June 21, 2022, Site Visit

Prior Months	Observed Precipitation	WETS 30% Chance Will Have			Condition (Dry, Wet, Normal)	Condition Values (1=dry, 2=normal, 3=wet)	Month Weight	Multiply Previous Two Columns
		Average	Less Than	More Than				
June 2022*	6.53	2.72	1.79	3.27	Wet	NA	NA	NA
May 2022	5.81	3.86	2.58	4.62	Wet	3	3	9
April 2022	7.59	5.85	4.04	6.96	Wet	3	2	6
March 2022	6.78	8.49	6.15	10.01	Normal	2	1	2
							Sum	**17**
Rainfall of prior period was: **drier** than normal (6-9), **normal** (10-14), **wetter** than normal (15-18)								**Wetter**

**Precipitation as of June 21, 2022*

D. Methods

The methodology used to determine the presence of wetlands followed the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (Wakeley et al., 2010). The *National Wetland Plant List 2020* for the Western Mountains, Valleys, and Coast region was used to assign wetland indicator status to plant species observed. Fieldwork was conducted on June 21, 2022, by Natural Resource Specialists Emma Eichhorn and Margret Harburg. Seven sample plots were taken in the areas where wetlands were mostly likely to occur, including within the LWI-mapped wetland and within NRCS mapped hydric soils. Vegetation, soils, and indicators of hydrology were recorded on standardized wetland determination data forms to document site conditions (Appendix B). Representative ground level site photographs are included in Appendix C. References cited and literature used are listed at the end of this report.

F. Description of All Wetlands

Wetlands

Wetland A

Wetland A is a 0.78-acre PSS wetland located in the eastern portion of the study area. The wetland extends off-site to the north, east, and south. The primary hydrology sources for Wetland A are a seasonally high groundwater table and overland flow from the adjacent hillslope. Therefore, Wetland A belongs to the Slopes hydrogeomorphic (HGM) subclassification. According to the National Wetland Inventory (NWI), Wetland A appears to have a direct hydrologic connection to the Necanicum River ±0.7 miles south of the study area.

Wetland conditions were documented at Plots 3 and 4. Vegetation within the wetland is dominated by coastal willow in the shrub layer and slough sedge in the herb layer. Red alder, Sitka spruce, salmonberry, and Himalayan blackberry (*Rubus armeniacus;* FAC) are present in lesser amounts. Soils at Plots 3 and 4 consisted of low chroma (chroma of 2 or less) sand with prominent redoximorphic features, meeting the hydric soil indicator for Sandy Redox (indicator S5). Saturation (indicator A1) was observed as a primary hydrology indicator at both plots.

The wetland boundary was delineated according to a distinct change in topography that coincided with a change in vegetation. Vegetation within the wetland is dominated by coastal willow and slough sedge. A bentgrass species is dominant in the upland, lacking FACW and OBL vegetation in the upland. The wetland is lower in elevation than the adjacent upland and is within a concave landform.

Upland

Plots 1, 2, 5, 6, and 7 document upland conditions within the study area. Soils at Plot 1 were disturbed and contained a layer of disturbed silty clay loam at a depth of 10 to13 inches. Sand above the silty clay loam layer displayed prominent redox concentrations at a depth of 2 to10 inches, meeting the hydric soil indicator S5. Plot 1 was determined to be upland because of the lack of wetland hydrology indicators during wetter than normal climate conditions.

Plots 2 and 5 were paired with wetland Plots 3 and 4. Vegetation at Plot 2 was dominated by bentgrass with minor amounts of other herbaceous species. Vegetation at Plot 5 consisted mostly of Sitka spruce, red alder, English holly (*Ilex aquifolium;* FACU) and English ivy (*Hedera helix;* FACU) with no herb stratum due to shade. Bare ground was covered in leaf litter. Plot 2 met hydric soil indicator S5 but was determined to be upland because it lacked wetland hydrology indicators during wetter than normal conditions. Soils at Plot 5 displayed redox features at insufficient depths to meet hydric soil indicators and had no wetland hydrology indicators. Therefore, Plot 5 was determined to be upland.

Plots 6 and 7 were taken near the north property line in the western part of the study area. Hydrophytic vegetation (coastal willow and slough sedge) were observed off-site, ±10 feet to the north in an area that appeared to be ±6 to12 inches lower in elevation. Vegetation in the vicinity of Plots 6 and 7 is predominantly bentgrass and large sweet vernal grass (*Anthoxanthum odoratum;* FACU), along with lesser amounts of Himalayan blackberry, English laurel (*Prunus laurocerasus;* NOL), common velvetgrass (*Holcus lanatus;* FAC), lesser hawkbit (*Leontodon saxatilis;* FACU), California dewberry (*Rubus ursinus;* FACU), northern bracken fern (*Pteridium aquilinum;* FACU), and western sword fern (*Polystichum munitum;* FACU). Both plots lacked indicators of hydrophytic vegetation, hydric soil, and hydrology. Therefore, Plots 6 and 7 were determined to be upland.

G. Deviation from LWI or NWI

The DSL-approved Local Wetland Inventory (LWI) map for the City of Gearhart maps a palustrine forested (PFO) wetland along the east boundary of the study area, in the general vicinity of Wetland A (Figures 4A & 4B in Appendix A). Wetland A extends further to the west along the north property line than the LWI-mapped wetland. Woody plant species less than 20 feet tall comprise greater than 30 percent of the species within the wetland; therefore, Wetland A is a palustrine scrub-shrub (PSS) wetland according to the Cowardin classification system.

H. Mapping Method

Sample plots were flagged in the field with pink pin flags. The wetland boundary was flagged in the field with orange pin flags and ribbon. The plots and on-site wetland boundary were professionally land surveyed by AKS on June 28, 2022, with submeter accuracy. The wetland delineation map is included as Figure 5.

I. Additional Information

Wetland A is likely to be determined jurisdictional to both DSL and the USACE. Wetland A has a direct hydrologic connection to the Necanicum River. The Necanicum River flows into the Pacific Ocean, a traditional navigable waterway.

J. Summary of Results and Conclusions

Table 2 below provides a summary of the on-site sizes of the features, the Cowardin and Hydrogeomorphic (HGM) classifications for the wetlands, hydrologic connections to other nearby waters, and our prediction of whether each feature would likely be determined jurisdictional by DSL or the USACE.

Table 2: Summary of Study Results and Conclusions

Potentially Jurisdictional Feature	Size	Cowardin Class	HGM Classification	Connection to Other Waters/Wetlands	DSL/USACE Predicted Jurisdiction
Wetland A	0.78 ac.	PSS	Slope	Necanicum River	DSL and USACE

K. Required 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 Oregon Administrative Rules (OAR) 141-090-0005 through 141-090-0055.

L. List of Preparers

Emma Eichhorn Natural Resource Specialist Fieldwork, Report Preparation	Margret Harburg Natural Resource Specialist Fieldwork	Stacey Reed, PWS Senior Wetland Scientist Report QA/QC

Literature Cited and Referenced

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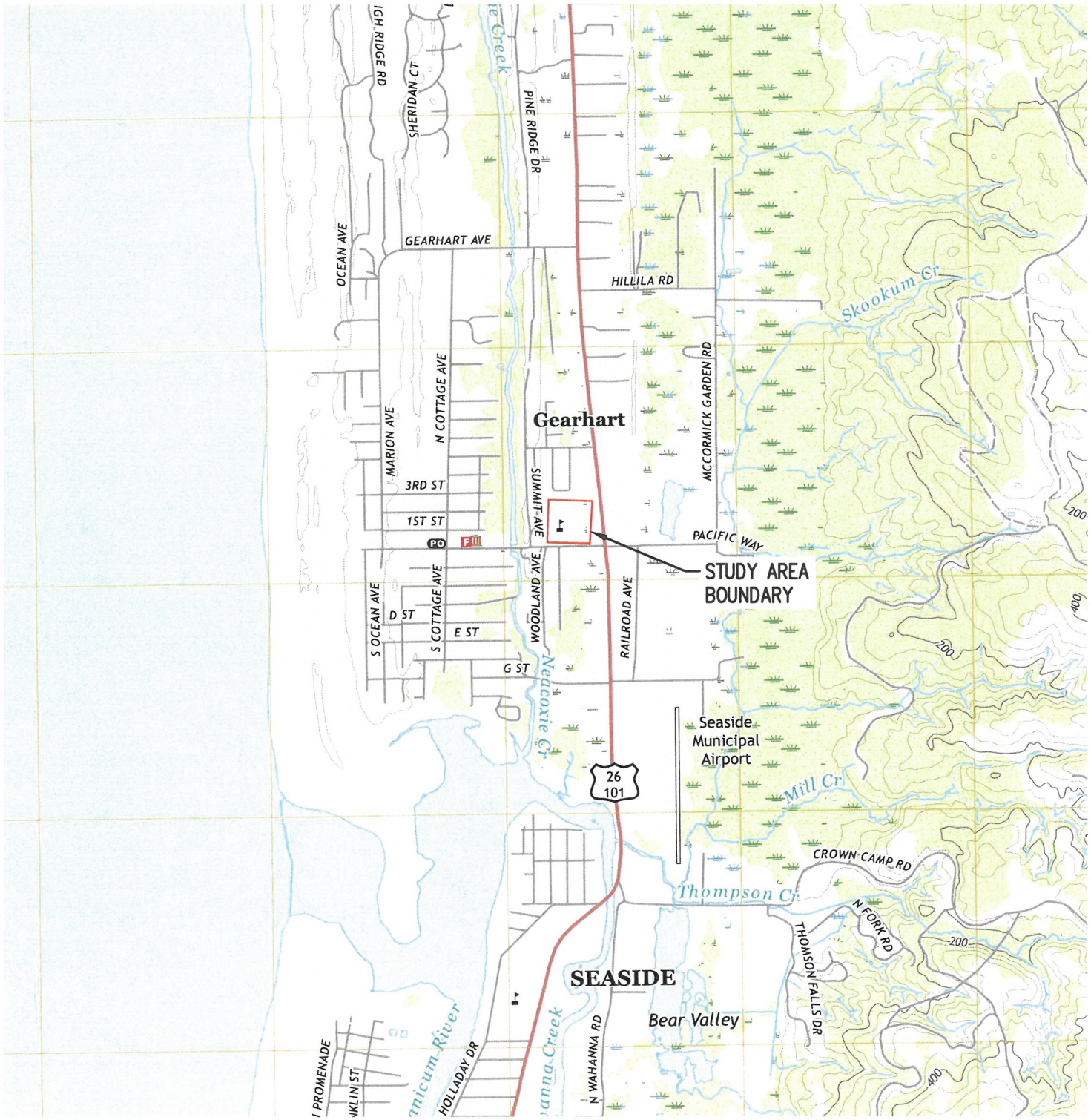
Appendix A: Maps



N

USGS 7.5' TOPOGRAPHIC SERIES
QUADRANGLE: GEARHART, OR (2020)

