ORDINANCE NO. 320
CITY OF NORTH PLAINS, OREGON

AN ORDINANCE ADOPTING THE LOCAL WETLANDS INVENTORY AND WETLAND ASSESSMENT AND INCORPORATING THEM INTO THE COMPREHENSIVE PLAN FOR THE CITY OF NORTH PLAINS, OREGON.

WHEREAS, the City received approval of its Local Wetlands Inventory (“LWI”) and wetland assessment in a letter from the Department of State Lands (“DSL”) dated March 25, 2004; and

WHEREAS, the March 25, 2004 approval from DSL stated that all inventory products meet the requirements of OAR 141-86-180 to 240; and

WHEREAS, upon its approval by DSL the LWI became part of the Statewide Wetlands Inventory and the LWI must now be used by the City instead of the National Wetlands Inventory for the Wetland Land Use Notification Process under ORS 227.350; and

WHEREAS, the LWI and associated wetland assessment form the foundation for the City’s remaining wetland planning tasks under Statewide Planning Goal 5, and Goal 5 requires the City to adopt the LWI. Now, therefore,

THE CITY OF NORTH PLAINS ORDAINS AS FOLLOWS:

Section 1. The City of North Plains hereby adopts the Local Wetlands Inventory and wetland assessment attached hereeto as Exhibit “A”.

Section 2. The North Plains Comprehensive Plan is amended to include the Local Wetlands Inventory and wetland assessment as provided in Exhibit “A”.

Section 3. This ordinance shall be effective 30 days from the date of its passage.

INTRODUCED on the 19th day of July AND ADOPTED this 2nd day of August, 2004.

CITY OF NORTH PLAINS, OREGON

By: Cheri Olson, Mayor

ATTEST:

By: Debbie Owens, City Recorder
March 25, 2004

Cheri Olson, Mayor
City of North Plains
31360 NW Commercial Street
North Plains, OR 97133

Re: Approval of the City of North Plains Local Wetlands Inventory and Assessment

ORD No. 320

Dear Ms. Olson:

I am pleased to notify you that the Department of State Lands has approved your Local Wetlands Inventory (LWI) and wetland assessment. As you may recall, in August of 2003 the Department provided provisional inventory approval needed by DLCD in order to close out the grant to the city. We have now received and approved the digital data, the last item needed; all inventory products meet the requirements (OAR 141-86-180 to 240). The final inventory requirement is for the city to notify property owners with wetlands mapped on their property within 120 days of this approval. Please provide us with a copy of the landowner notification, indicating the date of notification, when notification has been completed.

Approval by the Department means that the LWI becomes part of the Statewide Wetlands Inventory. The LWI must now be used by the city instead of the National Wetlands Inventory for the Wetland Land Use Notification Process (ORS 227.350). The LWI and functional assessment also form the foundation for your remaining wetland planning tasks under Statewide Planning Goal 5, and the LWI must be adopted by the city per the Goal 5 requirements. Please note that when significant wetlands are designated by the city, “non-significant” wetlands may be coded to distinguish them from “significant wetlands” but must not be removed from the approved LWI maps. These wetlands are still subject to state and federal permit requirements.

While considerable effort has been made to accurately identify most wetlands within the study area, the Department’s approval does not guarantee that all regulated wetlands have been mapped. Also, exact wetland boundaries have not been surveyed, and there are inherent limitations in mapping accuracy. The Department advises that persons proposing land alteration on parcels containing mapped wetlands first contact the Department, or obtain a wetland boundary delineation by a qualified consultant and submit it to the Department for approval prior to the land alteration.
ORDINANCE NO. 323
CITY OF NORTH PLAINS, OREGON

AN ORDINANCE ADDING CHAPTER 16.16 REGARDING SIGNIFICANT NATURAL RESOURCES OVERLAY DISTRICT TO THE ZONING AND DEVELOPMENT CODE FOR THE CITY OF NORTH PLAINS, OREGON.

WHEREAS, the City Council has adopted the Local Wetlands Inventory and wetland assessment and received approval of those documents from the Department of State Lands in a letter dated March 25, 2004, and

WHEREAS, included in the Local Wetlands Inventory and wetland assessment report was a proposed ordinance developed to implement the recommendations in that report, and

WHEREAS, the City Council finds that it is now necessary to adopt the Significant Natural Resources Overlay Zoning District as part of the Zoning and Development Code. Now therefore,

THE CITY OF NORTH PLAINS ORDAINS AS FOLLOWS:

Section 1. The City of North Plains hereby adopts Chapter 16.16 Significant Natural Resources Overlay District as a part of the Zoning and Development Code as attached hereto as Exhibit “A”.

Section 2. This ordinance shall be effective 30 days from the date of its passage.

INTRODUCED on the 1st day of November AND ADOPTED this 15th day of November, 2004.

CITY OF NORTH PLAINS, OREGON

By: ____________________________
Cheri Olson, Mayor

ATTEST:

By: ____________________________
Debbie Owens, City Recorder
August 12, 2003

Meg Fernekees
Department of Land Conservation and Development
800 NE Oregon Street #18
Portland, OR 97232

Re: Status of City of North Plains Local Wetlands Inventory Approval

Dear Ms. Fernekees:

This letter is to update you on the DSL approval status of the LWI for North Plains, which DLCD funded. All of the documentation and maps meet the LWI requirements and are ready for our approval. The city council has reviewed the work and the public has been provided with opportunity to comment. The only remaining items are a couple of corrections to the digital map data and associated metadata. This is a relatively new requirement and has required considerable back-and-forth between PHS staff and our inventory specialist, Kathy Verble. Inevitably, there is a delay at each end each time.

Based upon previous experience with the same staff on meeting this requirement, we are confident that this last piece will fall into place very soon. At that time, our director will send the formal approval letter. You may consider this letter an assurance that the approval will be forthcoming.

Thank you for your assistance with funding this inventory. I apologize for the inconvenience the delay has caused.

Sincerely,

Janet C. Morlan, PWS
Wetlands Program Manager

cc: Cheri Olson, Mayor, City of North Plains
    John van Staveren, PHS
    Kathy Verble, DSL
Soil Survey information for the North Plains wetland inventory in North Plains, Oregon (USDA, SCS, Soil Survey of Washington County, Oregon, sheets 20 and 21, 1982).

FIGURE 2

SOIL MAP UNITS

1 = Aloha silt loam
2 = Amity silt loam
15 = Dayton silt loam
30 = McBee silty clay loam
42 = Verboort silty clay loam
44A = Willamette silt loam, 0-3% slopes
44B = Willamette silt loam, 3-7% slopes
45A = Woodburn silt loam, 0-3% slopes
45B = Woodburn silt loam, 3-7% slopes

—Pacific Habitat Services, Inc.