



9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

PACIFIC HABITAT SERVICES, INC

(800) 871-9333 • (503) 570-0800 • Fax (503) 570-0855

Date: February 9, 2022
To: Warrenton Planning Commission
From: John van Staveren, SPWS
Re: Appeal AP-21-2 of Administrative Decision on LP-21-5
Wetland Delineation
PHS Project Number: 7447

While employed as a wetland scientist with SRI/Shapiro, in 1993 I managed and conducted the majority of the field work for the Wetland Conservation Plan Inventory for the City of Warrenton. The inventory allowed the City to comply with Statewide Planning Goal 5, which requires cities and counties to inventory significant natural resources, including wetlands. Wetland inventories (and wetland delineations) are valid for a five-year period. The US Army Corps of Engineers and the Oregon Department of State Lands acknowledge that wetland conditions (vegetation and hydrology) can change over time, which is why both agencies require updates.

On February 3rd, 2022, wetland scientists from Pacific Habitat Services visited Tax Lot 810290001100 owned by John Wilson and Tracy Bergerson-Wilson. The purpose of their site visit was to review a wetland delineation boundary that was staked on the property by Magyar Land Surveying, LLC and to review the results of the Wetland Conservation Plan Inventory. The wetland stakes were the result of a wetland delineation that was conducted on the property by two wetland scientists (Chris Thoms and Roger Redfern) in July 1993.

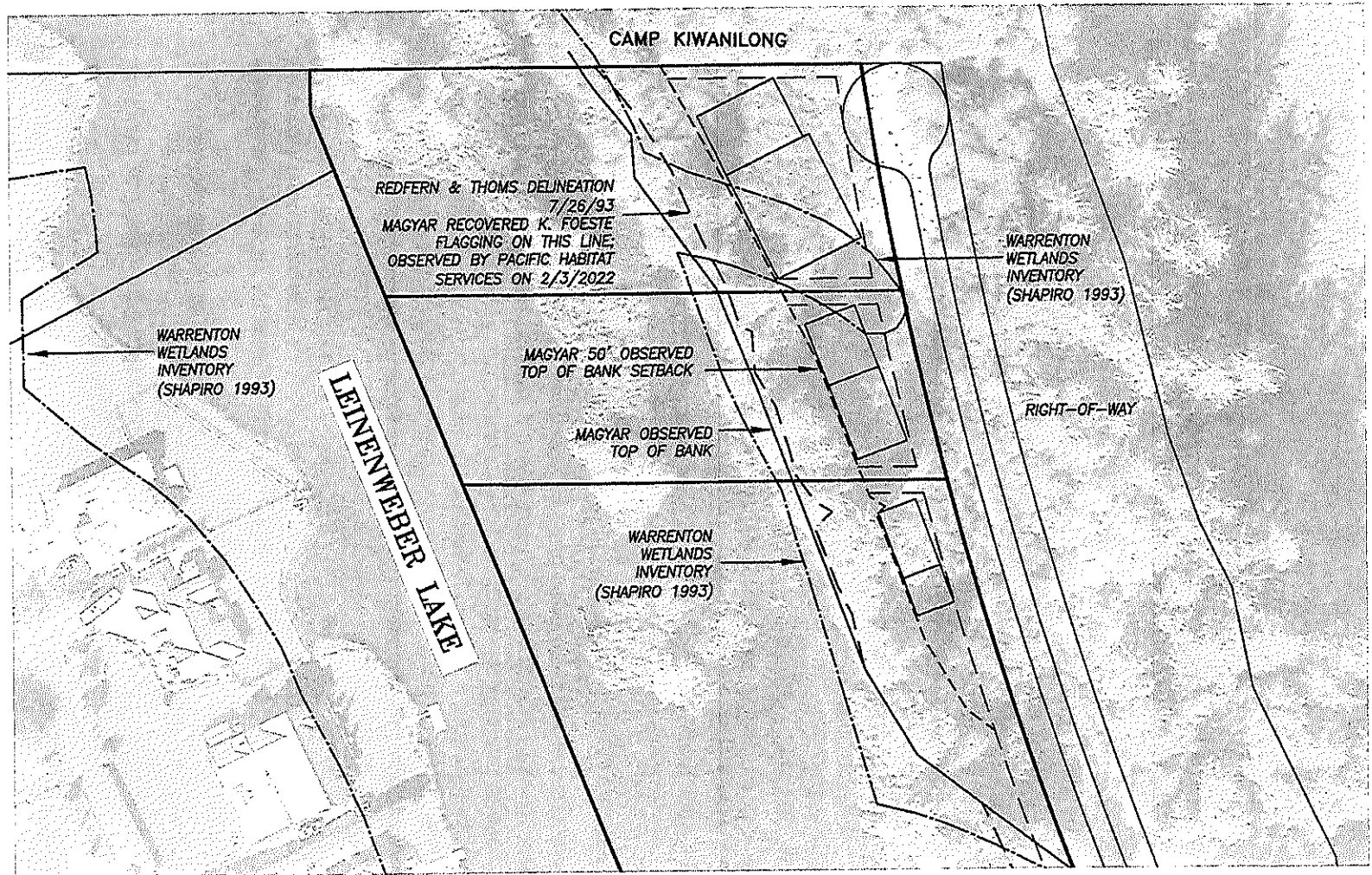
The attached graphic shows the locations of both the 1993 Wetland Conservation Plan Inventory and the 1993 wetland delineation within the subject property. Although the two wetland scientists from Pacific Habitat Services did not re-delineate the wetland boundary, they were able to review the accuracy of the two opposing 1993 boundaries. They concluded that the July 1993 wetland delineation more accurately portrays the location of wetlands within the property than the Wetland Conservation Plan Inventory. During the inventory process, I was not allowed access into all properties within the City. As such, it is logical that the on-site wetland delineation conducted by Thoms and Redfern is more accurate.