SCALE: 1"= 2000 FEET

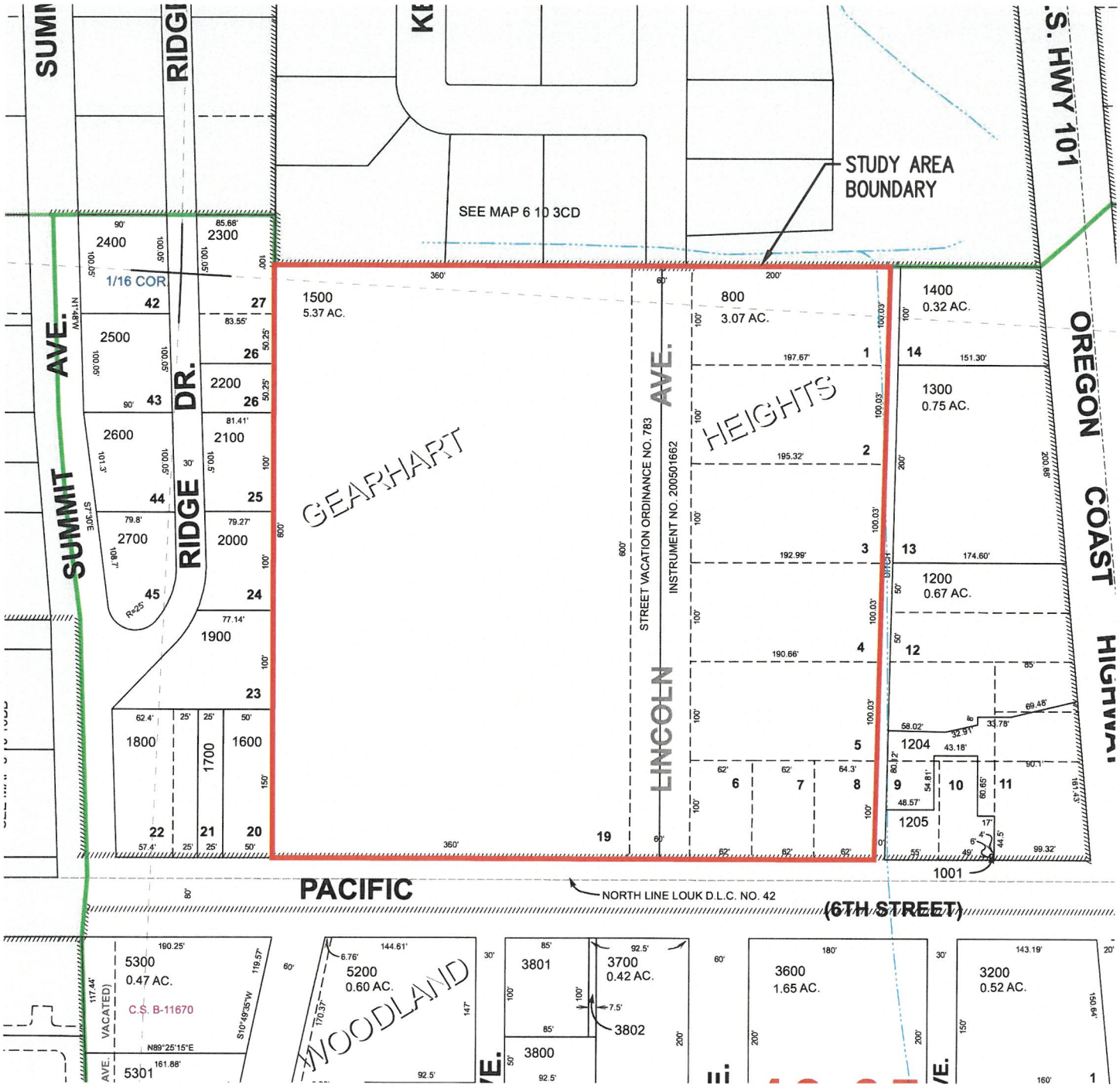
2000 0 400 1000 2000

ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 07/27/2022

USGS VICINITY MAP GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT	FIGURE 1
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES | FIGURE 1



N

CLATSOP COUNTY
TAX LOTS 800 AND 1500
TAX MAP 6 10 10BA

DATE: 07/27/2022

SCALE: 1"=150 FEET

150 0 30 75 150

ORIGINAL PAGE SIZE: 8.5" x 11"

TAX MAP (MAP 6 10 10BA) **GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT**	FIGURE 2
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES \ FIGURE 2

MAP UNIT SYMBOL	MAP UNIT NAME
19C	GEARHART FINE SANDY LOAM, 3% TO 15% SLOPES; NON-HYDRIC
72A	WARRENTON LOAMY FINE SAND, 0% TO 3% SLOPES; HYDRIC

NRCS WEB SOIL SURVEY FOR
CLATSOP COUNTY

N

SCALE: 1"=150 FEET

150 0 30 75 150

ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 07/27/2022

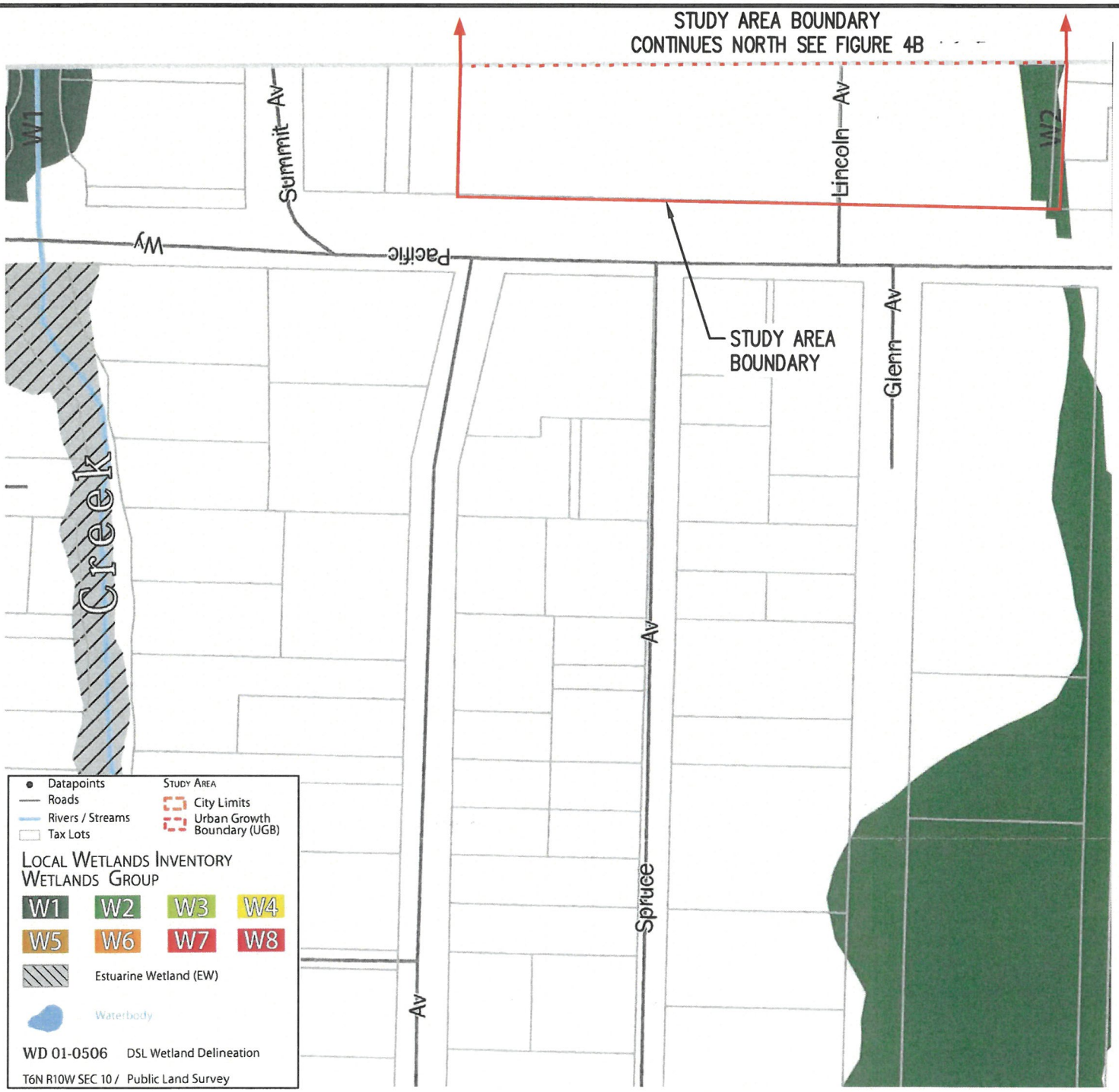
NRCS SOIL SURVEY MAP
GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT

FIGURE 3

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

DRWN: RAS
CHKD: SKT
AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES | FIGURE 3



CITY OF GEARHART
LOCAL WETLAND INVENTORY (2011)

N

SCALE: 1"=150 FEET

150 0 30 75 150

ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 07/27/2022

LOCAL WETLAND INVENTORY MAP GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT	FIGURE 4A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES \ FIGURE 4A

CITY OF GEARHART
LOCAL WETLAND INVENTORY (2011)

