

NOTICE OF APPEAL - CLEAR LAKE SUBDIVISION

Submitted June 19, 2019 by Kyle K. Walker on behalf of:

SMITH LAKE IMPROVEMENT INC. – A Non-Profit 501c3 Organization
(Nancy Ledgerwood, Board Chair)

1. Identification of the Decision Being Appealed

Planning Commission decision of April 25, 2019 approving the Clear Lake Subdivision Variance, Preliminary Plat, and Wetland Hardship Variance.

2. Statement of Standing to Appeal

Smith Lake Improvement Inc. supports (in total) the Appeal filed by Will Caplinger on behalf of Rod Gramson dated May 8, 2019.

Smith Lake Improvement Inc. was not notified of the proposed Clear Lake Subdivision or Planning Commission meetings of April 11, 2019 and April 25, 2019, despite being a major stakeholder and having ownership in the Wetland Drainage System.

As such, City of Warrenton code does not recognize Smith Lake Improvement Inc. as an appellant. We respectfully request that the Smith Lake Improvement Inc. spokesperson be recognized for testimony as an appellant and these documents be read into the record.

SEE ATTACHMENT A: WETLANDS DRAINAGE SYSTEM MAP

SEE ATTACHMENT B: SMITH LAKE WATERSHED OVERVIEW

SEE ATTACHMENT C: AERIAL VIEW OF WETLAND DRAINAGE SYSTEM

3. Statement of Specific Issues Raised on Appeal

Issues Concerning the Variance

Reference: Oregon State Statute ORS Chapter 92 — Subdivisions and Partitions;
<https://www.oregonlaws.org/ors/92.176> (Validation of unit of land not lawfully established)

Reference: Warrenton Municipal Code: 16.12.010 Definitions. Lot: Of Record.

Reference: <https://www.co.clatsop.or.us/landuse/page/property-line-adjustments-partitions-and-subdivisions>

1. Is the land proposed for development a legally created unit of land? Must the parcel be a lot of record to be partitioned, conveyed prior to application for development?

Smith Lake Improvement Inc. Response/Findings

- a) Warrenton Municipal Code is not explicit, State ORS requirements to establish a subdivision/partition may not be met and County requirements (i.e. a survey) has not been received to recognize the tax lot. This issue must be reconciled before any development activity takes place and prior to any action of the Planning Commission or City Commission.
- b) There is no record of a permit application that created the tax lot or permit for a boundary/property line adjustment/partition of land per the city's Building Clerk.
- c) The County Surveyor states there is no record of a final survey that establishes the boundary line which is required for permitting.
- d) Land ownership versus easement is not clear given multiple ownerships encompassing the wetland.
- e) A deed has been located, but a bill of sale cannot be identified.

Issues Concerning the Preliminary Plat

Reference: Preliminary Plat Application and Narrative Suggested Findings: Clear Lake Subdivision Impact Study February 6, 2019 – Firwood Design Group (Consultant) on behalf of Sandridge Construction.

1. *Consultant notes regarding Drainage System: "Negligible impact to the areas drainage system are anticipated."; "the applicant is providing stormwater treatment in anticipation of requirements for a Wetland Mitigation Plan which is in progress."; "Existing and proposed surface run-off will continue similarly to the wetland areas on the east and west sides of the development".*

Smith Lake Improvement Inc. Response/Findings

- a. An increase in non-pervious surface due to streets, sidewalks and buildings will increase runoff into the wetland despite a stormwater treatment feature.
- b. The responsibility to maintain a functioning stormwater treatment feature will be the Homeowners Association (HOA). It is unlikely property owners will maintain and keep the feature clear of debris and functioning properly.
- c. A Wetland Mitigation Plan has not been completed indicating how the wetland drainage system will be maintained.
- d. Between March 2013 and December 2018 developer Gil Gramson was repeatedly cited for non-compliance with Oregon Removal Fill Law: unauthorized clearing, disturbance, filling the wetland; construction site pipe outlet eroding the slope and depositing sand into the wetland; trash/litter in the wetland; construction debris and other materials including invasive species deposited into the wetland. Gil Gramson has also been cited for non-compliance with Consent Agreements to remedy citations.

- e. Based on prior violations by the developer and the lack of on-going site inspection by the City and timely response to state citations, there are no assurances that development impacts to the wetland will go unchecked.

SEE ATTACHMENT D: DEVELOPER (GIL GRAMSON) STATE DSL RECORDS OF WETLAND VIOLATIONS

2. *Consultant notes regarding Impacts to Smith Lake: "The proposed Clear Lake Subdivision should not have measurable or foreseen impacts to the water level of Smith Lake."*

Smith Lake Improvement Inc. Response/Findings

- a) The Smith Lake representative spoke with Firwood Design asking what data they based this conclusion on. The consultant said it was not based on any reports, data or findings. They "just threw that in" when they asked the City about Smith Lake, and it was "common sense so far downstream." The assumptions on the part of the City and Consultant are incorrect. More information is provided under Issues Concerning the Wetland Hardship Variance. Also See Attachments: A, B, C, E, F.
- b) The Preliminary Plat does not map, nor address how the wetland culvert running north/south under the proposed emergency access gravel road between Ridge Road and Clear Lake Development will be maintained.
- c) When Firwood Design was asked who has responsibility to maintain the culvert the Firwood Design representative indicated the City of Warrenton would be responsible. When the City of Warrenton's Community Development Director was asked who would be responsible to maintain the culvert, he said the property owner would be responsible. This must be reconciled
- d) There is a history of sporadic maintenance of city and county culverts in the Smith Lake Wetland Drainage System including the original Clear Lake culvert to clear it of debris and beaver dams. When this original culvert became too impacted to maintain, it was removed, and Smith Lake levels dropped.
- e) The wetland and roadway to the west of the proposed Clear Lake Subdivision floods seasonally and the road is unstable as it was built on top of a road made of logs.
- f) Residents of Smith Lake (dating back to the 1990's) have had to take it upon themselves to clear debris from the culverts and waterway in the wetland drainage system in order to lower Smith Lake levels during storm season. Also See Attachments B, E, F.
- g) Smith Lake Improvement Inc. have been active partners in the maintenance of the wetland drainage system for over 25 years. The City of Warrenton and Clatsop County have: dredged solidification due to erosion and infill, conducted trap and release of beaver, cleared the weir and culverts and spoken with landowners who are encroaching into the waterway. The developer (Gil Gramson) has also served as the City Manager and as a City Commissioner has been aware of wetland concerns since the 1990's.

SEE ATTACHMENT E: LETTER TO CITY MANAGER GIL GRAMSON

SEE ATTACHMENT F: MINUTES OF CITY/COUNTY ROUNDTABLE

- h) Lacking a Wetland Mitigation Plan and regular maintenance of the wetland drainage system, this will continue to be a safety and liability concern for Smith Lake residents and increases the potential for future litigation.

Issues Concerning the Wetland Hardship Variance

Reference: City of Warrenton Staff Report to the Warrenton Planning Commission regarding the Clear Lake Subdivision Application SUB 19-1, Wetland Hardships Variance WHV 19-1 & Variance VAR 19-1: March 7, 2019 (Addendum: April 4, 2019)

1. *Design Standards for Landscaping, Street Trees, Fences and Walls - Page 14 Staff Finding: "A significant portion (36%) of the lot is wetlands, which exceeds the minimum 20% for residential districts"*
2. *Wetland Hardship Variance Criteria WMC 16.156.080 – Page 31 Applicant Response: The proposal includes plans to fill approximately 11.5% percent of an acre of wetlands; Staff Finding: "The project already has Oregon DSL Wetland Removal-Fill Authorization.*

Smith Lake Improvement Inc. Response/Findings

- a) A Landscape Conservation Plan has not been submitted addressing wetland and/or riparian area boundaries on the property.
- b) The Staff finding referencing a significant portion of the lot as wetlands that would be impacted (36%), which contradicts the applicant's proposal to fill 11.5% percent of an acre of wetlands. Violation of fill/removal has already occurred. Also See Attachment D.
- c) The Smith Lake Representative contacted the Department of State Lands Representative who receives complaints and processes Wetland Fill/Removal Permits. The project **does not** have an Oregon DSL Wetland Removal-Fill Authorization. This inaccuracy as referenced by staff has been used to support the applicant's assessment of the code to allow the Wetland Hardship Variance.

SEE ATTACHMENT G: EMAIL FROM DIVISION OF STATE LANDS REGARDING PERMIT

Reference: A Delineation Report was prepared for Gil Gramson by the Cascade Environmental Group, LLC in August 2017 and received by the City of Warrenton in February 2019 to inform Planning Commission considerations. Titled: *Gramson Property – Ridge Road Site, Wetland and Other Waters Delineation Report*. ("studied 8 acres of a proposed project lot division addressing "regulating fill and removal within the waters of the state and would be used to fulfill federal and state regulatory requirements for project permitting.")

- 1) *Staff Finding concurring with the applicant based on a "delineation report from a wetland consultant."*
- 2) *The Delineation Report precipitation data, analysis and summary of the study was conducted for three months preceding the field site visit: May, June, July 2017.*
- 3) *The report states that "the wetland is largely impounded with no apparent inlet."*

Smith Lake Improvement Inc. Response/Findings

- a) The precipitation data is misleading given the significant rainfall that occurs during storm season. Two major flood events in 1996 & 2015/16 caused damage to properties in the Smith Lake Watershed. Residents of Smith Lake took it upon themselves to access the Clear Lake culvert during the 1996 storm to clear debris. The 2015/16 precipitation total was 76.16 inches during the 6-month storm season - average normal precipitation is 51.84. Also See Attachment B.
- b) The reference that there is no apparent inlet to the wetland is incorrect. The wetland is fed by a large drainage system which originates from the Smith Lake Watershed through to the Columbia River. This is supported by the City of Warrenton Wetland Map (which mirrors the County/Federal Wetlands designation) Also See Attachment A, B, C, E, F.

Reference: City of Warrenton Minutes of the Warrenton Planning Commission April 25, 2019; Continuation of Gil Gramson 15 Lot Subdivision SUB-19-1/VAR-19-1/WHV-19-1

1. Page 3, 4 Applicant Rebuttal: "Does not have fill permit at this time. The application is with the Department of State Lands." "Not asking for a grading permit to fill the significant wetlands, asking for a preliminary to do the rough grading in the uplands where there won't be environmental traumas. The rest of the grading will wait for DSL to action on the application." "A hardship variance permit for the wetlands that will be filled has been submitted under the DSL permit; so, this should be granted."

Smith Lake Improvement Inc. Response/Findings

- a) The Smith Lake Representative contacted the Department of State Lands Representative who receives and processes Wetland Fill/Removal Permits. The project **does not** have an Oregon DSL Wetland Removal-Fill Application. This inaccuracy as referenced by the applicant representative has been used in support the applicant's assessment of the code to seek the Wetland Hardship Variance. Also See Attachment G.

4. Statement Demonstrating Appeal Issues Were Raised During the (Planning Commission) Comment Period

Smith Lake Improvement Inc. supports (in total) Appeal issues raised by Will Caplinger on behalf of Rod Gramson.

Smith Lake Improvement Inc. was not notified of the Proposed Development or Planning Commission Hearings despite being a major stakeholder and affected property owners.

5. Statement of Fault in the Planning Commission Decision

- The developer's history of wetland violations, factual inaccuracies of supporting documents, the lack of proper permits and incomplete information were not considered.
- The decision rendered by the Planning Commission was made without findings of fact pertaining to specific issues as referenced in this appeal.
- Review and investigation of materials submitted by the applicant and staff to the Planning Commission brings into question the validity of the documentation to make an informed decision based on city, county and state law.

- Smith Lake Improvement Inc. was not notified of the proposed Clear Lake Subdivision or Planning Commission meetings of April 11, 2019 and April 25, 2019, despite being a major stakeholder and having ownership in the Wetland Drainage System.
- Two members of the Planning Commission were absent from both the April 11 and April 25th Planning Commission meeting and therefore unable to review, comment and act on the development application.

6. Filing Fee

Smith Lake Improvement Inc. contacted Warrenton's Community Development Director about a filing fee. He indicated that this would not be required as the issues would likely become a Public Hearing rather than an Appeals Hearing and "de novo" allowing interested parties to submit new evidence and testimony before the governing body. Since then a Notice of a Public Hearing was published in the Columbia Press on June 7, 2019.

7. Notice Amendments

As of the date of this notice, Smith Lake Improvement Inc. representatives have met with and continue to access additional resources regarding appeal issues. We reserve the right to amend this notice upon confirmation of appeals issues and/or present additional pertinent information.

