

**Karen La Bonte**

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**From:** S&F Accounting <CoreNotifications@bqe.com>  
**Sent:** Friday, April 22, 2022 12:37 PM  
**To:** Karen La Bonte  
**Cc:** jack.white@sflands.com  
**Subject:** S&F Land Services Invoice No. 20220421  
**Attachments:** Forest Lawn Drainage\_20220421.pdf

Hello,

Attached is S&F Land Services Invoice Number 20220421 for survey work performed on 2022-G065-04 | Forest Lawn Drainage.

Please let us know if you have any questions. Thank you for your business!

**Accounting Department**  
**S&F Land Services, LLC**  
(office) 503-345-0328  
accounting@sflands.com

*\*We have implemented a new invoicing system and appreciate your patience and understanding during this transition. Please let us know if you experience any issues.*

# S&F Land Services

## Land Surveying & Remote Sensing

4858 SW Scholls Ferry Rd. Suite A  
Portland, OR 97225, United States  
Tel: 503-345-0328 Fax: 503-345-0328

Karen La Bonte  
City of Cannon Beach  
PO Box 368  
Cannon Beach, OR 97110

### EFT Remittance

Account Name: S&F Land Services, LLC  
Bank Name: Umpqua Bank  
Routing No: 123205054  
Account No: 4866787460  
Email notification: accounting@sflands.com  
Taxpayer ID: 81-4411481

## INVOICE

INVOICE DATE: 4/22/2022  
INVOICE NO: 20220421  
BILLING THROUGH: 3/26/2022

2022-G065-04 | Forest Lawn Drainage

Managed By: Jack L White

### SURVEY SERVICES

EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
Heidi A Patton	Billable Administrative Time	0.50	\$74.00	\$37.00
Jack L White	Professional Land Surveyor	1.50	\$145.00	\$217.50
James Thomas	1-Man Survey Field Crew	3.50	\$145.00	\$507.50
John Wickman	Office Technician	0.50	\$112.00	\$56.00
	Party Chief	2.00	\$106.00	\$212.00
TOTAL SERVICES		8.00		\$1,030.00
TOTAL ( Survey Services )		8.00		\$1,030.00
SUBTOTAL				\$1,030.00
AMOUNT DUE THIS INVOICE				\$1,030.00

This invoice is due on 5/22/2022

### Billing Summary

Previously Billed	\$0.00	Contract Amount	\$1,030.00
Invoice Total	\$1,030.00	Billed To Date	\$1,030.00
Billed To Date	\$1,030.00	Contract Balance	\$0.00
Paid To Date	\$0.00	Total Amount Due to Date	\$1,030.00

Thank you for your business!

## Karen La Bonte

---

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Tuesday, April 12, 2022 11:09 AM  
**To:** Karen La Bonte  
**Cc:** Jeffrey Adams; Trevor Mount  
**Subject:** Re: Forest Lawn subdivision

See you at City Hall at 10:15 a.m. on Friday.

Jamie

On Tue, Apr 12, 2022 at 10:48 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Sure, just come on over to City Hall at the Council Chamber entrance around 10:15 and we should be wrapping up from our meeting then



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

DISCLOSURE NOTICE: Messages to and from this email address may be subject to Oregon Public Records Law.

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>  
**Sent:** Tuesday, April 12, 2022 10:47 AM  
**To:** Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>  
**Cc:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>  
**Subject:** Re: Forest Lawn subdivision

I got the Teams invite. If you want to meet in person, I'm available for that as well.

Thanks,

Jamie

On Tue, Apr 12, 2022 at 10:45 AM Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)> wrote:

Yes, 10:30 works for me.



**Jeff Adams**  
*Community Development Director*

**City of Cannon Beach**

p: 503.436.8040 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Tuesday, April 12, 2022 10:25 AM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Cc:** Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>

**Subject:** Re: Forest Lawn subdivision

That time works for me. Should we call it 10:30 on Friday?

I'm pretty open that day, so if Jeff or Trevor has a specific time that works best, just let me know and I'll make it work.

Thank you,

Jamie



On Tue, Apr 12, 2022 at 10:03 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

I'm available to meet Friday after 10am

K.



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, April 11, 2022 5:54 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>

**Subject:** Re: Forest Lawn subdivision

Hi guys,

I can meet just about any time this week.

Thanks,

Jamie

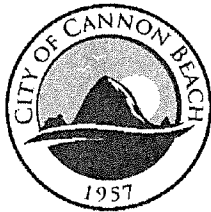
On Mon, Apr 11, 2022 at 5:30 PM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Team,

Is it possible to have a meeting or a call to discuss this? The complexity of this proposal and the pending storm drain solution is too much to do via email.

Can we schedule something please?

Karen



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR  
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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, April 11, 2022 2:48 PM

**To:** Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>

**Subject:** Forest Lawn subdivision

Hello Jeff, Karyn and Trevor,

The Forest Lawn group is very close to submitting our subdivision application for Forest Lawn and I wanted to run one item by you.

Our proposal in its current configuration presented at the pre-app is for 7 lots, of which the southern 3 lots are proposed for development with SFDs. The remaining northern 4 lots and one large wetland tract are proposed for donation to the City of Cannon Beach with a deed or plat restriction prohibiting future development.

The intent of this development configuration was to provide the project owners with the tax benefits of the donation of 4 lots, to provide the city with the benefit of a place to put the illegal Forest Lawn Rd. storm discharge, and to provide the neighborhood residents with the benefit of limited development and the preservation of most of the current forested areas.

It now appears that the City of CB has a viable, preferred alternative storm discharge plan, and we've gotten very little feedback regarding whether the city would accept the proposed donation.

An alternative to development that requires a donation would be a partition creating three lots. Please see attached preliminary map. Under this scenario the two large northern lots would encompass and be responsible for the maintenance of the wetlands, with development being restricted by the zoning regulations and the wetlands overlay.

Do you think our proposal is stronger in terms of perceived impact to the neighborhood and in terms of approval by the planning commission as a 3 lot subdivision with no donation?

Thank you,

Jamie

--

Jamie B. Lerma

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

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CCB#226835

## Karen La Bonte

---

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Monday, April 11, 2022 2:48 PM  
**To:** Jeffrey Adams; Karen La Bonte; Trevor Mount  
**Subject:** Forest Lawn subdivision  
**Attachments:** Forest Lawn Subdivision 3-lot option.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Jeff, Karyn and Trevor,

The Forest Lawn group is very close to submitting our subdivision application for Forest Lawn and I wanted to run one item by you.

Our proposal in its current configuration presented at the pre-app is for 7 lots, of which the southern 3 lots are proposed for development with SFDs. The remaining northern 4 lots and one large wetland tract are proposed for donation to the City of Cannon Beach with a deed or plat restriction prohibiting future development.

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Jamie

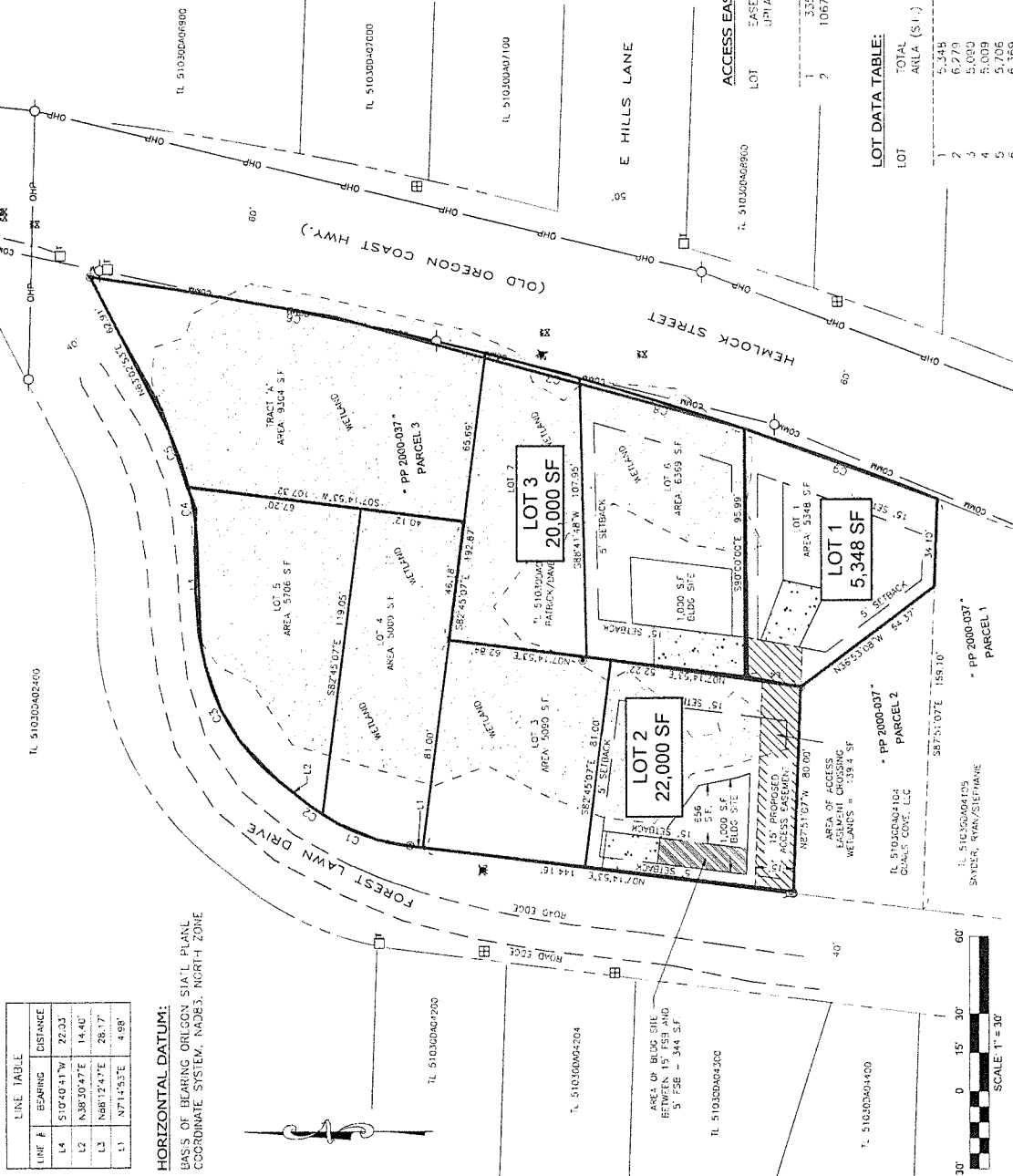
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**Jamie B. Lerma**  
**President**  
**Red Crow, LLC**  
**(503) 849-0258**  
**PO BOX 825**  
**Cannon Beach, OR 97110**  
**CCB#226835**