STUDY AREA BOUNDARY
CONTINUES SOUTH
SEE FIGURE 4A

N

SCALE: 1"=150 FEET

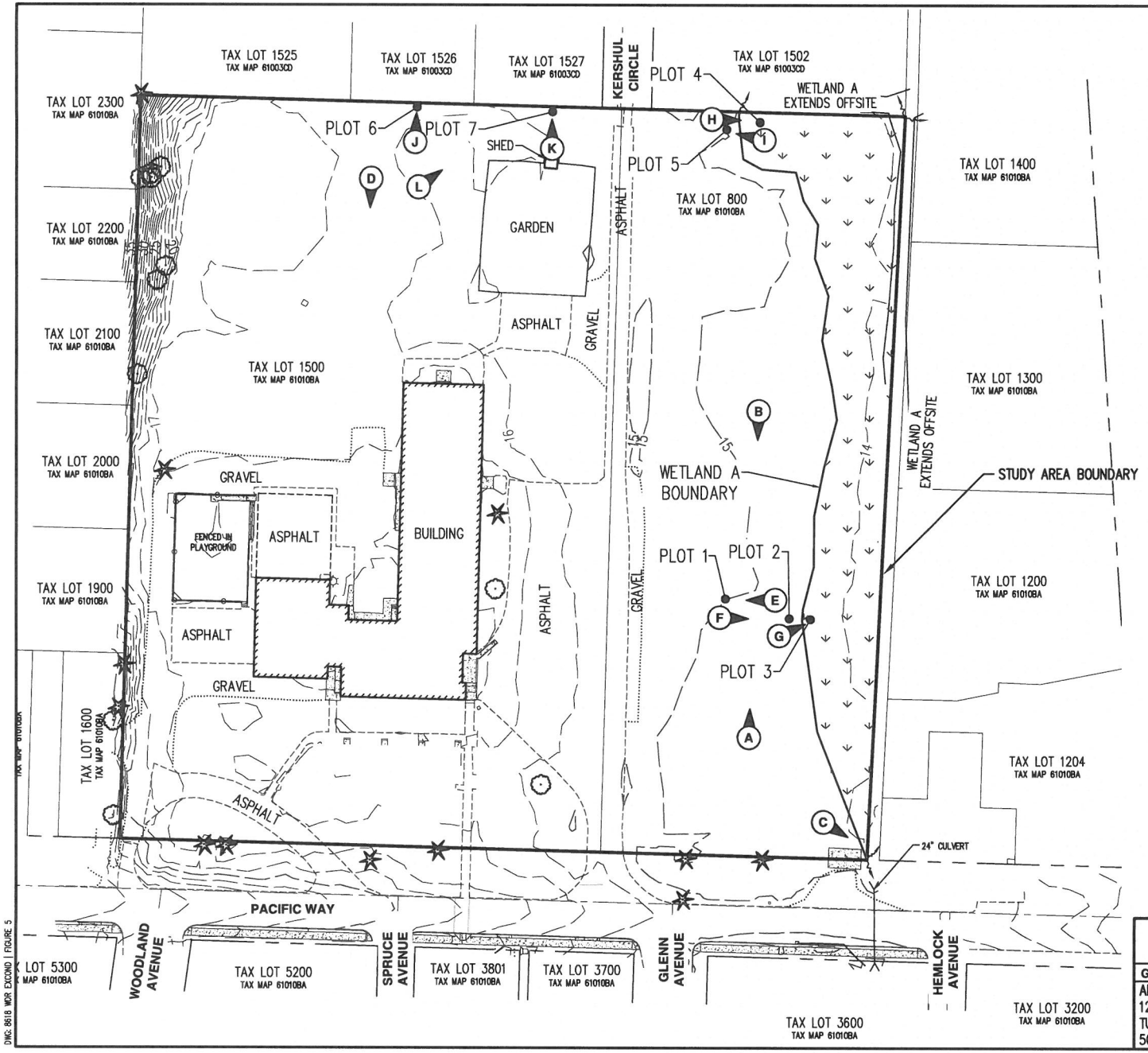
150 0 30 75 150

ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 07/27/2022

LOCAL WETLAND INVENTORY MAP **GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT**	FIGURE **4B**
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES \ FIGURE 4B



LEGEND:

TOTAL ON-SITE PSS/SLOPE WETLAND A AREA: 34,173 SF± (0.78 ACRES)

PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON JUNE 21, 2022 AND WERE PROFESSIONALLY LAND SURVEYED BY AKS ON JUNE 28, 2022.

1-FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, STUDY AREA BOUNDARY AND PARTIAL TREE SURVEY OF TREES >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY.

N

SCALE: 1"=80 FEET

80 0 16 40 80

ORIGINAL PAGE SIZE: 11" x 17"

DATE: 07/26/2022

WETLAND DELINEATION MAP

FIGURE 5

GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

DRWN: RAS
CHKD: SKT
AKS JOB: 8618

DWG: 8618 WDR EXCOND | FIGURE 5

Appendix B: Wetland Determination Data Forms

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

Project/Site: Gearhart Community Center City/County: Gearhart/ Clatsop Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC State: Oregon Sampling Point: 1

Investigator(s): Emma Eichhorn and Margret Harburg Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast Lat: 46.02491484 Long: -123.91319405 Datum: NAD 1983

Soil Map Unit Name: Warrenton loamy fine sand, 0 to 3 percent slopes (Unit 72A); Hydric NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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		

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Agrostis species*	77%	Yes	FAC*
2. *Carex obnupta*	10%	No	OBL
3. *Leontodon saxatilis*	5%	No	FACU
4. *Lotus corniculatus*	5%	No	FAC
5. *Anthoxanthum odoratum*	1%	No	FACU
6. *Holcus lanatus*	1%	No	FAC
7. *Poa species*	1%	No	FAC*
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1.			
2.			
	____ = Total Cover		
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

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

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	10	x 1 =	10
FACW species		x 2 =	
FAC species	84	x 3 =	252
FACU species	6	x 4 =	24
UPL species		x 5 =	
Column Totals:	100 (A)		286 (B)

Prevalence Index = B/A = 2.86

Hydrophytic Vegetation Indicators:

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
*Assumed FAC

SOIL

Sampling Point: 1

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 3/2	100					LS	Disturbed
2-10	2.5Y 4/1	70	7.5YR 4/6	5	C	M/PL	S	Disturbed
			7.5YR 5/8	15	C	M/PL	S	Disturbed
10-13	7.5YR 3/4	50					SiCL	Disturbed
	10YR 4/3	50					SiCL	Disturbed
13-16	5Y 2.5/1	100						

[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 Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- _X_ 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)
- ___ Very Shallow Dark Surface (TF12)
- ___ 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:
Redox features likely caused by ponding on top of SiCL layer rather than groundwater.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ 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 Tilled 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 _____	Depth (inches):	_____
Water Table Present?	Yes _____ No _____	Depth (inches):	>16
Saturation Present? (includes capillary fringe)	Yes _____ No _____	Depth (inches):	>16

Wetland Hydrology Present? Yes _____ No X

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

Remarks:
No hydrology indicators.

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

Project/Site: Gearhart Community Center | City/County: Gearhart/ Clatsop | Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC | State: Oregon | Sampling Point: 2

Investigator(s): Emma Eichhorn and Margret Harburg | Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope | Local relief (concave, convex, none): None | Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast | Lat: 46.02487777 | Long: -123.91298810 | Datum: NAD 1983

Soil Map Unit Name: Warrenton loamy fine sand, 0 to 3 percent slopes (Unit 72A); Hydric | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 ____	
Hydric Soil Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Wetland Hydrology Present?	Yes ____	No X	

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Agrostis species*	80%	Yes	FAC*
2. *Carex obnupta*	10%	No	OBL
3. *Holcus lanatus*	5%	No	FAC
4. *Leontodon saxatilis*	5%	No	FACU
5. *Rumex acetosella*	1%	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
	101% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1.			
2.			
	____ = Total Cover		
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

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

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	10	x 1 =	10
FACW species		x 2 =	
FAC species	85	x 3 =	255
FACU species	6	x 4 =	24
UPL species		x 5 =	
Column Totals:	101 (A)		289 (B)

Prevalence Index = B/A = 2.86

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
*Assumed FAC

SOIL

Sampling Point: 2

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100					S	
3-11	2.5Y 4/1	70	7.5YR 4/6	15	C	M	S	
			7.5YR 5/8	15	C	M	S	
11-16	5Y 2.5/1	100					S	

[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 Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X 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)
- ___ Very Shallow Dark Surface (TF12)
- ___ 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 (minimum of one required; check all that apply)

- ___ 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 Tilled 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): >16	
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): 16	

Wetland Hydrology Present? Yes _____ No X

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

Remarks:
Opened pit at 11:00 am. Checked hydrology at 1:45 pm.

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

Project/Site: Gearhart Community Center | City/County: Gearhart/ Clatsop | Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC | State: Oregon | Sampling Point: 3

Investigator(s): Emma Eichhorn and Margret Harburg | Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope | Local relief (concave, convex, none): Concave | Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast | Lat: 46.02487765 | Long: -123.91291856 | Datum: NAD 1983

Soil Map Unit Name: Warrenton loamy fine sand, 0 to 3 percent slopes (Unit 72A); Hydric | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 X No ____**
Hydric Soil Present?	Yes X	No ____		
Wetland Hydrology Present?	Yes X	No ____		

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1. *Salix hookeriana*	60%	Yes	FACW
2. *Sambucus racemosa*	15%	No	FACU
3. *Rubus spectabilis*	10%	No	FAC
4. *Acer species*	5%	No	FAC*
5.			
	90% = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Carex obnupta*	30%	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	30% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1. *Rubus ursinus*	30%	Yes	FACU
2.			
	30% = Total Cover		

% Bare Ground in Herb Stratum 70%

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 67% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 30	x 1 =	30
FACW species 60	x 2 =	120
FAC species 15	x 3 =	45
FACU species 45	x 4 =	180
UPL species	x 5 =	
Column Totals: 150 (A)		375 (B)
Prevalence Index = B/A =		2.50

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:
*Assumed FAC
Bare ground due to shade.

SOIL

Sampling Point: 3

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					S	Mucky
4-8	2.5Y 4/1	75	7.5YR 5/8	15	C	M/PL	S	
			7.5YR 4/6	20	C	M/PL	S	
8-10	2.5Y 5/1	100					S	Mucky
10-16	2.5Y 4/1	70	7.5YR 5/8	15	C	M/PL	S	
			7.5YR 4/6	15	C	M/PL	S	

[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)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X 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)
- ___ Very Shallow Dark Surface (TF12)
- ___ 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 (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X 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 Tilled 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 X	No _____	Depth (inches): 14	
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): 12	

Wetland Hydrology Present? Yes X No _____

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

Remarks:
Opened pit at 11:30 am. Checked hydrology at 2:00 pm.

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

Project/Site: Gearhart Community Center | City/County: Gearhart/ Clatsop | Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC | State: Oregon | Sampling Point: 4

Investigator(s): Emma Eichhorn and Margret Harburg | Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope | Local relief (concave, convex, none): Concave | Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast | Lat: 46.02596888 | Long: -123.91314840 | Datum: NAD 1983

Soil Map Unit Name: Warrenton loamy fine sand, 0 to 3 percent slopes (Unit 72A); Hydric | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra*	30%	Yes	FAC
2. *Picea sitchensis*	10%	Yes	FAC
3.			
4.			
	40% = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1. *Salix hookeriana*	50%	Yes	FACW
2. *Rubus armeniacus*	5%	No	FAC
3.			
4.			
5.			
	55% = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Carex obnupta*	90%	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 10%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

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

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	90	x 1 =	90
FACW species	50	x 2 =	100
FAC species	45	x 3 =	135
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	185 (A)		325 (B)

Prevalence Index = B/A = 1.76

Hydrophytic Vegetation Indicators:

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL

Sampling Point: 4

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-16	2.5Y 4/1	70	7.5YR 5/8	15	C	M/PL	S	
			7.5YR 4/6	15	C	M/PL		

[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 Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X 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)
- ___ Very Shallow Dark Surface (TF12)
- ___ 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 (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X 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 Tilled 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	X	No	_____	Depth (inches): 14
Saturation Present? (includes capillary fringe)	Yes	X	No	_____	Depth (inches): 11

Wetland Hydrology Present? Yes X No _____

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

Remarks:
Opened pit at 12:00 pm. Checked hydrology at 1:30 pm.