SEE ATTACHMENT H: SMITH LAKE IMPROVEMENT INC. CONTACTS/RESOURCES

ATTACHMENTS

ATTACHMENT A: WETLANDS DRAINAGE SYSTEM MAP

ATTACHMENT B: SMITH LAKE WATERSHED OVERVIEW

ATTACHMENT C: AERIAL VIEW OF WETLAND DRAINAGE SYSTEM

ATTACHMENT D: DEVELOPER (GIL GRAMSON) STATE DSL RECORDS OF WETLAND VIOLATIONS

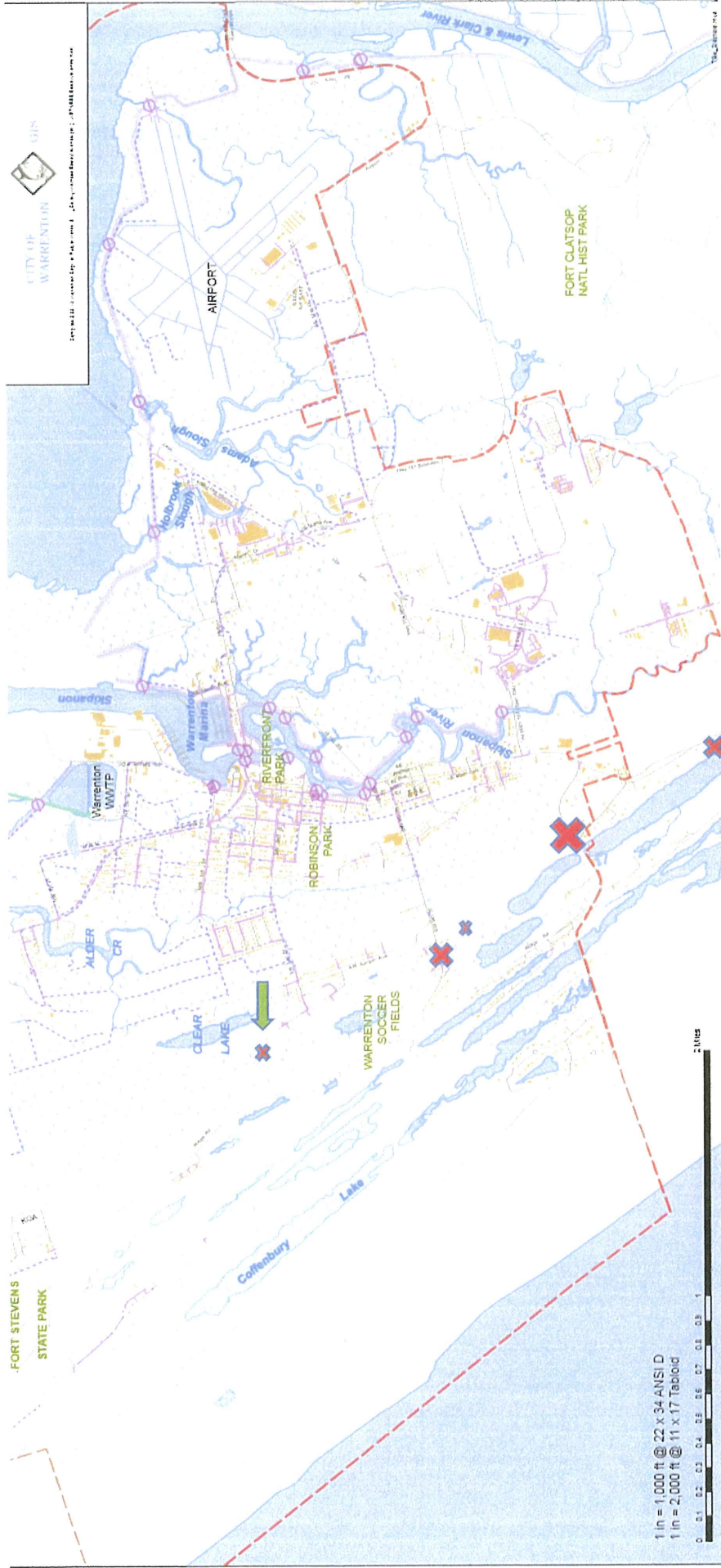
ATTACHMENT E: LETTER TO CITY MANAGER GIL GRAMSON

ATTACHMENT F: MINUTES OF CITY/COUNTY ROUNDTABLE

ATTACHMENT G: EMAIL FROM DIVISION OF STATE LANDS REGARDING PERMIT

ATTACHMENT H: SMITH LAKE IMPROVEMENT INC. CONTACTS/RESOURCES

This City of Warrenton Wetlands Map (mirrors County Federal Wetlands designation) illustrates how Smith Lake drains north through connected wetlands to Tansy and Alder Creek the Columbia River. This drainage system crosses through and abuts County, City of Astoria, City of Warrenton and Hammond localities and public/private ownership. The red x's indicate the location of culverts/weirs in the system and the green arrow indicates where the proposed development is located on Kalmia Avenue off Juniper Road.



The Smith Lake area gets an average of 84 inches of rain per year – the US average is 39. The number of days with measurable precipitation is 193 which is projected to increase over the next 5 – 10 years. The water level of the 48-acre lake varies seasonally from 15 feet to 17.5 feet above sea level. The most recent major flood events occurred in 1996 and 2016 when water levels increased a foot or more per day. Inflow is by seepage (groundwater) and direct precipitation. Outflow is by seepage, evaporation and a culvert system flowing north through a wetlands drainage system.

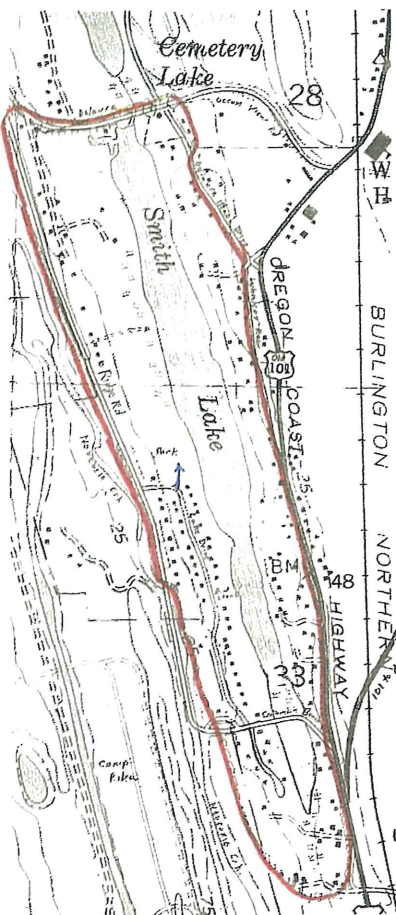
FOR MORE INFORMATION CONTACT: Nancy Ledgerwood – Chair, Smith Lake Improvement Inc. – 503-861-1779

A

SMITH LAKE WATERSHED OVERVIEW

B

The Smith Lake Improvement Inc. filed as a 501c3 non-profit in 1994. The organization operates under the common name of the Smith Lake Association. Its primary purpose is to enhance the livability of the neighborhood. There are approximately 144 property owners within the Smith Lake Association boundary.



Smith Lake is a coastal interdune lake situated between ancient sand dunes east and west. The water level varies seasonally from 15 feet to 17.5 feet above sea level. Inflow is by ground water seepage and direct precipitation. Outflow is by seepage, evaporation and a locally significant wetland drainage/culvert system flowing north.

The wetland drainage system meanders for approximately 6 miles through the City of Warrenton to Tansy and Alder Creek then into the Columbia River.

The Smith Lake Watershed is approximately 180 acres encompassing a 55-acre lake. The east ridge contour of the watershed is 50 feet above sea level, and the area is 1 mile from the ocean. 1.5 miles in length, the lake has an average width of 400 feet.

Supporting an abundance of wildlife, the lake is a popular spot for bird watching and recreational uses include non-motorized boating and fishing for perch, bass

and catfish.

Smith Lake Improvement Inc. has a history of working with the City of Warrenton and Clatsop County to maintain and manage the wetland drainage/culvert system which flows through each jurisdiction. The Smith Lake Improvement Inc. manages a Country owned boat launch for public access to the lake. The County owns a native park/wetland on the north end of Smith Lake Rd. with access to viewing of a Sequoia Grove, beaver and other species native to the area.

Flooding

A significant flood event in 1996, required residents to access and remove obstructions blocking the Clear Lake culvert, 9th Street culvert and the Cemetery weir. At the time, the City of Warrenton Public Works could not be reached for assistance. A follow up 1997 letter to the City Manager sought assistance. The association manages records documenting on-going wetland drainage system concerns.



1996 Smith Lake Flood

Another significant flood event occurred in 2015/16 causing over \$60,000.00 in damage to property's around the lake including shoreline erosion, infill downstream and temporary loss of recreational access. A Roundtable meeting was convened in December 2016 with representatives of Smith Lake Improvement Inc., the City of Warrenton and Clatsop County to discuss and identify mitigation measures moving forward.

Month/Year	Total Precipitation	Normal Precipitation
October 2015	7.2 inch	5.98 inch
November 2015	14.8 inch	11.14
December 2015	20.53 inch	9.88 inch
January 2016	13.75 inch	10.2 inch
February 2016	7.78 inch	7.2 inch
March 2016	12.1 inch	7.44 inch
TOTALS	76.16	51.84



2015/16 Smith Lake Flood





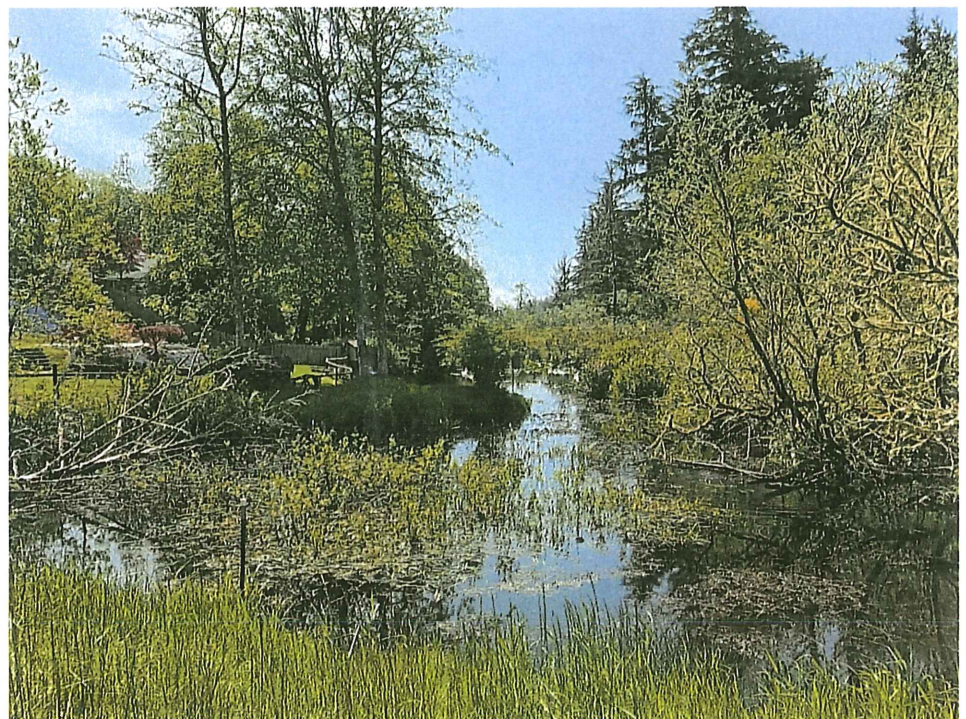
Recent flooding mitigation activity includes the County's replacement of the DeLaura Beach Lane culvert in 2018 and a 2019 project to improve the Columbia Beach Lane road and culvert. These projects will (and have) dramatically improved water flow through the wetland drainage system and mitigated impacts to lake health and the ecological system.

The City of Warrenton is responsible for the access to and maintenance of the Cemetery Lake weir and 9th Street culvert. However, on-going staffing changes at the city has required Smith Lake residents to clear obstructions at the Cemetery weir and 9th Street Culvert during last two storm season cycles.

Smith Lake Improvement Inc. recently met with the new Public Works Director to address on-going concerns. This is a significant public safety and liability concern with the potential for future litigation.

DeLaura Beach Road Culvert Replacement 2018

9th Street Culvert/Wetland Drainage
Looking South; Abutting Property
Owner Encroaching on City of
Warrenton Land





Smith Lake Residents Clearing 9th Street Culvert Obstructions (left) and Clearing Debris from the Cemetery Weir (right)



Wetland Drainage System

Smith Lake is one of several waterbodies in the North Clatsop Plains that is listed as impaired under the Oregon Department of Environmental Quality's (DEQ) 303(d) list.

Documented causes of impairment include temperature, low dissolved oxygen, high levels of nutrients (nitrates and phosphorus), bacteria, fecal coliform, and pH levels. Because of these impairments, several of the waterbodies experience invasive aquatic plants such as water lilies, Brazilian elodea, and fanwort.

Sources of pollution:

- septic tank leachate (older systems of greatest concern)
- stormwater runoff
- waterbodies that are disconnected from flow channels causing stagnation
- wetlands filled without coordination between residential owners, city and county lands
- new developments shedding water to adjacent properties

Well managed, fully connected wetland drainage systems provide mechanisms for flood water management, water storage and aquifer restoration. These systems filter particulates breaking down complex organic materials and generally improve water quality.

These ecologically functional waterways and wetlands provide high biological productivity that supports fish, waterfowl and other wildlife. Well maintained waterways and wetland systems also provide for recreational opportunities that include non-motorized boating, fishing and wildlife viewing.

Over the last two years Smith Lake residents have worked closely with the Army Corp of Engineers and the Department of Environmental Quality regarding proper methods to improve lake health including eradication of invasive species.

