CLACKAMAS COUNTY

BUSINESS & COMMUNITY SERVICES
150 BEAVERCREEK ROAD
OREGON CITY, OR 97045
WWW.CLACKAMAS.US/BCS

SARAH ECKMAN, ORCEMS
INTERIM DIRECTOR
SARAHSTE@CLACKAMAS.US
503-742-4303

EILEEN STEIN
INTERIM DEPUTY DIRECTOR
ESTEIN@CLACKAMAS.US
503-742-4399

DIVISIONS

ECONOMIC DEVELOPMENT
FOREST & AGRICULTURE
PROPERTY DISPOSITION
SARAH ECKMAN, ORCEMS
INTERIM DIRECTOR

COUNTY PARKS & FORESTRY
TOM RIGGS
MANAGER

STONE CREEK GOLF CLUB
GORDON TOLBERT, PGA
OWNER, TOTAL GOLF MANAGEMENT

LINCC LIBRARY SERVICES
KATHRYN KOHL
MANAGER

OAK LODGE & GLADSTONE LIBRARY
MITZI OLSON, MLIS
MANAGER

COUNTY FAIR & EVENT CENTER
WANDA CONLIN
INTERIM EXECUTIVE DIRECTOR

December 10, 2021

Via email to: Jennifer.peterson@oregon.gov

Jennifer Peterson
Facilities Administrative Assistant
Oregon State Marine Board
PO Box 14145
Salem, OR 97031

RE: Clackamas County Parks – Boones Ferry Boat Ramp Boarding Dock Replacement

Dear Ms. Peterson:

On behalf of Clackamas County, I would like to submit for consideration by the Oregon State Marine Board a Boating Facilities Grant request to replace the boarding docks at the Boones Ferry Boat Ramp. The existing wooden docks are now 25 years old, and are deteriorated to the point where replacement is the prudent course of action to improve safety and user experience.

Clackamas County Parks is proposing removing the existing wooden boarding dock and replacing it with a new aluminum dock. From conversations with our marina partner, boaters using the site, and Marine Board staff, we know this is a needed improvement for the boat launch facility. The project has been discussed for several years, is listed on our Facility Capital Improvement Plan, and has become a priority for County Parks. While we do not yet have permits in hand and all the other logistics fully lined up, I am confident we will be prepared in time to execute the project.

I believe this project is consistent both with our County Parks mission of providing clean, safe, and healthy outdoor recreation to residents and visitors, and with the intent of the Boating Facilities Grant to improve or renovate public recreational boating access facilities.

I appreciate the opportunity to apply for this grant, and thank you for your consideration. Please let me know if you have any questions or require additional information.

Sincerely,

Tom Riggs

Tom Riggs
Parks and Forestry Manager
Clackamas County Business and Community Services

Boating Facility and Waterway Access Grant Application

FOR OSMB USE ONLY		Grant number: 1712
Biennium: 21-23	Date Received: 12-10-2021	

Refer to the Boating Facility, Waterway Access and Small Grant Procedure Guide for information on facilities, access and education.

1- APPLICANT PROJECT TYPE AND LOCATION *(All applicants must complete)*

Applicant or entity name: Clackamas County Parks	Phone number: 503-742-4345
If different from above provide Assumed Business Name:	
Applicant mailing address: 150 Beavercreek Rd	City, State, Zip Oregon City, OR 97045
Physical address: 150 Beavercreek Rd	City, State, Zip Oregon City, OR 97045

Type of Government Applicant:

- ☒ County
- ☐ City
- ☐ Port
- ☐ Parks District
- ☐ State Agency
- ☐ Federal Agency
- ☐ Tribal Government
- ☐ Other (Specify) _____

Type of Private Entity Applicant:

- ☐ Non-profit 501c3 or 501c4
- ☐ Private
- ☐ Business Corporation
- ☐ Professional Corporation
- ☐ Oregon Limited Liability Company
- ☐ Oregon Limited Liability Partnership
- ☐ Foreign Limited Liability Partnership
- ☐ Business Trust
- ☐ Other (Specify) _____

Name of Project Manager: Tom Riggs	Title: Parks and Forestry Manager
Email: triggs@clackamas.us	Phone: 503-742-4345
Name of Fiscal Point of Contact: Christina Dannenbring	Title: Management Analyst, Sr.
Email: cdannenbring@clackamas.us	Phone: 503-742-4663
Project Name: Boones Ferry Boarding Dock Replacement	Physical Address of Project, Education Activity or Equipment Storage: 26177 NE Boones Ferry Landing, Aurora, OR

Brief project statement *(1-4 sentences describing scope of project)*
Replacement of the 6 boarding docks at the Boones Ferry boat ramp. The 25 year old wooden docks have deteriorated significatly, and need to be replaced to improve safety and operations. County Parks will hire a contractor to remove and dispose of the old wooden docks, and install new aluminum dock sections consistent with current OSMB design standards.

Latitude (decimal):45.29193315576532	Longitude (decimal):-122.77518538659372
Waterbody: Willamette River	Rivermile: 38.5

Driving directions-*How would a user find this location from a major highway or interstate?*
I-5 North to Exit 282, or I-5 South to Exit 282B, head West on Milley Rd, continue onto NE Butteville Rd approximately 1/2 mile. Boones Ferry Park, Marina, and Boat Ramp are on the right.

Project type, check all that apply:

☒ Construction (any ground disturbance)
☐ Education
☐ Construction and Education
☐ Property Acquisition
☐ Master Plan
☐ Consultant Services

2- ACCESS SITE AND WATERBODY INFORMATION *(All applicants requesting construction funds complete. If education project occurs on water or at a public access facility)*

Fees: Identify all entrance, parking, day-use, facility or education fees charged to a boater or participant. *Example $3.00/foot or $15/hour*

Launch $_____ Parking $2 boater, $6/$8 non-boater Day Use $_____ Moorage $1,900 to $2,800 per slip per season Boat in Camping$_____

Training $_____ Classroom $_____ On-water $_____ Rental $_____

Type of boats using the site: *check all that apply*

☒ Open Motorboat ☒ Jet boat ☐ Cabin cruiser ☒ Pontoon ☒ Drift boat ☐ Sail

☒ Personal watercraft (PWC) ☐ Raft ☒ Kayak ☒ Canoe ☐ Kite/Sail Board

☒Stand-Up Paddle Board (SUP) ☐ Other

Boating activities *per year*

Number of launch/retrievals 9,700 Number of boats mooring overnight (Water)_100

Number of boat-in camping nights (Land) N/A

Identify the months that boating activities take place at the facility or waterbody, using a scale of High (H), Medium(M), and Low (L) for use occurring in the month. *If no activity leave blank*

Month	Boating Activities						
	Fishing	Watersports (ski/wake)	Cruising	Sailing	Flat water paddling	White water paddling	Other
January	L	L					
February	L	L					
March	H	L					
April	H	M					
May	M	M					
June	M	H			L		
July	M	H			M		
August	M	H			M		
September	M	H			L		
October	H	M			L		
November	H	L					
December	M	L					

Please identify Other Boating Activity:

Identify monthly percentage of use by boat type. Monthly total equals 100%												
Month	Boat use for year by boat type											
	Open motor-boat	Jet boat	Cabin cruiser	Pontoon	Sail	PWC	Drift	SUP	Raft	Kayak	Canoe	Kite/ Sail board
January	80	20										
February	80	20										
March	80	20										
April	80	20										
May	80	20										
June	60	20		10		5		1		2	2	
July	60	20		10		5		1		2	2	
August	60	20		10		5		1		2	2	
September	60	20		10		5		1		2	2	
October	60	20		10		5		1		2	2	
November	80	20										
December	80	20										

Identify any other public or private (available for public use) boating facilities within a 5-mile radius on the same waterbody. This includes ramps, tie-up facilities or marinas. Do not include private homeowner docks.