# PRELIMINARY HAYSTACK VIEWS SUBDIVISION EXHIBIT

LOCATED IN THE SE 1/4 OF SECTION 30,  
TOWNSHIP 5 NORTH, RANGE 10 WEST W.M.,  
CITY OF CANNON BEACH, CLATSOP COUNTY,  
OREGON

NOVEMBER 9, 2021



LINE #	BEARING	DISTANCE
L1	N71°53'E	4.98'
L2	N88°24'E	28.17'
L3	N38°30'47"E	14.40'
L4	S10°40'41"W	22.03'

**HORIZONTAL DATUM:**  
BASIS OF BEARING ORIGIN STATE PLANE  
COORDINATE SYSTEM, NAD83, NORTH ZONE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	26°03'04"	80.00'	36.17'	520°16'25"W	38.00'
C2	5°13'04"	80.00'	7.29'	S35°54'29"W	7.28'
C3	48°42'02"	80.00'	89.40'	S83°27'51"W	67.24'
C4	12°08'36"	130.00'	25.35'	N82°09'41"E	25.32'
C5	13°03'30"	130.00'	27.35'	N89°34'38"E	27.29'
C6	6°21'50"	1400.00'	155.70'	N1°07'10"E	155.71'
C7	1°35'16"	1400.00'	37.63'	N5°54'17"E	37.63'
C8	2°43'30"	1400.00'	66.68'	N1°12'10"E	66.67'
C9	5°14'25"	1400.00'	79.29'	N2°01'10"E	79.28'

## LEGEND:

- AREA OF ACCESS EASEMENT
- AREA OF WETLAND
- AREA OF PROPOSED DRIVEWAY
- AREA OF PROPOSED REDUCED SETBACK IN BUILDING SITE
- BUILDING SETBACK LINE
- WETLAND
- UTILIZATION LINE
- OVERHEAD POWER
- TELEPHONE
- COMMUNICATION
- POWER POLE
- TELEPHONE POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE

## ACCESS EASEMENT DATA TABLE:

LOT	EASEMENT AREA (S.F.) UPLAND / WETLAND	AREA OF LOT (INCLUDING EASEMENT) UPLAND / WETLAND	AREA OF LOT (EXCLUDING EASEMENT) UPLAND / WETLAND	NOTE
1	335 / N/A	5,225 / N/A	4,890 / N/A	
2	1067 / 139	3,973 / 1,019	2,906 / 880	

## LOT DATA TABLE:

LOT	TOTAL AREA (S.F.)	BLDG AREA (S.F.)	WETLAND AREA (S.F.)	UPLAND AREA (S.F.)	NOTE
1	5,345	1,000	125	5,225	
2	6,279	1,000	2,307	3,973	FSR REDUCED TO 5'
3	5,030	N/A	3,257	1,773	
4	5,009	N/A	3,989	1,019	
5	5,706	N/A	4,704	1,002	
6	6,369	1,000	3,083	3,286	LOT AREA INCREASED
7	4,935	N/A	3,684	1,251	LOT AREA DECREASED
TRACT 'A'	9,304	N/A	8,399	905	

**S&F Land Services**  
PORTLAND, VANCOUVER, BEND, SEASIDE  
1725 N. ROOSEVELT ST.  
STE. 100  
PORTLAND, OREGON 97208

**HAYSTACK VIEWS  
SUBDIVISION**  
TAX LOT 51030040100  
PARCEL 3, PP 2000-037

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
PRELIMINARY  
OREGON  
SEPTEMBER 10, 2019  
JACK L. WHITE II  
91897HS

SURVEY FOR:  
SW 1/4 SECTION 30, T1N, R10W, W.M.  
CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

DATE: NOV 9, 2021  
JOB NO: 21-001  
FIELD: 5P  
DRAWN: J.L.W.  
CHECKED: J.L.W.  
EVAL: N/A  
SCALE: 1"=30'

REVISIONS: SEE PLAN LAYOUT FOR  
NOV 9, 2021

SCALE: 1"=30'

SCALE: 1"=30'

SCALE: 1"=30'

SCALE: 1"=30'

## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Wednesday, April 6, 2022 2:55 PM  
**To:** Jeffrey Adams  
**Cc:** Bruce St. Denis; Trevor Mount; Karen La Bonte  
**Subject:** FW: Status on Forest Lawn  
**Attachments:** Forest Lawn drainage options.pdf; City storm discharge at TL 4100.jpg

Jeff,

Trevor and I went over all this Forest Lawn information with Bruce this morning. Based on the engineer and survey information, and what Trevor knows are the current infrastructure challenges when attempting to get across Hemlock, we feel the best course of action is to redirect the storm drain to the north end of the owner's property as the best solution.

Bruce agreed with this approach and asked what our next steps would be at this point. I told him we'd resubmit the permit we had to pull the first time, and I'd work with Ashley to get something in writing with the property owners that states they are allowing us to redirect this run-off to the north end of their property. This agreement would not be tied to any other aspect of future site plans since the issue is associated with a code violation of municode **8.04.140 Storm Drainage** and would not be predicated on any future plan they might have for the property.

Bruce also wondered what happens if Jan and or Ms. France appeals as they did previously. Would this have to go to the PC for any reason? I believe with the additional information we have after vetting all possible options we can easily defend this course of action. Because both the neighbor and the city are depositing run-off on private property, this would also allow the neighbor to hook-up to the city drains, reallowing both to redirect to that north location. Whether they ever build or not, is outside us having to address this issue, and we would not let the two be connected for any reason as to not establish any kind of precedent with this.

Can you answer the questions Bruce posed regarding the PC's involvement if any?

Karen

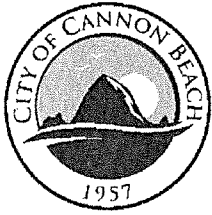
**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050





a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110  
w: www.ci.cannon-beach.or.us | e: labonte@ci.cannon-beach.or.us

DISCLOSURE NOTICE: Messages to and from this email address may be subject to Oregon Public Records Law.

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Tuesday, March 29, 2022 2:41 PM  
**To:** Karen La Bonte <labonte@ci.cannon-beach.or.us>; Trevor Mount <mount@ci.cannon-beach.or.us>; Jeffrey Adams <adams@ci.cannon-beach.or.us>; Gemma, Patrick <pgemma@prologis.com>; dave pietka <dpietka@msn.com>; Matthew Robinson <mrobinson@dowl.com>; Read Stapleton <rstapleton@dowl.com>  
**Subject:** Fwd: Status on Forest Lawn

 **Private storm discharge at TL 4100.MOV** 

Karen, Trevor, and Jeff,

Civil Engineer Jason Morgan completed his calculations and provided three options for removing the city and private storm discharge from TL 4100. See email thread below and attached maps. The three routes are as follows:

1. The south side of TL 4101
2. The shared property line between TL 4105 and TL 4101
3. The north side of TL 4105

All three routes have adequate fall, with the northern routes having more fall but longer distances. All three require cutting S. Hemlock to reach the storm system on the east side of the road.

The original route taking the storm north along the ROW in Forest Lawn Road and discharging between lots 4 and 5 of the proposed subdivision is still acceptable to the current property owners. Per our ongoing discussions with the city, the pre-application meeting, and our forthcoming subdivision application, we are proposing to donate the northern section of TL 4100 as part of the conditions of approval for the subdivision, so under that scenario the storm discharge point would be on to city property.

When the city has selected a preferred drainage route. Jason Morgan is available to design the plan. Jason is available to meet Wednesday or Friday this week (3/30/22 or 4/1/22), or at another future date.

In the meantime, the owners of TL 4100 are interested in resolving both the private and public point source discharges as soon as possible and to reference the city's stormwater correction in our subdivision application. The water being directed onto TL 4100 continues to have a significant impact on the hydrology of the south end of the site.

I have shared a link to a video taken on March 14th at the private storm discharge point. The impact of this water being directed to the site is obvious. This discharge point corresponds with the 2020 wetlands delineation report as the only area on TL 4100 where the wetlands have grown over the last 20 years. The home on the site (TL 4104) was completed in 2005 and has been discharging its stormwater onto TL 4100 since that time.

I have also attached a still photo of the public storm discharge onto TL 4100. There is ponding at the discharge point and the ground is generally wet in that area. We believe the city storm has been discharging to that location for approximately 20 years.

Thank you,

Jamie

----- Forwarded message -----

From: **Jason Morgan** <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

Date: Tue, Mar 29, 2022 at 1:03 PM

Subject: RE: Status on Forest Lawn

To: Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

Good afternoon,

Based on my calculations, interpolating data from the survey field work, there is plenty of fall between the drainage systems on Forest Lawn Drive and Hemlock Street.

I check each of the property lines of the two undeveloped properties. The further to the north, the more fall there is.

At the south end of TL 4101, there is about 1.5 feet of fall to a ditch. (about 215 feet long – 0.7% slope)

At the shared line of TL 4105 and 4101, there is about 4 feet of fall to a ditch. (About 240 feet long – 1.7% slope)

At the north line of TL 4105, there is 4.8 feet of fall to an existing culvert. (about 250 feet long – 1.9% slope).

Based on the slope and the flows, I can determine what pipe size is needed. The City minimum is likely 12”.

If the City cannot get an easement, there is enough fall to route the drainage along Forest Lawn Drive to Hemlock, but there are more utilities to deal with.

Regardless of route Hemlock will need to be cut in order to cross it.

Finally, the drainage system is shallow, so I expect it to cross over the sewer and water lines.

Please contact me with any questions. Once the chooses a route, I can design the layout.

I am on the road for field work on Thursday, so I cannot meet that day.

Jason Morgan, PE

Morgan Civil Engineering, inc.

503-801-6016

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, March 28, 2022 1:27 PM

**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Status on Forest Lawn

Jason,

Please let me know where you're at with the drainage plan for the City of CB at Forest Lawn.

We're meeting about our application on Thursday, and the drainage plan is one of two topics on the agenda for that meeting that have to be resolved before we submit the subdivision app.

Thanks for your help,

Jamie

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

PO BOX 825

Cannon Beach, OR 97110

CCB#226835

--

Jamie B. Lerma

President

Red Crow, LLC

(503) 849-0258

PO BOX 825

Cannon Beach, OR 97110

CCB#226835



Jamie Lerma <jamie@redcrowgc.com>

## Status on Forest Lawn

Jason Morgan <jason@morgancivil.com>  
To: Jamie Lerma <jamie@redcrowgc.com>

Tue, Mar 29, 2022 at 1:03 PM

Good afternoon,

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I check each of the property lines of the two undeveloped properties. The further to the north, the more fall there is.

