



Exhibit 4

Community Development Department / Planning Division
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MEMORANDUM

TO: Cheryl Twete, Community Development Director

CC: Steve Sparks, Principal Planner

FROM: Valerie Sutton, Interim Long Range Planning Manager
David Levitan, Senior Planner

DATE: January 15, 2016

SUBJECT: Summary of South Cooper Mountain LWI Property Owner Meeting

OAR 141-086-228 requires local governments to provide opportunities for the public to review and comment on draft Local Wetland Inventory (LWI) documents prior to the public hearing. City staff consulted with Department of State Lands (DSL) and Department of Land Conservation and Development (DLCDD) staff to develop an appropriate public outreach and review program for the South Cooper Mountain LWI. As part of the city's outreach program, staff held an informational meeting on January 14, 2016 with South Cooper Mountain property owners to discuss the LWI. A meeting announcement and map of locally significant wetlands was mailed to all 22 property owners in the South Cooper Mountain area on December 30, 2015.

Seven people attended the January 14th meeting, including 5 property owners, a representative for Metropolitan Land Group, and a wetland biologist from AKS Engineering. Staff provided each attendee with a packet of materials that included the draft LWI report and the Economic, Social, Environmental and Energy (ESEE) analysis, which is required when developing a program for protecting significant natural resources covered by Statewide Planning Goal 5. Maps showing property ownership and the presence of locally significant wetlands were also distributed at the meeting.

Staff gave a Powerpoint presentation that summarized the role and requirements of the LWI; how and when wetlands were inventoried; the ESEE analysis process; the city's proposed protection program for locally significant wetlands in South Cooper Mountain; and the approval and adoption process for the LWI. Staff's presentation was followed by a question and answer session with meeting attendees. The majority of questions and comments received at the meeting were related to potential wetlands and especially vegetated corridor buffers on specific properties, which will be established during project review by the applicable agencies (DSL, the Army Corps of Engineers, and Clean Water Services). There were no questions or disagreement about the mapped location of locally significant wetlands.

There were also questions about whether the city is proposing additional protection (e.g. "no-touch") for significant wetlands in South Cooper Mountain. Staff explained that their current recommendation is to adopt the LWI for South Cooper Mountain, to which the city's existing significant natural resource protection program will apply (no new restrictions). This recommendation will be presented to the Planning Commission as part of the January 27, 2016 hearing for the LWI. The Planning Commission will forward their recommendation on the LWI to the City Council.

Staff continues to communicate with DSL staff, including a January 15, 2016 email to summarize the city's public review process to date and the project's next steps. Staff anticipates that unless extensive public comments are received during the public comment period (which runs until January 26), or at the Planning Commission public hearing (January 27), the South Cooper Mountain LWI will be approved by DSL and forwarded to City Council for adoption in March 2016.