	Name of Facility	Direction (N, S, E, W)	Distance (Miles)
1	Champoeg State Park	W	5.0
2	Wilsonville Memorial Park	E	0.5
3	Molalla River State Park	E	3.5
4	Hebb Park	E	4.5
5			
6			

3- PROPERTY OWNERSHIP AND MANAGEMENT.
(All applicants requesting funding for construction, master planning or technical assistance for design, engineering or permitting must complete)

Current Ownership Clackamas County Parks

☐ Site is owned in fee simple by the applicant. How long has the applicant owned the site? _____yrs.

Describe any restrictive easements or deed restrictions. _____

☒ Site is leased by applicant. Number of years remaining on lease. 9 years

Name of property owner. State of Oregon Department of State Lands

Describe other interest in site and tenure: Clackamas County Parks has been repeatedly leasing the aquatic lands from DSL over the last for 29 years. The current lease is for 2015-2030, at which point we intend to renew the lease and continue the recreational use on the site.

Identify the applicant's current management of the site:

☐ Site is managed solely by the applicant. ☒ Site is managed cooperatively with another entity.

Identify the entity (volunteer host, concession, etc.): River City Boat Sales, LLC.

Who will maintain the completed project? Clackamas County Parks

4- PROPOSED PROJECT FUNDING- *(All Applicants Must Complete)*				
A - ADMINISTRATIVE MATCH *Not eligible for Grant Reimbursement*				
	Applicant	Other	Marine Board	TOTAL
Administration	$4,500.00	$	N/A	$4,500.00
Federal indirect rate (*complete table below*)	$	$	N/A	$
Pre-agreement expenses (*complete table below*)	$	$	N/A	$
Permit fees	$1,300.00	$	N/A	$1,300.00
Legal fees	$300.00	$	N/A	$300.00
System development charge (SDC)	$	$	N/A	$
Other (specify) Misc. (postage, copying, etc.)	$25.00	$	N/A	$25.00
Total Administrative Match	$6,125.00	$	N/A	$6,125.00

Federal Indirect Rate			
Federal Approved Indirect Rate	What is it applicable to?	Total Value	How much is match?
		$	$
		$	$

Pre-agreement Expenses and Match *(include documentation)*	
Item Description	Value
	$
	$
	$
	$

B- PROPOSED FORCE ACCOUNT MATCH				
Complete tables below for each	Applicant	Other	Marine Board	TOTAL
Force account labor	$	$	N/A	$
Force account equipment	$	$	N/A	$

Force account materials or supplies	$	$	N/A	$
Total Force Account Match	$	$	N/A	$

Force Account Labor			
Staff	Other	Labor Description	Value
☐	☐		$
☐	☐		$
☐	☐		$
☐	☐		$

Force Account Equipment			
Owned	Donated	Equipment Description and Purpose	Value
☐	☐		$
☐	☐		$
☐	☐		$
☐	☐		$

Force Account Materials or Supplies			
Owned	Donated	Material or Supply Description and Purpose	Value
☐	☐		$
☐	☐		$
☐	☐		$
☐	☐		$

C- PROPOSED CASH MATCH				
	Applicant	Other*	Marine Board	TOTAL
Property acquisition cost	$	$	$	$
Construction contract	$37,500.00	$	$112,500.00	$150,000.00
Materials Purchased	$	$	$	$
Equipment Rental	$	$	$	$
Eligible permit fees	$	$	$	$
Federal indirect rate*- *(complete table below)*	$	$	$	$
Consultant contract *(attach copy of contract)*	$	$	$	$
Other: _____	$	$	$	$
Total Cash Match	$	$	$	$

Federal Indirect Rate			
Federal Approved Indirect Rate	What is it applicable to?	Total Value	How much is match?
		$	$
		$	$

D-TOTAL PROPOSED PROJECT FUNDING				
	Applicant	Other	Marine Board	TOTAL
Total Administrative Match **(from A)**	$6,125.00	$	N/A	$6,125.00
Total Force Account Match **(from B)**	$	$	N/A	$
Total Cash Match **(from C)**	$37,500.00	$	$112,500.00	$150,000.00
GRAND TOTAL	$43,625.00	$	$112,500.00	$156,125.00

E- "OTHER" SOURCE, TYPE AND AMOUNT OF (NON-APPLICANT) CONTRIBUTIONS			
Grant/Loan Agency	Name of Grant/Loan	Approved Y/N	Amount of Grant
			$
			$
			$
			$

Cash Contributions by	Amount of Contribution
	$
	$
	$
	$

F- BUDGET PRORATION DESCRIPTION

Describe how the budget was prorated between recreational boating and non-boating uses. Attach an itemized budget or estimate illustrating the proration.
This project is 100% to serve recreational boating uses.

5- PROJECT NARRATIVE DESCRIPTION- *(Applicants requesting funds for construction, property acquisition, master planning and technical assistance for design, engineering or permitting must complete)*

This section is your opportunity to sell your project. Do not assume that Marine Board staff will know the answers to the questions. You have onsite knowledge and experience related to the project location that must be conveyed in your responses. Provide clear and concise responses to each question.

A. Describe the project purpose, how long have the issues existed, what measures have been taken to address the concerns or issues and how will the proposed project resolve the issues?
This project is to replace the 6 wooden dock sections that sit between the 2 launch lanes at Boones Ferry County Park with new aluminum docks, to improve the user experience and extend the service life of the boat launch facility. The wooden docks have been in place for 25 years, are significantly weathered, and are deteriorating. County parks has performed many repairs on these docks, including removing and replacing broken boards, tightening screws and bolts, refastening loose planks, and adding new rub rail and bumpers, to maximize the life of these docks, but they have deteriorated to the point that they need replacement. The proposed project will replace the old docks with new ones, resolving the issue by disposing of the old docks and replacing them with new, lower-maintenance docks. Replacing the old docks with their wooden planks and bull rails, with new aluminum docks with modern decking will improve safety for those boarding or disembarking from boats, tying boats to the docks when launching or retrieving, and when walking on the dock.

B. Describe the specific actions, materials or equipment that will be completed or donated by the applicant and others. Include limitations for these contributions and how that is factored into the overall project.
Clackamas County Parks will provide overall project management, including project design/specifications, bid proposals, contractor oversight, inspections, and grant administration. A contractor will be hired to remove and dispose of the 6 existing 6' wide by 20' long wooden docks. Contractor will provide and install the 6 new 6' wide 20' long aluminum docks. Parks will coordinate project schedule and inform OSMB of any closures of the ramp needed for project completion.

