



## **MEMORANDUM**

### **Community Development Department**

To: Beaverton Planning Commission  
From: Rob Zoeller, Senior Planner  
Date: Oct. 14, 2024  
Subject: Cooper Mountain Local Wetlands Inventory and Assessment Approval

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On September 19, 2024, the Department of State Lands approved the Beaverton Cooper Mountain Local Wetlands Inventory (LWI) and assessment. Staff included the approved LWI maps in Exhibit 4 (Comprehensive Plan updates to Volume III: Statewide Planning Goal Five Resource Inventory) of the staff report, and the LWI report as Exhibit 20 in the staff report. However, staff did not include the original approval letter from DSL, so it is now being included as Exhibit 31 in the staff report.



# Oregon

Tina Kotek, 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](http://www.oregon.gov/dsl)

### State Land Board

September 19, 2024

The Honorable Mayor Lacey Beaty  
12725 SW Millikan Way  
PO Box 4755  
Beaverton, Oregon 97005

Tina Kotek  
Governor

LaVonne Griffin-Valade  
Secretary of State

Re: Approval of the Beaverton Cooper Mountain Local Wetlands Inventory and Assessment

Tobias Read  
State Treasurer

Dear Mayor Lacey Beaty:

I am pleased to notify you that the Department of State Lands (DSL) has approved the Beaverton Cooper Mountain Local Wetlands Inventory (LWI) and assessment. We appreciate your planning staff and the wetland consultant, Ethan Rosenthal of David Evans and Associates, working with our staff to ensure that the inventory meets state LWI requirements (OAR 141-86-0180 through -0350) and the city's needs. The DSL-approved report and maps will be available to view and download from our website at <https://www.oregon.gov/dsl/WW/Pages/Inventories.aspx>. The DSL-approved GIS dataset also is available for download from the same web page.

The final inventory requirement is for the city to notify property owners with wetlands mapped on their property within 120 days of this approval. Please provide us with a copy of the landowner notification, indicating the date when notification was completed.

Approval by DSL means that the LWI becomes part of the Statewide Wetlands Inventory (SWI). The LWI must now be used by the city instead of the SWI (that includes the National Wetlands Inventory) for the Wetland Land Use Notification Process (ORS 227.350). Please note that mapped wetlands, "probable wetlands" (PW), streams, waters, and "artificial features" (some of which may be regulated), may initiate a Wetland Land Use Notification to DSL. Other guidance for WLUN submittal is available at <https://www.oregon.gov/dsl/wetlands-waters/Pages/local-gov-planning.aspx>

The LWI and functional assessment also form the foundation for your wetland planning under Statewide Planning Goal 5, and the LWI must be adopted by the city per the Goal 5 requirements. Please note that one wetland was determined to be Locally Significant: W-MK-1. When significant wetlands are designated by the city, "non-significant" wetlands may be coded to distinguish them from "significant wetlands" but must not be removed from the approved LWI maps. These wetlands are still subject to state and federal permit requirements. Locally Significant Wetland status is available in the GIS dataset, Wetlands layer, LSW attribute.

While considerable effort has been made to identify accurately most wetlands within the study area, DSL's approval does not guarantee that all regulated wetlands have been mapped. The mapped wetland boundaries are estimated boundaries, they have not been surveyed, and there are inherent limitations in mapping accuracy. DSL advises persons proposing land alteration on parcels containing mapped

wetlands and waters first to contact DSL or to obtain a wetland boundary delineation by a qualified consultant and submit it to DSL for approval prior to the land alteration.

It will be important to keep your LWI updated as new wetland delineations are completed and approved by DSL. One method is to annotate the LWI map with the DSL file number(s) on the affected tax lots. This may also be accomplished by creating a separate "refinement layer" within the digital dataset, per [141-086-0230](#)(5). No new wetland delineations were approved since the LWI review draft(s). Previous approval letters for delineations within the study area are noted in the LWI and may have been sent to the County planning office. If your office would like copies of these approval letters for your files, please let DSL know. Future wetland delineation approval documents will be provided to the City of Beaverton planning department for refining the LWI mapping.

We are pleased that the City of Beaverton has conducted a thorough wetlands inventory of the Cooper Mountain study area and has made wetland planning a high priority. We look forward to working with you and your staff as you continue on the Goal 5 wetland planning effort. Please feel free to contact Jevra Brown at 503-580-3172 with any questions you may have about the LWI or its use.

Sincerely,



Jevra Brown  
Aquatic Resource Planner  
Aquatic Resource Management Program

cc: Lacey Beaty, Mayor, City of Beaverton  
Andy Varner, Community Development Director, City of Beaverton  
Rob Zoeller, Senior Planner, City of Beaverton  
Michelle Miller, Senior Planner, Community Planning, Washington County  
Ethan Rosenthal, David Evans and Associates  
Lindsey Obermiller, Clean Water Services  
Laura Kelly, Regional Representative, DLCDC  
Amanda Punton, Natural Resource Specialist, DLCDC  
Yvonne Vallette, Aquatic Ecologist, EPA  
Brittney Campos, Corps of Engineers  
Shauna Everett, Ecosystem Services Biologist, USFWS  
Rusty Griffin, National Database Manager, USFWS NWI  
Joy R. Lovett, Land & Water Use Coordinator, ODFW  
Haley Teach, 401 WQ Certification Coordinator, DEQ  
Kyla Zaret, Wetlands Ecologist, Institute Natural Resources  
Michael Deblasi, Aquatic Resource Coordinator, DSL  
Chris Stevenson, Wetland Ecologist, DSL