Smith Lake Watershed Studies:

- Smith Lake Risk Assessment (2018 – 2023) – Smith Lake Improvement Inc., 2018
- Smith Lake Profile – Smith Lake Improvement Inc., 2018
- Smith Lake Oregon Invasive Species: Nutria – Smith Lake Improvement Inc., 2018
- Smith Lake Oregon Invasive Species: Fragrant Water Lily – Smith Lake Improvement Inc., 2018
- North Clatsop Plains Sub Area Plan – Clatsop County, July 2014
- Smith Lake Integrated Aquatic Vegetation Management Plan – Center for Lakes & Reservoirs, Portland State University, July 2004
- Smith Lake Integrated Aquatic Vegetation Management Plan – Smith Lake Improvement Inc. and the Skipanon Watershed Council, February 1999
- Eutrophic Oregon Lakes Restoration Guidelines – Oregon Department of Environmental Quality, June 1979



AERIAL VIEW OF WETLAND DRAINAGE SYSTEM

C



D

RE: Records request received

PELTON Melissa <Melissa.Pelton@state.or.us>

Tue 6/18/2019 10:59 AM

To: 'walkerkk@msn.com' <walkerkk@msn.com>

Hello Kyle,

Gil Gramson currently has 3 records in our database. (There were previous records that have been purged, because they have surpassed their retention period). There are no listings under Sandridge Construction, only under Gil Gramson as the Responsible Party/Property Owner.

ENF7356

Notice of complaint letter 3-25-13: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=1613147>

Final consent agreement 6-24-14: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=2828290>

Non-compliance letter 5-6-16: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=2828296>

Non-compliance letter 10-10-16: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=2933835>

Pipe Outlet letter 1-6-17 : <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=3008972>

ENF7714

Notice of complaint 5-4-16: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=2827467>

Final Consent Agreement 6-4-18: <http://docs.dsl.state.or.us/PublicReview/DocView.aspx?id=3367399>

ENF8115

Notice of Complaint letter 12-10-18 :

<https://docs.dsl.state.or.us/PublicReview/ElectronicFile.aspx?docid=3465339&dbid=0>

This certified letter was returned to DSL unclaimed on 1-2-2019

Melissa Pelton

Public Records Coordinator

Oregon Department of State Lands

775 Summer St NE Ste 100

Salem, OR 97301

503-986-5220

www.oregon.gov/dsl • [DSL Online Payment Portal](#)

From: PELTON Melissa

Sent: Monday, June 17, 2019 9:26 AM

To: 'walkerkk@msn.com' <walkerkk@msn.com>

Subject: Records request received

Good morning, Kyle. I have received your Public Records Request regarding fill/removal violations under the name Fil Gramson/Sandridge Construction. I will be in touch shortly with any time/cost estimates that may arise.

Melissa Pelton

Public Records Coordinator
Oregon Department of State Lands
775 Summer St NE Ste 100
Salem, OR 97301
503-986-5220

www.oregon.gov/dsl • [DSL Online Payment Portal](#)



Oregon

Kate Brown, Governor

CERTIFIED AND REGULAR MAIL

Tracking #7018 0680 0000 4474 2582

December 10, 2018

DEC600/8115-ENF
GIL GRAMSON
SAND WORKS, INC
15 NW 17TH PL
WARRENTON OR 97146-9728

Re: Notice of Complaint; DSL Enforcement File No. 8115-ENF

Dear Mr. Gramson:

The Oregon Department of State Lands (DSL) administers Oregon's Removal-Fill Law, which protects the state's wetlands and waterways. Removal, filling, or alteration of 50 cubic yards or more of material within the bed and banks of the waters of this state requires a permit from DSL. Removal, fill, or alteration of any amount of material within waters designated Essential Salmonid Habitat or a State Scenic Waterway requires a permit. Waters of this state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

It has come to our attention that work, specifically clearing, disturbance and filling, has recently occurred or is currently being conducted within or near a wetland near Clear Lake on your property (Township 8N, Range 10W}, Section 17, Tax Lot 1302, Latitude/Longitude 46.173/-123.945) located in Clatsop County. Upon preliminary assessment, the Department believes your activity may be subject to DSL jurisdiction. If you are engaged in activity that requires a permit under Oregon law, this letter serves as notification from the Department that you should cease that activity immediately. In order to make a determination of jurisdiction, the Department would like to meet with you at the site.

Enclosed is a copy of our removal-fill permit brochure, which describes typical situations that require a state permit. Information also is available on the Department of State Lands' website: <http://www.oregon.gov/dsl/WWW/Pages/Permits.aspx>, and in the state law governing removal and fill in state waters, ORS 196.800 - 196.990. A copy of the relevant administrative rules that govern our regulatory process can be found at this web address: <http://www.oregon.gov/dsl/WWW/Pages/WWLaw.aspx> (especially OAR 141-085, 089, and 093).

Please contact me at (503) 986-5302 by December 21 to schedule a site visit. The Department looks forward to your cooperation in resolving this matter.

Sincerely,

Dan Cary
Aquatic Resource Coordinator
Aquatic Resource Management
Oregon Department of State Lands

DEC:eeb

cc: Robert Bradley, Oregon Dept. of Fish and Wildlife
Danielle Erb, US Army Corps of Engineers, Portland Office
City of Warrenton Planning Dept.
John Wickersham, North Coast Land Conservancy

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

State Land Board

Kate Brown

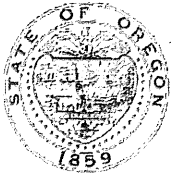
Governor

Dennis Richardson

Secretary of State

Tobias Read

State Treasurer



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

State Land Board

Kate Brown

Governor

RECEIVED

JUN 04 2018

DEPARTMENT OF STATE LANDS

CERTIFIED MAIL

May 22, 2018

DEC600/7714ENF

GILBERT G AND ANN M GRAMSON

15 NW 17TH PLACE

WARRENTON OR 97146-9728

RE: Consent Agreement - DSL Enforcement File No. 7714-ENF

Dennis Richardson

Secretary of State

Dear Mr. and Mrs. Gramson:

This letter concerns the above-referenced enforcement case associated with your property located in Warrenton at Township 8N, Range 10W, Section 16A, Tax Lot 4600, Lat. 46.179114, Long. -123.926583.

Tobias Read

State Treasurer

Over the last two years, the Department has sent you several versions of Aonsent Agreements to sign and none have been signed and returned. My understanding from your consultant, Brent Haddaway, is that you have already completed most of the terms of the last unsigned Consent Agreement. The Department would like to get this violation under a signed Consent Agreeent so all parties understand and agree to all the terms and conditions to resolve this violation.

If you wish to resolve the matter through a Consent Agreement, please sign the enclosed revised agreement and return to me by June 15, 2018. If you have any questions on the agreement, please contact me by June 6, 2018.

If we are unable to resolve this matter through a Consent Agreement with a reduced civil penalty, DSL will issue an Order for the full civil penalty and corrective actions. Please feel free to call me at (503) 986-5302 if you have any questions or concerns.

Sincerely,

Dan Cary, PWS

Aquatic Resource Coordinator

Aquatic Resource Management

Oregon Department of State Lands

Enclosure

cc: Robert Bradley, Oregon Dept. of Fish and Wildlife
Danielle Erb, US Army Corps of Engineers, Portland Office
City of Warrenton Planning Department
Brent Haddaway, Cascade Environmental Group

BEFORE THE DIRECTOR OF THE DEPARTMENT OF STATE LANDS
OF THE STATE OF OREGON

In the Matter of an Alleged Violation)
of ORS 196.810(1) by Gilbert G.) CONSENT AGREEMENT
and Ann M. Gramson)
Enforcement File No. 7714-ENF)

I. BACKGROUND

This matter is before the Director of the Department of State Lands pursuant to the State Removal-Fill Law, ORS 196.800 et seq. Under the Oregon Removal-Fill Law (ORS 196.800 - 196.990), removal, filling, or alteration of 50 cubic yards or more of material within the bed or banks of the waters of this state or any amount of material within waters designated Essential Salmonid Habitat or State Scenic Waterway requires a permit from the Department of State Lands. Waters of the state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

Gilbert G. and Ann M. Gramson agreed to the entry of this Consent Agreement to resolve the violations alleged under the Removal-Fill Law.

Based upon the following stipulated facts and the existing file of the Department in this matter, the Director makes the following findings of fact, conclusions of law, and Consent Agreement.

II. STIPULATED FACTS

1. Gilbert G. and Ann M. Gramson own property located at Township 8N, Range 10W, Section 16A, Tax Lot 4600, Lat. 46.179114, Long. -123.926583, in Clatsop County, Oregon.
2. The property contains a wetland, a "water of the state" within the meaning of ORS 196.800(14).
3. Gilbert G. and Ann M. Gramson filled more than fifty cubic yards of material within waters of the state without a permit or other authorization from the Department.
4. Gilbert G. and Ann M. Gramson have:
 - a. Stipulated to the facts recited in this Agreement;
 - b. Agreed to the imposition of the requirements set forth in this Agreement; and
 - c. Waived their rights to appeal or contest this Agreement.

III. ULTIMATE FACTS AND CONCLUSIONS OF LAW

By failing to comply with the Oregon Removal Fill Law, Gilbert G. and Ann M. Gramson violated ORS 196.810(1)(a), stated below:

"Except as otherwise specifically permitted under ORS 196.600 to 196.905, a person may not remove any material from the beds or banks of any waters of this state or fill any waters of this state without a permit issued under authority of the Director of the Department of State Lands, or in a manner contrary to the conditions set out in the permit, or in a manner contrary to the conditions set out in an order approving a wetland conservation plan."

IV. AGREEMENT

1. A civil penalty of \$6,000 is assessed against Gilbert G. and Ann M. Gramson. However, the Department agrees to reduce the civil penalty to \$2,000 contingent upon satisfaction of the terms listed in paragraph 2, by the dates specified in this agreement. The reduced amount of \$2,000 is due within 30 days of signing this agreement. If the requirements of this agreement are not met by the dates indicated in this agreement, the balance of the assessed civil penalty shall become immediately due and payable (in addition to any other enforcement action that DSL may take based upon default of this agreement).

To pay the civil penalty, submit a check or money order in the amount of the civil penalty made payable to the "State of Oregon, Department of State Lands". The payment must be sent to:

Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279

2. Terms and Deadlines:
 - a. **By July 13, 2018:** Conduct a forensic wetland delineation with review fees paid and concurred by the Department. – **Delineation done. Concurrence fee not paid. Fee due to the Department is \$437.00. Due within 30 days of signing this agreement.**
 - b. **By July 13, 2018:** Submit a restoration plan for the Department's review and approval. The restoration plan shall:
 - i. Include a plan to remove fill down to wetland soils – **Done.**
 - ii. Be designed to restore the site to pre-violation conditions with wetland hydrology and include a native emergent wetland species mix to be planted. – **Done.**
 - c. **By July 13, 2018:** Implement the restoration plan as approved by the Department. – **Done.**
 - d. **By July 13, 2018:** Submit a post-construction report as specified in the Department-approved restoration plan showing germinated seed growing in the wetland. – **Not done.**

3. This Consent Agreement replaces all previous enforcement orders against Gilbert G. and Ann M. Gramson in regards to their property at property located at Township 8N, Range 10W, Section 16A0, Tax Lot 4600, Lat. 46.179114, Long. -123.926583, in Clatsop County, Oregon. When Gilbert G. and Ann M. Gramson satisfy the requirements by deadlines required by paragraph 2, DSL will close the enforcement file on this violation.



Kirk Jarvie
Southern Field Operations Manager,
Aquatic Resource Management
Oregon Department of State Lands

May 22, 2018
Date

Stipulated and Agreed to:




Signature of Responsible Party

5/31/18
Date

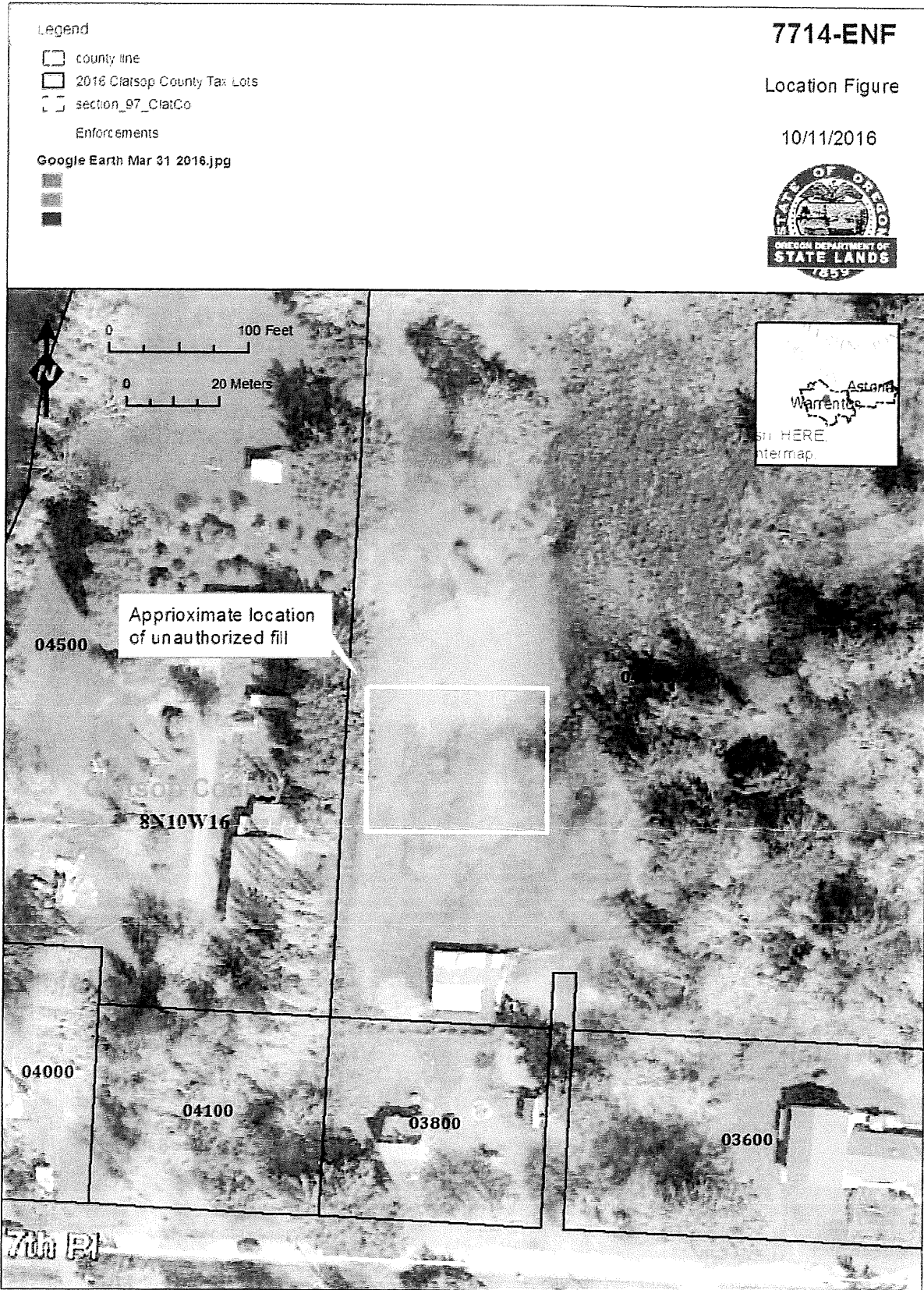
NOTICE: Statute permits judicial review of Final Orders. However, pursuant to this Consent Agreement, the parties have agreed to waive their right to appeal.