C. Describe all non-boating uses and activities occurring at the site, the proximity of the activities to the boating facility portion of the overall site. (picnicking, camping, trails etc.) and plans to make other facility improvements or modifications.
The boat launch facility is almost exclusively for boating use, there are no associated picnic tables, campsites, or hiking trails offered at the park, though we do have occasional visitors who just come to walk out on the docks and look at the water. Other uses on the property include a 100-slip marina which sits on either side of the launch ramp, and a commercial business that offers boat sales, service, and storage on the upland portion. In addition to slip rentals, the marina offers dockside fueling service to the public, and the fuel dock also hosts our marine pump-out stations. The facility capital improvement plan includes a number of planned facility improvements, including this project, the replacement of the boarding docks. Additional items to be completed include asphalt repairs to the road and parking lot areas, replacing amenities on the marina docks, stabilizing the bank below the storage area, and exterior painting of the commercial buildings. Currently ongoing or recently completed improvements include roof repairs to the sales and service buildings, electrical panel upgrades, fuel tank cleaning and repainting, bathroom remodel in the sales building, and conversion of an old apartment attached to the service building into usable commercial space.

D. Briefly describe the history of the boating facility property.
Clackamas County Parks acquired the Boones Ferry Marina and associated properties from private owners in 1991. Since that time, the marina and commercial buildings have been operated by private businesses under lease agreements, while Parks operates and maintains the public boat launch and associated parking lots. The 1996 flood wiped out all of the docks at the marina and the launch, and both had to be rebuilt. The current marina and boat launch are very popular, with the marina slips having a waiting list, and the boat launch seeing frequent use. The main parking area has 28 boat trailer parking spaces, and often fills up during the summer, so in partnership with the State of Oregon, we developed and operate a seasonal overflow parking lot with an additional 64 parking spaces.

E. Describe how the project relates to local or regional plans to meet current and future public recreation needs and the needs of the boating public. Identify if the project is included in a Master Plan, Resource Management Plan or other plan. If project location is on the Willamette River, identify how it meets Goal 15 Willamette River Greenway.
There is no change to use with this project, it simply replaces existing docks at an existing public boat launch, so it can continue serving the recreational needs of the boating public. This project is identified in our lease agreement with River City Boats, LLC on Exhibit B – Anticipated Boones Ferry Marina Capital Improvement Plan. The project site is on the Willamette River, and supports Goal 15 of the Willamette River Greenway by maintaining the recreational quality of this land. As the property is directly across from the City of Wilsonville, near I-5 on property with commercial uses on site, it is consistent with C.3.c Access – Adequate public access to the river shall be provided for, with emphasis on urban and urbanizable areas.

F. Describe the project implementation and completion timeline.
The project is targeted for completion in the fall of 2022. In early summer 2022 Parks will be working on securing all necessary permits. Since this is maintenance work and we are not changing the footprint of the docks, the work is exempted by DSL. A permit from the Army Corps of Engineers is estimated to take 100 days to obtain. We will do Tribal consultation, but this project does not involve any ground disturbance. Also in summer of 2022, we will be obtaining bids, selecting a contractor, and completing a contract. The contractor will then obtain the replacement docks and schedule installation for some time after Labor Day, to minimize impact to public use of the launch. The actual removal and disposal of the

old docks, and installation of new docks should only take a matter of days, and we will work with the contractor to determine what duration of boat launch closure they will require.

G. Identify if this project will result in a change of use at the facility or waterbody.
Since this project is replacing existing docks, it is unlikely to result in any substantive change of use of the facility. It will however, improve the quality of the users experience. New aluminum docks will provide a safer surface, and improve ADA accessibility on the boarding dock.

H. Describe what opportunities have been provided to involve the public in decisions resulting in this proposed project.
This project has been discussed with the Clackamas County Parks Advisory Board, and with our partners River City Boat Sales, LLC, and both are supportive. The project was identified in the facility capital improvement plan which was part of the lease approved by the Board of County Commissioners. There have been a number of informal conversations with boaters at the ramp who would like to see the aging docks replaced.

I. Describe past performance on OSMB grants. If you have not received a previous grant from OSMB describe past performance with Oregon State Parks, Oregon Dept. of Fish and Wildlife or other state or federal agency awarded grant.
Clackamas County Parks has been successful in working with numerous grantors, including OSMB. We have kept in good communication regarding project progress, changes, and finances, and have provided all required documentation and reporting. Recent examples include the 2019 OSMB Boating Facilities Grant for repaving Carver Boat Ramp, and the 2015 OSMB Boating Facilities Grant for replacing docks at Hebb Park.

6- PROJECT NARRATIVE DESCRIPTION – *(Applicants requesting funds for education, educational support or technical assistance not for design, engineering or permitting must complete).*

This section is your opportunity to sell your project. Do not assume that Marine Board staff will know the answers to the questions. You have project knowledge and experience that must be conveyed in your responses. Provide clear and concise responses to the questions.

A. Describe the goal, need and anticipated outcomes of the project or program.

B. Describe if your project or program is identified in any education, business, local, or regional plans?

C. Describe who is the target audience, how you will engage them to obtain their participation and how the project or program is providing opportunities to underserved communities.

D. Describe how waterway and boating safety is incorporated into the project or program.

E. Describe the specific actions, materials or equipment that will be completed or donated by the applicant and other. Include any time, availability or other limitations for these contributions and how that is factored into the overall project. If answered under Section 5 leave blank.

F. Describe the useful life and how it was determined for any products, materials or equipment obtained as part of the grant.

G. Does the proposed project or program occur at a public recreational boating facility? If yes, describe the frequency of use, number of participants and any agreements you have with the facility owner.

H. Describe past performance on OSMB grants. If you have not received a previous grant from OSMB describe past performance with Oregon State Parks, Oregon Dept. of Fish and Wildlife or other state agency awarded grant. If answered under Section 5 leave blank.

I. Describe the project implementation and completion timeline. If answered under Section 5, leave blank.

7- PUBLIC SUPPORT OR OPPOSITION *(All applicants must complete)*

Identify specific public support and opposition to the proposed project:

Note: this section is part of the grant ranking criteria-include emails and letters with application

	Supporters Name	Opponents Name
☐ Adjacent landowners:		
☒ Users groups:	Various boaters (informal conversations at ramp)	
☐ Neighborhood association		
☒ Local government:	Board of County Commissioners	
☒ State/federal government:	OSMB	
☐ Legislator/congressional:		
☐ General Public		
☒ Other (specify):	Parks Advisory Board, and River City Boat Sales	

8- LAND USE, CULTURAL, HISTORIC AND ENVIRONMENTAL APPENDICES--*(All applicants requesting funds for construction must complete Appendix A, B and C. Applicants requesting funds for property acquisition must complete Appendix A through D.*

Appendix A-Land Use Compatibility Statement form

Appendix B- Historic and Cultural Resources form

Appendix C- Natural Resources form

Appendix D- Property Acquisition form

9- APPLICATION SIGNATURE AND CERTIFICATION *(All applicants must complete)*

Applicant Signature and Certification

Application is hereby made for the activities described above, together with attachments. I certify that I am familiar with the information contained in the application and, to the best of my knowledge and belief, this information is true, complete, and accurate. I further certify that I possess the authority, including the necessary requisite property interests, to undertake the proposed activities.