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

Project/Site: Gearhart Community Center | City/County: Gearhart/ Clatsop | Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC | State: Oregon | Sampling Point: 5

Investigator(s): Emma Eichhorn and Margret Harburg | Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope | Local relief (concave, convex, none): Convex | Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast | Lat: 46.02595097 | Long: -123.91325295 | Datum: NAD 1983

Soil Map Unit Name: Gearhart fine sandy loam, 3 to 15 percent slopes (Unit 19C); Non-hydric | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 ____	No X	**Is the Sampled Area within a Wetland?**	**Yes ____ No X**
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:
Plot taken in convex landform ±1 foott higher in elevation than Plot 4.

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Picea sitchensis*	80%	Yes	FAC
2. *Alnus rubra*	15%	No	FAC
3.			
4.			
	95% = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1. *Ilex aquifolium*	5%	Yes	FACU
2. *Rubus armeniacus*	1%	No	FAC
3.			
4.			
5.			
	6% = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	____ = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1. *Hedera helix*	5%	Yes	FACU
2.			
	5% = Total Cover		

% Bare Ground in Herb Stratum 100%

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

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

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 =	
FACW species ____	x 2 =	
FAC species 96	x 3 =	288
FACU species 10	x 4 =	40
UPL species ____	x 5 =	
Column Totals: 106 (A)		328 (B)
Prevalence Index = B/A =		3.09

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:
Leaf litter on bare ground.

SOIL

Sampling Point: 5

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	2.5Y 4/1	100					S	
8-16	2.5Y 4/1	80	7.5YR 4/6	10	C	M	S	
			7.5YR 5/8	10	C	M	S	

[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 Mucky 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)
___ Very Shallow Dark Surface (TF12)
___ 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 (minimum of one required; check all that apply)

___ 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 Tilled 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): >16
Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 16

Wetland Hydrology Present? Yes _____ No X

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

Remarks:
Opened pit at 12:10. Checked hydrology at 1:30.

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

Project/Site: Gearhart Community Center City/County: Gearhart/ Clatsop Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC State: Oregon Sampling Point: 6

Investigator(s): Emma Eichhorn and Margret Harburg Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast Lat: 46.02596995 Long: -123.91424447 Datum: NAD 1983

Soil Map Unit Name: Gearhart fine sandy loam, 3 to 15 percent slopes (Unit 19C); Non-hydric NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 ____	No X	**Is the Sampled Area within a Wetland?**	**Yes ____ No X**
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot Size: 30' r or ____)			
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1. *Rubus armeniacus*	10%	Yes	FAC
2. *Prunus laurocerasus*	10%	Yes	NOL
3.			
4.			
5.			
	20% = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Agrostis species*	45%	Yes	FAC*
2. *Anthoxanthum odoratum*	45%	Yes	FACU
3. *Holcus lanatus*	5%	No	FAC
4. *Pteridium aquilinum*	5%	No	FACU
5. *Polystichum munitum*	1%	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
	101% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1. *Rubus ursinus*	1%	No	FACU
2.			
	1% = Total Cover		
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	____	x 1 =	____
FACW species	____	x 2 =	____
FAC species	60	x 3 =	180
FACU species	52	x 4 =	208
UPL species	10	x 5 =	50
Column Totals:	122 (A)		438 (B)

Prevalence Index = B/A = 3.59

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:
*Assumed FAC.

SOIL

Sampling Point: 6

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/1	100					S	
3-13	10YR 3/3	99	7.5YR 4/4	1	C	M	S	
13-16	10YR 3/4	99	7.5YR 4/4	1	C	M	S	

[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 Mucky 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)
___ Very Shallow Dark Surface (TF12)
___ 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 (minimum of one required; check all that apply)

___ 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 Tilled 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 _____ Depth (inches): X
Water Table Present? Yes _____ No _____ Depth (inches): X
Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): X

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: Gearhart Community Center | City/County: Gearhart/ Clatsop | Sampling Date: 6/21/2022

Applicant/Owner: E2 Land Use Planning, LLC | State: Oregon | Sampling Point: 7

Investigator(s): Emma Eichhorn and Margret Harburg | Section, Township, Range: Section 10BA, T.6N, R.10W

Landform (hillslope, terrace, etc.): Hillslope | Local relief (concave, convex, none): Convex | Slope (%): <3

Subregion (LRR): A. Northwest Forests and Coast | Lat: 46.02597239 | Long: -123.91381136 | Datum: NAD 1983

Soil Map Unit Name: Gearhart fine sandy loam, 3 to 15 percent slopes (Unit 19C); Non-hydric | NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (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 ____	No X	**Is the Sampled Area within a Wetland?**	**Yes ____ No X**
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Precipitation:
According to the Seaside weather station, 0.20 inches of rainfall was received on the day of the site visit and 4.43 inches was recieved within the two weeks prior. The previous three months were wetter than normal.

Remarks:

VEGETATION

Tree Stratum (Plot Size: 30' r or ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot Size: 10' r or ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot Size: 5' r or ____)			
1. *Agrostis species*	60%	Yes	FAC*
2. *Leontodon saxatilis*	30%	Yes	FACU
3. *Holcus lanatus*	5%	No	FAC
4. *Anthoxanthum odoratum*	5%	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot Size: 10' r or ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species ____	x 1 =	____
FACW species ____	x 2 =	____
FAC species 65	x 3 =	195
FACU species 35	x 4 =	140
UPL species ____	x 5 =	____
Column Totals: 100 (A)		335 (B)

Prevalence Index = B/A = 3.35

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

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:
*Assumed FAC

SOIL

Sampling Point: 7

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

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	2.5Y 2.5/1	100					S	
3-12	10YR 3/3	100					S	
12-16	2.5Y 4/2	80	2.5Y 4/1	15	C	M	S	
			7.5YR 4/6	5	C	M		

[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 Mucky 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)
- ___ Very Shallow Dark Surface (TF12)
- ___ 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 (minimum of one required; check all that apply)

- ___ 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 Tilled 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): >16
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): >16

Wetland Hydrology Present? Yes ___ No X

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

Remarks:
Soils dry thoughout.

Appendix C: Representative Site Photos

Photo A. *The eastern portion of the study area facing north. Wetland A pictured right of frame.*

Photo B. *The eastern portion of the study area facing south. Wetland A pictured left of frame.*

Photo C. *Conditions at the southeast corner of the study area. The wetland extends off-site to the south. Photo taken looking southeast.*

Photo D. *The western portion of the study area facing south.*

Photos taken by Emma Eichhorn and Margret Harburg on June 21, 2022.

Photo E. *Plot 1 facing west.*

Photo F. *Plot 2 facing east.*

Photo G. *Plot 3, facing east.*

Photo H. *Plot 4 facing east.*

Photos taken by Emma Eichhorn and Margret Harburg on June 21, 2022.

Photo I. *Plot 5 facing west.*

Photo J. *Plot 6 facing north.*

Photo K. *Plot 7 facing north.*

Photo L. *A view of the north property line, facing northeast. Wetland vegetation was observed off-site.*

Photos taken by Emma Eichhorn and Margret Harburg on June 21, 2022.

Appendix D: Precipitation Data

WETS Table

WETS Station: SEASIDE, OR

Requested years: 1971 - 2021

Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall
Jan	51.8	38.2	45.0	10.87	7.44	12.97	15	0.3
Feb	52.9	37.9	45.4	8.65	6.17	10.23	14	0.0
Mar	54.6	39.0	46.8	8.49	6.15	10.01	15	0.0
Apr	57.1	41.2	49.1	5.85	4.04	6.96	11	0.0
May	60.4	45.6	53.0	3.86	2.58	4.62	9	0.0
Jun	63.2	49.5	56.4	2.72	1.79	3.27	6	0.0
Jul	66.6	52.1	59.4	1.38	0.65	1.69	3	0.0
Aug	67.6	52.7	60.2	1.25	0.61	1.51	3	0.0
Sep	68.1	49.2	58.6	2.97	1.24	3.61	5	0.0
Oct	62.5	44.9	53.7	6.38	3.59	7.78	9	0.0
Nov	55.3	41.0	48.2	11.24	7.98	13.32	16	0.0
Dec	51.3	37.6	44.5	11.25	8.43	13.16	16	0.0
Annual:					66.92	82.43		
Average	59.3	44.1	51.7	-	-	-	-	-
Total	-	-	-	74.91			123	0.3

GROWING SEASON DATES

Years with missing data:	24 deg = 26	28 deg = 26	32 deg = 20
Years with no occurrence:	24 deg = 8	28 deg = 0	32 deg = 0
Data years used:	24 deg = 25	28 deg = 25	32 deg = 31
Probability	24 F or higher	28 F or higher	32 F or higher
50 percent *	1/21 to 1/11: 355 days	2/16 to 11/24: 281 days	4/8 to 11/5: 211 days
70 percent *	No occurrence	2/5 to 12/5: 303 days	3/30 to 11/14: 229 days

* Percent chance of the growing season occurring between the Beginning and Ending dates.

STATS TABLE - total precipitation (inches)

Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1930	M0.96	12.73	6.07	3.31	5.37	2.08	0.07	0.19	3.22	4.26	5.35	M5.81	49.42
1931	10.13	6.09	15.40	5.79	1.56	6.61	0.33	0.13	3.57	7.97	12.96	15.59	86.13
1932	13.38	10.90	14.61	8.48	1.37	0.53	2.07	1.92	1.08	6.66	15.36	17.23	93.59
1933	19.71	8.24	16.16	2.06	8.90	4.42	0.22	0.75	8.27			46.51	115.24
1934	14.96	2.55	7.84	2.92	4.10	0.81	1.80	2.68	2.77	12.98	14.22	12.99	80.62
1935	15.15	6.01	13.21	3.54	0.95	3.34	0.44	0.63	4.33	4.77	5.67	6.76	64.80
1936	15.98	12.40	7.30	1.51	5.92	4.72	2.66	0.53	1.88	1.43	0.95	13.95	69.23
1937	6.93	M13.07	M5.86	10.16	3.15	5.85	0.49	4.16	3.54	5.33	23.80	15.62	97.96