- 1 At the south end of TL 4101, there is about 1.5 feet of fall to a ditch. (about 215 feet long – 0.7% slope)
- 2 At the shared line of TL 4105 and 4101, there is about 4 feet of fall to a ditch. (About 240 feet long – 1.7% slope)
- 3 At the north line of TL 4105, there is 4.8 feet of fall to an existing culvert. (about 250 feet long – 1.9% slope).

Based on the slope and the flows, I can determine what pipe size is needed. The City minimum is likely 12".

- 4 If the City cannot get an easement, there is enough fall to route the drainage along Forest Lawn Drive to Hemlock, but there are more utilities to deal with.

Regardless of route Hemlock will need to be cut in order to cross it.

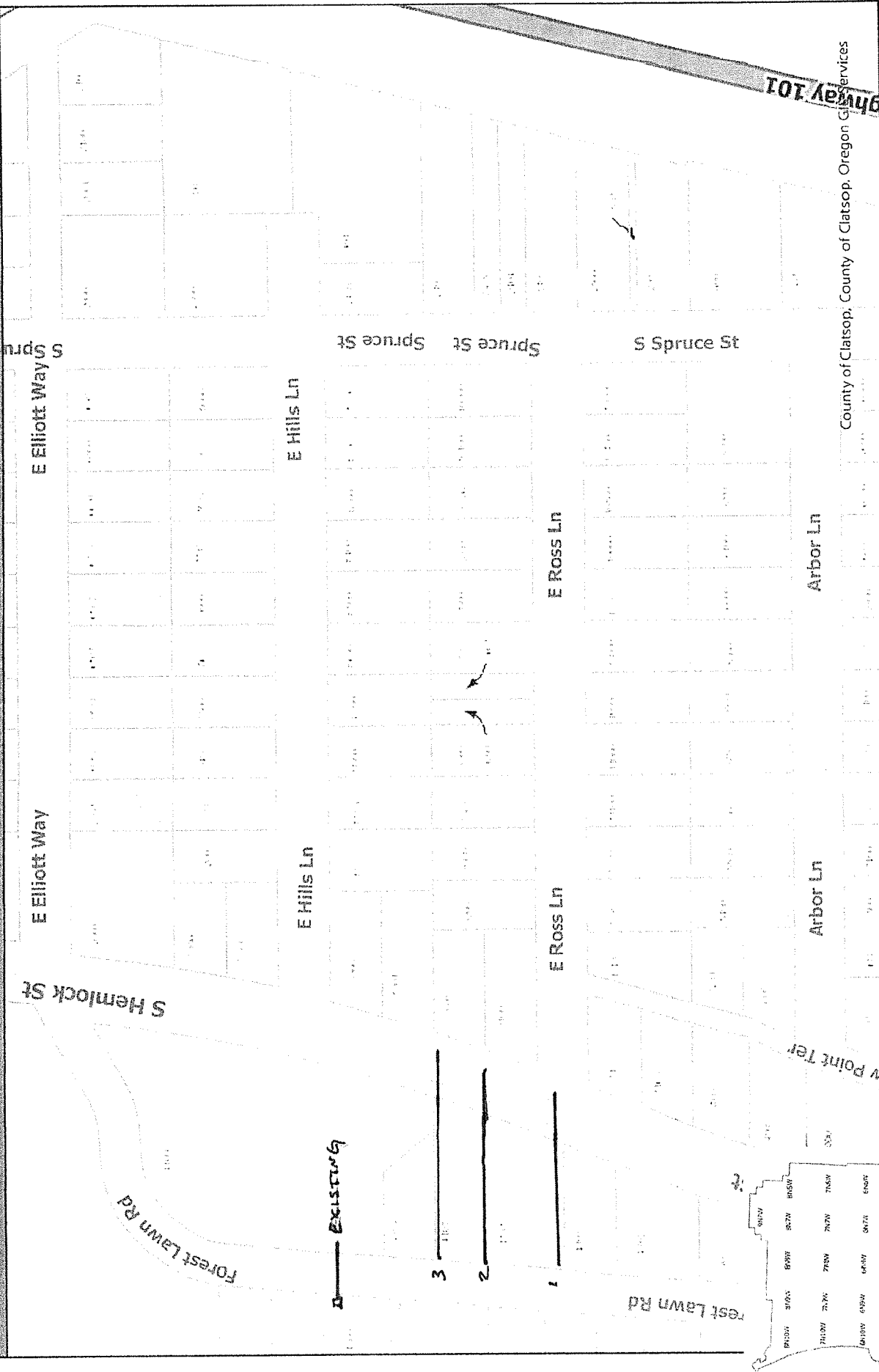
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Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016  
[Quoted text hidden]

# Clatsop County Webmaps



Clatsop County

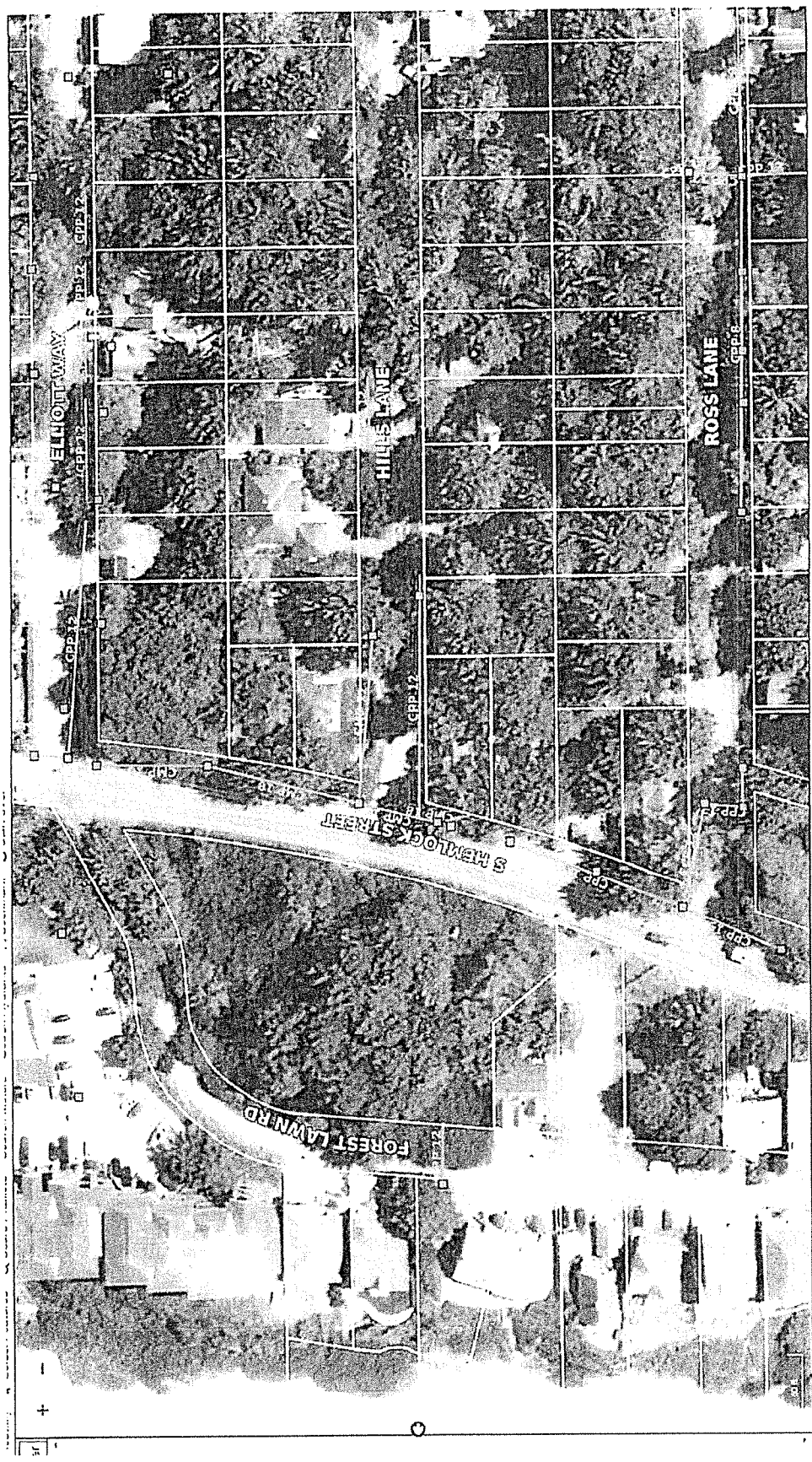
0.05

mi



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

3/29/2022 1:25 PM









## Karen La Bonte

---

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Tuesday, April 5, 2022 3:04 PM  
**To:** Karen La Bonte; Trevor Mount; Jeffrey Adams  
**Subject:** Re: Status on Forest Lawn

Karen,

Thank you for the update. It sounds like you've got your sleeves rolled up working on your budget. Understood. Good luck with that. I look forward to hearing from you after you meet with Bruce.

I'll follow up if I haven't heard from you by the middle to end of next week. Does that work for you?

Thank you,

Jamie

On Tue, Apr 5, 2022 at 2:52 PM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Jamie,

I am deep into getting my budget set up for next year, but I have scheduled a meeting to go over all this with Bruce and develop a strategy on this.

Once I've had that meeting, I can let you know our plan of resolution.

K.



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Tuesday, April 5, 2022 12:16 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>; Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>

**Subject:** Re: Status on Forest Lawn

Hi Karen, Trevor and Jeff,

Any progress on the Forest Lawn drainage plan? We're finalizing our application and expect to be submitting in the next two to three weeks.

Thank you,

Jamie

On Tue, Mar 29, 2022 at 3:19 PM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Jamie and Jason,

Thank you for the completed report and the summary of options. I will meet with city staff to discuss our potential plan of action based on these options.

I will get back to you once we've had our meeting and reviewed the information in detail.

Karen



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

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a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**Sent:** Tuesday, March 29, 2022 2:41 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>; Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Gemma, Patrick <[pgemma@prologis.com](mailto:pgemma@prologis.com)>; dave pietka <[dpietka@msn.com](mailto:dpietka@msn.com)>; Matthew Robinson <[mrobinson@dowl.com](mailto:mrobinson@dowl.com)>; Read Stapleton <[rstapleton@dowl.com](mailto:rstapleton@dowl.com)>

**Subject:** Fwd: Status on Forest Lawn



**Private storm discharge at TL 4100.MOV**

Karen, Trevor, and Jeff,

Civil Engineer Jason Morgan completed his calculations and provided three options for removing the city and private storm discharge from TL 4100. See email thread below and attached maps. The three routes are as follows:

- 1.The south side of TL 4101
- 2.The shared property line between TL 4105 and TL 4101
- 3.The north side of TL 4105

All three routes have adequate fall, with the northern routes having more fall but longer distances. All three require cutting S. Hemlock to reach the storm system on the east side of the road.