I also certify that the Applicant's governing body is aware of this request and has authorized the person identified as the official representative of the Applicant to act in connection with this application and subsequent project as well as to provide additional information as may be required.

By signing below, I affirm the Applicant's intention to enter into a Cooperative Facility Grant Agreement and agree to comply with Oregon State Marine Board's program rules, policies, and guidelines as well as all applicable federal, state, and local laws relating to this proposal, additional conditions applicable to an approved Boating Facilities Grant, and the resulting project.

Tom Riggs Print/Type Name	Parks and Forestry Manager Title
Tom Riggs Applicant Signature	12/10/2021 Date

ATTACHMENTS *(Are the following items attached to this application?)*

Required For:	Acquisition	Consulting	Construction	Education
Cover letter	☐	☐	☒	☐
Photos of project site, existing condition	☐	If applicable	☒	☐
Map or Aerial of project site (Assessor's Map)	☐	If applicable	☒	If applicable
Design or Plans	If applicable	If applicable	☒	☐
Cost estimate	☐	☐	☒	☐
Permit-*attach either application with letter noting acceptance or actual permit as approved by regulatory agencies.*	☐	If applicable	☐	☐
Wetland Delineation Report	☐	If applicable	☐	If applicable
Tribal Consultation Letter/Email	☐	If applicable	☐	☐
Consultant contract	If applicable	☐	If applicable	If applicable
Pre-agreement documentation	☐	☐	☐	☐
Federal indirect rate documentation	☐	☐	☐	☐
Letters/emails of support	☐	☐	☐	☐
Informational Brochure and/or website	If applicable	If applicable	If applicable	☐
Education or Business Plan	If applicable	If applicable	If applicable	☐
Facility owner site operation agreement	If applicable	If applicable	If applicable	☐
Land Use Compatibility Statement (LUCS) **Appendix A**	☐	If applicable	☐	
Historical, Cultural, Archaeological Resources form, **Appendix B**	If applicable	If applicable	☐	☐
Natural Resources form, **Appendix C**	If applicable	If applicable	☐	If applicable

Property Acquisition form, **Appendix D**	☐	If applicable	If applicable	If applicable

For more information about completing this application refer to the Boating Facility, Waterway Access & Small Grant Procedures Guide found on our website, www.oregon.gov/osmb/boating-facilities .

For questions contact Janine Belleque, Boating Facilities Manager, 503-378-2628, janine.belleque@oregon.gov

Submit completed application and documentation to Jennifer Peterson, Facilities Administrative Assistant, 503-378-2727, Jennifer.peterson@oreogn.gov

APPENDIX A

Land Use Compatibility Statement (LUCS)

A Land Use Compatibility Statement (LUCS) is used to ensure that proposed projects are consistent with local land use requirements.

Section 1- Applicant and Site Information (to be completed by applicant)

Applicant/Entity Name: Clackamas County Parks			
Project Manager Name Tom Riggs			Phone: 503-742-4345
Project Name: Boones Ferry Boarding Dock Replacement			
Project Address: 26177 NE Boones Ferry Landing			City, Zip Aurora, 97002
Latitude 45.291933	Longitude -122.775185		
Township 3 S	Range 1 W	Section 23	Tax Lot: 900
Project Description: Replace existing wooden board dock sections with new aluminum dock sections			

Section 2- To be completed by City or County Planning Official
Determination of Compliance with Local Land Use Requirements.

The project property is located ☐ Inside City Limits ☐ Outside City Limits ☐ Inside UGB ☐ Outside UGB	
Current Comprehensive Plan Designation:	Current Zoning:
Does the project require land use review to determine compliance with land use regulations? ☐ Yes ☐ No	
If **No**, it means that no local land use review is needed. **Skip to Planning Official Information below.** If **Yes**, what is the status of the land use application: ☐ Approved ☐ Denied ☐ Under Review ☐ Not Yet Received	
List file numbers:	
Is this decision final: ☐ Yes ☐ No	
Comments:	

Jurisdiction:	
Planning Official Name and Title:	
Mailing Address:	
City, Zip:	
Phone:	Email:
Planning Official Signature	Date:

Appendix B
Historical, Cultural, Archaeological Resources Form

CULTURAL RESOURCES PROTECTION LAWS: Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction, or alteration of an archaeological site or object, or removal of archaeological objects from public and private lands without an archaeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to consider the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, extension 232.

Please answer the following to the best of your ability.

1. Are there any historic, cultural or archaeological sites or resources on the site? If yes answer the questions below.

   a. Describe how the proposed work may affect these resources and identify proposed measures to mitigate any impacts (*NOTE: Do not divulge the location of archaeological sites or objects here. Archaeological site information is exempt from the public records disclosures and must be kept confidential pursuant to both federal and state laws.)*
   The proposed work will not involve ground disturbance, all work is taking place in the existing footprint of the boarding dock, above the cantilevered concrete boat ramp

   b. Describe the natural condition prior to modifications or settlement:
   Natural Willamette River bank

   c. Describe the land-use history, when it was first settled or modified, and the depth of ground disturbance or fill:
   Unknown

   d. Describe the current land use and condition. Identify any natural agents (e.g., sedimentation, vegetation, inundation) or cultural agents (e.g., cultivation) that might affect the ability to discover cultural resources:
   Current land use is as a public boat launch facility. No discovery of cultural resources is expected as the project involves no ground disturbance.

   e. Explain whether you or anybody else knows of cultural resources in or near the project area: Unknown

2. Provide the SHPO reference number of the cultural resources survey or report that was completed for this project site.

3. Have you consulted with Tribal Governments regarding this project? *Attach documentation of consultation. Identify specific Tribal Government(s) and contact person(s)*

Tribal Government	Name	Phone
a. _____	_____	_____
b. _____	_____	_____
c. _____	_____	_____
d. _____	_____	_____

4. Have you consulted with State Preservation Office? *Attach documentation of consultation.*
   ☐ Yes ☐ No

Appendix C
Natural Resources Form

Please answer the following to the best of your ability.

Part 1: Wetland Water Resources

1. Do you know if wetlands are present? ☐ Yes ☐ No
2. Has a wetland delineation been completed? ☐ Yes ☐ No
3. Describe the type and condition of wetlands present. Are they tidal or fresh, disturbed or not, permanent or seasonal, etc.?
4. Describe the type of work to be done and the size and extent of the area affected:
   Work will be in-water and on land within existing footprint above cantilevered concrete boat ramp and approach
5. Describe where the proposed work will be in relationship to any wetlands and any impacts on wetland resources:
6. Describe any past restoration or planned restoration at the project property or nearby on the same waterway:
7. Describe the location, type, and amount of compensatory mitigation work to be completed or anticipated for permits:

Part 2: Water Resources

1. Has the US Army Corps of Engineers permit been approved? ☐ Yes ☐ No

   Number _____ Date approved _____

   If no, give date application was submitted. _____
2. Has the Department of State Lands permit been approved? ☐ Yes ☐ No

   Number _____ Date approved _____

   If no, give date application was submitted. _____

If applications have not been submitted, complete the following questions.