1938	7.74	8.00	10.05	M7.45	2.38	M0.80	0.49	0.45	1.80	M8.75	9.80	M9.32	67.03
1939	M11.13	M12.55	5.82	M2.68	2.81	5.11	M2.42	0.41	1.11	7.42	5.61	17.35	74.42
1940	5.59	16.67	9.59	6.35	3.06	0.56	1.11	0.89	1.67	10.68	7.28	8.37	71.82
1941	10.35	4.19	3.03	2.70	7.33	2.31	0.32	4.67	6.25	5.12	8.30	16.64	71.21
1942	7.28	7.24	7.03	5.09	3.93	5.28	1.85	0.65	0.48	7.84	16.28	12.70	75.65
1943	7.89	10.70	8.22	6.25	4.08	2.48	1.50	3.59	0.87	9.55	4.13	8.46	67.72
1944	8.62	6.30	7.70	7.23	2.46	2.25	0.55	0.55	3.08	5.01	9.30	5.07	58.12
1945	11.29	9.68	11.82	5.81	4.40	0.68	1.13	0.34	4.50	2.58	13.23	12.02	77.48
1946	10.98	13.71	8.34	6.72	1.72	7.88	1.97	0.55	2.24	7.53	12.52	12.21	86.37
1947	9.18	5.94	4.12	4.34	0.56	4.58	2.10	0.89	1.71	13.35	7.41	10.46	64.64
1948	7.56	10.47	7.19	7.86	6.56	0.88	1.42	3.52	5.06	5.21	10.51	14.69	80.93
1949	1.60	M15.19	7.27	1.74	2.94	1.41	0.81	0.92	1.39	5.84	11.14	11.75	62.00
1950	13.87	16.54	15.70	7.34	1.90	1.54	1.85	1.73	3.24	M14.62	12.26	17.78	108.37
1951	15.64	14.52	8.34	2.86	2.32	0.45	0.60	0.79	3.73	9.49	9.95	9.77	78.46
1952	14.06	8.52	9.26	3.39	2.31	3.23	0.69	M1.78	0.72	2.28	2.60	13.24	62.08
1953	28.81	5.20	8.57	4.35	5.37	3.87	M0.97	2.51	3.96	4.72	13.45	13.01	94.79
1954	20.69	12.25	5.39	M5.54	M1.81	4.93	1.77	2.55	M2.61	4.59	11.63	11.75	85.51
1955	6.25	M6.81	9.03	M9.20	1.50	2.98	3.66	0.36	M3.73	M13.22	14.75	18.34	89.83
1956	17.49	9.63	14.77	2.21	1.68	5.08	0.26	M2.02	3.38	12.83	2.95	12.26	84.56
1957	5.94	M6.96	11.28	4.73	3.37	1.80	1.82	1.21	0.74	4.63	M6.31	16.21	65.00
1958	13.02	13.11	5.84	8.63	1.12	3.48	0.18	0.32	2.20	6.80	16.54	11.12	82.36
1959	15.37	6.71	10.85	6.75	3.48	3.97	1.45	0.71	6.72	7.17	11.05	9.23	83.46
1960	9.67	10.19	8.41	6.11	6.15	1.87	0.07	3.27	1.26	8.63	15.57	5.45	76.65
1961	11.62	23.00	12.09	5.36	3.43	1.30	0.87	1.43	1.39	7.11	6.53	13.14	87.27
1962	6.50	6.04	6.77	6.82	3.73	2.62	0.53	2.91	3.66	7.82	M15.75	6.42	69.57
1963	4.45	8.84	7.84	7.19	2.09	1.88	2.37	1.63	2.55	9.79	14.89	7.60	71.12
1964	18.22	4.48	8.93	3.56	2.40	2.91	2.85	2.55	2.77	2.43	13.10	14.90	79.10
1965	19.11	6.42	1.22	4.49	2.91	1.18	0.41	1.85	0.49	3.75	12.53	12.89	67.25
1966	10.42	6.81	9.82	2.92	1.95	1.64	0.81	0.76	1.98	6.18	9.17	15.63	68.09
1967	16.85	6.86	8.75	5.48	1.00	1.33	0.23	0.09	2.46	10.55	7.47	11.59	72.66
1968	9.26	10.21	10.89	4.32	2.86	6.33	0.97	4.75	3.99	8.28	11.91	14.50	88.27
1969	13.63	6.05	3.79	4.81	3.88	4.90	0.37	0.74	6.35	6.34	6.60	12.78	70.24
1970	16.05	5.74	4.37	8.19	2.10	1.11	0.55	0.31	3.95	6.05	8.87	18.08	75.37
1971	17.35	7.75	11.54	5.20	2.12	3.03	1.71	1.53	7.29	7.12	9.72	16.01	90.37

1972	12.83	10.94	10.39	8.69	1.82	1.30	1.61	0.27	4.70	1.73	6.34	14.77	75.39
1973	7.60	2.63	7.23	2.55	3.78	3.34	0.26	0.89	4.13	4.99	16.53	15.91	69.84
1974	13.24	10.62	10.89	4.86	5.10	2.52	5.43	0.65	0.30	1.20	10.87	12.86	78.54
1975	14.53	8.66	M5.83	4.44	3.33	2.51	0.24	2.24	0.09	12.57	11.83	16.77	83.04
1976	13.43	8.54	7.94	2.78	2.43	0.66	1.99	2.03	1.35	2.19	2.02	3.37	48.73
1977	1.78	6.56	9.42	0.91	6.07	2.25	0.57	3.69	6.22	4.27	M12.30	14.47	68.51
1978	8.18	6.34	3.58	6.49	4.32	3.66	1.03	3.39	M6.26	1.19	9.48	5.54	59.46
1979	3.62	15.94	5.34	4.66	4.32	1.96	1.22	1.36	3.11	9.30	7.94	13.98	72.75
1980	8.03	10.07	M5.54	4.85	1.93	2.94	0.49		3.06	3.38	12.64	14.21	67.14
1981	3.17	10.99	6.87	7.38	4.04	5.14	1.53	0.18	3.16	10.44	11.29	M14.56	78.75
1982	M11.78	M15.69	M10.11	M9.56	1.23	3.51	M1.14	M1.12		10.24	10.11	13.02	87.51
1983	18.59	13.83	10.91	3.38	4.57	5.27	7.60	1.30	2.30	2.08	17.98	9.71	97.52
1984	7.59	10.44	6.51	6.93	6.54	5.06	0.38	0.63	4.45	9.27	16.18	8.44	82.42
1985	0.77	6.52	M8.86	4.40	1.89	M3.67	M1.09	0.88	3.11	10.85	8.64	3.17	53.85
1986	12.20	9.63	6.15	4.76	4.62	1.42	2.05	0.42	3.66	5.93	14.07	7.28	72.19
1987	10.97	8.57	12.91	4.66	M5.89	0.97	1.74	0.74	0.74	0.50	5.84	10.34	63.87
1988	9.00	4.08	11.58	6.19	6.94	2.98	1.98	0.80	1.49	3.07	14.04	8.43	70.58
1989	9.50	M5.57	10.94	3.78	4.12	1.91	3.68	2.36	1.41	6.18	7.51	8.74	65.70
1990	16.16	16.18	7.10	5.56	5.44	4.23	0.65	1.33	0.50	10.42	12.83	6.30	86.70
1991	10.28	10.57	8.37	10.45	2.95	2.61	0.38	3.44	0.07	2.64	11.89	9.34	72.99
1992	13.91	8.42	1.77	10.16	0.86	0.79	0.76	1.10	3.10	5.08	8.64	7.47	62.06
1993	5.79	1.74	8.17	10.51	4.98	3.57	2.74	0.72	0.09	2.45	6.15	9.34	56.25
1994	9.14	10.94	7.05	6.22	2.39	3.02	0.96	1.93	2.23	9.83	16.89	15.81	86.41
1995	10.92	9.03	9.14	6.01	2.00	2.60	1.15	1.69	3.76	9.53	18.21	11.89	85.93
1996	9.78	17.45	2.27	11.94	5.11	1.97	2.29	0.64	3.43	9.67	12.29	19.76	96.60
1997	11.17	4.47	17.79	5.58	4.35	4.65	1.88	2.66	9.03	13.63	7.15	8.38	90.74
1998	15.27	9.61	12.46	2.31	3.19	1.51	0.50	0.08	0.98	4.35	18.63	21.78	90.67
1999	M14.24	18.81	M9.69	2.73	8.32	4.81	M1.03	M0.86	0.20	3.90	M18.33	14.21	97.13
2000	M7.29	6.36	M5.28	4.32	4.03	6.07	1.81	0.70	2.18	M4.19	3.40	4.16	49.79
2001	3.92	3.92	M5.05	M5.27	3.54	3.51	M0.64	M3.81	1.38	4.84	M11.77	M10.59	58.24
2002	M13.96	M6.18	M6.85	8.09	M2.12	M2.79	0.15	M0.05	M1.63	M1.39	M4.85	M11.43	59.49
2003	M11.93	M4.43	M11.64	M5.20	3.14	M0.82	M0.27	0.16	2.56	6.71	10.35	8.96	66.17
2004	M12.88	6.27	5.92	M3.31	3.89	3.15	M0.20	M2.83	M4.34	7.13	M4.88	6.98	61.78
2005		M1.14	M7.44	6.25	M6.99	2.11	M1.51	M0.06	M0.78	M4.94	M5.58	10.77	47.57

2006	M23.64	3.25	M6.17	M2.99	M2.18	M1.15	0.60	T	M1.54	1.07	M24.53	M11.61	78.73
2007	M7.95	M10.73	M8.84	M2.44	2.73	M2.58	M3.14	M0.97	M1.92	M4.39	M4.61	M7.40	57.70
2008	M7.05	M2.64	M7.98	5.22	1.89	M2.43	M0.42	M2.13	M0.20	M1.62	M9.02	M9.18	49.78
2009	9.44	M1.95	M6.94	3.95	M5.43	0.51	M0.72	1.45	M1.66	M5.26	M11.27	6.33	54.91
2010	M7.87	M7.60	M5.58	M9.12	M4.70	M3.66	M0.54	M0.53	M0.97	M7.10	M12.68	M14.15	74.50
2011	13.30	M7.80	M10.71	M10.31	M5.14	M2.31	M1.78	M0.11	M2.84	M3.87	M8.90	M3.80	70.87
2012	M12.21	7.40	17.54	8.28	M5.77	M3.95	M0.24	M0.00	M0.20	15.76	9.20	M16.19	96.74
2013	10.66	M7.94	M5.71	M7.23	6.74	2.64	M0.06	1.45	10.36	2.22	5.86	M1.41	62.28
2014	6.14	7.85	15.24	9.86	6.77	M2.51	1.41	0.83	4.60	9.74	8.53	13.11	86.59
2015	11.15	7.75	8.25	4.78	1.75	0.44	0.35	1.42	1.41	8.75	17.96	22.45	86.46
2016	14.30	9.54	14.12	M3.20	1.42	2.61	M1.67	0.46	1.68	16.79	19.22	11.28	96.29
2017	7.25	14.17	M18.01	10.20	6.37	4.09	0.25	M0.27	3.27	11.72	18.63	M11.47	105.70
2018	13.90	6.68	7.11	11.56	0.46	0.97	0.26	0.44	3.35	M6.56	7.80	10.94	70.03
2019	6.80	9.20	M2.35	4.82	2.74	1.49	M1.64	0.94	4.50	5.21	2.61	M11.98	54.28
2020	M21.59	9.20	5.06	2.52	4.34	2.71	0.50	0.81	4.39	6.33	9.19	9.61	76.25
2021	16.72	10.94	6.63	1.37	1.36	1.39	1.01	0.41	5.23	8.28	14.01	10.85	78.20
2022	15.41	5.71	6.78	M7.59	5.81								41.30

Notes: Data missing in any month have an "M" flag. A "T" indicates a trace of precipitation.

Data missing for all days in a month or year is blank.