I certify that on the 22 day of May, 2018, I served this order upon the addressee:

in person, by certified mail, postage prepaid

Name: Jennifer Rose Signature:  Agency: DSL

Attachment A





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

CERTIFIED MAIL

May 4, 2016

RF600/7714ENF

GILBERT AND ANN M GRAMSON

15 NW 17TH PLACE

WARRENTON OR 97416-9278

State Land Board

Kate Brown

Governor

Re: Notice of Complaint; DSL Enforcement File No. 7714-ENF

Jeanne P. Atkins

Secretary of State

Dear Responsible Party:

The Oregon Department of State Lands (DSL) administers Oregon's Removal-Fill Law, which protects the state's wetlands and waterways. Any removal, filling, or alteration of 50 cubic yards or more of material within the bed and banks of the waters of this state requires a permit from DSL. Any removal, fill, or alteration of any amount of material within waters designated Essential Salmonid Habitat or a State Scenic Waterway requires a permit. Waters of this state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

Ted Wheeler

State Treasurer

It has come to our attention that work, specifically unauthorized filling of wetlands, has recently occurred or is currently being conducted within or near in a wetland on your property (Township 8N, Range 10W, Section 16, Tax Lot 4600) located in Clatsop County. Upon preliminary assessment, the activity appears to be subject to State Lands' jurisdiction.

Enclosed is a copy of our removal-fill permit brochure, which describes typical situations that require a state permit. Information also is available on the Department of State Lands' website: www.oregonstatelands.us, and in the state law governing removal and fill in state waters, ORS 196.800 - 196.990. A copy of the relevant administrative rules that govern our regulatory process will be provided upon your request.

Please contact me at (503) 986-5260 by May 16, 2016 to schedule a site visit. The Department looks forward to your cooperation in resolving this matter.

Sincerely,

Richard Fitzgerald
Aquatic Resource Coordinator
Aquatic Resource Management
Oregon Department of State Lands

RF:td

Enclosure

cc: Chris Knutsen, Oregon Dept. of Fish and Wildlife
Danielle Erb, US Army Corps of Engineers, Portland Office
Clatsop Planning Dept.



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

State Land Board

January 6, 2017

RF600/7356 ENF

GILBERT GRAMSON
15 NW SEVENTEENTH PLACE
WARRENTON OR 97146

Kate Brown
Governor

Re: DSL Enforcement File 7356-ENF, pipe outlet

Dennis Richardson
Secretary of State

Dear Mr. Gramson:

Thank you for meeting with me on site on December 16, 2016 to discuss the pipe outlet discharging to the mitigation site associated with the above-referenced enforcement matter. To provide context, I've enclosed copies of our recent relevant correspondence.

Tobias Read
State Treasurer

As we observed at the site, the outlet pipe discharging to the mitigation site has been replaced or added to. See attached figure.

As we have discussed, the presence of the pipe is inconsistent with the purposes of our consent agreement. I request that the pipe be removed and the channel banks and slope above the mitigation site be restored to pre-installation condition as soon as is practicable. Please inform me as to whether the pipe has been removed and the site restored or when you intend to do so.

If you have any questions regarding this correspondence, please contact me at (503) 986-5280 or richard.w.fitzgerald@dsl.state.or.us.

Sincerely,

Richard Fitzgerald
Aquatic Resource Coordinator
Aquatic Resource Management
Oregon Department of State Lands

RF:tld

Enclosures

cc: Danielle Erb, US Army Corps of Engineers, Portland Office
Doug Ray, Wetland Consultant, at kdray@pacifier.com



Figure 1. Drainage pipe in northern end of CWM site.

FITZGERALD Richard W

From: FITZGERALD Richard W
Sent: Tuesday, November 15, 2016 10:10 AM
To: gilandanngramson@charter.net
Subject: Re: 7356-ENF, pipe outlet

Mr. Gramson,

Thank you for your letter, received Nov 4 2016, regarding your acceptance of the extension of the monitoring period, legal access, and trash management of the mitigation site associated with this enforcement action.

Regarding your proposal to install a pipe outlet to discharge stormwater to a concrete pad and thereon into the wetland, the proposed discharge of untreated stormwater may interfere with the purpose of the mitigation site. I encourage you to consider alternatives, such as discharge to a storm sewer or infiltration outside of the wetland or other surface waters.

Please feel free to contact me if you have any other questions.

Best,

Richard Fitzgerald
Aquatic Resource Coordinator
Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301
(503) 986-5260 (office)
(503) 910-4565 (cel)
richard.w.fitzgerald@dsl.state.or.us

RECEIVED

NOV 04 2016

DEPARTMENT OF STATE LANDS

15 N.W. 17th Place
Warrenton, OR 97146
November 2, 2016

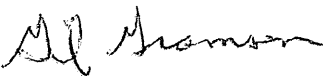
Richard Fitzgerald
Aquatic Resource Coordinator
Oregon Department of State Lands
775 Summer Suite NE, Suite 100
Salem, OR 97301-1279

Regarding: Consent Agreement File No. 7356-ENF

Dear Mr. Fitzgerald:

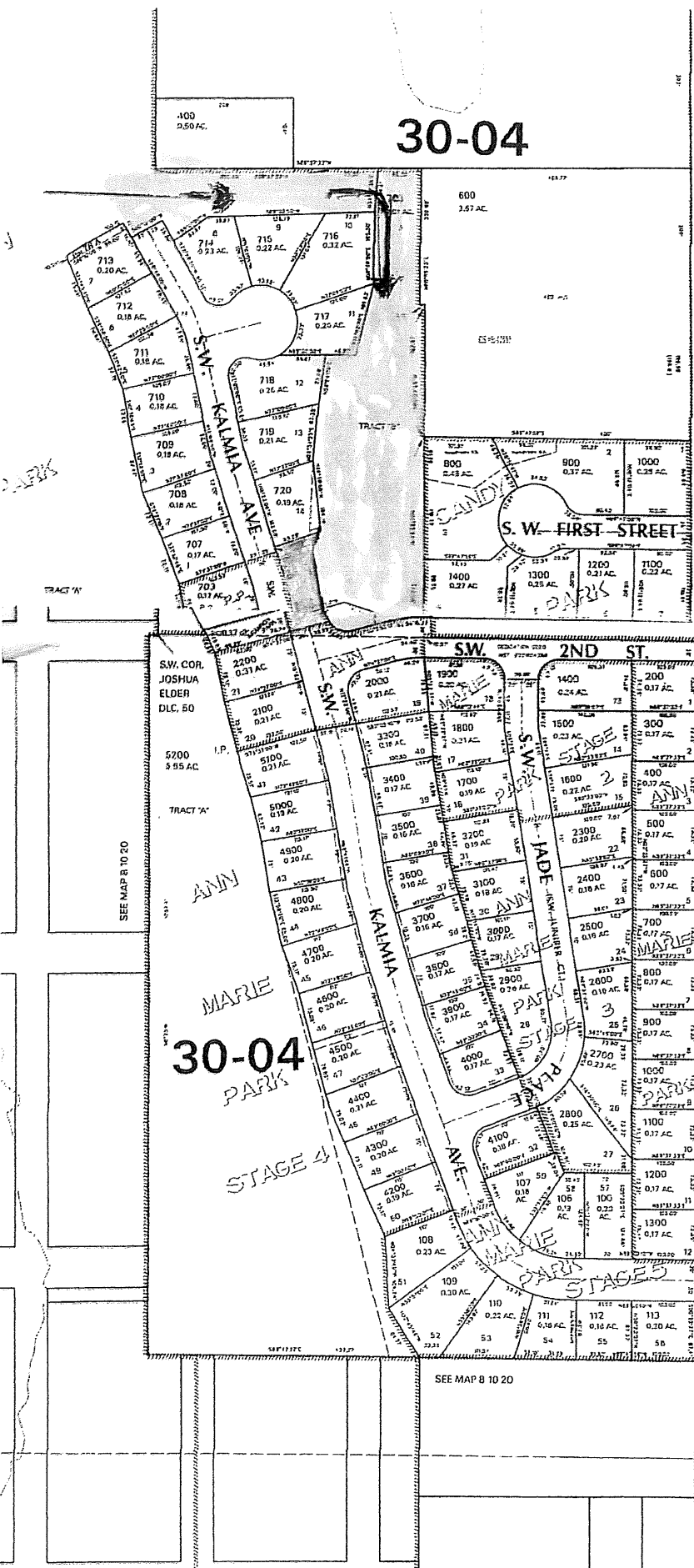
We consent to the modification of the agreement to continue through December 31, 2020. The small amount of litter observed during your inspection has been removed. I have attached a map of the area that shows legal access to the wetland mitigation. Legal access will be maintained under our control during this agreement. The pipe outlet mentioned in your letter will be modified by adding a 45 degree elbow at the end extending down to the wetland site and a 45 degree elbow will be attached with the water discharging onto a concrete pad before dispersing into the wetland. I would like to know if this is agreeable to you – if not, we will look for other solutions to these problems. I very much appreciate your cooperation in helping us comply with the Oregon fill removal laws.

Sincerely,

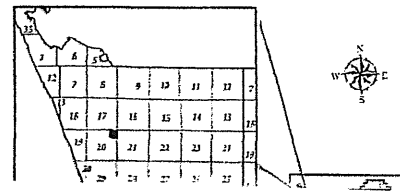


Gilbert G. Gramson

30-04



SEE MAP B 10 2188

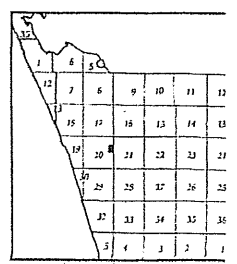


SEE MAP B 10 20

SEE MAP B 10 2188

30-04 PARK STAGE 4

SEE MAP B 10 20



This map was prepared by the Oregon Department of Transportation. The accuracy of this map is not guaranteed. The Oregon Department of Transportation is not responsible for any errors or omissions. The Oregon Department of Transportation is not responsible for any damages or injuries resulting from the use of this map.



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

CERTIFIED MAIL

October 10, 2016

RF600/7356ENF

GILBERT GRAMSON
15 NW SEVENTEENTH PLACE
WARRENTON OR 97146

State Land Board

Kate Brown

Governor

Jeanne P. Atkins

Secretary of State

Re: Consent Agreement DSL Enforcement File No. 7356-ENF

Dear Mr. Gramson:

Ted Wheeler

State Treasurer

Thank you for your willingness to negotiate a settlement in the above referenced case. You signed a Consent Agreement and Assessment of Civil Penalty dated June 13, 2014 (attached).

Our records indicate that you may be out of compliance with the Consent Agreement. Specifically, you did not submit an annual monitoring report by December 31, 2015 as required by the agreement. DSL would be willing to resolve this issue by modifying the agreement such that your obligation to submit annual monitoring reports continues through December 31, 2020, i.e., for an additional year. Please inform me as to whether you agree to do so. If we cannot resolve this issue, DSL may find you to be out of compliance with the consent agreement.

In addition, in response to complaints that construction debris and other material had been deposited in the restored wetland area and that invasive species may exceed the criteria of the agreement, DSL conducted a site visit on June 9, 2016. During the site visit, I noted that there was no evidence of substantial deposition of debris or other material and that the site appeared likely to be meeting performance criteria for invasive species cover. However, I became aware of three additional issues of concern:


1. There was a small amount of litter present along the wetland margins. If you have not done so already, please remove and properly dispose of this material.
2. There is a pipe outlet that has been installed in the northeastern end of the wetland. It appears that this pipe has been discharging into the margin of the wetland, eroding the surrounding slope, and delivering sand to the wetland. The pipe appears to originate within tax lot 0716. The presence of the pipe is inconsistent with the purposes of the consent agreement. Please take appropriate action to address this issue and inform me of those actions.
3. A new fence on or adjacent to tax lot 0716 appears to interfere with legal access to the wetland. Please verify that legal access to the wetland will be maintained under your control.