3. Identify any fish or aquatic species federally listed as threatened or endangered:
4. List any consultations, biological opinions (provide copy), Endangered Species Act (ESA) Section exemptions, or other ESA related activities that may apply to this project:
5. Describe how the project may impact the migration, spawning, rearing, or habitat of affected salmon, eulachon, or sturgeon species and the mitigation measures that will be used to reduce adverse effects on protected species and their habitat:

6. Describe how the project may impact the migration, feeding, or habitat of other threatened or endangered species and the mitigation measures that will be used to reduce adverse effects on the species and their habitat:

7. Have you consulted with the local Oregon Department of Fish and Wildlife (ODFW)?
   Name of ODFW local biologist: _____ Phone_____.

Part 3: Upland Resources

1. Are there any protected upland species or habitat on this site?
   a. Identify any listed species and where the proposed work will be in relationship to the species and any impacts.
   b. Describe how the project may impact the protected plan or animal species including changes to their habitat. Identify the mitigation measures that will be used to reduce adverse effects on the species and their habitat.

Identify other permits, permissions, certifications, etc., required for this project and the approval status:

1. Title: _____ Approval status: _____ Approval date: _____
2. Title: _____ Approval status: _____ Approval date: _____
3. Title: _____ Approval status: _____ Approval date: _____
4. Title: _____ Approval status: _____ Approval date: _____
5. Title: _____ Approval status: _____ Approval date: _____
6. Title: _____ Approval status: _____ Approval date: _____

Appendix D
Property Acquisition Form

Please answer the following to the best of your ability.

Appraisal completed: ☐ Yes ☐ No Date of Appraisal: _____ Type of appraisal: _____

Appraised value of property: $ _____ Assessed value: $ _____ Acreage: _____

Current ownership: ☐ Private ☐ Public Agency ☐ Other (Specify) _____

Willing seller: ☐ Yes ☐ No Name of Seller (unless confidential): _____

Acquisition Method: ☐ Purchase ☐ Eminent Domain ☐ Transfer ☐ Condemnation ☐ Donation

Current Zoning: _____ Will property need to be rezoned? ☐ Yes ☐ No

1. Describe what is located on the site and how the site is currently being used:

2. Is the applicant prepared to initiate within two years from the purchase, design, permitting and construction of boating facility improvements Yes ☐ No ☐ *If **NO** answer the following questions*:

   a. Reasons for immediate acquisition of property.

   b. Facilities to be developed and timeline for development.

   c. Describe how non-boating use will be removed from the property purchased with boating funds, the project date. If non-boating use on the property is not terminated within three years from date of acquisition, then conversion requirements may apply.

   d. Type of public recreation access to be provided during the interim period.

   e. Demonstration that income derived during the interim period will be used on the project site.

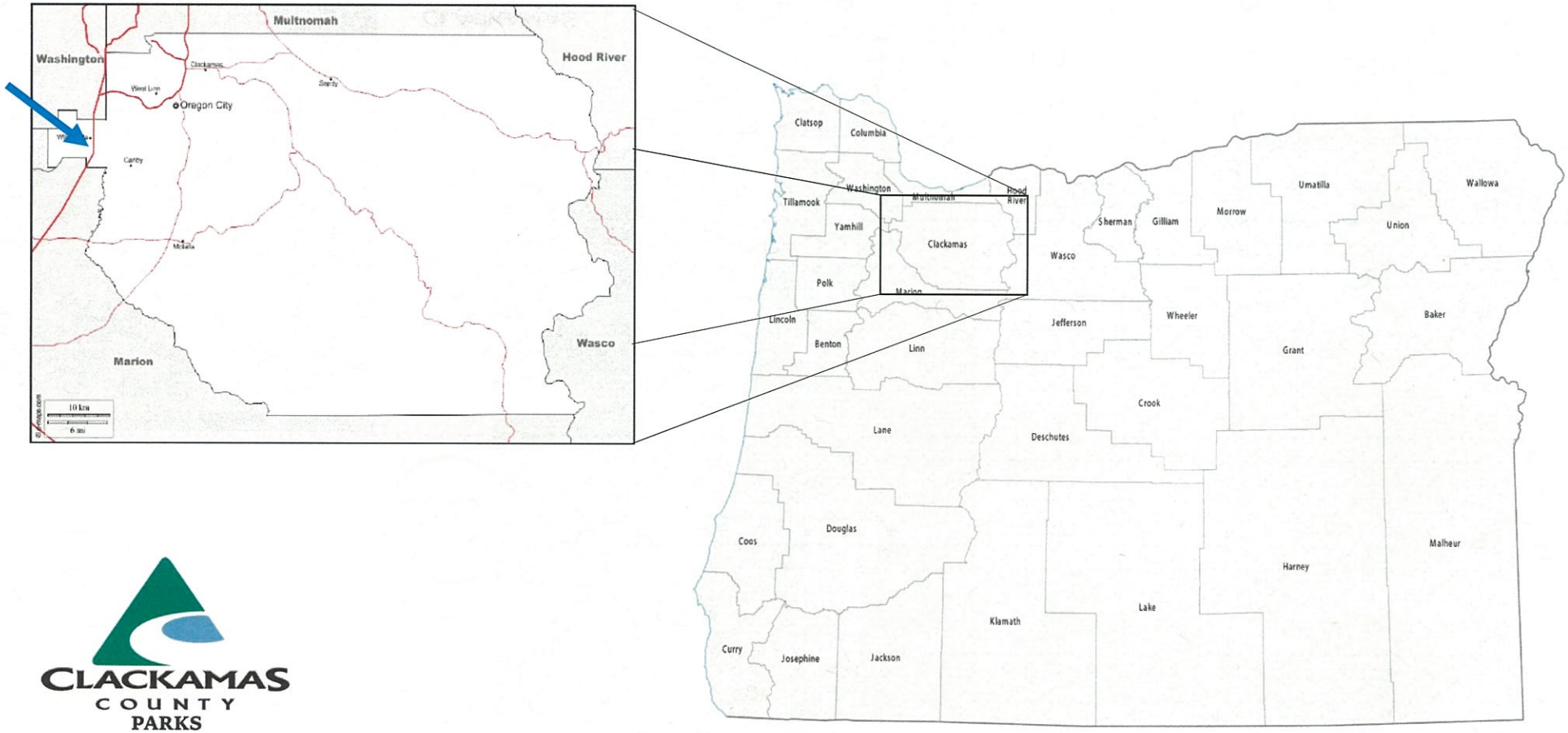
3. Attach supporting documentation.