Creation date: 2022-06-20

Climatological Data for SEASIDE, OR - June 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-06-01	59	43	51.0	11	1	0.01	M	M
2022-06-02	M	M	M	M	M	0.00	M	M
2022-06-03	64	51	57.5	18	8	1.50	M	M
2022-06-04	64	51	57.5	18	8	0.39	M	M
2022-06-05	M	M	M	M	M	0.00	M	M
2022-06-06	64	45	54.5	15	5	0.00	M	M
2022-06-07	62	47	54.5	15	5	0.00	M	M
2022-06-08	M	M	M	M	M	0.00	M	M
2022-06-09	64	51	57.5	18	8	1.03	M	M
2022-06-10	M	M	M	M	M	0.00	M	M
2022-06-11	58	51	54.5	15	5	0.20	M	M
2022-06-12	60	55	57.5	18	8	1.55	M	M
2022-06-13	60	50	55.0	15	5	0.00	M	M
2022-06-14	59	49	54.0	14	4	1.60	M	M
2022-06-15	M	M	M	M	M	0.00	M	M
2022-06-16	M	M	M	M	M	0.00	M	M
2022-06-17	62	44	53.0	13	3	0.00	M	M
2022-06-18	62	44	53.0	13	3	0.05	M	M
2022-06-19	M	M	M	M	M	0.00	M	M
2022-06-20	M	M	M	M	M	0.00	M	M
2022-06-21	63	51	57.0	17	7	0.20	M	M
2022-06-22	63	55	59.0	19	9	0.04	M	M
2022-06-23	61	52	56.5	17	7	0.00	M	M
2022-06-24	64	53	58.5	19	9	0.00	M	M
2022-06-25	89	47	68.0	28	18	0.00	M	M
2022-06-26	93	53	73.0	33	23	0.00	M	M
2022-06-27	M	M	M	M	M	0.00	M	M
2022-06-28	59	52	55.5	16	6	0.03	M	M
2022-06-29	59	52	55.5	16	6	0.10	M	M
2022-06-30	64	55	59.5	20	10	0.02	M	M
Average|Sum	64.4	50.0	57.2	368	158	6.72	M	M

Climatological Data for SEASIDE, OR - May 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-05-01	M	M	M	M	M	0.00	0.0	0
2022-05-02	M	M	M	M	M	0.00	0.0	0
2022-05-03	57	41	49.0	9	0	0.45	0.0	0
2022-05-04	56	42	49.0	9	0	0.00	0.0	0
2022-05-05	56	38	47.0	7	0	0.34	0.0	0
2022-05-06	55	39	47.0	7	0	0.88	0.0	0
2022-05-07	55	44	49.5	10	0	0.73	0.0	0
2022-05-08	55	40	47.5	8	0	0.00	0.0	0
2022-05-09	M	M	M	M	M	0.00	0.0	0
2022-05-10	54	37	45.5	6	0	0.41	M	0
2022-05-11	52	36	44.0	4	0	0.02	0.0	0
2022-05-12	53	45	49.0	9	0	1.20	0.0	0
2022-05-13	M	M	M	M	M	0.00	0.0	0
2022-05-14	M	M	M	M	M	0.00	0.0	0
2022-05-15	M	M	M	M	M	0.00	0.0	0
2022-05-16	M	M	M	M	M	0.00	0.0	0
2022-05-17	60	37	48.5	9	0	0.01	M	0
2022-05-18	60	37	48.5	9	0	0.00	0.0	0
2022-05-19	M	M	M	M	M	0.00	0.0	0
2022-05-20	M	M	M	M	M	0.00	0.0	0
2022-05-21	M	M	M	M	M	0.00	0.0	0
2022-05-22	M	M	M	M	M	0.00	0.0	0
2022-05-23	57	43	50.0	10	0	0.00	0.0	0
2022-05-24	60	50	55.0	15	5	0.00	0.0	0
2022-05-25	61	52	56.5	17	7	0.05	0.0	0
2022-05-26	65	46	55.5	16	6	0.02	0.0	0
2022-05-27	M	M	M	M	M	0.00	0.0	0
2022-05-28	58	48	53.0	13	3	0.65	M	0
2022-05-29	M	M	M	M	M	0.00	0.0	0
2022-05-30	59	48	53.5	14	4	1.05	M	0
2022-05-31	M	M	M	M	M	0.00	0.0	0
Average|Sum	57.2	42.5	49.9	172	25	5.81	0.0	0.0

Climatological Data for SEASIDE, OR - April 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-04-01	53	37	45.0	5	0	0.25	0.0	0
2022-04-02	51	36	43.5	4	0	0.11	0.0	0
2022-04-03	M	M	M	M	M	S	0.0	0
2022-04-04	M	M	M	M	M	M	0.0	0
2022-04-05	51	37	44.0	4	0	1.80A	0.0	0
2022-04-06	62	31	46.5	7	0	0.00	0.0	0
2022-04-07	66	44	55.0	15	5	0.00	0.0	0
2022-04-08	M	M	M	M	M	S	0.0	0
2022-04-09	M	M	M	M	M	M	0.0	0
2022-04-10	M	M	M	M	M	M	0.0	0
2022-04-11	M	M	M	M	M	M	0.0	0
2022-04-12	M	M	M	M	M	M	0.0	0
2022-04-13	47	34	40.5	1	0	0.25A	0.0	0
2022-04-14	48	35	41.5	2	0	0.05	0.0	0
2022-04-15	47	35	41.0	1	0	0.15	0.0	0
2022-04-16	58	32	45.0	5	0	0.12	0.0	0
2022-04-17	54	29	41.5	2	0	0.10	0.0	0
2022-04-18	M	M	M	M	M	S	0.0	0
2022-04-19	53	38	45.5	6	0	1.93A	0.0	0
2022-04-20	52	42	47.0	7	0	0.24	0.0	0
2022-04-21	53	43	48.0	8	0	0.85	0.0	0
2022-04-22	54	41	47.5	8	0	0.01	0.0	0
2022-04-23	M	M	M	M	M	0.00	0.0	0
2022-04-24	57	37	47.0	7	0	0.00	0.0	0
2022-04-25	53	49	51.0	11	1	0.00	0.0	0
2022-04-26	53	42	47.5	8	0	0.39	0.0	0
2022-04-27	52	47	49.5	10	0	0.17	0.0	0
2022-04-28	53	39	46.0	6	0	1.02	0.0	0
2022-04-29	56	44	50.0	10	0	0.15	0.0	0
2022-04-30	M	M	M	M	M	M	0.0	0
Average|Sum	53.7	38.6	46.1	127	6	7.59	0.0	0.0

Climatological Data for SEASIDE, OR - March 2022

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2022-03-01	54	51	52.5	13	3	1.97	0.0	0
2022-03-02	55	48	51.5	12	2	0.23	0.0	0
2022-03-03	49	43	46.0	6	0	0.07	0.0	0
2022-03-04	47	39	43.0	3	0	0.10	0.0	0
2022-03-05	49	36	42.5	3	0	0.00	0.0	0
2022-03-06	49	43	46.0	6	0	0.00	0.0	0
2022-03-07	M	M	M	M	M	0.00	0.0	0
2022-03-08	49	33	41.0	1	0	0.08	0.0	0
2022-03-09	53	35	44.0	4	0	0.05	0.0	0
2022-03-10	M	M	M	M	M	S	0.0	0
2022-03-11	M	M	M	M	M	M	0.0	0
2022-03-12	M	M	M	M	M	M	0.0	0
2022-03-13	M	M	M	M	M	M	0.0	0
2022-03-14	54	29	41.5	2	0	1.37A	0.0	0
2022-03-15	51	45	48.0	8	0	0.60	0.0	0
2022-03-16	53	40	46.5	7	0	0.09	0.0	0
2022-03-17	54	38	46.0	6	0	0.03	0.0	0
2022-03-18	54	45	49.5	10	0	0.05	0.0	0
2022-03-19	52	43	47.5	8	0	0.79	0.0	0
2022-03-20	50	40	45.0	5	0	0.25	0.0	0
2022-03-21	51	43	47.0	7	0	0.69	0.0	0
2022-03-22	M	M	M	M	M	0.00	0.0	0
2022-03-23	60	46	53.0	13	3	0.29	0.0	0
2022-03-24	61	33	47.0	7	0	0.00	0.0	0
2022-03-25	55	43	49.0	9	0	0.00	0.0	0
2022-03-26	59	44	51.5	12	2	0.00	0.0	0
2022-03-27	M	M	M	M	M	0.00	0.0	0
2022-03-28	57	43	50.0	10	0	0.12	0.0	0
2022-03-29	M	M	M	M	M	0.00	0.0	0
2022-03-30	M	M	M	M	M	0.00	0.0	0
2022-03-31	M	M	M	M	M	0.00	0.0	0
Average|Sum	53.1	41.0	47.0	152	10	6.78	0.0	0.0

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

December 15, 2022

Robert S Morey
PO Box 2759
Gearhart, OR 97138

Re: WD # 2022-0450 **Approved**
Wetland Delineation Report for Gearhart Community Center
Clatsop County; T6N R10W S10BA TL 800 and 1500
Gearhart Local Wetlands Inventory, Wetland W2

Dear Robert Morey:

The Department of State Lands has reviewed the wetland delineation report prepared by AKS Engineering & Forestry, LLC for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundaries as mapped in Figure 5 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland A, totaling approximately 0.78 acres) was identified. It is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

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

Please be advised that state law establishes a preference for avoidance of 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. If you have any questions, please contact the Jurisdiction Coordinator for Clatsop County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Stacey Reed, PWS, AKS Engineering & Forestry, LLC
Gearhart Planning Department (Maps enclosed for updating LWI)
Kate Mott, Corps of Engineers
Dan Cary, SPWS, 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, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

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

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Robert S. Morey
PO Box 2759
Gearhart, OR 97138

Business phone # (503) 936-2500
Mobile phone # (optional)
E-mail: scofinz@aol.com

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

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

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

Typed/Printed Name: ROBERT S. MOREY **Signature:** Robert S Morey

Date: _____ Special instructions regarding site access: _____

Project and Site Information

Project Name: Gearhart Community Center

Latitude: 46.025129° Longitude: -123.913820°
decimal degree - centroid of site or start & end points of linear project

Proposed Use:

Tax Map # 6 10 10BA
Tax Lot(s) 800 & 1500

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1002 Pacific Way

Township 6N Range 10W Section 10 QQ BA

Use separate sheet for additional tax and location information

City: Gearhart County: Clatsop

Waterway: NA River Mile: NA

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Stacey Reed, PWS
AKS Engineering & Forestry, LLC
12965 SW Herman Rd Ste 100
Tualatin, OR 97062

Phone # (503) 563-6151
Mobile phone # (if applicable) (503) 956-2550
E-mail: staceyr@aks-eng.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: Stacey Reed Date: 08/01/2022

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

Wetland/Waters Present? ☒ Yes ☐ No | Study Area size: 8.44 | Total Wetland Acreage: 0.7800

