



February 21, 2019

Property Access Permission Request and Invitation to Public Open House City of Dallas - Local Wetlands Inventory Project

Dear Property Owner,

The City of Dallas is preparing to conduct a Local Wetlands Inventory (LWI) intended to provide environmental planning information to property owners and the city. Zion Natural Resources, LLC, a wetland delineation company, will provide the technical expertise for this project.

The City of Dallas requests your participation in order to gather the most accurate information possible concerning the location and quality of wetlands within the city and surrounding areas of future growth. Our preliminary data, including aerial photography, soil maps and other mapping sources, revealed that part of your property may have wetland characteristics or contain part of a stream or drainage, or may be located next to such a feature. For the best possible accuracy, we ask your permission to allow Zion Natural Resources the ability to walk your property and examine the soil.

The identification and assessment of wetlands and waters, as part of the LWI, helps the City of Dallas comply with rules as administered by the Oregon Department of State Lands. The LWI also benefits the city as a planning tool, as it will:

- Clarify a 20-year buildable land supply (assessment underway); and
- Reduce uncertainty of future development potential; and
- Influence the siting / expansion of future infrastructure projects (pipes, roads, etc.).

The identification and protection of significant wetlands also helps the city comply with certain state and federal laws, including the state removal-fill law and the federal Clean Water Act and Endangered Species Act requirements. The LWI, once adopted, becomes part of the Dallas Comprehensive Plan.

There is no dollar cost to you for this effort, and your participation will greatly increase the reliability and accuracy of LWI data. Your permission to access your property is all we ask.

Zion Natural Resources will not access your property without your consent. Accordingly, we kindly ask that you sign and send the enclosed postage paid and pre-addressed "Property Owner Consent for Access" post card. Please return the post card by **March 6, 2019** or bring it to the public information open house that is also scheduled for this date.

With your consent, Zion Natural Resources will visit sometime between **March 11 and April 26** of 2019. The visit will be on a weekday and in most cases is expected to last no more than 30 minutes. When the person from Zion Natural Resources visits your property, he/she may dig a few small test holes (less than 1 ft. wide by 1.5 ft. deep) to help identify wetland soils. This person will fill these holes back in when finished. No gardens or lawns will be disturbed. Although your presence is not necessary, Zion Natural Resources will be very flexible in working with you on any special arrangements that you may require in order to accommodate schedules, pets/animals, etc.

To learn more about the wetlands inventory project, we invite you to attend a public information open house (described below) where staff from the Oregon Department of State Lands, Zion Natural Resources Consulting, and the City of Dallas will be available to answer questions and describe the project in further detail. Please also see the enclosed fact sheet titled "Frequently Asked Questions about Local Wetland Inventories" for additional information.

In closing, we thank you very much for your cooperation. Please feel free to contact me if you have questions about the project.

Sincerely,

Chase Ballew
City Planner
City of Dallas
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Enclosures (2)

City of Dallas - Local Wetlands Inventory Project - Public Open House

Purpose: To answer questions about the wetland inventory project. Several maps will be posted to the walls, showing preliminary results of the inventory.

Location: Dallas City Hall, Civic Center, First Floor, 187 SE Court Street, Dallas OR

Date / Time: Wednesday, **March 6, 2019**, from **5:30p.m. to 7:30p.m.**

Other: This open house is not a hearing. Staff will be there to answer questions about the project and process. Adoption of the inventory is subject to a future public hearing (TBD) and separate notice will be issued.