Boones Ferry Boat Ramp Boarding Dock Replacement Project

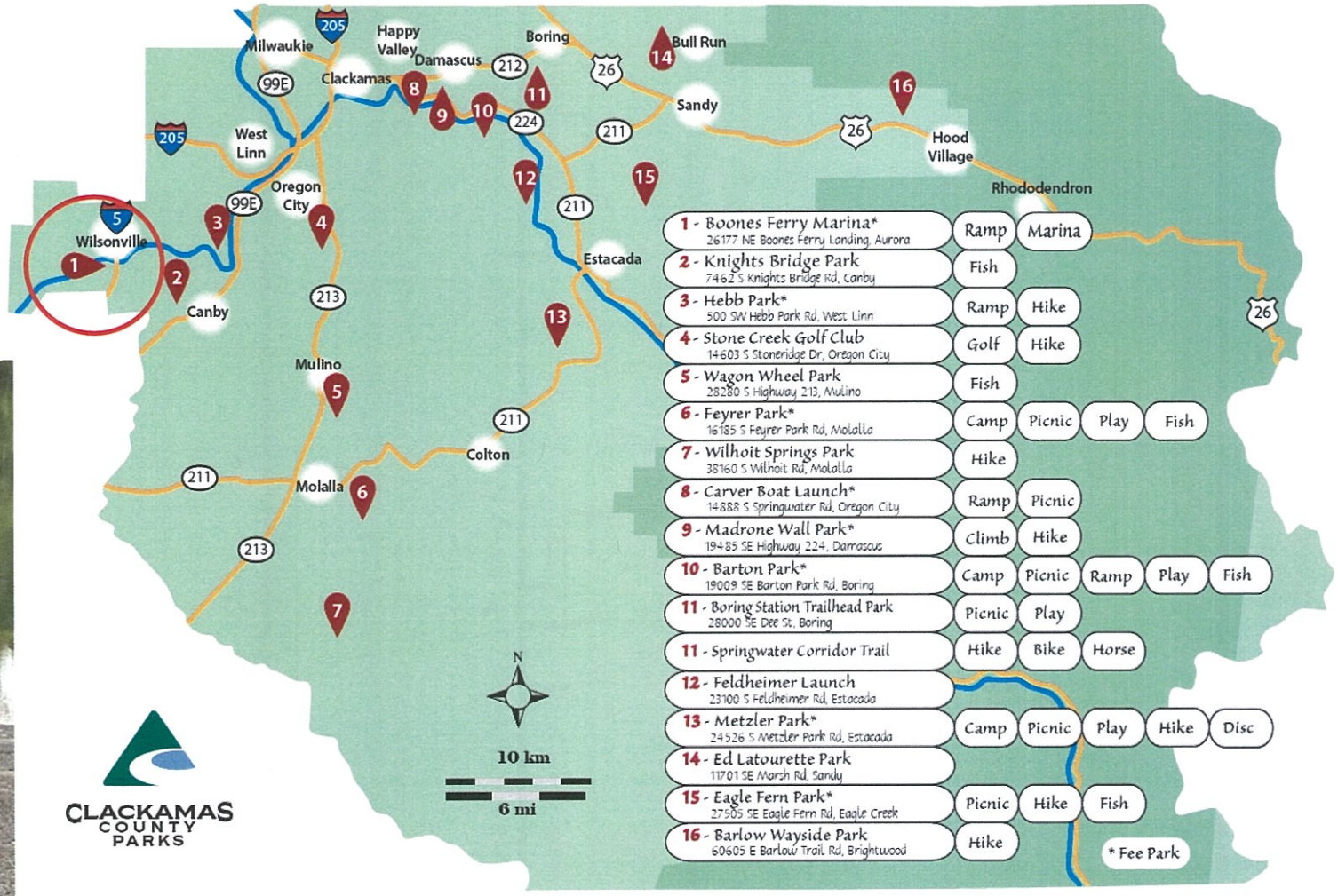
Cost Estimate

Item	Quantity	Unit Cost	Total Cost
Aluminum Dock Section 6' x 20'	6	$ 20,000	$ 120,000
Contractor to remove and dispose of old docks and install new docks	1	$ 30,000	$ 30,000
Parks project management/administration	1	$ 4,500	$ 4,500
Permit fees	1	$ 1,300	$ 1,300
Legal fees	1	$ 300	$ 300
Misc operating costs (postage, copying, etc.)	1	$ 25	$ 25
		Total	**$ 156,125**