Check Applicable Boxes Below

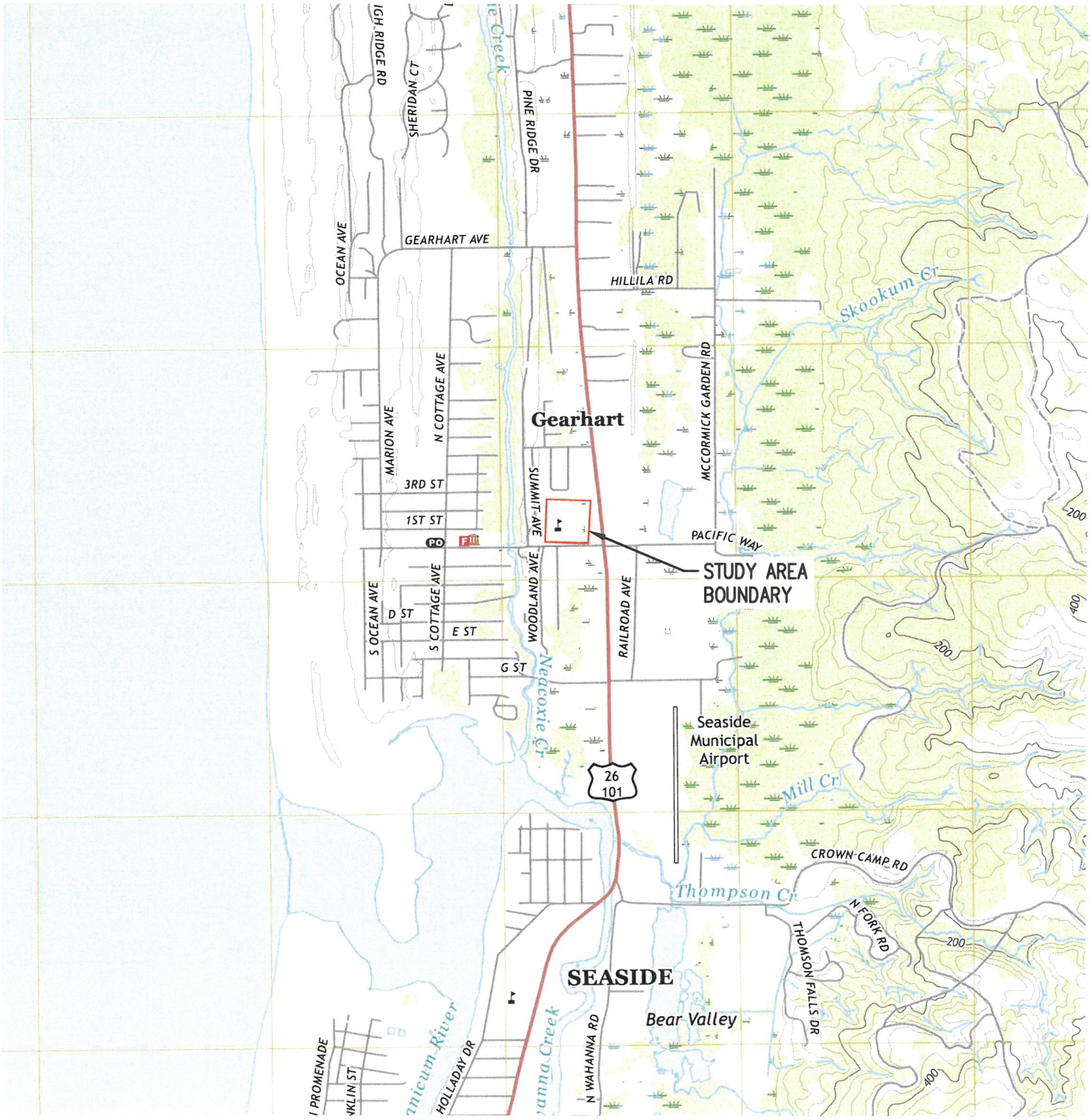
☐ R-F permit application submitted
☐ Mitigation bank site
☐ EFSC/ODOE Proj. Mgr: _____
☐ Wetland restoration/enhancement project (not mitigation)
☒ Previous delineation/application on parcel
If known, previous DSL # 2020-0696

☒ Fee payment submitted $ 500
☐ Resubmittal of rejected report ($100)
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date _____
☒ LWI shows wetlands or waters on parcel
Wetland ID code W2

For Office Use Only

DSL Reviewer: DE Fee Paid Date: ___/___/___ DSL WD # 2022-0450

Date Delineation Received: 08 / 16 / 22 DSL App.# _____



N

USGS 7.5' TOPOGRAPHIC SERIES
QUADRANGLE: GEARHART, OR (2020)

SCALE: 1"= 2000 FEET

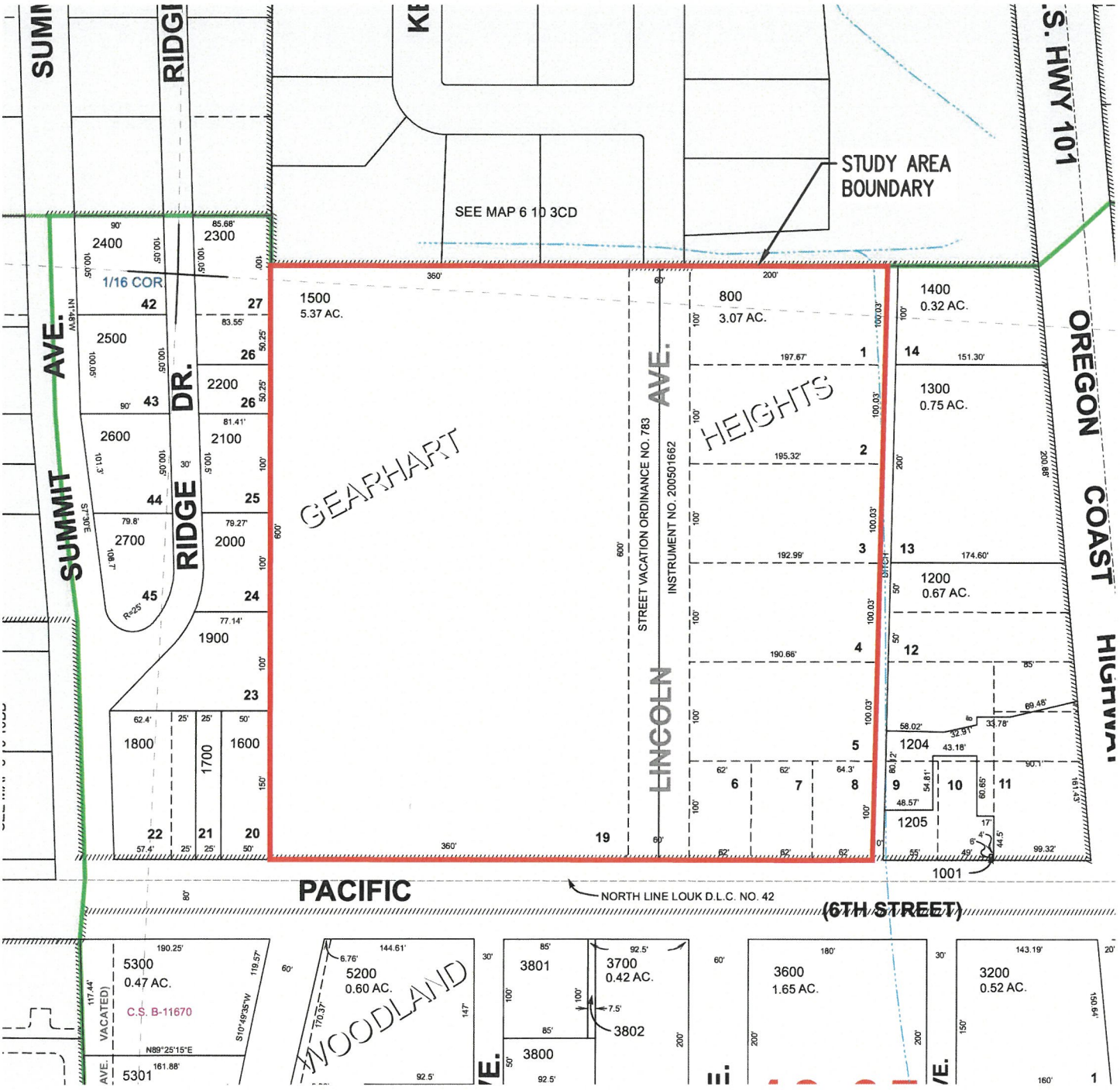
2000 0 400 1000 2000

ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 07/27/2022

USGS VICINITY MAP GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT	FIGURE 1
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES | FIGURE 1