October 10, 2016
Gilbert Gramson
Page 2 of 2

Please provide the requested information by October 31, 2016.

Thank you in advance for your cooperative efforts to comply with the Oregon Removal-Fill Law. If you have any questions regarding this correspondence, please contact me at (503) 986-5280 or richard.w.fitzgerald@dsl.state.or.us.

Sincerely,

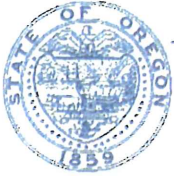


Richard Fitzgerald
Aquatic Resource Coordinator
Aquatic Resource Management
Oregon Department of State Lands

RF:tld

Enclosure

cc: Danielle Erb, US Army Corps of Engineers, Portland Office
Doug Ray, Wetland Consultant, at kdray@pacifier.com



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

CERTIFIED MAIL

May 6, 2016

RF600/7356ENF

GILBERT GRAMSON
15 NW SEVENTEENTH PLACE
WARRENTON OR 97146

State Land Board

Kate Brown

Governor

Re: Consent Agreement DSL Enforcement File No. 7356-ENF

Jeanne P. Atkins

Secretary of State

Dear Mr. Gramson:

Ted Wheeler

State Treasurer

Thank you for your willingness to negotiate a settlement in the above referenced case. You signed a Consent Agreement and Assessment of Civil Penalty dated June 13, 2014 (attached).

Our records indicate that you may be out of compliance with the Consent Agreement. Specifically, you did not submit an annual monitoring report by December 31, 2015. Please provide the 2015 annual monitoring report to the Department of State Lands as soon as possible. If DSL does not receive this report by June 30, 2016, DSL may find you to be out of compliance with the Consent Agreement.

In addition, the Department has received reports that construction debris and other material has been deposited in the restored wetland area and that invasive species may exceed 20% aerial coverage at the site. We look forward to your cooperation in resolving this matter. Please contact me by May 20, 2016 to arrange a site visit.

Thank you in advance for your cooperative efforts to comply with the Oregon Removal-Fill Law. If you have any questions regarding this correspondence, please contact me at (503) 986-5280 or richard.w.fitzgerald@dsl.state.or.us.

Sincerely,

Richard Fitzgerald
Aquatic Resource Coordinator
Aquatic Resource Management
Oregon Department of State Lands

RF:tld

Enclosure

cc: Danielle Erb, US Army Corps of Engineers, Portland Office
Doug Ray, Wetland Consultant, at kdray@pacifier.com



Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

CERTIFIED MAIL

June 13, 2014

RECEIVED

JUN 21 2014

DEC600/7356ENF

GILBERT GRAMSON

15 NW SEVENTEENTH PLACE

WARRENTON OR 97146

State Land Board

John A. Kitzhaber, MD

Governor

RE: Consent Agreement - DSL Enforcement File No. 7356-ENF

Original Sent Certified

Kate Brown

Secretary of State

Dear Mr. Gramson:

Thank you for meeting with me on April 17, 2013 and subsequent telephone calls and emails with your agents to discuss the above referenced compliance matter. As we discussed, the fill activities constitute a violation of Oregon's Removal-Fill Law. During the site visit, we agreed to resolve the violation through a Consent Agreement, the objective of which is to create a legally binding agreement that is cooperative in nature. Since the original Consent Agreement was signed February 4, 2014 the future development project has been modified to eliminate additional wetland mitigation impacts (as evidenced by a Joint Permit Application received March 26, 2014 which was subsequently determined to be unnecessary and administratively closed April 22, 2014). The following revised Consent Agreement reflects this change.

Ted Wheeler

State Treasurer

Enclosed is a revised Consent Agreement that sets out the measures to be accomplished by December 31, 2014. Please read this document carefully. If you agree to the course of action, please (1) sign, (2) make a copy for your records, and (3) return it to my attention by July 1, 2014. If there is anything in the Consent Agreement that you do not understand, or that you cannot agree to, please call me by June 24, 2014 to discuss. Completion of the requirements set forth in the Consent Agreement will resolve the violation.

By signing the Consent Agreement, you also agree to waive your right to contest this Agreement and waive any and all claims against the Department of State Lands, the State of Oregon or any of its agencies arising from this Agreement or the application of the Removal-Fill Law to the situation described in this Agreement.

Thank you for your cooperation in dealing with this matter. I appreciate your willingness to bring the work into compliance with Oregon's Removal-Fill Law. Please feel free to call me at (503) 986-5302 if you have any questions or concerns.

Sincerely,

Dan Cary

Resource Coordinator

Wetlands and Waterways Conservation Division

Oregon Department of State Lands

DEC:jar

Enclosure

cc: Chris Knutsen, Oregon Dept. of Fish and Wildlife

Skip Uhrling, City of Warrenton Planning Dept.

Kristen Hafer, US Army Corps of Engineers, Portland Office

BEFORE THE DIRECTOR OF THE DEPARTMENT OF STATE LANDS
OF THE STATE OF OREGON

In the Matter of an Alleged Violation) REVISED
of ORS 196.810(1) by Gilbert Gramson) CONSENT AGREEMENT
Enforcement File No. 7356-ENF)

I. BACKGROUND

This matter is before the Director of the Department of State Lands pursuant to the State Removal-Fill Law, ORS 196.800 et seq. Under the Oregon Removal-Fill Law (ORS 196.800 - 196.990), removal, filling, or alteration of 50 cubic yards or more of material within the bed or banks of the waters of this state or any amount of material within waters designated Essential Salmonid Habitat or State Scenic Waterway requires a permit from the Department of State Lands. Waters of the state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

Gilbert Gramson has agreed to the entry of this Consent Agreement to resolve the violations alleged under the Removal-Fill Law.

Based upon the following stipulated facts and the existing file of the Department in this matter, the Director makes the following findings of fact, conclusions of law, and Consent Agreement.

II. STIPULATED FACTS

1. Gilbert Gramson owns property located at Township 08N, Range 10W, Section 20AA, Tax Lot 700 in Warrenton, Clatsop County, Oregon.
2. The property contains "a wetland", "a wetland mitigation area", a "water of the state" within the meaning of ORS 196.800(14).
3. Gilbert Gramson filled some material within waters of the state without a permit or other authorization from the Department.
4. Gilbert Gramson has:
 - a. Stipulated to the facts recited in this Agreement;
 - b. Agreed to the imposition of the requirements set forth in this Agreement; and
 - c. Waived their rights to appeal or contest this Agreement.

III. ULTIMATE FACTS AND CONCLUSIONS OF LAW

By failing to comply with the Oregon Removal Fill Law, the Gilbert Gramson violated ORS 196.810(1)(a), stated below:


"Except as otherwise specifically permitted under ORS 196.600 to 196.905, a person

may not remove any material from the beds or banks of any waters of this state or fill any waters of this state without a permit issued under authority of the Director of the Department of State Lands, or in a manner contrary to the conditions set out in the permit, or in a manner contrary to the conditions set out in an order approving a wetland conservation plan."

IV. AGREEMENT

1. A civil penalty of \$6,000 is assessed against Gilbert Gramson. However, the Department agrees to waive the civil penalty contingent upon satisfaction of the terms by the dates specified in this agreement. If the requirements of this agreement are not met by the dates indicated in this agreement, the assessed civil penalty shall become immediately due and payable (in addition to any other enforcement action that DSL may take based upon default of this agreement).
2. Terms and Deadlines
 - a. Remove fill from 4,791.60 square feet to the 16 foot elevation matching the elevation of unaltered adjacent mitigation and native wetlands within the proposed G. Gramson Estates Subdivision as shown on Exhibit A-1 and A-2 by August 31, 2014.
 - b. Plant the restored wetland area with native wetland shrubs and trees at a density of 1,600 woody plants per acre as proposed in the "Wetland Restoration Planting Plan and Plant List for the Anne Marie subdivision in Warrenton, Oregon received May 29, 2014" by December 31, 2014.
 - c. Submit an as-built report by December 31, 2014 including a description of the restoration construction and any deviation from the agreed upon plans and photographs of the restored and planted wetland area.
 - d. Submit annual monitoring reports for five years to show establishment of the woody plants. Annual monitoring reports shall be submitted by December 31 at the end of each growing season through December 31, 2019. Reports shall include:
 - i. Photographs from fixed photodocumentation locations.
 - ii. Woody plant survival documentation showing adherence to the criteria of 1,600 plants per acre.
 - iii. Documentation of invasive species managed to less than 20% aerial coverage.

3. When Gilbert Gramson satisfies the requirements by deadlines required by paragraph 2, DSL will close the enforcement file on this violation.




Kirk Järvie
Northern Region Manager,
Removal Fill Program
Department of State Lands

6/16/14

Date

Stipulated and Agreed to:



Signature of Responsible Party

6/22/14

Date

NOTICE: Statute permits judicial review of Final Orders. However, pursuant to this Consent Agreement, the parties have agreed to waive their right to appeal.

I certify that on the 17th day of June, 2014, I served this order upon the addressee: in person, by certified mail, postage prepaid

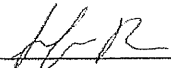
Name: Jennifer Rose Signature:  Agency: DSL

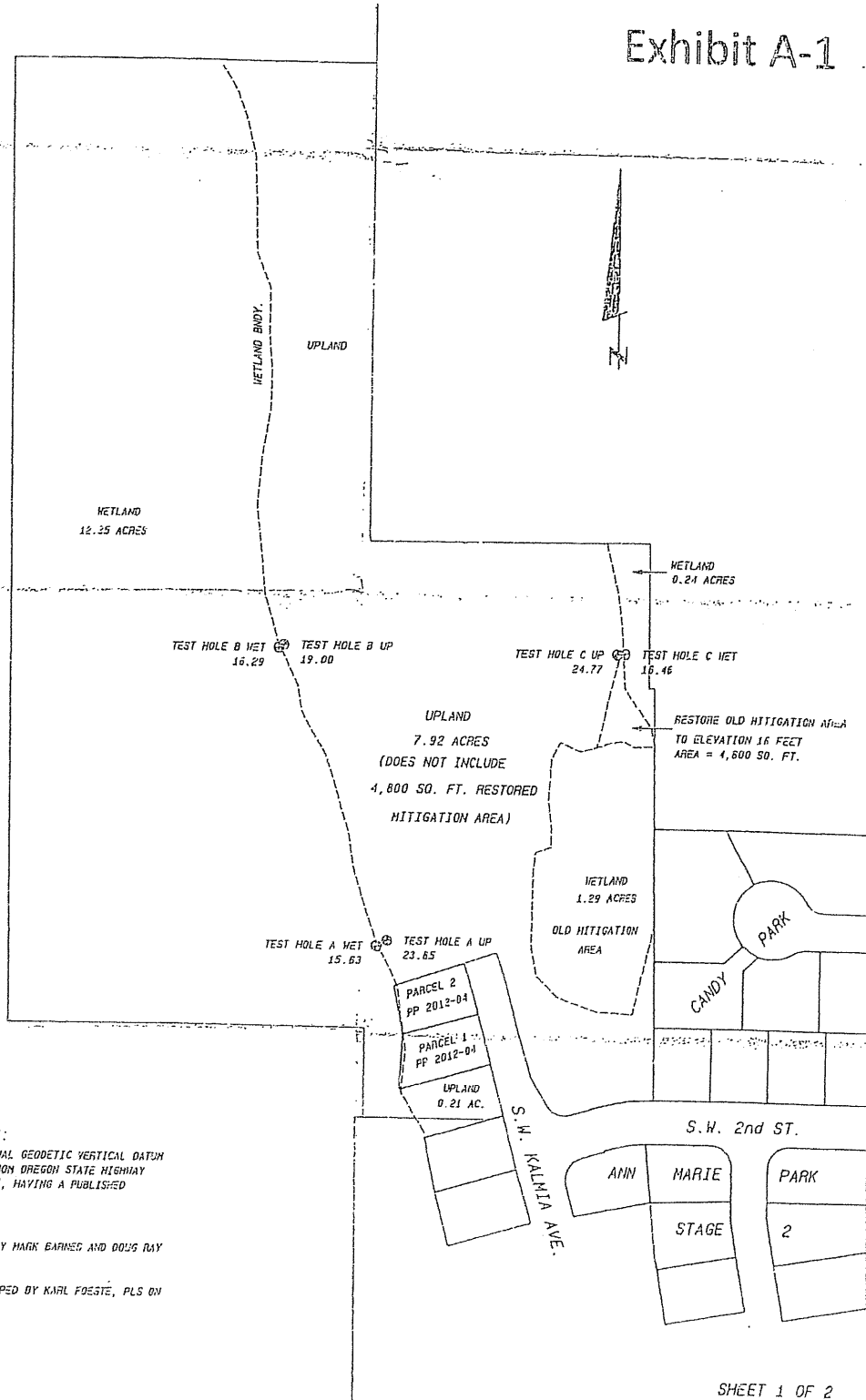
EXHIBIT SHOWING LOCATION OF WETLANDS AND PROPOSED MITIGATION AREA
ON LANDS OWNED BY SAND WORKS, INC.
IN THE CITY OF WARRENTON, OREGON

DATE: 2/7/2014

N.E. 1/4 OF SECTION 20, T8N, R10W, W.M.