To conclude, for planning purposes, the City of Warrenton should use the Thoms and Redfern wetland delineation as a guide as to the location of wetlands within the subject property.

Please let me know if you have any questions.

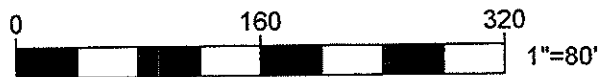


EXHIBIT FOR WILSON
IN SUPPORT OF A PARTITION PLAT APPLICATION
LEINENWEBER LAKE, WARRENTON, ORE.
FEBRUARY 9, 2022



REGISTERED
PROFESSIONAL
Michael G. Magyar
JULY 12, 2016
MICHAEL G. MAGYAR
PLS 90788

EXPIRES: DEC. 31, 2022



(EAST 282.17')
89°59'49"E 282.13'

89°59'32"E 280.39'
(EAST 280.36')
DIST. FIELD

89°59'32"E 280.39'
(EAST 280.36')
DIST. FIELD

STW
CLATSOP
APPROV
CITY OF

ALL TAX

AS OF:

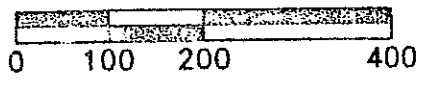
CLATSOP

$\Delta = 14^{\circ}03'49"$ ($14^{\circ}03'47"$)
 $R = 2895.13'$ ($2894.79'$)
 $L = 710.63$ ($710.52'$)
 $LC = N14^{\circ}56'59"W 708.8'$
($N14^{\circ}58'07"W 708.7'$)