N

CLATSOP COUNTY
TAX LOTS 800 AND 1500
TAX MAP 6 10 10BA

DATE: 07/27/2022

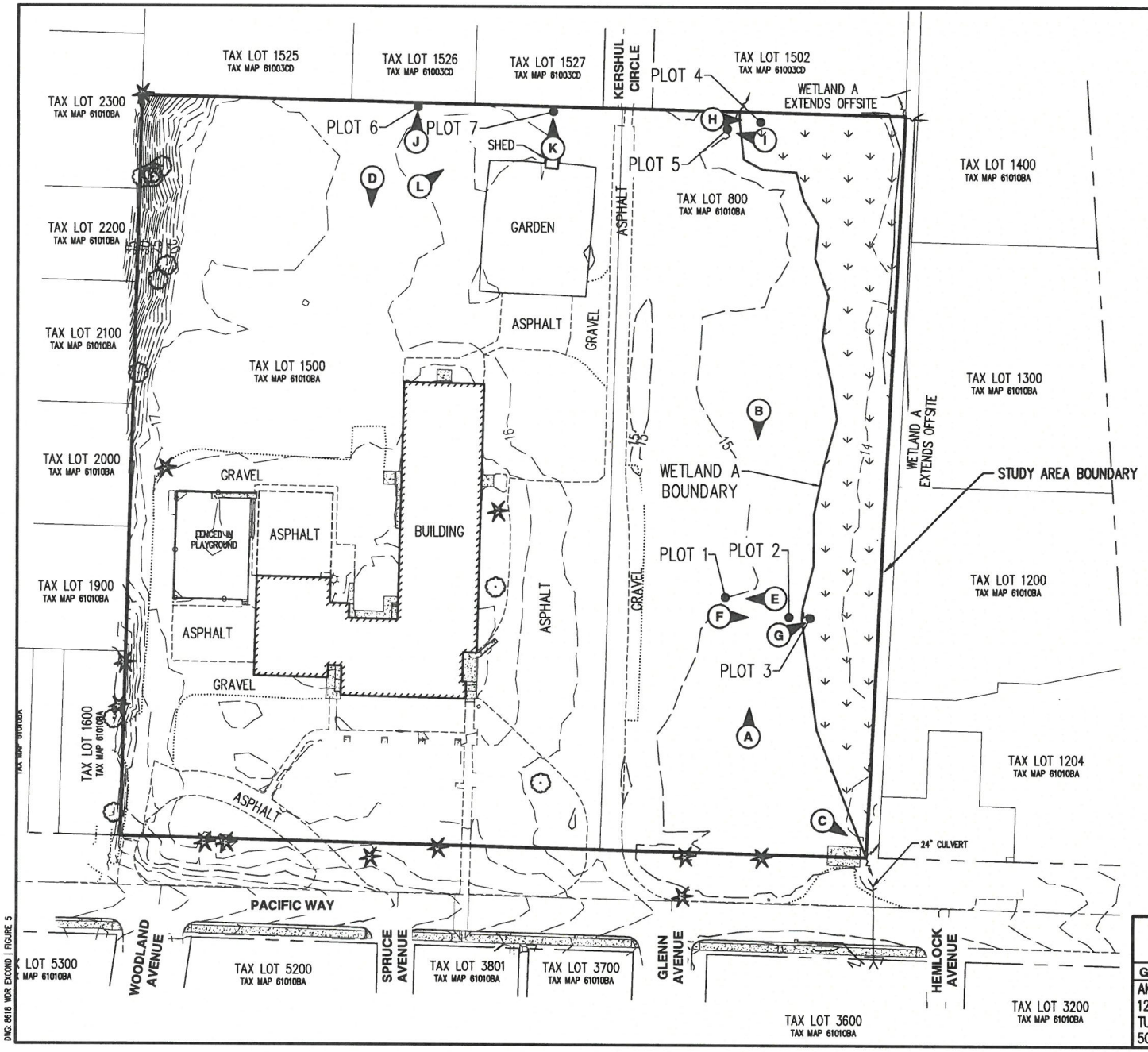
SCALE: 1"=150 FEET

150 0 30 75 150

ORIGINAL PAGE SIZE: 8.5" x 11"

TAX MAP (MAP 6 10 10BA) **GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT**	FIGURE 2
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM	DRWN: RAS CHKD: SKT AKS JOB: 8618

DWG: 8618 BACKGROUND FIGURES \ FIGURE 2



LEGEND:

TOTAL ON-SITE PSS/SLOPE WETLAND A AREA: 34,173 SF± (0.78 ACRES)

PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARY AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON JUNE 21, 2022 AND WERE PROFESSIONALLY LAND SURVEYED BY AKS ON JUNE 28, 2022.

1-FOOT INTERVAL GROUND CONTOURS, EXISTING CONDITIONS, STUDY AREA BOUNDARY AND PARTIAL TREE SURVEY OF TREES >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY.

DSL WD # 2022-0450
Approval Issued 12/15/2022
Approval Expires 12/15/2027

N

SCALE: 1"=80 FEET

80 0 16 40 80

ORIGINAL PAGE SIZE: 11" x 17"

DATE: 07/26/2022

WETLAND DELINEATION MAP

FIGURE 5

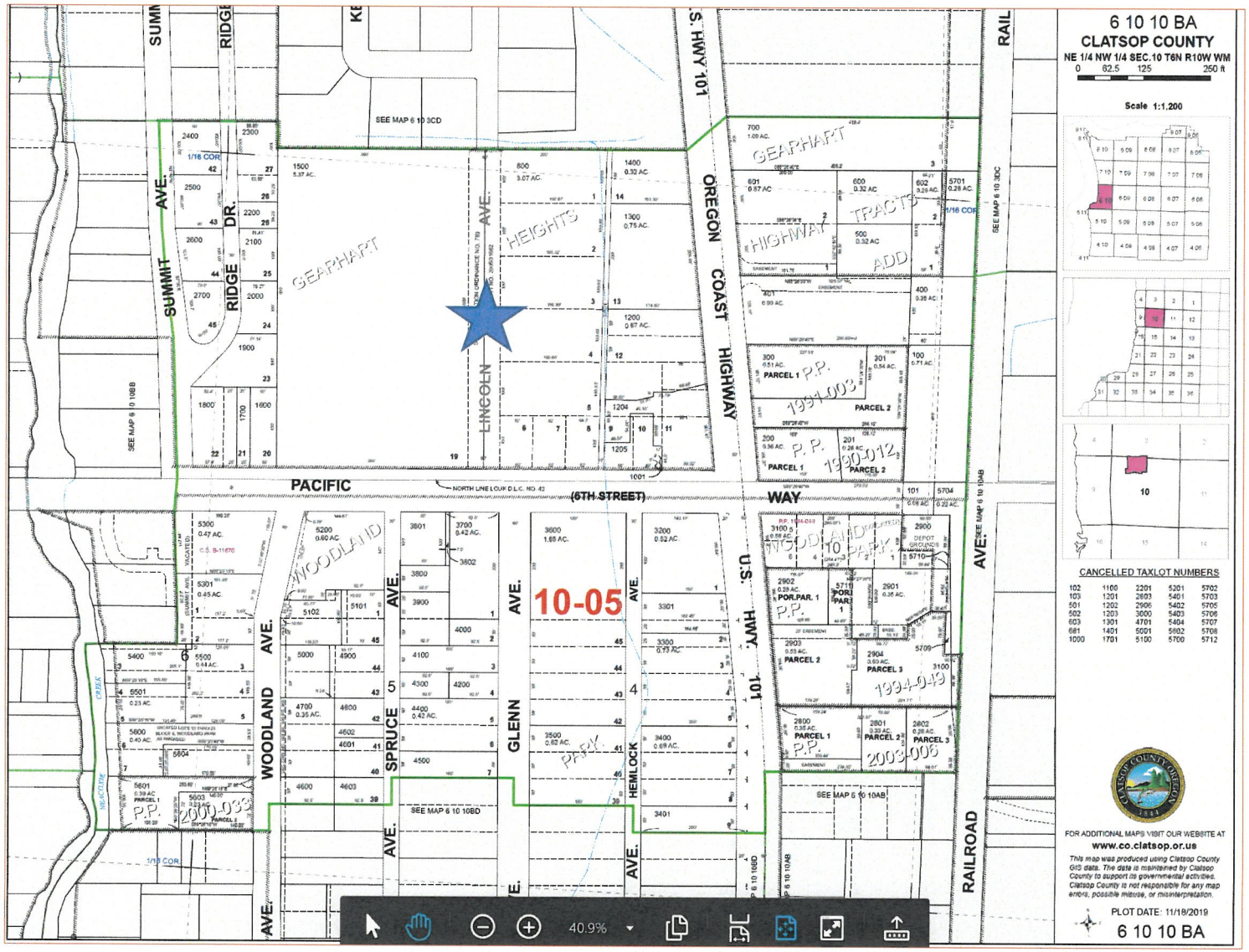
GEARHART COMMUNITY CENTER WETLAND DELINEATION REPORT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

DRWN: RAS
CHKD: SKT
AKS JOB: 8618

DWG: 8618 WDR EXCOND | FIGURE 5

Exhibit E. Tax Map 1002 Pacific Way



SCOFI Gearhart LLC
PO Box 2759PO Box 2759
Gearhart, OR 97138

Pacific Pelican LLC
3470 Highway 101 N #Ste 101
Gearhart, OR 97138

Seahart Enterprises LLC
PO Box 560PO Box 560
Seaside, OR 97138-0560

Pacific Pelican LLC
3470 Highway 101 N #Ste 101
Gearhart, OR 97138

DMT Developtment LLC
PO Box 23PO Box 23
Seaside, OR 97138

DMT Development LLC
PO Box 23PO Box 23
Seaside, OR 97138

SCOFI Gearhart LLC
PO Box 2759PO Box 2759
Gearhart, OR 97138

Stilwell Lawrence W/Constance
PO Box 2481PO Box 2481
Gearhart, OR 97138-2481

Stilwell Lawrence W/Constance
PO Box 2481PO Box 2481
Gearhart, OR 97138-2481

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Leonard Ashley M
PO Box 2070PO Box 2070
Gearhart, OR 97138

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Siegel Cogen Arlene
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Portland, OR 97229-7538

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Reid Thomas C
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Gearhart, OR 97138

Piza Guillermo Bello
169 Ridge Dr
Gearhart, OR 97138

Piza Guillermo Bello
169 Ridge Dr
Gearhart, OR 97138

Oliver Marie J
259 Ridge Dr
Gearhart, OR 97138

McVey Bobby & Shirley Rev Trst
McVey Bobby & Shirley Trustees
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Carson Mary Clare
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Walla Walla, WA 99362-2309

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Palmberg Jr Trust
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Gearhart, OR 97138-4244

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Hanson GL Family Trust
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Shumaker Margaret A
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Gearhart, OR 97138-2682

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Baumann Walter R Trustee
Baumann Jennifer & Walter Trust
7104 SW Canyon Ln
Portland, OR 97225

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Gearhart, OR 97138-2544

Wright Carol
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Jones Ellen Mayah
Jones Revocable Trust
1826 SW Myrtle St
Portland, OR 97210

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Seibel Robert Allen
1330 NW 128th Ave
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Foster Todd O
Foster Anne D
Otto Angela Marie
4820 NE Simpson St
Portland, OR 97218

Foster Todd O
Foster Anne D
Otto Angela Marie
4820 NE Simpson St
Portland, OR 97218

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Upton Nathan W
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Penfield Catriona
Rust Penfield Trust
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Parks Garrett A
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Seaside, OR 97138-1161

Gearhart City Of
PO Box 2510PO Box 2510
Gearhart, OR 97138-2510

Palmberg William C
Palmberg Marianne
Palmberg Jr Trust
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Gearhart, OR 97138

Sparks Ronald K Jr/Sabine A
PO Box 2233PO Box 2233
Gearhart, OR 97138-2233

Asanea LLC
PO Box 4345PO Box 4345
Portland, OR 97208-4345

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Nagle Rebecca J
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Gearhart, OR 97138

Dickau Justin G
Dickau Athena M
294 E Kershul Cir
Seaside, OR 97138-0018

Burke John R
Burke Lena C
293 W Kershul Cir
Gearhart, OR 97138

Stein Andrew M
Stein Peggy H
298 W Kershul Circle
Gearhart, OR 97138-2010

Newman Richard L Trustee
Newman Cheryl A Trustee
Newman Trust
16635 SW Estuary Dr
Beaverton, OR 97006-7902

Newman Richard L Trustee
Newman Cheryl A Trustee
Newman Trust Agreement
16635 SW Estuary Dr
Beaverton, OR 97006-7902

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222 E Kershul Cir
Gearhart, OR 97138

Smith Joseph A
Smith Maryann S
232 E Kershul Cir
Seaside, OR 97138-0018

Stevenson Michael
Stevenson Rosemary
263 E Kershul Cir
Gearhart, OR 97138-0018

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Clowers Lillian Z
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Camas, WA 98607

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315 Ridge Dr
Seaside, OR 97138

Catanese Joseph R
315 Ridge Dr
Seaside, OR 97138

Sagner Curt D Trust
Sagner Curt D Trustee
841 Avenue A
Seaside, OR 97138-6703

Kero Charles E/Ruth E
298 Ridge Dr
Gearhart, OR 97138-4213