Exhibit A-1



BASIS OF ELEVATIONS:

BASIS OF ELEVATIONS IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD) AS MEASURED FROM OREGON STATE HIGHWAY DEPARTMENT BENCH MARK "5 100", HAVING A PUBLISHED ELEVATION OF 18.34 FEET NGVD.

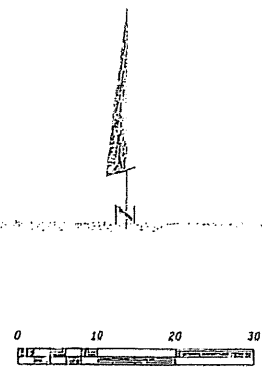
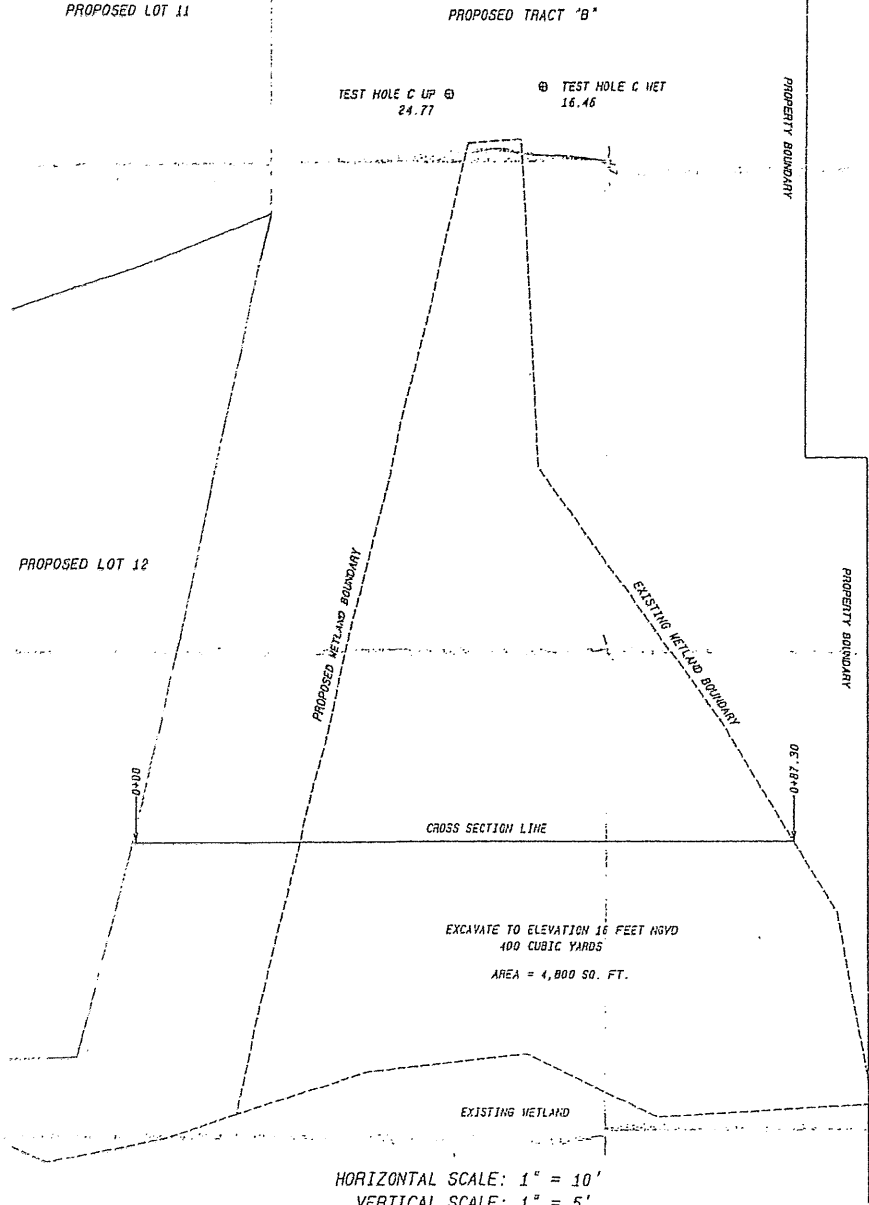
WETLAND BOUNDARY DELINEATED BY MARK BARNES AND DOUG RAY ON 7/2/12.

WETLAND BOUNDARY TIED AND MAPPED BY KARL FOESTE, PLS ON 7/1/12.

EXHIBIT SHOWING PROPOSED MITIGATION AREA
 ON LANDS OWNED BY SAND WORKS, INC.
 IN THE CITY OF WARRENTON, OREGON

Exhibit A-2

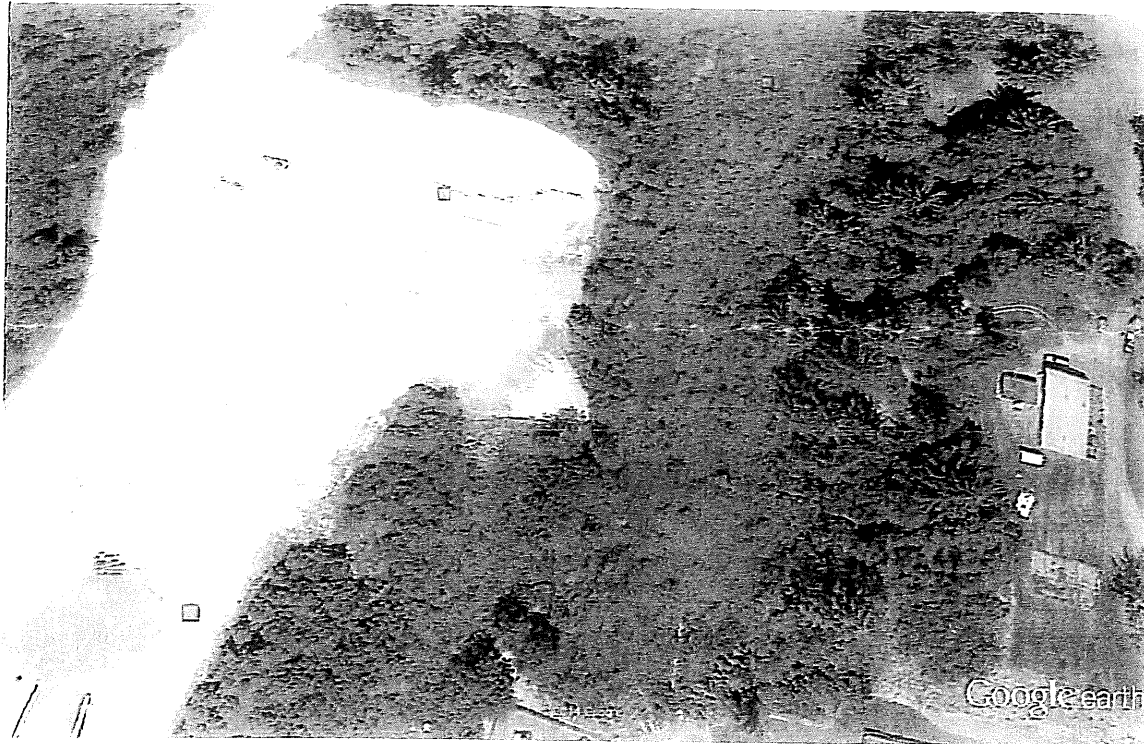
DATE: 2/7/2014



HORIZONTAL SCALE: 1" = 10'
 VERTICAL SCALE: 1" = 5'

24	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	24
23	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	23
22	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	22
21	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	21
20	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	20
19	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	19
18	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	18
17	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	17
16	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	16
15	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	15
14	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	14
13	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	13
12	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	12
11	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	11
10	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	10
9	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	9
8	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	8
7	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	7
6	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	6
5	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	5
0+00																					0+50	
																						1+00

Wetland Restoration Planting Plan and Plant List for the Anne
Marie Subdivision in Warrenton, Oregon



Prepared By,

Doug Ray, Wetland Ecologist

Carex Consulting

P.O. Box 441

Seaside, Oregon 97138

503 738-8710

kdray@pacifier.com

RECEIVED

MAY 20 2014

DEPARTMENT OF STATE LANDS

Per the guidance and direction providing by Dan Cary, PWS, Natural Resource Coordinator III for DSL to meet the requirements of a revised consent agreement the following planting plan and plant list is provided.

Planting Plan

400 cubic yards of sand fill placed into a wetland mitigation area covering about 4,800 square feet will be removed to an elevation of 16 feet NGVD to match surrounding forested wetlands.

As sand fill is removed the slope will be contoured to a 3:1 slope to provide opportunity for riparian buffer planting of conifers (Sitka spruce) and other native plant species above the wetland restoration elevation.

A combination of local geno type wilding collected plan material and purchased potted nursery stock will be used to densely replant the restored wetland area.

The mitigation wetland had successfully developed early successional PFO wetland functions. The planting plan focus will be on continuing to develop that wetland type in the restored area. Extensive use of wilding collected red alder and Sitka spruce will be the main tree species used with a diversity of wetland shrubs and emergent species that are commonly present in wetlands in the Warrenton area including native wetlands associated with clear lake to the north, which will be used as the reference condition for planting goals and outcomes.

Post excavation, compost will be delivered via dump truck to provide organic material to install native plants into in what will otherwise be very low nutrient dune sand soil. Each installed plant will have a large hole excavated by hand with a shovel to @ least a 2:1 sized hole of the plant root mass to be installed. This protocol will ensure that each plant has opportunity to establish in a low nutrient soil environment and help ensure planting establishment and successful release to free to grow conditions similar to the adjacent native and mitigation wetlands to the south, north and east of the pullback area.



Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

CERTIFIED MAIL

March 25, 2013

DEC600/7356ENF

GILBERT GRAMSON

15 NW 17th PLACE

WARRENTON OR 97146

State Land Board

John A. Kitzhaber, MD

Governor

Re: Notice of Complaint DSL File No. 7356-ENF

Kate Brown

Secretary of State

Dear Mr. Gramson:

Under the Oregon Removal-Fill Law (ORS 196.800 - 196.990), removal, filling, or alteration of 50 cubic yards or more of material within the bed or banks of the waters of this state or any amount of material within waters designated Essential Salmonid Habitat or State Scenic Waterway requires a permit from the Department of State Lands. Waters of the state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

Ted Wheeler

State Treasurer

It has come to our attention that work, specifically fill activity, has recently occurred or is currently being conducted within or near a wetland mitigation area northeast of the intersection of SW 2nd Avenue and SW Kalima Avenue for permit #RF-6836 (Wadsworth Electric - Rod Gramson) on your property (the proposed G. Gramson Estates Subdivision, Township 8N, Range 10W, Section 20AA, Tax Lot 700) located in Clatsop County. Upon preliminary assessment, the activity appears to be subject to our jurisdiction. Therefore, you should cease further work on the site until a final determination is made.

We are enclosing a copy of our Removal-Fill Permit brochure for your information. A copy of the Removal-Fill Law and/or the relevant administrative rules will be provided upon your request.

Again, we look forward to your cooperation in resolving this matter and ask that you contact me at (503) 986-5302 by April 12, 2013 to schedule a site visit.

Sincerely,

Dan Cary

Resource Coordinator

Wetlands and Waterways Conservation Division

Oregon Department of State Lands

DEC:jar

Enclosure

cc: Amber Johnson, Oregon Dept. of Fish and Wildlife
Kristen Hafer, Corps of Engineers, Portland District
Skip Uhrling, City of Warrenton Planning Dept.

E

Smith Lake Improvement Inc.
432 B Lake Drive
Warrenton, OR 97146
September 15, 1997

Gil Gramson
City Manager
Warrenton, OR 97146

Gil,

This summer we did some looking around the area downstream from Smith Lake. I think there is a better understanding of how the lake drains. A copy of this is included, in case we've missed something.

We appreciate the work that the city did last spring to improve Smith Lake's drainage. The obliteration of the old section of SW 9th Street and the new culvert with the debris guard in the private road should help.

In your April 4th letter you mentioned assistance from us. During the winter's rainy months we could try and arrange to help check these culverts and advise Public Works of any blockages. The culvert with the debris guard on the private road may be the most critical. The guard makes it easier to clean, but likely also results in the guard's having to be cleaned quite often to allow water to pass through. However, we're not recommending residents try and remove debris from culverts, as we haven't the proper equipment or know how.

If any problems with this let me know. In the meantime we'll hope for some normal winters again.

Dick Pellissier
Chairman

cc: Dave Haskell, Public Works Dept.

September 7, 1997

Lake Drainage

During the past couple years there has been some concern about Smith Lake's water level during winter months. The concern has mainly been with residents on the west and extreme north-east sides of the lake where homes are often only a few feet above normal lake levels. Also this concern has mainly been during this past year, following 3 years of above normal annual precipitation, with last year's hitting an all time record. Also, the month with normally the most rain, December was at an all time record of 20" in 1996. So far this year, we are 13" above normal rainfall. These abnormal weather conditions are the root cause then of the concern, which with normal cyclical weather patterns, may not be even a potential problem for many years hence; however it is now. This is the reason for insuring that the lake is draining as best it can.

