



Layne Morrill <klaynemorrill@gmail.com>

Wetland Delineation Report for the NW 9th Street Neighborhood Project

6 messages

Mike Miller <mike.miller@ci.florence.or.us>

Thu, Dec 5, 2024 at 3:25 PM

To: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>

Cc: Erin Reynolds <erin.reynolds@ci.florence.or.us>, Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>, Layne Morrill <klaynemorrill@gmail.com>, Jeff Ballard <jballard@rh2.com>

Hi Jacob,

Attached is the final Wetland Delineation Report for our NW 9th Street Neighborhood Project. We found two wetlands, but no waterways within the project street areas. Wetlands 1 is 0.133 acres in size and Wetland 2 is 0.004 acres in size. I have asked our consultant to submit the report for concurrence with DSL and US Army Corps of Engineers.

Below is a capture of figure 6 of the delineation area. According to the map, Wetland 1 is within the right-of-way for 11th and Fir streets. It is not on 1812273101100. As mentioned in my previous email, since the wetland will be impacted by the construction of the street, the City will mitigate our impacts for a net zero loss of wetlands.

Thank you,

Mike

Mike Miller

Public Works Director

mike.miller@ci.florence.or.us

(541) 997-4106

Mailing Address:

City of Florence

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Wetland delineation Florence Streets 12052024.pdf

5110K

Layne Morrill <klaynemorrill@gmail.com>

Fri, Dec 6, 2024 at 8:38 AM

To: Mike Miller <mike.miller@ci.florence.or.us>

Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>, Erin Reynolds <erin.reynolds@ci.florence.or.us>, Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>, Jeff Ballard <jballard@rh2.com>

Thanks, Mike.

[Quoted text hidden]

Layne Morrill <klaynemorrill@gmail.com>

Fri, Dec 6, 2024 at 12:57 PM

To: Mike Miller <mike.miller@ci.florence.or.us>

Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>, Erin Reynolds <erin.reynolds@ci.florence.or.us>, Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>, Jeff Ballard <jballard@rh2.com>

Hi Wendy and Jacob:

We view this email and the underlying Wetlands Delineation Report as the City's acknowledgment that the two wetlands are in the right of way not on the EPA Site and the City will take all measures to assure net zero loss of wetlands.

Please make this email and Wetlands Report part of the record in our pending land use proceedings and please note, in the Staff Report, that upon issuance of the Public Works land use permit that is on the PC agenda for 12-27-24, the 65' setback at the NW corner of the EPA site can be modified as requested in our PUD Application.

Mike, please confirm that the City's Engineer has modified the design of the NW corner of the intersection of Greenwood and 10th so that our eight parallel parking spaces for the ELF are accommodated, as requested in my previous email request and subsequent follow-up. We need this confirmation before our December 17 PC hearing.

Thanks.

Layne Morrill
OUR COASTAL VILLAGE, INC.
CHESTNUT MANAGEMENT, LLC
602-432-6291

On Thu, Dec 5, 2024 at 3:26 PM Mike Miller <mike.miller@ci.florence.or.us> wrote:

[Quoted text hidden]

Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>

Fri, Dec 6, 2024 at 1:53 PM

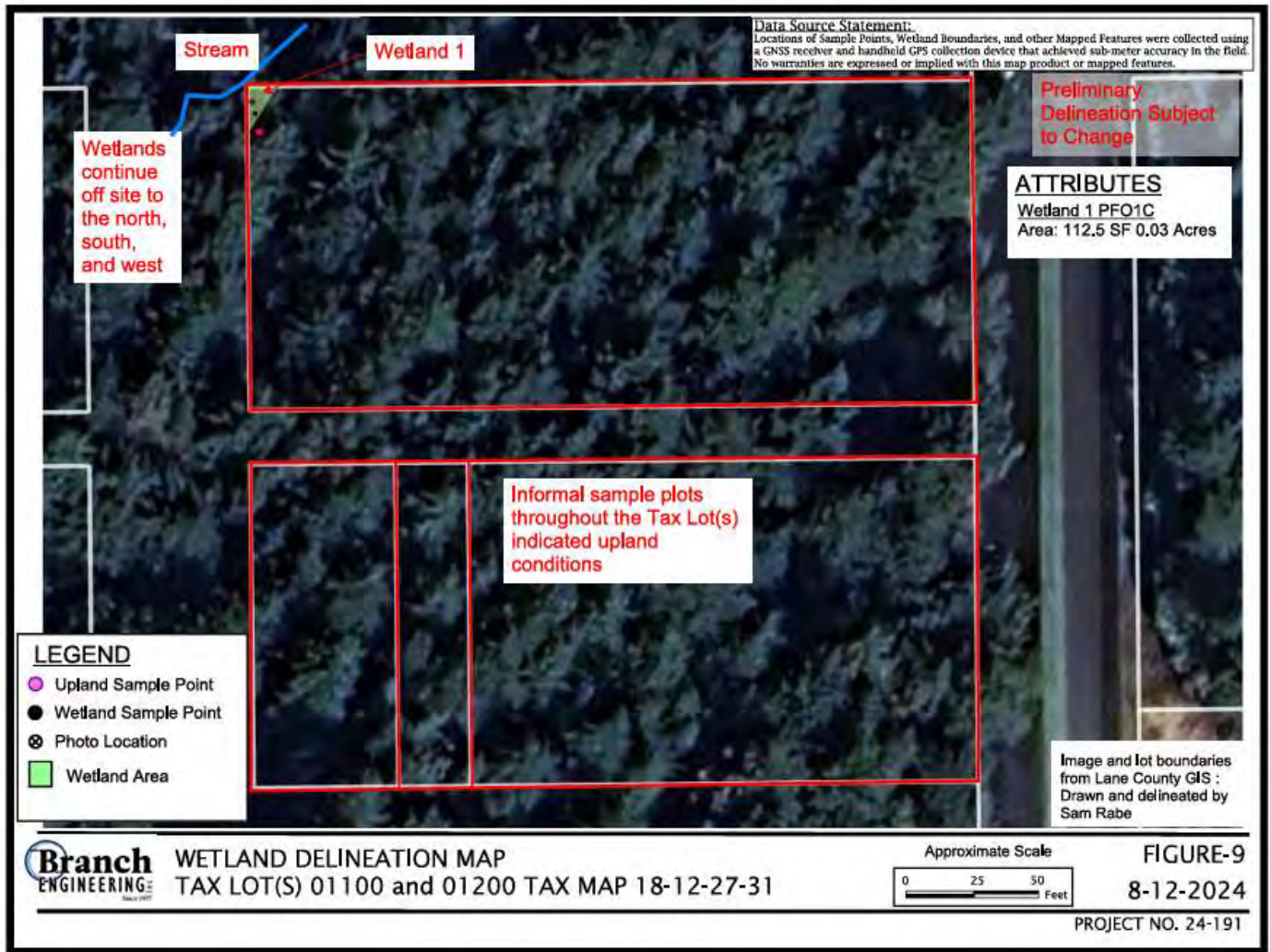
To: Layne Morrill <klaynemorrill@gmail.com>, Mike Miller <mike.miller@ci.florence.or.us>

Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>, Erin Reynolds <erin.reynolds@ci.florence.or.us>, Jeff Ballard <jballard@rh2.com>

Layne,

Thank you for your email. Staff will include this wetlands study into the record for the Elm Park PUD and apts. For clarity, it's findings do not replace the wetland study performed by Branch and included in your application record. It found wetlands on your site that are part of the area's drainage system and by Branch's account appear to connect to the infrastructure wetlands. We will be reviewing the reports in more detail with regard to collection methodologies and data to evaluate how to rectify the apparently conflicting reports about wetland continuity.

Wendy



From: Layne Morrill <klaynemorrill@gmail.com>
Sent: Friday, December 6, 2024 11:57:37 AM
To: Mike Miller
Cc: Jacob Foutz; Erin Reynolds; Wendy Farley-Campbell; Jeff Ballard
Subject: Re: Wetland Delineation Report for the NW 9th Street Neighborhood Project

[Quoted text hidden]

Jeff Ballard <jballard@rh2.com> Fri, Dec 6, 2024 at 2:24 PM
 To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>, Layne Morrill <klaynemorrill@gmail.com>, Mike Miller <mike.miller@ci.florence.or.us>
 Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>, Erin Reynolds <erin.reynolds@ci.florence.or.us>

Wendy,

The discrepancy is with respect to the shown location of the property boundaries. The two reports identify the same area as wetland, the maps just show it in different locations with respect to boundaries. Neither of the wetland maps are accurate to survey level accuracy, both used GIS layers from outside sources as stated on the maps.

I believe that the mapping shown by Rabe Consulting has a higher level of accuracy since it is tied to the lidar that we collected on the site by a PLS. If we need a higher level of clarification on this topic it can be

provided.

The important part is that the wetland is accounted for accurately in size and our impacts will be accounted for.

Hope this helps.

Thanks,

Jeff Ballard | RH2 Engineering, Inc.

O: 541.210.8151

C: 541.301.1555

[Quoted text hidden]

Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us> Fri, Dec 6, 2024 at 2:27 PM
To: Jeff Ballard <jballard@rh2.com>, Layne Morrill <klaynemorrill@gmail.com>, Mike Miller <mike.miller@ci.florence.or.us>
Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>, Erin Reynolds <erin.reynolds@ci.florence.or.us>

Jeff,

Thank you very much for this quick response and explanation going into the weekend. It did help.

Regards,
Wendy

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From: Jeff Ballard <jballard@rh2.com>
Sent: Friday, December 6, 2024 3:24:52 PM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>; Layne Morrill <klaynemorrill@gmail.com>; Mike Miller <mike.miller@ci.florence.or.us>
Cc: Jacob Foutz <Jacob.Foutz@ci.florence.or.us>; Erin Reynolds <erin.reynolds@ci.florence.or.us>
Subject: RE: Wetland Delineation Report for the NW 9th Street Neighborhood Project

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2 attachments

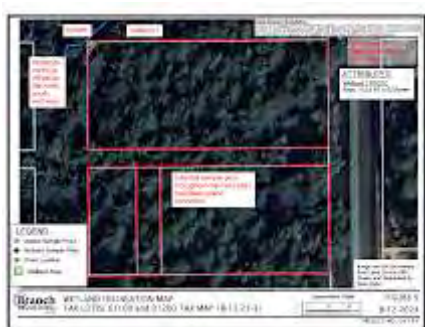


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