The original route taking the storm north along the ROW in Forest Lawn Road and discharging between lots 4 and 5 of the proposed subdivision is still acceptable to the current property owners. Per our ongoing discussions with the city, the pre-application meeting, and our forthcoming subdivision application, we are proposing to donate the northern section of TL 4100 as part of the conditions of approval for the subdivision, so under that scenario the storm discharge point would be on to city property.

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I have also attached a still photo of the public storm discharge onto TL 4100. There is ponding at the discharge point and the ground is generally wet in that area. We believe the city storm has been discharging to that location for approximately 20 years.

Thank you,

Jamie

----- Forwarded message -----

From: **Jason Morgan** <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

Date: Tue, Mar 29, 2022 at 1:03 PM

Subject: RE: Status on Forest Lawn

To: Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

Good afternoon,

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I check each of the property lines of the two undeveloped properties. The further to the north, the more fall there is.

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Please contact me with any questions. Once the chooses a route, I can design the layout.

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Jason Morgan, PE

Morgan Civil Engineering, inc.

503-801-6016

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**Sent:** Monday, March 28, 2022 1:27 PM

**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Status on Forest Lawn

Jason,

Please let me know where you're at with the drainage plan for the City of CB at Forest Lawn.

We're meeting about our application on Thursday, and the drainage plan is one of two topics on the agenda for that meeting that have to be resolved before we submit the subdivision app.

Thanks for your help,

Jamie

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

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## Karen La Bonte

---

**From:** Trevor Mount  
**Sent:** Wednesday, March 30, 2022 8:18 AM  
**To:** Karen La Bonte  
**Cc:** Jeffrey Adams  
**Subject:** RE: Status on Forest Lawn

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Contacted Troy yesterday, He is going to give us a high level price to perform this work.

Thanks



**Trevor Mount**  
*Assistant Public Works Director*  
**City of Cannon Beach**  
p: 503.436.8066 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110  
w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)

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**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Sent:** Tuesday, March 29, 2022 5:02 PM  
**To:** Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>  
**Cc:** Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** FW: Status on Forest Lawn

Trevor,

Per our discussion, if you can please get with Thoreson and have him provide some cost estimates to go with these options shown, I'll schedule a meeting with Bruce and go over the results. We'll need to give him the pros and cons of each option along with the associated cost.

He can give us the direction he's willing to take on this. As you and Jeff can see from my other emails with Leslie France who lives over there, she's going to keep a close eye on this.

Let me know when you get some cost estimates and I'll work with Jen to set up a meeting with the three of us and Bruce.

K.





**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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**Cc:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>; Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

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Thanks for your help,

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**(503) 849-0258**

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**CCB#226835**

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**President**

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**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**



## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Tuesday, March 29, 2022 4:50 PM  
**To:** LESLIE FRANCE  
**Cc:** Jeffrey Adams; Karen La Bonte; Trevor Mount  
**Subject:** RE: Public Works on Hemlock & Forest Lawn

Leslie,

At this time, I am not able to answer this question. Until I see the results of the full survey report, I do not have a plan of action. Once I receive that documentation, I will review it with the city staff involved in determining what course of action is best for the city based on the options before us.

Karen



**Karen La Bonte**  
*Public Works Director*  
**City of Cannon Beach**  
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**From:** LESLIE FRANCE <[franbat86@msn.com](mailto:franbat86@msn.com)>  
**Sent:** Tuesday, March 29, 2022 3:35 PM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** Re: Public Works on Hemlock & Forest Lawn

Dear Karen,

Thanks so much for clarifying your position. I realize there was a Public Works permit issued for redirecting the storm water runoff further north on the forested wetlands property, that a Forest Lawn resident filed an appeal, and that the permit was withdrawn prior to the appeal being heard before the Planning Commission.

My question for you is this. Will there be another Public Works permit issued for this current project of redirecting the storm water runoff from the forested wetlands property? If so, who will issue the permit, when will it be permitted, will it be made public for comment, and will there be an opportunity for local residents to appeal the project?

Looking forward to your reply,

Leslie France  
928-713-7721

Sent from my iPad

On Mar 25, 2022, at 12:58 PM, Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Leslie,

Thank you for your follow-up. I'd like to clarify exactly what I conveyed to you on the telephone when you called.

The survey company the city has hired is associated with notification we received from a private property owner that has a lot that the city is currently depositing ground and storm water run-off onto. The owner asked that we address this issue. As I conveyed during our call, our ordinance states that each property owner must control their water run-off so that it does not impact neighboring property owners. That includes the city as a property owner of city streets and rights-of-way.

Originally, the homeowner proposed that the city *redirect* the drain and run-off further north on the property where the wetlands flow freely and would be near an existing storm drain. They expressed at the time, that they have no plans to develop that part of the property and in the spirit of not costing the city or the taxpayers undue expense, they felt this would be a fair solution. When Public Works applied for the permit to do this work, we had a resident express their unhappiness with that plan and filed an appeal to stop the work. That left the city with the challenge of finding a way to redirect that run off out to Hemlock where we have existing drains. This will be an expensive challenge, so I've had to start with the survey company to come in and give me some options for resolving this as cost effectively as possible. That is their only charter for the city. To date, I have not received their final report so I have no status to advise of the direction we will be able to take to resolve this issue.

As for the tree, I believe this was the tree that had obstructed our drain just below it. The the city posts all tree removal applications on our web site and at the post office before permits are granted. Public Works handles anything in the city right-of way and Jeff Adams handles any tree approvals on private property.

Karen

<image001.png>

**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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**From:** LESLIE FRANCE <[franbat86@msn.com](mailto:franbat86@msn.com)>

**Sent:** Friday, March 25, 2022 12:22 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Subject:** Public Works on Hemlock & Forest Lawn

Karen,

We spoke a couple of days ago about the surveying going on earlier this week around the wetland between Forest Lawn and Hemlock. You indicated that the surveying was necessary to determine options to reduce storm water flowing into the wetland to facilitate future development. You also indicated that the project is in the early planning stage only and that no permits or authorizations have been issued to begin actual work.

Separately, I noticed a tree was cut down on the east side of the wetland where a drain runs under Hemlock to regulate water flow between the east and west side of Hemlock. I'm wondering what the scope of the project is, what specifically will be done, and whether **and** when the project has been approved or permitted.

Thanks again for your time,

Leslie France

928-713-7721



## Karen La Bonte

---

**From:** LESLIE FRANCE <franbat86@msn.com>  
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**Karen La Bonte**

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**From:** LESLIE FRANCE <[franbat86@msn.com](mailto:franbat86@msn.com)>

**Sent:** Friday, March 25, 2022 12:22 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Subject:** Public Works on Hemlock & Forest Lawn

Karen,

We spoke a couple of days ago about the surveying going on earlier this week around the wetland between Forest Lawn and Hemlock. You indicated that the surveying was necessary to determine options to reduce storm water flowing into the wetland to facilitate future development. You also indicated that the project is in the early planning stage only and that no permits or authorizations have been issued to begin actual work.

Separately, I noticed a tree was cut down on the east side of the wetland where a drain runs under Hemlock to regulate water flow between the east and west side of Hemlock. I'm wondering what the scope of the project is, what specifically will be done, and whether **and** when the project has been approved or permitted.

Thanks again for your time,

Leslie France  
928-713-7721

## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Tuesday, March 29, 2022 3:19 PM  
**To:** Jamie Lerma; Trevor Mount; Jeffrey Adams; Gemma, Patrick; dave pietka; Matthew Robinson; Read Stapleton  
**Cc:** Jason Morgan; Karen La Bonte  
**Subject:** RE: Status on Forest Lawn

Jamie and Jason,

Thank you for the completed report and the summary of options. I will meet with city staff to discuss our potential plan of action based on these options.

I will get back to you once we've had our meeting and reviewed the information in detail.

Karen



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**



p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050

a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>  
**Sent:** Tuesday, March 29, 2022 2:41 PM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>; Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>; Gemma, Patrick <[pgemma@prologis.com](mailto:pgemma@prologis.com)>; dave pietka <[dpietka@msn.com](mailto:dpietka@msn.com)>; Matthew Robinson <[mrobinson@dowl.com](mailto:mrobinson@dowl.com)>; Read Stapleton <[rstapleton@dowl.com](mailto:rstapleton@dowl.com)>  
**Subject:** Fwd: Status on Forest Lawn

 **Private storm discharge at TL 4100.MOV** 

Karen, Trevor, and Jeff,

Civil Engineer Jason Morgan completed his calculations and provided three options for removing the city and private storm discharge from TL 4100. See email thread below and attached maps. The three routes are as follows:

1. The south side of TL 4101
2. The shared property line between TL 4105 and TL 4101
3. The north side of TL 4105

All three routes have adequate fall, with the northern routes having more fall but longer distances. All three require cutting S. Hemlock to reach the storm system on the east side of the road.

The original route taking the storm north along the ROW in Forest Lawn Road and discharging between lots 4 and 5 of the proposed subdivision is still acceptable to the current property owners. Per our ongoing discussions with the city, the pre-application meeting, and our forthcoming subdivision application, we are proposing to donate the northern section of TL 4100 as part of the conditions of approval for the subdivision, so under that scenario the storm discharge point would be on to city property.

When the city has selected a preferred drainage route. Jason Morgan is available to design the plan. Jason is available to meet Wednesday or Friday this week (3/30/22 or 4/1/22), or at another future date.

In the meantime, the owners of TL 4100 are interested in resolving both the private and public point source discharges as soon as possible and to reference the city's stormwater correction in our subdivision application. The water being directed onto TL 4100 continues to have a significant impact on the hydrology of the south end of the site.

I have shared a link to a video taken on March 14th at the private storm discharge point. The impact of this water being directed to the site is obvious. This discharge point corresponds with the 2020 wetlands delineation report as the only area on TL 4100 where the wetlands have grown over the last 20 years. The home on the site (TL 4104) was completed in 2005 and has been discharging its stormwater onto TL 4100 since that time.

I have also attached a still photo of the public storm discharge onto TL 4100. There is ponding at the discharge point and the ground is generally wet in that area. We believe the city storm has been discharging to that location for approximately 20 years.