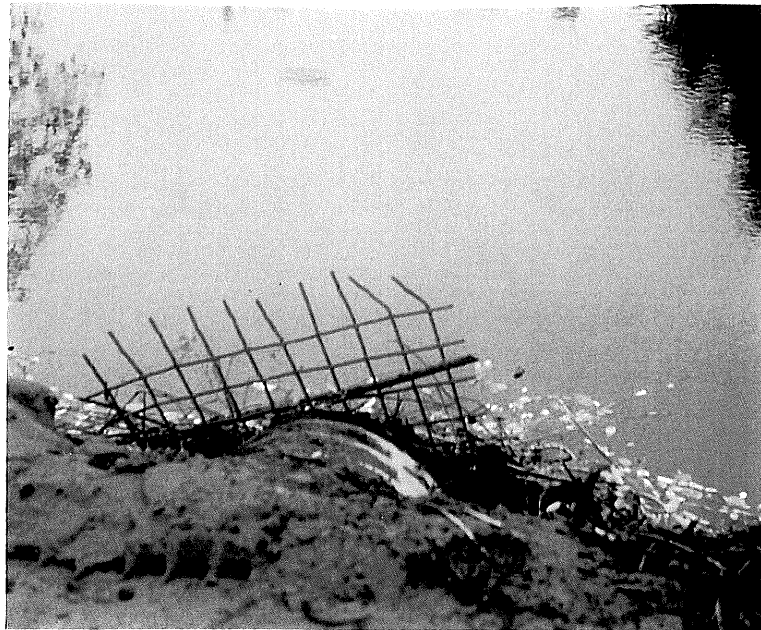
The first step was to investigate just how the lake did drain. From field checks this summer and looking at past watershed studies, this was verified as being along the path shown on the enclosed maps. It also points out three road culverts that are critical spots along this drainage which should be checked periodically this rain year, especially if it continues to be a wet one again. These are as follows:

Cemetery Road

Warrenton School Road

The road to the sand pit

There could be other spots north of the sand pit road, but I haven't found time to check this yet. In the meantime it appears that the most crucial spot is the road to the sand pit. The below photos are of this.



Culvert under the road to the sand pit, showing grate.

CITY OF WARRENTON _____

Warrenton, Oregon 97146-0250 _____

P.O. Box 250 • 503/861-2233 _____

FAX: 503/861-2351 _____



April 4, 1997

Dick Pellissier
Smith Lake Improvement Inc.
PO Box 1027
Warrenton, Or 97146

Dear Mr. Pellissier:

We had problems with the beavers last winter blocking the culverts on the old section of SW 9th Street and a private road to the North. The culvert and a section of the road at 9th Street has been removed, increasing the flow of water through the area. A larger culvert on the relocated SW 9th has increased the flow of water through the area. At the same time, the culvert on the private road that had been blocked by the beavers was removed and replaced with a larger one.

We recognize your concerns about the septic tank problems. We will cooperate and do whatever we can to maintain these areas. Any assistance from the Smith Lake Improvement Association would be appreciated.

Sincerely,

Gilbert G. Gramson
City Manager/Auditor

GGG:lme

cc: Dave Haskell 861 - 0912

*Re: Cecil call - High SW 9th
4/24 0805 Called Public work.
Haskell in meeting 0912
- however they said they'd get
on it right away this AM
with flow*

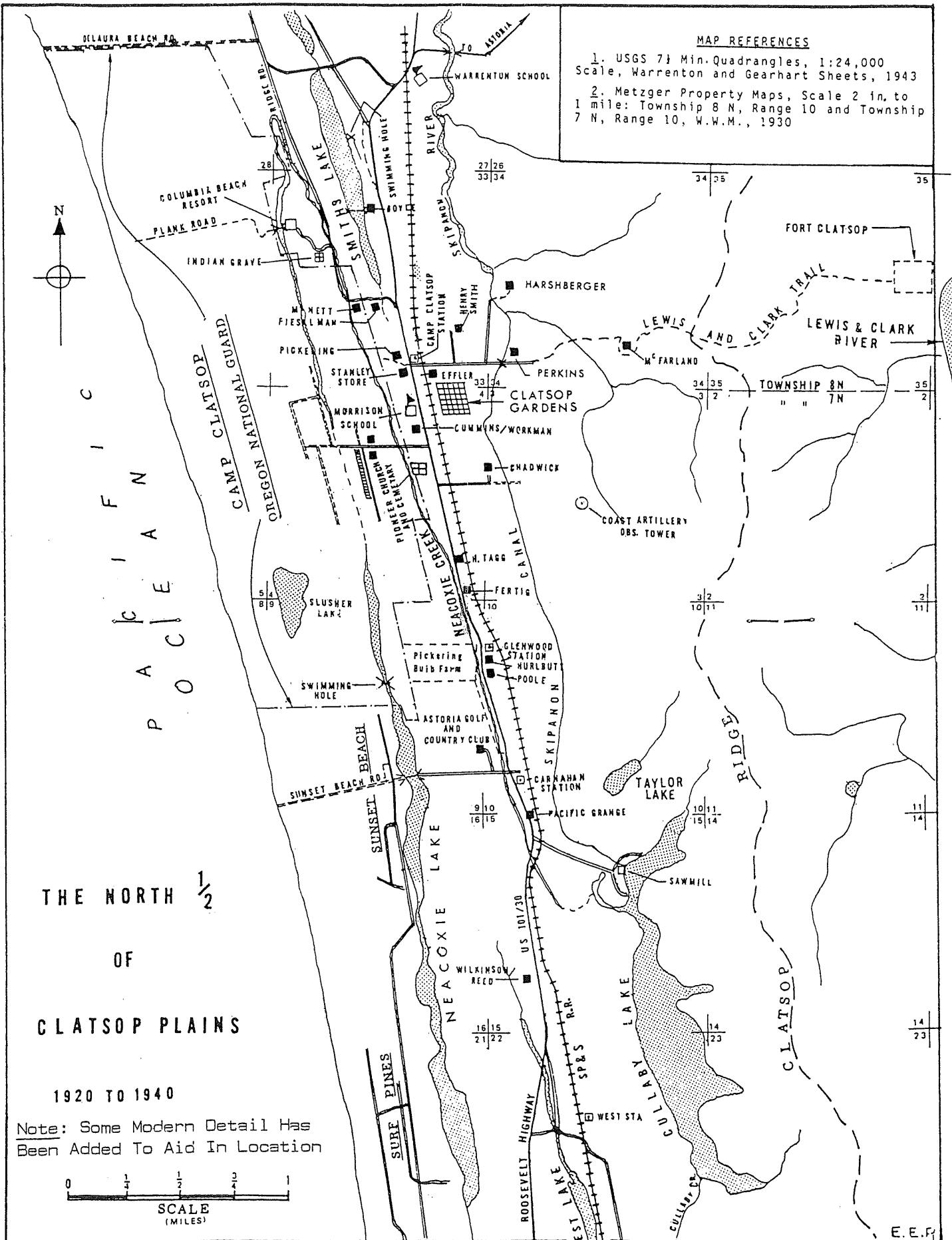
MONOPRIL[®]
(FOSINOPRIL SODIUM) Tablets
10 mg, 20 mg

CLEAR DOSING PRACTICALITY

See accompanying full prescribing information, including the boxed WARNING regarding Use in Pregnancy, enclosed.

MAP REFERENCES

1. USGS 7 1/2 Min. Quadrangles, 1:24,000 Scale, Warrenton and Gearhart Sheets, 1943
2. Metzger Property Maps, Scale 2 in. to 1 mile: Township 8 N, Range 10 and Township 7 N, Range 10, W.W.M., 1930

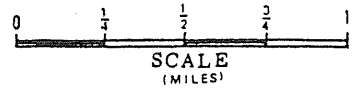


P A C I F I C
O C E A N

THE NORTH 1/2
OF
CLATSOP PLAINS

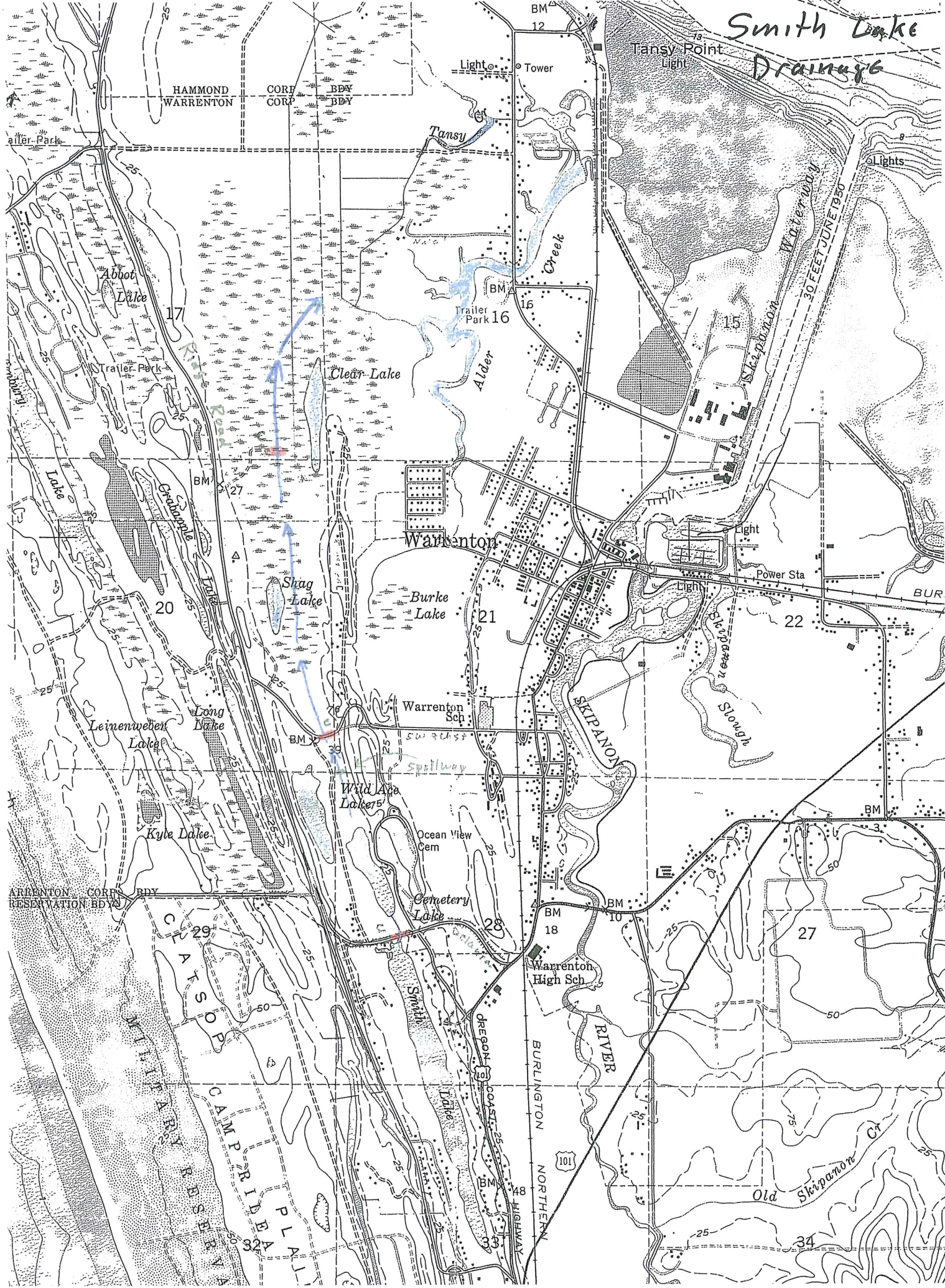
1920 TO 1940

Note: Some Modern Detail Has
Been Added To Aid In Location



E.E.P.