Boones Ferry Boat Ramp Boarding Dock Replacement – Aurora, Oregon

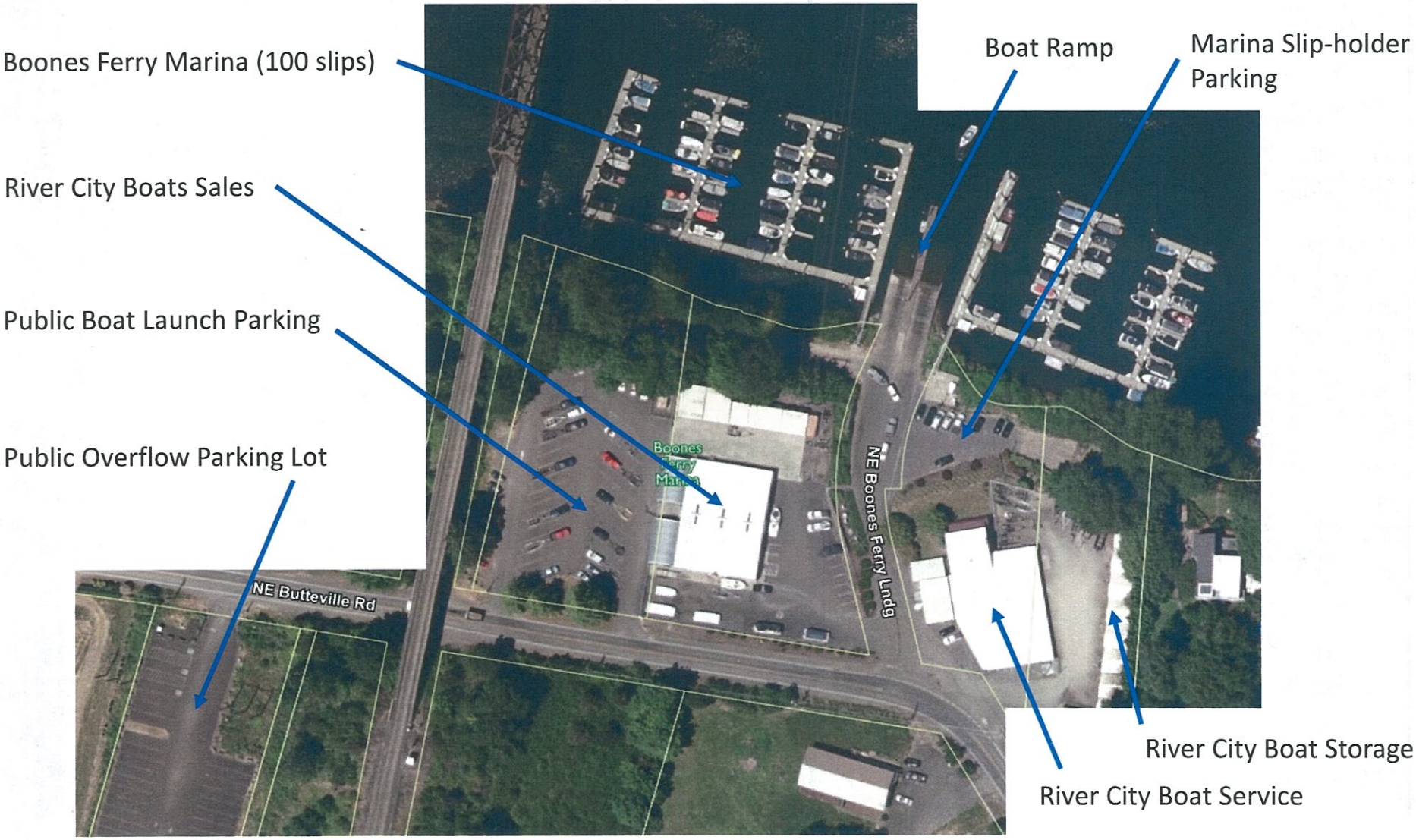


CLACKAMAS
COUNTY
PARKS



CLACKAMAS COUNTY PARKS

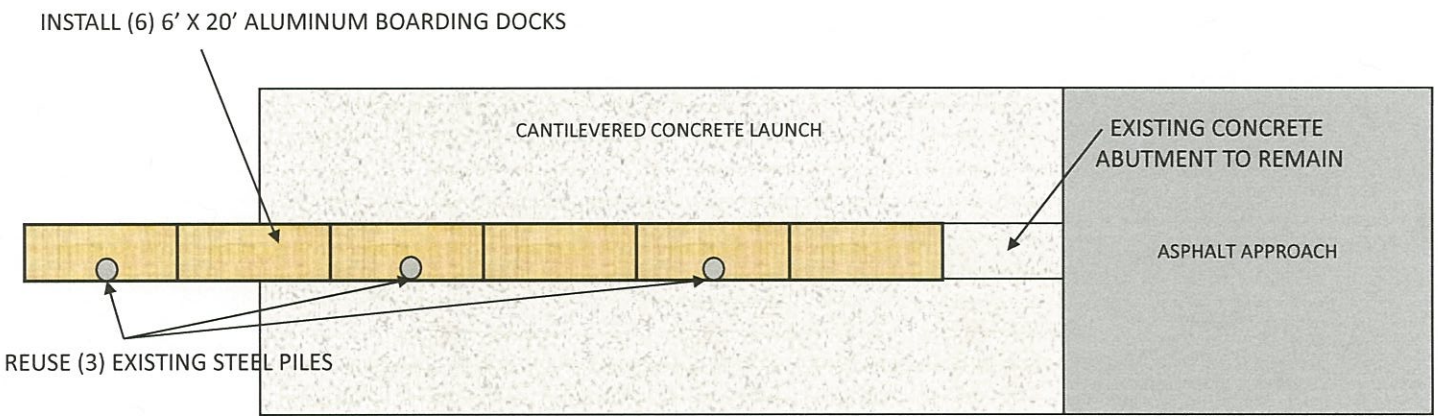
Willamette River
Boones Ferry Marina
NE Boones Ferry Lndg
NE Butteville Rd
NE River Vista Ln
5


Boones Ferry Marina (100 slips)
River City Boats Sales
Public Boat Launch Parking
Public Overflow Parking Lot
Boat Ramp
Marina Slip-holder Parking
River City Boat Storage
River City Boat Service
NE Butteville Rd
NE Boones Ferry Lndg
Boones Ferry Marina

Existing Wooden Boarding Dock, weathered and decaying

Worn and cracked timbers, deteriorating rub rails and decking

Project Concept Plan



STATE OF OREGON
DEPARTMENT OF STATE LANDS

Public Recreation Facility License
17454-LI

The STATE OF OREGON, by and through its Department of State Lands (STATE), GRANTOR, does hereby grant to Clackamas County Parks, LICENSEE, a License for the construction, maintenance, repair, and/or replacement of a public recreational facility for the specific purpose of a boat launch ramp for public use on the following described property, to wit:

All state-owned submerged lands in the Willamette River in Section 23, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

Commencing at a point on the intersection of the Westerly line of the Boones Ferry Landing Right of Way (that line also being the Easterly line of Tax Lot 2000-Clackamas County Assessor's Map Number 3 1W 23DC) and the line of Ordinary High Water on the left bank of the Willamette River;

thence riverward along a line perpendicular to the thread of the stream to the line of Ordinary Low Water and the TRUE POINT OF BEGINNING;

thence continuing riverward along said perpendicular line a distance of 100 feet;

thence downstream and 100 feet parallel to said line of Ordinary Low Water a distance of 60 feet, more or less, to a point which lies 100 feet riverward from the line of Ordinary Low Water as extended perpendicular to the thread of the stream from a point which is the Easterly line of the Boones Ferry landing Right of Way (that line also being the intersection of the Westerly line of Tax Lot 900 Clackamas County Assessor's Map Number 3 1W 23DC) and the line of Ordinary High Water;

thence shoreward along said perpendicular line a distance of 100 feet to the line of Ordinary Low Water;

thence upstream along said line of Ordinary Low Water a distance of 60 feet, more or less, to the TRUE POINT OF BEGINNING,

containing 0.14 acres, or 6,098 square feet, more or less and as shown on the attached Exhibit A.

1. <u>LICENSE TERM AND RENEWAL</u>

The LICENSEE, subject to compliance with the terms and provisions of this License, shall have and hold the Licensed Premises for the purposes stated above for fifteen (15) years beginning February 1, 2015 and expiring on January 31, 2030.

The LICENSEE Shall have an option to renew this License for an additional period of 15 years after the original and each renewal license term provided that Licensee has submitted a completed license renewal application form to State not less than one hundred and eighty (180) days prior to the License Expiration Date. Upon receipt of such application, this License shall be renewed by State unless:

a) State determines, in its sole discretion, that Licensee has not complied with the terms of this License, the applicable statutes and Oregon Administrative Rules; or

b) Licensee is no longer the preference right holder as provided in ORS 274.040(1) and defined in OAR 141-082-0255; or

c) State determines that the renewal of this License for all or any portion of the License area would be contrary to local, state, or federal law, or would be inconsistent with the policies set forth in OAR 141-082-0260.

2. CONSTRUCTION

Construction in navigable waters shall conform to standards and specifications set by U.S. Army Corps of Engineers or U.S. Coast Guard for the project. The bed and banks of the waterway shall be restored to a condition acceptable to the STATE as soon as construction or maintenance is completed. Any blasting construction shall be performed according to the laws of the state. Underwater blasting permits are required under ORS 509.140.