SURVEY BY:
GREGORY A. CRITES, LS 1887
2215 CRESTVIEW DRIVE SO.
SALEM, OR 97302
(503)375-2384

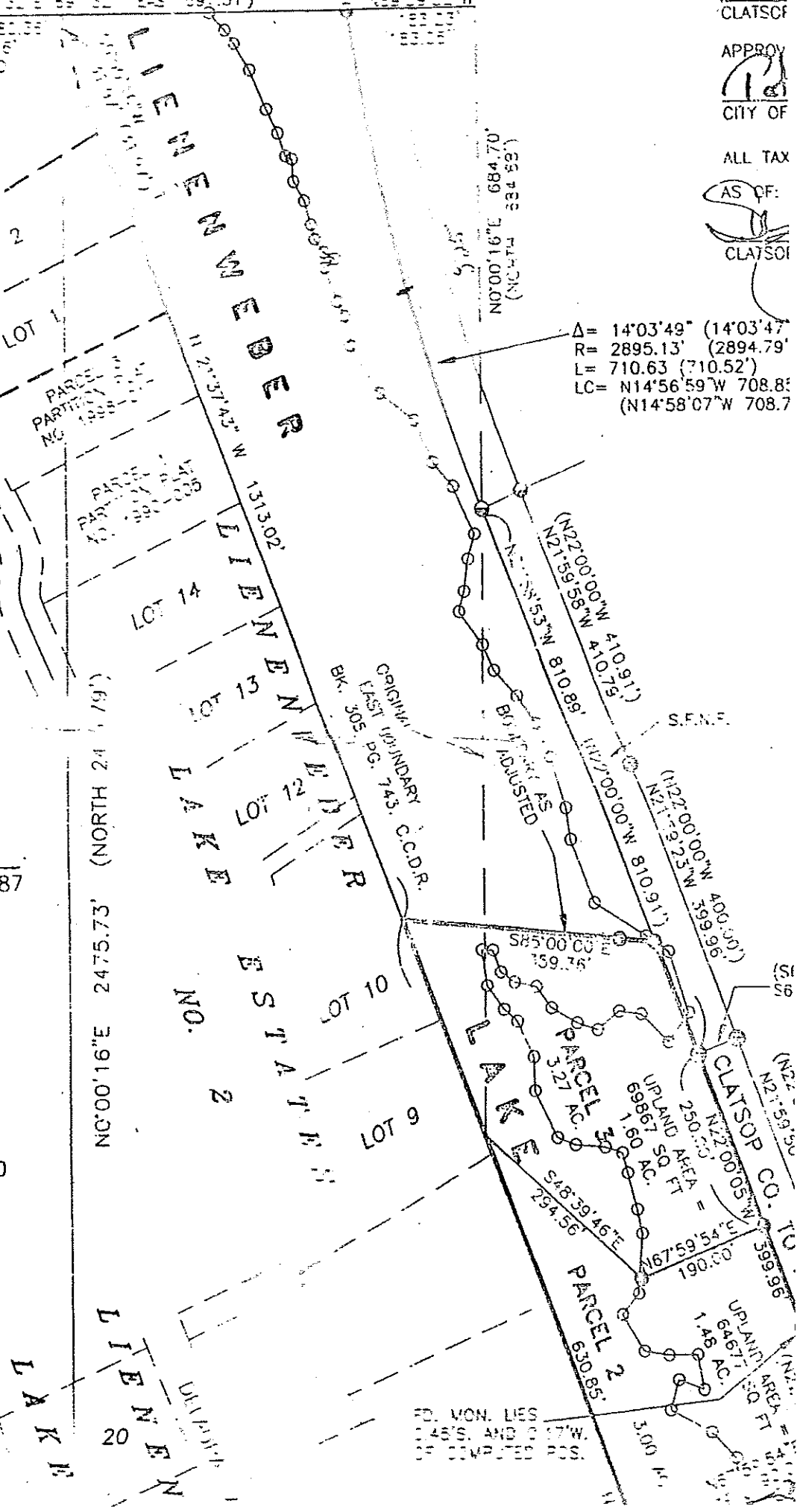
VICINITY MAP
SCALE: 1" = 200'



REGISTERED
PROFESSIONAL
AND SURVEYOR

Gregory A. Crites

OREGON
GREGORY A. CRITES



FOR MON. LIES
1456 AND 1457
1458 AND 1459
1460 AND 1461