Thank you,

Jamie

----- Forwarded message -----

From: **Jason Morgan** <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

Date: Tue, Mar 29, 2022 at 1:03 PM

Subject: RE: Status on Forest Lawn

To: Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

Good afternoon,

Based on my calculations, interpolating data from the survey field work, there is plenty of fall between the drainage systems on Forest Lawn Drive and Hemlock Street.

I check each of the property lines of the two undeveloped properties. The further to the north, the more fall there is.

At the south end of TL 4101, there is about 1.5 feet of fall to a ditch. (about 215 feet long – 0.7% slope)

At the shared line of TL 4105 and 4101, there is about 4 feet of fall to a ditch. (About 240 feet long – 1.7% slope)

At the north line of TL 4105, there is 4.8 feet of fall to an existing culvert. (about 250 feet long – 1.9% slope).

Based on the slope and the flows, I can determine what pipe size is needed. The City minimum is likely 12".

If the City cannot get an easement, there is enough fall to route the drainage along Forest Lawn Drive to Hemlock, but there are more utilities to deal with.

Regardless of route Hemlock will need to be cut in order to cross it.

Finally, the drainage system is shallow, so I expect it to cross over the sewer and water lines.

Please contact me with any questions. Once the chooses a route, I can design the layout.

I am on the road for field work on Thursday, so I cannot meet that day.

Jason Morgan, PE

Morgan Civil Engineering, inc.

503-801-6016

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, March 28, 2022 1:27 PM

**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Status on Forest Lawn

Jason,

Please let me know where you're at with the drainage plan for the City of CB at Forest Lawn.

We're meeting about our application on Thursday, and the drainage plan is one of two topics on the agenda for that meeting that have to be resolved before we submit the subdivision app.

Thanks for your help,

Jamie

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

## Karen La Bonte

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**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Tuesday, March 29, 2022 2:41 PM  
**To:** Karen La Bonte; Trevor Mount; Jeffrey Adams; Gemma, Patrick; dave pietka; Matthew Robinson; Read Stapleton  
**Subject:** Fwd: Status on Forest Lawn  
**Attachments:** Forest Lawn drainage options.pdf; City storm discharge at TL 4100.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



**Private storm discharge at TL 4100.MOV**



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Thank you,



Jamie

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Thanks for your help,

Jamie

--

Jamie B. Lerma

President

Red Crow, LLC

(503) 849-0258

PO BOX 825

Cannon Beach, OR 97110

CCB#226835

--

Jamie B. Lerma

President

Red Crow, LLC

(503) 849-0258

PO BOX 825

Cannon Beach, OR 97110

CCB#226835



Jamie Lerma <jamie@redcrowgc.com>

## Status on Forest Lawn

Jason Morgan <jason@morgancivil.com>  
To: Jamie Lerma <jamie@redcrowgc.com>

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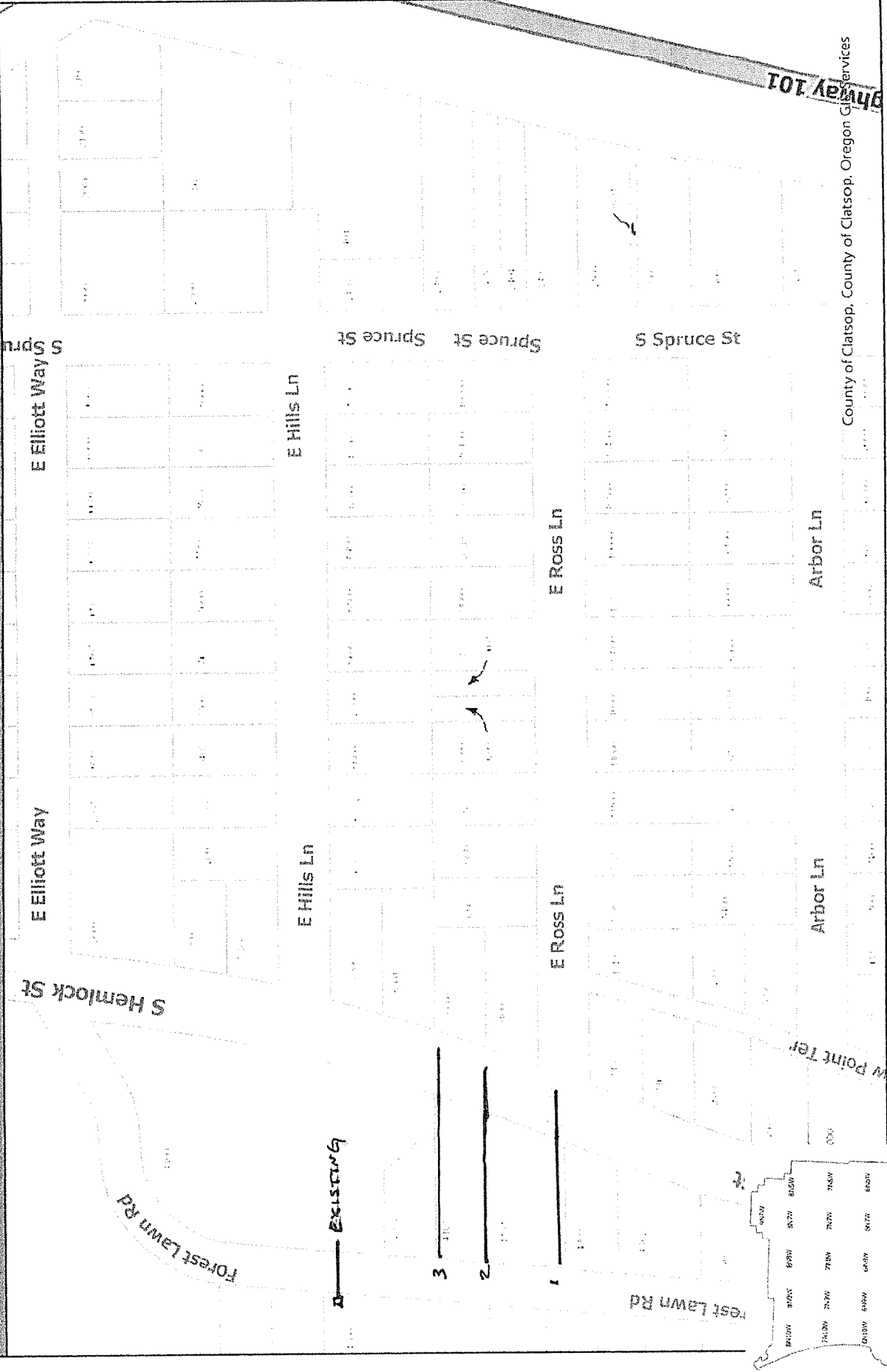
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Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016  
[Quoted text hidden]

# Clatsop County Webmaps



Clatsop County

0.05

mi



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

3/29/2022 1:25 PM







## Karen La Bonte

---

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Friday, March 18, 2022 9:08 AM  
**To:** Karen La Bonte  
**Cc:** Jack White; Trevor Mount  
**Subject:** Re: Forest Lawn surveyor costs

Okay will do.

On Fri, Mar 18, 2022 at 8:55 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Jaime,

We've already received a call from a resident on Forest Lawn wanting to know what we're doing. Please let the crew know if they encounter any issues.

Karen



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**  
p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Thursday, March 17, 2022 9:32 PM



**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Cc:** Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>

**Subject:** Re: Forest Lawn surveyor costs

Thanks Everybody.

On Thu, Mar 17, 2022 at 6:56 PM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Jack,

See attached signed copy.

Karen



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>

**Sent:** Thursday, March 17, 2022 6:51 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>

**Subject:** Re: Forest Lawn surveyor costs

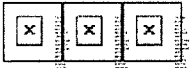
Sorry Karen - I think \$1,500 will cover it. It's not a lot of work.

## Jack White, PLS



1725 N. Roosevelt Ave, Suite B, Seaside, OR 97138  
(Office) 503-738-3425 (Mobile) 503-683-7872

[jack.white@sflands.com](mailto:jack.white@sflands.com) | [www.sflands.com](http://www.sflands.com)



**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Sent:** Thursday, March 17, 2022 6:46 PM

**To:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Trevor Mount  
<[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>; Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>

**Cc:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Subject:** RE: Forest Lawn surveyor costs

I'm still at work catching up on my emails from today. I responded asking what the total estimate for this job is. I don't do open ended time and material type quotes, I need an estimated total so there's no surprises. Respond and I can sign off.

K.



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**  
p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Thursday, March 17, 2022 4:12 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>; Jack White

<[jack.white@sflands.com](mailto:jack.white@sflands.com)>

**Subject:** Forest Lawn surveyor costs

Karen and Trevor,

Will you sign a proposal from S&F Land Surveying to survey the elevation of the storm at Hemlock? I've cc'd Jack White with S&F on this email.

Jack was going to do the survey today, but we did not have a signed proposal in place.

Thanks,

Jamie

--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

--

**Jamie B. Lerma**

President

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CCB#226835

## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Thursday, March 17, 2022 6:31 PM  
**To:** Jason Morgan; Jack White; Jamie Lerma; Trevor Mount  
**Cc:** Karen La Bonte  
**Subject:** RE: forest lawn drainage

Absolutely.



**Karen La Bonte**  
*Public Works Director*  
**City of Cannon Beach**  
p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110  
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**From:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>  
**Sent:** Thursday, March 17, 2022 5:07 PM  
**To:** Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>; Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>  
**Subject:** RE: forest lawn drainage

Thank you.

Some of this area was surveyed before, but the catch basins lids could not be removed.  
The elevation of these pipes is important to design.

Can the crew coordinate with the City if needed?

Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016

**From:** Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>  
**Sent:** Thursday, March 17, 2022 5:04 PM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>  
**Subject:** Re: forest lawn drainage

Good afternoon,

I have attached a proposal to do the survey work discussed below. I apologize for not getting this over to you sooner. I have a field crew scheduled to do the work tomorrow and the intention is to deliver the drawing on Monday.

Thank you,

**Jack White, PLS**



1725 N. Roosevelt Ave, Suite B, Seaside, OR 97138  
(Office) 503-738-3425 (Mobile) 503-683-7872

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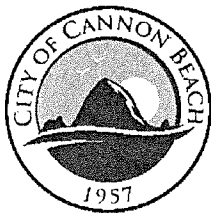


**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Sent:** Wednesday, March 9, 2022 11:41 AM  
**To:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>; Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>; Trevor Mount <[mount@ci.cannon-beach.or.us](mailto:mount@ci.cannon-beach.or.us)>  
**Cc:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** RE: forest lawn drainage

Jamie,

Thanks so much. Yes, the attached map is all we have for records at this point.

K.