3. PREVENTION OF WASTE, DAMAGE AND INJURY

LICENSEE shall exercise reasonable diligence in its operation on and from said Licensed Premises; shall carry on all operations hereunder in a good and workmanlike manner having due regard for public safety and the prevention of waste and for the restoration and conservation of said Licensed Premises for future use, and shall take all reasonable steps to avoid damage to soil, timber, fish and fish habitat, wildlife and wildlife habitat and water quality of both ground water and surface water; shall make all reasonable efforts to minimize interference with existing navigational and recreational activities and scenic values; shall substantially restore the Licensed Premises to its original condition and shall do all things reasonably necessary to minimize erosion.

4. HAZARDOUS WASTE

LICENSEE shall refrain from storing on, or discharging from or onto, the Licensed Premises any hazardous wastes or toxic substances as defined in 42 USC§ 9601-9657, except as otherwise permitted by law.

5. COMPLIANCE WITH LAW

LICENSEE shall comply with all applicable federal, state, and local statutes, ordinances, rules and regulations in its use of the Licensed Premises. This License does not give LICENSEE permission to conduct any use on the Licensed Premises which is not in

conformance with applicable land use requirements, and it is the LICENSEE's responsibility to determine and comply with those and all other requirements.

LICENSEE shall use the Licensed Premises only in a manner, or for such purposes, that assure fair and nondiscriminatory treatment of all persons without respect to race, creed, color, religion, handicap, disability, age, gender or national origin.

6. DELIVERY OF PREMISES

Delivery of the Licensed Premises will occur upon the date of execution of this License. STATE will not provide a survey or pay any costs of a survey to determine boundaries. It is the LICENSEE's responsibility to make an accurate determination of the boundaries. The legal description provided by STATE is drawn from an assessor's map and/or other data deemed to be reliable. If LICENSEE elects not to have a survey performed and a discrepancy or boundary overlap later becomes evident, STATE, at its discretion, may provide a corrected description of the Licensed Premises.

7. ALTERATIONS AND IMPROVEMENTS

LICENSEE shall obtain the written consent from the STATE prior to making any alterations or additions to the Licensed Premises or improvements upon the Licensed Premises. Any removal/fill activity in the waters of the state shall require a permit from the Director in accordance with ORS 196-800 et seq.

8. ACCESS TO PROPERTY AND RECORDS

The STATE shall have access to the Licensed Premises at all reasonable times for the purpose of ensuring compliance with the terms and conditions of this License. The STATE shall have the right to examine pertinent records of LICENSEE for the purpose of ensuring compliance with the License.

Public access to the navigable waters must be maintained.

9. REPAIRS AND MAINTENANCE

LICENSEE agrees to make all repairs to the Licensed Premises which are necessary for the purposes set forth in this License. LICENSEE further agrees to maintain the Licensed Premises in reasonable safe condition during the period of this License. If LICENSEE fails to make the repairs required under this provision or fails to maintain the Licensed Premises in reasonably safe condition, STATE may revoke this License, provided LICENSEE fails to make the necessary repairs or perform the required maintenance within a reasonable time not to exceed thirty (30) days after written notification by STATE.

10. ASSIGNMENT OR SUBLETTING

LICENSEE shall not assign, mortgage, or sublet nor enter into any third party agreement respecting the License without first obtaining the prior written consent of STATE pursuant to the requirements of the applicable Oregon Administrative Rules. Requests must be in writing and must be received by STATE at least thirty (30) calendar days prior to the effective date of sublet

or assignment. STATE reserves the right to condition its consent as it deems reasonably prudent, including the right to require changes to the terms of this License.

11. DEFAULT, NOTICE AND CURE BY LICENSEE

A default by the LICENSEE shall occur if any of the following shall occur and if said default shall continue and not be remedied within sixty (60) days after the STATE shall have given notice specifying the breach:

a. LICENSEE charging the public for use of the Licensed Premises (a nominal charge for maintenance costs of the Licensed Premises may be allowed with written approval of the STATE).

b. Failure of LICENSEE to comply with any term or condition imposed by the STATE in the License.

c. Failure of LICENSEE to use the Licensed Premises for the purposes authorized under the terms of the License.

d. LICENSEE maintaining a nuisance on the Licensed Premises.

e. Failure by LICENSEE to remove any lien or encumbrances placed upon the Licensed Premises.

12. TERMINATION UPON LICENSEE'S DEFAULT

In the event of a default by LICENSEE, the License may be terminated at the option of STATE by thirty (30) days advance notice in writing to LICENSEE. In the event the License is terminated by either party, all remedies afforded under this License shall survive such termination. LICENSEE shall have sixty (60) days after date of termination to remove all fixtures and property from the Licensed Premises and to restore the Premises to its original (natural) condition. Failure to remove such items and restore the Premises within the sixty (60) day period will result in assignment of the file to the Department of Justice.

13. TERMINATION UPON MUTUAL CONSENT

This License may also be terminated by mutual written consent of LICENSEE and STATE.

14. INDEMNIFICATION

LICENSEE shall perform the services under this License as an independent entity. LICENSEE and STATE each shall be responsible, to the extent required by the Oregon Tort Claims Act (ORS 30.260-30.300), only for the acts, omissions or negligence of its own officers, employees or agents.

15. RESERVATIONS

The interest of LICENSEE under this License shall at all times be subject to STATE's right to grant rights-of-way in and over said Licensed Premises or a portion of the Licensed Premises for other purposes, including but not limited to, railroads, telegraph and telephone lines, pipelines, irrigation or other water canals and ditches, and to STATE's right to lease all or part of the Licensed Premises for the exploration, discovery, development and production of oil, gas, or minerals of any nature whatsoever, provided the right-of-way or lease does not unreasonably interfere with the purpose of this License.

16. NON WAIVER

Waiver by either party of strict performance of any term of this License on any occasion shall not be construed as a waiver nor prejudice either party's right to require strict performance of the same provision in the future or any other provision.

17. PARTNERSHIP

STATE is not a partner nor a joint venturer with LICENSEE in connection with this License and shall have no obligation with respect to LICENSEE's debts or other liabilities.

18. MERGER

This License constitutes the entire agreement between the parties, and no oral statement, representation or agreement not herein expressed shall be binding upon any party.

19. MODIFICATION

This agreement may not be changed, altered or amended without mutual written consent of the parties.

This License is granted in order that LICENSEE can provide public recreational utilization of the Licensed Premises at no charge to the public, however, a nominal fee may be charged to cover maintenance costs of the Licensed Premises. If the facility is not used in compliance with this condition, the License will automatically terminate and the land shall revert to STATE.

WITNESS the seal of the Department of State Lands affixed this _____ of _____, 20____.

STATE OF OREGON, acting by and through its Department of State Lands

_____
DSL Authorized Signature/Printed Name

LICENSEE

_____
Authorized Signature

Parks Manager
_____
Title

Oregon Department of State Lands
Land Management Division

N
W E
S

0 50 100

Feet

1 inch = 100 feet

Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

Vicinity Map

▲ Legal Description Point

Legal Description Line

Authorization Area

This map depicts the approximate location and extent of a Deptartment of State Lands, Land Management Division authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Exhibit A

State of Oregon
Department of State Lands
775 Summer St, NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL

Date: 9/10/2014

Document Path: O:\GIS_Projects\LM\GIS Analyst\Land\MXDs\Ownership Base Map 2014.mxd