Smith Lake Drainage



*Flooding and Related Transportation Issues
Impacting Smith Lake*



Meeting Agenda

December 5, 2016

3:30 - 5:00 pm Warrenton City Hall

Invitees: Nancy Ledgerwood, Chair – Smith Lake Improvement Association; Kyle Walker, Vice Chair – Smith Lake Improvement Association; Jan Jensen, Smith Lake Improvement Association Board Member; ~~Linda Engbretson, City Manager – City of Warrenton; Mark Kujala, Mayor – City of Warrenton;~~ Jim Dunn, Director – City of Warrenton Public Works; Craig Walter, Foreman – City of Warrenton Public Works; Michael Summers, Director – Clatsop County Public Works

1. Introduction of Meeting Attendees (10 min.)
2. Smith Lake Improvement Association Power Point Presentation (20 min.)

a. Major Themes; Jan's Story

3. Discussion/Solutions (45 min.)

a. Immediate Actions

i. Commitment to installing Gauges and Monitoring of/Clean Out of Debris Leading to Weir and Culverts; collect data on flow and amount of water benchmarking for benchmarking; keeping Culverts clear of debris

1. 9th Street Culvert; Cemetery Lake Weir; DeLaura Beach Rd./Cemetery Culverts

ii. Neighborhood Cleanup – County has bags to use for collection right now

iii. Beaver Relocation - is considered nuisance abatement and is only contracted to a licensed trapper for relocation; City of Warrenton hires contractor; if trapped on City of Astoria property they are charged.

b. Near Term Actions

i. County Culvert Replacement will either be available in this years budget, 2018 at the latest; 24 x 8 foot box to be installed

ii. City of Warrenton to backhoe/clear 9th street culvert debris every two years

iii. Columbia Beach Lane – Bridge or Other; Executive Summary of Smith Lake Documents; \$, permits, requirements; legal process and why road is there – no deed

or legalization; positive testimony at County Commissioner/Planning Commission meetings and documentation will be helpful

- iv. Will be looking into why ditch cleaning and maintenance has not been occurring*
- v. FEMA assistance for flooding will require historical data together with new data. An executive summary/history will be essential. Highly doubtful.*
- vi. Will install traffic tickers to monitor speed along roads in affected boundary; will install or relocate speed limit signs.*
- vii. Provide information on how Septic Systems are inspected or maintained over time; is this a Code Enforcement Issue; if it is impacting the "wetlands" this needs to be done property.*

c. Long Term Actions

- i. Dredging/Health of the Lake; Army Corp used to assist; more impervious surface all the time creating invasive infill; again research history/executive summary will be helpful.*
- ii. Will help connect with Appropriate State Agencies; Seek Grant for Water Quality Testing and Other Methods regarding Lilly Eradication and Debris Build- up Of Lake.*
- iii. Local Improvement District for infrastructure improvements is a possibility - fronts with bonds and pay back on taxes over a period of time.*

4. Review Agreements (10 min.)

a. Ad Hoc Committee; On Going Liaison

5. Acknowledgements/Adjourn (5 min.)

OTHER

- ✓ Clearly they had talked about what they could do to help ahead of time and work was commencing along 9th street and Columbia Beach Lane*
- ✓ County was very interested in Columbia Beach Lane issues*
- ✓ We ran out of time but will bring the following up in next meeting: building over the lake (docks, boat houses); information regarding changing weather patterns long term affects of climate change in the region; assistance with emergency planning workshop and neighborhood watch; county park issues*

- ✓ *They understand that we pay taxes and/or water bills which pays for the equipment they use and we could have access to equipment for boat launch cleanup*
- ✓ *Get to know the priorities and players of Conservancy Groups*
- ✓ *Upon their suggestion we expanded association boundary based on shared issues, common infrastructure challenges, impacts to the lake, improving public involvement – better leverage and easier to get support by government agencies or organizations impacting the larger area*



RE: Clear Lake Subdivision Warrenton

CARY Dan <dan.cary@state.or.us>

Thu 5/23/2019 4:59 PM

To: 'Kyle Walker' <walkerkk@msn.com>

Kyle,

DSL has not received an application for filling wetlands for Gil Gramson's development and have not issued a permit. The second website below my signature block is where you can go to review and check applications that have been recently received, are available for comment, or are under review or recently been permitted. Thanks. I know we will be talking again soon.

Have a nice weekend.

Dan

Dan Cary, PWS

Aquatic Resource Coordinator Columbia and Clatsop Counties

Aquatic Resource Management Program

Oregon Department of State Lands

775 Summer Street NE, Suite 100

Salem OR 97301-1279

Phone: (503) 986-5302

DSL websites: www.oregon.gov/dsl; <https://lands.dsl.state.or.us/>

From: Kyle Walker <walkerkk@msn.com>

Sent: Thursday, May 23, 2019 4:48 PM

To: CARY Dan <dan.cary@dsl.state.or.us>

Subject: Clear Lake Subdivision Warrenton

Good Afternoon Dan,

An April 4th staff report put before the Warrenton Planning Commission resulted in that body approving a preliminary plat approval of a 15 lot subdivision (Clear Lake Subdivision), a Wetland Hardship Variance and Standard Variance.

Under the heading titled Wetland Hardship Variance Criteria, the developer indicated he has plans to fill approximately 11.5 percent of an acre of wetlands. A supporting staff findings states "*the project already has Oregon DSL Wetland Removal-Fill Authorization.*" The site does not have a survey, there is confusion over who owns the adjoining wetlands and who will maintain the culvert under a proposed east/west emergency access road to prevent flooding upstream.

Has your office made this authorization?

You have mentioned a website where we might track any permits or authorizations that are being submitted should we choose to provide public comment on these permits. Let me know what that web address might be or how to find it.

I have attached a copy of a notice that went out to all 140 property owners of Smith Lake which provides you with a map of the wetland drainage system and culvert/weir system the City of Warrenton and members of the Association have maintained over the last 20+ years.

Thanks for your assistance and have a great weekend,

Kyle Walker
Smith Lake Improvement Inc.
Warrenton, Oregon
503-970-1151 (cell)



SMITH LAKE IMPROVEMENT INC. CONTACTS/RESOURCES

City of Warrenton

- Kevin Cronin, Community Development Director
- Janice Weese, Building Clerk
- Collin Stelzig, Public Works Director

Clatsop County

- Vance Swenson, Clatsop County Surveyor
- Ted Mclean, Public Works Director
- Gail Hendrickson, Clatsop County Planning Director

State of Oregon

- Dan Cary, Aquatic Resource Coordinator Columbia and Clatsop Counties, Oregon Department of State Lands

Developer Representative

- Erik Hoovestol, Senior Engineer – Firwood Design Group on behalf of Gil Gramson (Sandridge Construction)

Appellant Representative

- Will Caplinger on behalf of Rod Gramson

North Coast Land Conservancy

- Jon Wickersham, Associated Director














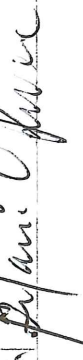
Smith Lake Improvement Inc.

- Board of Directors
- Property Owners & Residents
- Membership

We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Nancy Hedgerwood	Nancy Hedgerwood	91515 Smith Lk Rd	nledgerwood@gmail.com
Chris & Tom	Chris & Tom	91593 Smith Lake Rd	beckhugan@charice.net
Christa Beecham	Christa Beecham	91593 Smith Lake Rd	"
STAN GUENTHER	Stan Guenther	91635 SMITH LAKE RD	stan.guenther@hotmail.com
JOYCE JAMES-GUENTHER	Joyce James-Guenther	91635 SMITH LAKE RD.	STANJGUENTHER@HOTMAIL.COM
George McCabe, Jr.	George McCabe Jr.	91507 Smith Lake Rd	"
K. Nikki BUCKINGHAM	K. Nikki Buckham	91560 Smith Lake Rd.	wildrainbowpe@gmail.com
DAVID L. J. ARNETH	David L. J. Arneith	91500 Smith Lake Rd	dan.frost@comcast.net
Patricia Wilson	Patricia Wilson	91615 Smith Lake Rd	pat.fisne@epac.com
Jake Schriener	Jake Schriener	91615 Smith Lake Rd	Schriener.jake@epac.com
Ron Murders	Ron Murders	91665 Smith Lk Rd	clatsoptruck@hotmail.com
Danielle Sater	Danielle Sater	91692 Smith Lk Rd	clatsop517@gmail.com
Scott Engler	Scott Engler	"	scottengler2@gmail.com
Allan Salton	Allan Salton	91652 Smith Lake Rd	saltonallan@hotmail.com

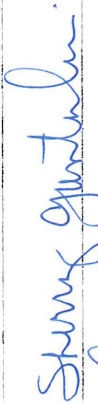


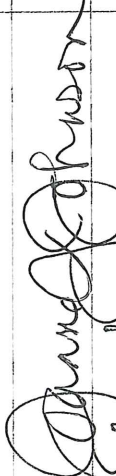
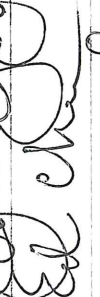
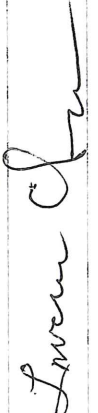

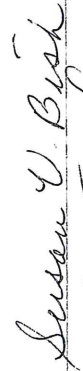


We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Reba Owen		91547 Smith Lake	rowen-1@charter.net
Patty Dunn		91559 Smith Lake	zdunns@reagan.com
Dan Dunn		91559 Smith Lake Rd.	zdunns@reagan.com
Stephanie McKee		91507 Smith Lake Rd.	gheatre
Andrew Spencer		91659 Smith Lake Rd	
ANDREW MERILA		91674 SMITH LAKE RD	AMERILA@CHARTEK.NET
Hugh McKenna		91677 Smith Lake Rd	hmcK3@charter.net
Andrew Kenof		91677 Smith Lake Rd	same
Paul Turkey		91684 Smith Lake Rd	Paula Turkey e Comm. 1 2017
Glen Turkey		91684 Smith Lake Rd	
Billie Linnora Billie		91680 Smith Lake	Ad. hannah@charter.net
Josh Holloway		91530 Smith Lake Rd	holloway79@hotmail.com
Jennifer Merila		91674 Smith Lake Rd	ujmerila@charter.net
Benjamin Linnora		91555 Smith Lake Rd.	xivtam@gmail.com


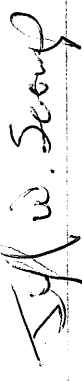




We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Jim Fisk		92286 Hummingbird	
Kay Bartholomew		92286 Hummingbird Dr	
Ryan Mills		92279 Hummingbird Dr	
Phil Hopkins		92274 Hummingbird Dr	
Diane Heintz		92176 Whiskey Rd	dnhaintz@charter.net
Jessie Newbold Leslie S. Newbold		92138 Whiskey Rd.	kanoba.one@gmail.com
Mike O'Brien		92268 Hummingbird Dr	
Stephanie J. Miller		34972 Delaware Beach Rd	stephiej@charter.net
Terry L. Miller		✓ ✓ ✓	✓ ✓ ✓
John French		34982 Delaware Beach	brando20272@yahoo.com
JEFFREY MIKRIKOVICH		92210 WHISKEY LN.	JKRISTOV@LIVE.COM
Lawrie R Kristovich		92210 Whiskey Lane	
Melinda L Kristovich		92210 Whiskey Lane	
Saetana M Langley		92176 Whiskey Ln.	99mciaugh@charter.net Warrenton


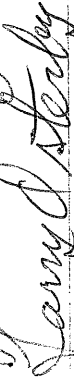



We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Sherry Gartenbein		Warrenton 91696 S Lake Rd. or 97146	dgartenbein@charter.net
Dennis Gartenbein		"	"
Michael Bandeen		Warrenton 33150 Columbia Blvd N	"
Jeanne Rich	Jeanne Rich	91703 South Lake Rd.	"
Joanne J. Johnson		91697 S. Lake Rd	jojo1959@live.com
Ed Chase		33188 Columbia Blvd LN	edlach61@charter.net
Lawanna Chave		"	"
ROBERT K. BISH		91736 HWAY 104 WARRENTON OR 97146	"
Susan V. Bish		91736 Hwy 104 Warrenton, OR 97146	SuKeybish@gmail.com
Tom Tagliavento		91721 S. Lake Rd	TomSandraecharter.net
Sandy Tagliavento		"	"


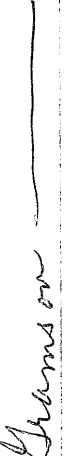




We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Nate McBride		91639 Smith Lake Rd Warrenton, OR 97146	mcbn4481@pacifi.edu
Self Scarp		9166 Smith Lake Rd Warrenton, OR 97146	gemmessage70@hotmail.com
Kyle Walker		91585 Smith Lake Rd Warrenton, OR 97146	walkerkt@msn.com
Lara Gray		91571 Smith Lake Rd Warrenton, OR 91583 Smith Lake Road	lara.gray503@yahoo.com
Janet Jensen	Janet Jensen	Warrenton, OR 97146	janjen502@gmail.com
Larry Hamilton		91586 Smith Lake Rd Warrenton, OR 97146	hch261@a.yahoo.com
Robert Herickson		//	//
Jenny Miller	Jenny Miller	Warrenton, OR 97146	
Jenny Miller	PENNY MILLER	PO Box 1076 91591 Smith Lk Rd WARRENTON 97146	



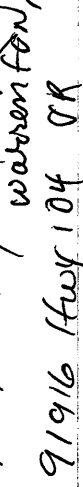
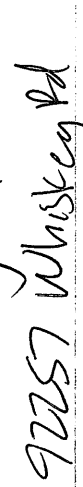
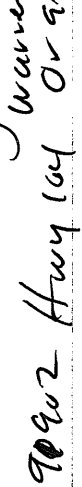
We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Jan Osterby		92228 Moore Rd Warrenton, OR	
Larry Osterby		92228 Moore Rd Warrenton OR	
Tawny Massey		92240 Moore Rd Warrenton, OR 97148	
MIKE Kathryn Deeks		92257 MOORE ROAD WARRETON 97146	
Larry AUSMAN		Moore Rd Warrenton, OR	

We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
DAVID & KATHY CARLSON		92288 Whiskey	dkts@carlson@NSU.Con
— works for		1809	
ERIK & JULIE JENSEN		1807	
RYAN & RASMUSSEN		35028 Dehman Dr	ryan@rasmussen@gmail.com
CONTESSA ANGUS		92294 Whiskey	
JOSH CRAMBLIT		92294 Whiskey	

We the Undersigned Respectfully Request Recognition and Participation in the Clear Lake Subdivision Appeal Hearing

PRINT NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS
Karen Allen		91902 Hwy 104 Warrenton OR	yesilovelucy@hotmail.com
Kay Vollmer		91916 Hwy 104 OR Warrenton, warrenton, wa	vovoller9916@charter.net
FRANK VOLLMER		91916 Hwy 104 OR	vovoller9916@charter.net
Dan Ekstrom		92257 Whiskey Rd Warrenton	ianekstrom@gmail.com
Stephen C. Allen		90902 Hwy 104 OR 57146	Steve@alancpas.com