**Karen La Bonte**  
*Public Works Director*  
**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
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**Subject:** Re: forest lawn drainage

Karen,

I'm clear. I just wanted to make sure the costs for the surveyor were covered. I have contacted Jack White with S&F to get the survey work on the schedule. Jack and Jason Morgan are cc'd on this email.

Is the attached map the best information we have? It looks like there is hard pipe of varying sizes in the ROW but not under the roadway.

Jason and Jack, please coordinate what information is needed to determine whether the east route for the city storm works.

Thanks everybody,

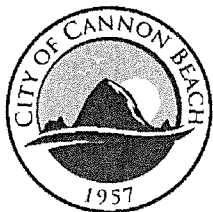
Jamie

On Wed, Mar 9, 2022 at 11:10 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Yes, without surveying that I can't explain why I'm diverting back to plan A of moving it north and continuing to drain onto private property regardless of the owner agreeing to allow it. What Bruce has asked is that I try to find a way to not be violating our own ordinance by draining on private property. If those proposed routes do not prove to be successful options, then obviously I would have every reason to go back to plan A after vetting the other options and having the data to support that.

We will pay for that survey to get that clarification; that's what I told Jason to begin with.

K.



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050

a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110

w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

DISCLOSURE NOTICE: Messages to and from this email address may be subject to Oregon Public Records Law.

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Wednesday, March 9, 2022 11:02 AM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Subject:** Re: forest lawn drainage

Hi Karen,

Just to be clear, we should have the storm pipe in Hemlock surveyed and the city will pay for that?

Also, there is actually a storm pipe under the roadway in Hemlock, is that correct?

We're working with S&F Land Surveying on multiple projects, so I may be able to get them out there pretty quickly, with instructions to get the information to you and Jason.

Should I proceed?

Thanks,

Jamie

On Wed, Mar 9, 2022 at 9:48 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

When I spoke to Jason originally, I had asked him to go ahead and survey because we didn't have anything other than what McEwen did for you guys. If he doesn't have time, I can try to go back to the other engineer that you provided me the name of.

K.



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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DISCLOSURE NOTICE: Messages to and from this email address may be subject to Oregon Public Records Law.

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Tuesday, March 8, 2022 11:18 AM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Subject:** Re: forest lawn drainage

Karen,

I think your assessment is correct, and it meets with my understanding of the situation.

From the proposed subdivision owners' perspective, the offer still stands to pipe the storm north to the wetlands between proposed lots 4 and 5. Part of the 3-lot subdivision proposal is to donate the northern 4 wetland lots and one large wetland tract to the City of Cannon Beach for preservation as a wetland and a place to discharge area storm.

We understand that you need to explore a plan to remove the storm discharge that puts it directly into the city system that is independent of the proposed subdivision and does not included discharge to private property. If the eastern route does not prove out, we can come back to the northern route.

At this point I think it is up to Public Work to determine whether the eastern route works, either using Jason Morgan or some other civil engineer. Jason said that he needs additional information from the city to complete his calculations for the eastern route. Specifically he needs the elevation of the city storm system at Hemlock.

Thank you for your work on this. Let me know of there is anything I can do to assist.

Janie

On Tue, Mar 8, 2022 at 10:40 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Jamie,

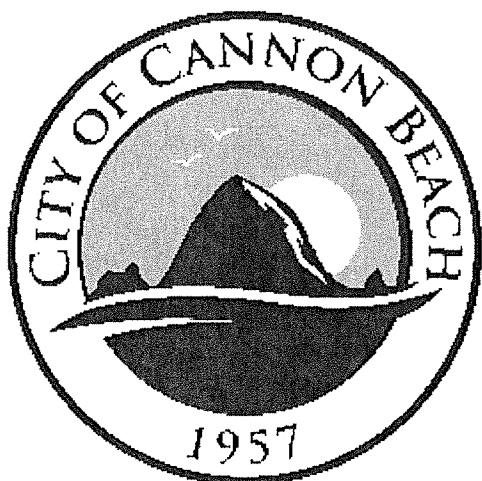
Thank you for forwarding this. I think the key here will be to "prove" that it can be extended to Hemlock successfully. Even if that means a greater distance or easements,



then so be it. The hill I'm having to overcome with this issue, is the locals who are appealing my plan to relocate this storm drain. My original explanation for relocating it was because the city is depositing their runoff water onto private property which is a violation of our ordinance. By moving the drain to the north end of the same lot I'm technically still in violation of the ordinance so I'm not accomplishing anything. If after review, the engineer determines that we can't successfully relocate it to Hemlock (not because we need easements) then that's a different story, and we could look at the original option which is to relocate it to the north end of the lot in the wetland area as allowed by the property owner.

That's what I need the engineer to clearly define, and if I understand his summary below, it sounds like we would be able to relocate it to Hemlock. Am I understanding his summary correctly? If so, my next step would be to get an easement agreement with whatever property owner(s) that I'd be cutting across their lot to achieve the end goal.

Karen



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Tuesday, March 8, 2022 8:28 AM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Matthew Robinson <[mrobinson@dowl.com](mailto:mrobinson@dowl.com)>; Gemma, Patrick <[pgemma@prologis.com](mailto:pgemma@prologis.com)>; dave pietka <[dpietka@msn.com](mailto:dpietka@msn.com)>; Read Stapleton <[rstapleton@dowl.com](mailto:rstapleton@dowl.com)>; Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Fwd: forest lawn drainage

Good Morning Karen, Jason, and Forest Lawn team,

Please see attached thread between CE Jason Morgan and me.

Jamie

----- Forwarded message -----

From: **Jason Morgan** <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

Date: Tue, Mar 8, 2022 at 6:51 AM

Subject: RE: forest lawn drainage

To: Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

Good morning,

The drawing the city sent me shows pipes in Hemlock Street. See attached.

The advantage of the extending the pipe up Forest Lawn Road is no easements required.

It is more pipe, and trenching, so it will be more expensive to install. – The northern route is about 460 feet. Across TL 4101 is about 250 feet.

The longer route would probably need more catch basins – we do not typically curve storm pipe.

Please forward my comments to everyone involved, especially the City. I just wanted you to see it first.

The main point is that the water can be routed to Hemlock Street rather than discharging onto the Gemma property.

I am happy to discuss these options further.

If we want to look at the shorter routes further, we will need the invert elevations of the pipes on both sides of the project – Hemlock and Forest Lawn.

Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, March 7, 2022 9:24 PM

**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Re: forest lawn drainage

Jason,

Regarding the eastern route, are you sure there are storm pipes in Hemlock? I think the city storm is in a ditch on the east side of the roadway. I'm not sure whether that changes your assessment much. You would still need the elevation of the ditch to properly calculate that plan. Is that right?

Your conclusion appears to be that the northern configuration is much better from engineering, functionality, and cost perspectives. Is that right?

Thank you for the information. Do you mind if I forward your response in this email chain to Karen Labonte at the City of Cannon Beach, or do you want to email her directly and cc me?

Karen may need to explore the eastern configuration in more detail and may want to provide you with the elevations and any other information you may need to assess the feasibility.

Thanks,

Jamie

On Mon, Mar 7, 2022 at 5:20 PM Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)> wrote:

Jamie,

I'm looking at the drainage on Forest Lawn in Cannon Beach.

To the south of the property, the ground is nearly flat between Forest Lawn and Hemlock, maybe a foot higher on Hemlock, even.

This would likely need a large pipe to provide adequate flows, and I would need more elevation data to maybe make it work. Especially the elevations of the pipes in Hemlock, which we do not have.

However, I looked at the north end of Forest Lawn.

The existing catch basin that discharges into the Gemma property is at 42.82, and only 1.1 deep to the culvert.

The catch basin at the northern end of Forest Lawn, on the east side of Hemlock has a rim elevation of 38.91. That is a definite fall of nearly 4 feet, and likely more.

Along the roadway, this route is a distance of 460 feet.

**This creates a slope of 0.8 percent. Adequate for storm drainage.**

No easements needed, no water on private property. Just trenching in the roadway.

A 12" PVC pipe could handle this flow.

For a shorter solution, across the properties in an easement, the depth of the pipes in Hemlock Street will matter greatly.

Finally, the solutions I am looking at, crossing Hemlock, require cutting the asphalt on Hemlock Street.

It will depend on what the City wants to do, but there are options.

Jason R. Morgan, PE  
*Professional Engineer*

**MORGAN CIVIL ENGINEERING, INC.**

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

[www.morgancivil.com](http://www.morgancivil.com)



--  
**Jamie B. Lerma**  
**President**  
**Red Crow, LLC**  
**(503) 849-0258**  
**PO BOX 825**  
**Cannon Beach, OR 97110**

CCB#226835

--

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President  
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CCB#226835

## Karen La Bonte

---

**From:** Jason Morgan <jason@morgancivil.com>  
**Sent:** Tuesday, March 8, 2022 11:50 AM  
**To:** Karen La Bonte; Jamie Lerma; Matthew Robinson; Gemma, Patrick; dave pietka; Read Stapleton  
**Subject:** RE: forest lawn drainage  
**Attachments:** Additional Topo 5-7-21.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

Based on the topographic map, we can extend the storm pipe north on Forest Lawn to Hemlock Street.

The catch basin on Forest Lawn has an invert elevation of 41.72'

The catch basin on Hemlock at the intersection of Forest Lawn has a rim elevation of 38.91', and others nearby are similar.

There may be a conflict with the waterline, but that can be resolved.

There is roughly 4 feet of fall, so the stormwater can be routed in the road right-of-way with no easements. It is about 460 feet.

Crossing a private property to the south (in an easement) is likely, but it will depend on the elevations of the pipes in each right-of-way.

This would result in a shorter route.

Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016

**From:** Karen La Bonte <labonte@ci.cannon-beach.or.us>  
**Sent:** Tuesday, March 8, 2022 10:41 AM  
**To:** Jamie Lerma <jamie@redcrowgc.com>; Matthew Robinson <mrobinson@dowl.com>; Gemma, Patrick <pgemma@prologis.com>; dave pietka <dpietka@msn.com>; Read Stapleton <rstapleton@dowl.com>; Jason Morgan <jason@morgancivil.com>  
**Cc:** Karen La Bonte <labonte@ci.cannon-beach.or.us>  
**Subject:** RE: forest lawn drainage

Jamie,

Thank you for forwarding this. I think the key here will be to "prove" that it can be extended to Hemlock successfully. Even if that means a greater distance or easements, then so be it. The hill I'm having to overcome with this issue, is the locals who are appealing my plan to relocate this storm drain. My original explanation for relocating it was because the city is depositing their runoff water onto private property which is a violation of our ordinance. By moving the drain to the north end of the same lot I'm technically still in violation of the ordinance so I'm not accomplishing anything. If after review, the engineer determines that we

can't successfully relocate it to Hemlock (not because we need easements) then that's a different story, and we could look at the original option which is to relocate it to the north end of the lot in the wetland area as allowed by the property owner.

That's what I need the engineer to clearly define, and if I understand his summary below, it sounds like we would be able to relocate it to Hemlock. Am I understanding his summary correctly? If so, my next step would be to get an easement agreement with whatever property owner(s) that I'd be cutting across their lot to achieve the end goal.

Karen



**Karen La Bonte**

*Public Works Director*

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----- Forwarded message -----

**From:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

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**Subject:** RE: forest lawn drainage

**To:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

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It is more pipe, and trenching, so it will be more expensive to install. – The northern route is about 460 feet. Across TL 4101 is about 250 feet.

The longer route would probably need more catch basins – we do not typically curve storm pipe.

Please forward my comments to everyone involved, especially the City. I just wanted you to see it first.

The main point is that the water can be routed to Hemlock Street rather than discharging onto the Gemma property.

I am happy to discuss these options further.

If we want to look at the shorter routes further, we will need the invert elevations of the pipes on both sides of the project – Hemlock and Forest Lawn.

Jason Morgan, PE

Morgan Civil Engineering, inc.

503-801-6016

**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, March 7, 2022 9:24 PM

**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Subject:** Re: forest lawn drainage

Jason,

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Your conclusion appears to be that the northern configuration is much better from engineering, functionality, and cost perspectives. Is that right?

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Karen may need to explore the eastern configuration in more detail and may want to provide you with the elevations and any other information you may need to assess the feasibility.

Thanks,

Jamie

On Mon, Mar 7, 2022 at 5:20 PM Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)> wrote:

Jamie,

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Along the roadway, this route is a distance of 460 feet.

**This creates a slope of 0.8 percent. Adequate for storm drainage.**

No easements needed, no water on private property. Just trenching in the roadway.

A 12" PVC pipe could handle this flow.



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Finally, the solutions I am looking at, crossing Hemlock, require cutting the asphalt on Hemlock Street.

It will depend on what the City wants to do, but there are options.

Jason R. Morgan, PE

*Professional Engineer*

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President

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CCB#226835

--

Jamie B. Lerma

President

Red Crow, LLC

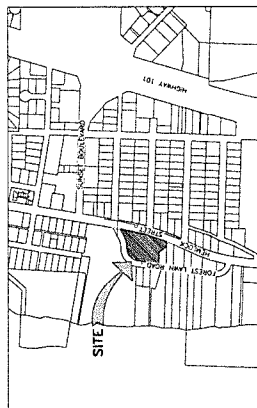
(503) 849-0258

PO BOX 825

Cannon Beach, OR 97110

CCB#226835

FOR PATRICK/DAVE, LLC  
LOCATED IN THE SE 1/4 OF SECTION 30,  
TOWNSHIP 5 NORTH, RANGE 10 WEST  
OF THE WILLAMETTE MERIDIAN  
CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON  
DECEMBER 23, 2020



VICINITY MAP  
(NOT TO SCALE)  
CANNON BEACH, OREGON

**BASIS OF ELEVATIONS:**

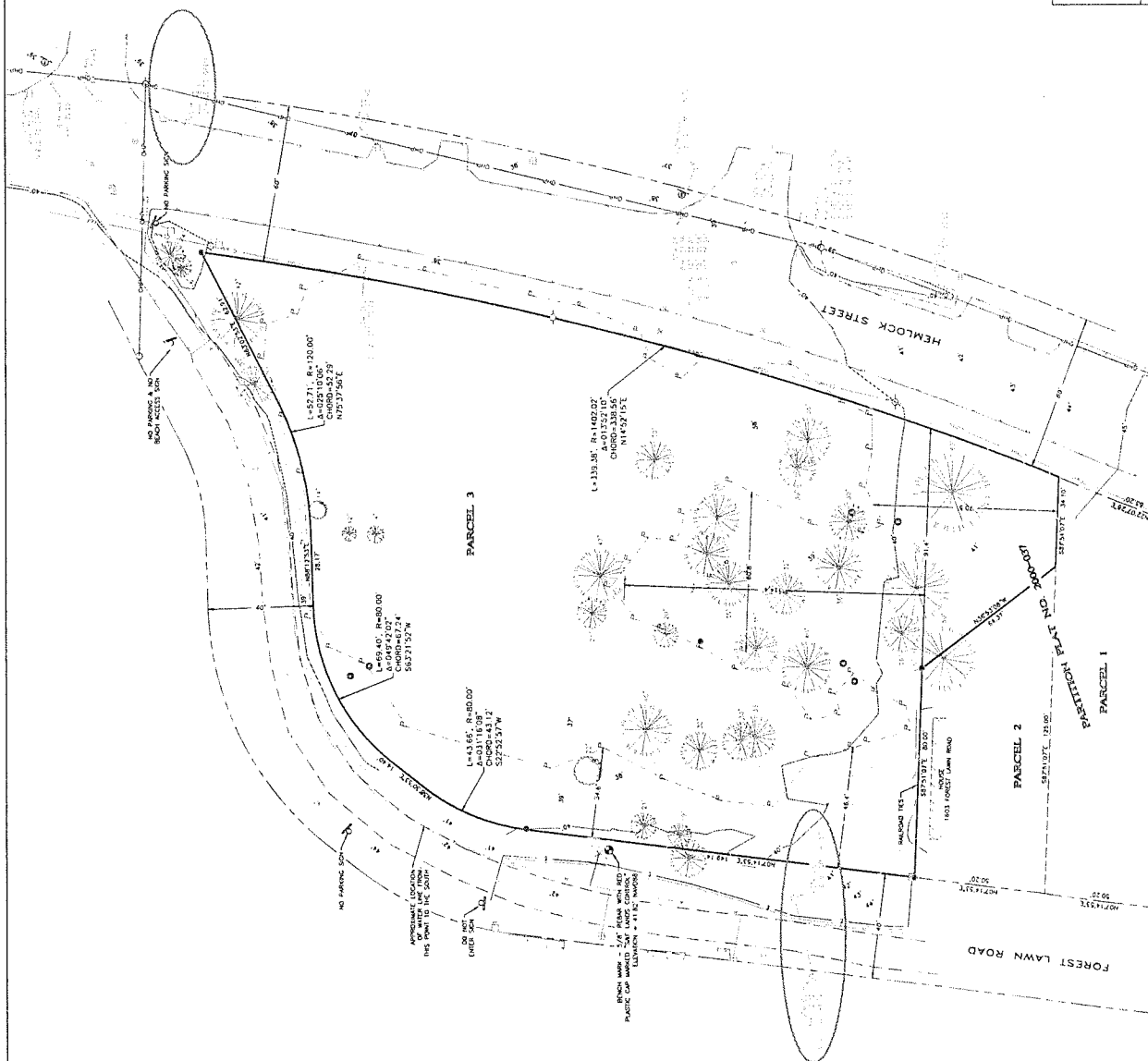
ON BASIS OF ELEVATIONS IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) BASED GPS OBSERVATIONS

## NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 7035678. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FIELD WORK WAS COMPLETED ON MAY 4, 2021

LEGEND:

- |                          |   |                     |   |
|--------------------------|---|---------------------|---|
| FOUND WILDLIFE SHOWN     | ● | WATER HYDRANT       | ● |
| WATER VALVE              | ● | WATER WHEEL         | ● |
| POWER TRANSFORMER        | ● | POWER POLE          | ● |
| TELEPHONE POLE           | ● | TELEPHONE POLE      | ● |
| TRIP - CONIFEROUS        | ● | TRIP - DECIDUOUS    | ● |
| SANITARY TRIP WASH       | ● | STORM CATCH BASIN   | ● |
| STORM MANHOLE            | ● | STORM CULVERT       | ● |
| GAS VALVE                | ● | SEW                 | ● |
| SEW                      | ● | SEW                 | ● |
| WETLAND DELINEATION FLAG | ● | WETLAND SAMPLE FLAG | ● |



S&amp;P Land Services

**FOR THE RECORD**

PATRICK/DAVE, LLC

PARCEL 3  
PARTITION BLAT NO 7009-032

SE 1/4 OF SECTION 30 T5N, R10W, W4M.

282485 6/30/77

SE 1/4 OF SECTION 30 T5N, R10W, W4M.

## Karen La Bonte

---

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**Sent:** Tuesday, March 8, 2022 8:28 AM  
**To:** Karen La Bonte; Matthew Robinson; Gemma, Patrick; dave pietka; Read Stapleton; Jason Morgan  
**Subject:** Fwd: forest lawn drainage  
**Attachments:** Storm Drain\_Forest Lawn.pdf

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Jamie

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Jason Morgan, PE

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**From:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Sent:** Monday, March 7, 2022 9:24 PM

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**Subject:** Re: forest lawn drainage

Jason,

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Jason R. Morgan, PE

*Professional Engineer*

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--

**Jamie B. Lerma**

**President**

**Red Crow, LLC**

**(503) 849-0258**

**PO BOX 825**

**Cannon Beach, OR 97110**

**CCB#226835**

--

Jamie B. Lerma  
President  
Red Crow, LLC  
(503) 849-0258  
PO BOX 825  
Cannon Beach, OR 97110  
CCB#226835





## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Thursday, February 17, 2022 9:39 AM  
**To:** Jason Morgan  
**Cc:** Jamie Lerma; Karen La Bonte  
**Subject:** RE: forest lawn elevations

Cool, thanks Jason. Really appreciate your help on this. I know you're SUPER busy, and we want to do what we can to resolve this issue while keeping the CB residents "happy". If we find there is no way to successfully get that drain east out to Hemlock, then I just need your report stating that and we go back to Plan A that we originally discussed of relocating it to the north end of the existing property. I'll just need to get some sort of written agreement from the owner stating they will allow us to do that.

Sure appreciate the support from both of you on this and working to find the best most reasonable solution.

Karen



**Karen La Bonte**  
*Public Works Director*  
**City of Cannon Beach**  
p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110  
w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)

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**From:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>  
**Sent:** Thursday, February 17, 2022 9:29 AM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Cc:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>  
**Subject:** RE: forest lawn elevations

Hi,  
I got a tied up the last couple of weeks.  
I am out heading out of town for the long weekend, but will look at the drainage area drainage around forest lawn when I return.

Jason Morgan, PE  
Morgan Civil Engineering, inc.  
503-801-6016

**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Sent:** Monday, February 7, 2022 3:20 PM  
**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>  
**Cc:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** FW: forest lawn elevations

Hi Jason,

I just wanted to follow-up on this storm drain job we have hanging over of Forest Lawn. Have you had a chance to evaluate this and see if there is any way we can get this out to Hemlock successfully?

Karen



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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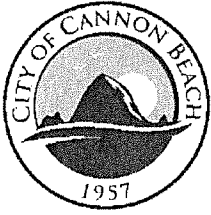
**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Sent:** Friday, January 21, 2022 10:09 AM  
**To:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>  
**Cc:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>; Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** RE: forest lawn elevations

Hey Jason,

Per our conversation, here's a reminder of what we've got out on Hemlock for storm drains that we could try to get the Forest Lawn water to. Everything is on the east side of Hemlock, and our thought was to try and do an easement with the owner of tax lot 4014 as well as Pietka to try and get it from Forest Lawn out to Hemlock if we can get the fall. Based on what you and Jack White sent me, it's looking like this may not be possible due to it being so flat. Jack White sent me the info on 4105 and 4101 owned by Snyder as an option as well, and we see the same challenge there – FLAT!

Please let me know what you think and provide me with a professional opinion if this would be possible or not.

Karen



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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**From:** Jason Morgan <[jason@morgancivil.com](mailto:jason@morgancivil.com)>

**Sent:** Monday, January 17, 2022 3:56 PM

**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>

**Cc:** Jamie Lerma <[jamie@redcrowgc.com](mailto:jamie@redcrowgc.com)>

**Subject:** forest lawn elevations

See attached drawing.

Shows elevations on Forest Lawn Road and Hemlock at Tax Lots 4101 – 4105

Please let me know if you need more information.

son R. Morgan, PE

*Professional Engineer*

**MORGAN CIVIL ENGINEERING, INC.**

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

[www.morgancivil.com](http://www.morgancivil.com)



## Karen La Bonte

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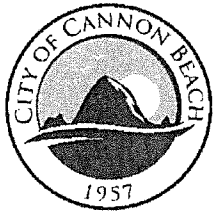
**From:** Karen La Bonte  
**Sent:** Tuesday, January 18, 2022 11:49 AM  
**To:** Trevor Mount  
**Cc:** Karen La Bonte  
**Subject:** FW: Forest lawn topographic survey  
**Attachments:** Additional Topo 5-7-21.pdf

Trevor,

Here's what the engineer sent me that's handling the Forest Lawn project. It doesn't have the clear elevation for Tax Lot 4104 from what I can see, however the lot next to it does. If this gives us enough info then great. If not, I'll have to have the engineer shoot the elevation with the owner's permission to see if tax lot 4104 would be a candidate for an easement to resolve the run-off issue.

Let me know what you think.

K.



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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**From:** Jack White <[jack.white@sflands.com](mailto:jack.white@sflands.com)>  
**Sent:** Tuesday, January 11, 2022 12:27 PM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Subject:** Forest lawn topographic survey

Hi Karen,

I have attached the topographic survey we did for this area.

We can get topographic information on those additional 3 lots for you for \$2,200.

I suggest that you talk to Jason Morgan, as he is doing the stormwater plan, as far as I know and he would probably let you know exactly what he would need. He might already have it from another source.

Thanks -

**Jack White, PLS**

# S&F Land Services

Land Surveying & Remote Sensing

1725 N. Roosevelt Ave, Suite B, Seaside, OR 97138  
(Office) 503-738-3425 (Mobile) 503-683-7872

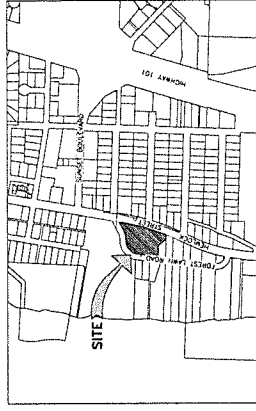
[jack.white@sflands.com](mailto:jack.white@sflands.com) | [www.sflands.com](http://www.sflands.com)



# TOPOGRAPHIC SURVEY

FOR PATRICK/DAVE, LLC  
 LOCATED IN THE SE 1/4 OF SECTION 30,  
 TOWNSHIP 5 NORTH, RANGE 10 WEST  
 OF THE WILLAMETTE MERIDIAN  
 CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

DECEMBER 23, 2020



VICINITY MAP  
 (NOT TO SCALE)  
 CANNON BEACH, OREGON

## BASIS OF ELEVATIONS:

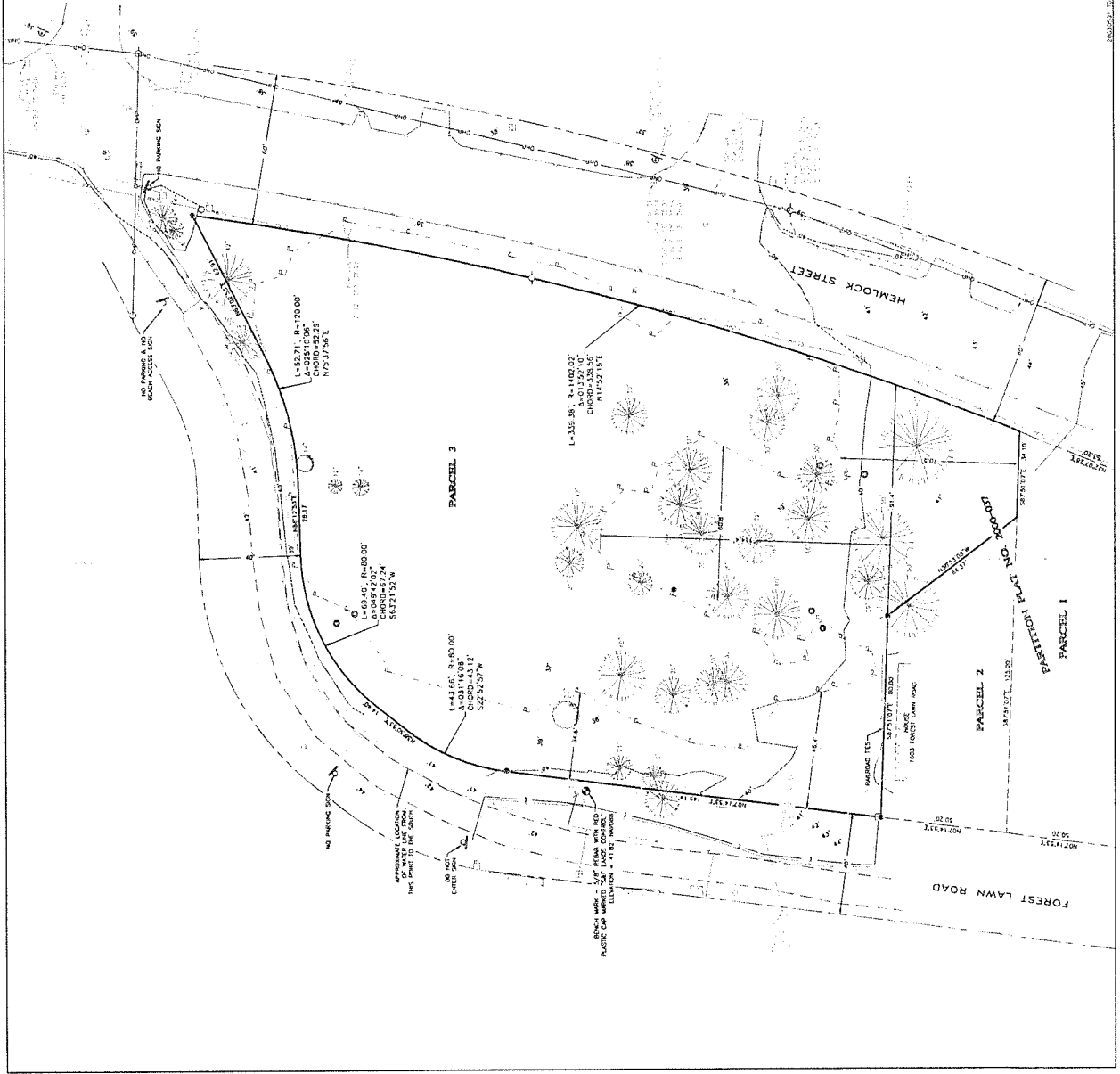
THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
 BENCHMARK ELEVATION = 11.51' MASON

## NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER THE CITY PUBLIC LOCATE BOOK 20200628. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE UTILITY LOCATIONS SHOWN HEREON. THE SURVEYOR DOES NOT GUARANTEE THE EXISTENCE OF ANY UTILITY FACILITIES. THE EXISTENCE OF ANY UTILITY FACILITIES SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. FIELD WORK WAS COMPLETED ON MAY 4, 2021.

## LEGEND:

- WETLAND BOUNDARY
- PROPERTY BOUNDARY
- OTHER LOT LINE
- RIGHT OF WAY LINE
- EDGE OF GRAVEL
- GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWER
- COMMUNICATION
- CONCRETE
- FOUND MONUMENT SHOWN ON PARTITION PLAT NO 2000-037
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER TRANSFORMER
- POWER POLE
- TELEPHONE PEDESTAL
- WIRE - CONDUIT
- WIRE - DEGROUND
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM MANHOLE
- GAS VALVE
- STOP SIGN
- WETLAND DELINEATION FLAG
- WETLAND SAMPLE PLOT



**S&F Land Services**  
 PORTLAND, OREGON  
 503.255.1500  
 www.sandflls.com

TOPOGRAPHIC SURVEY FOR:  
 PATRICK/DAVE, LLC  
 PARCEL 3  
 PARTITION PLAT NO 2000-037

REGISTERED  
 LAND SURVEYOR  
 OREGON  
 EXPIRATION 12/31/2023  
 11/1/2020  
 11/1/2023

SET 1/4 OF SECTION 30 T5N, R10W, W4M  
 CITY OF CANNON BEACH, CLATSOP COUNTY, OREGON

## Karen La Bonte

---

**From:** Jason Morgan <jason@morgancivil.com>  
**Sent:** Monday, January 17, 2022 3:56 PM  
**To:** Karen La Bonte  
**Cc:** Jamie Lerma  
**Subject:** forest lawn elevations  
**Attachments:** 220117 Gemma road elevations.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

See attached drawing.  
Shows elevations on Forest Lawn Road and Hemlock at Tax Lots 4101 – 4105

Please let me know if you need more information.

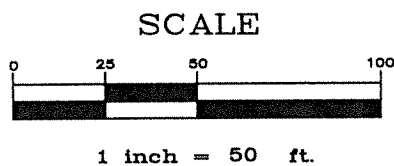
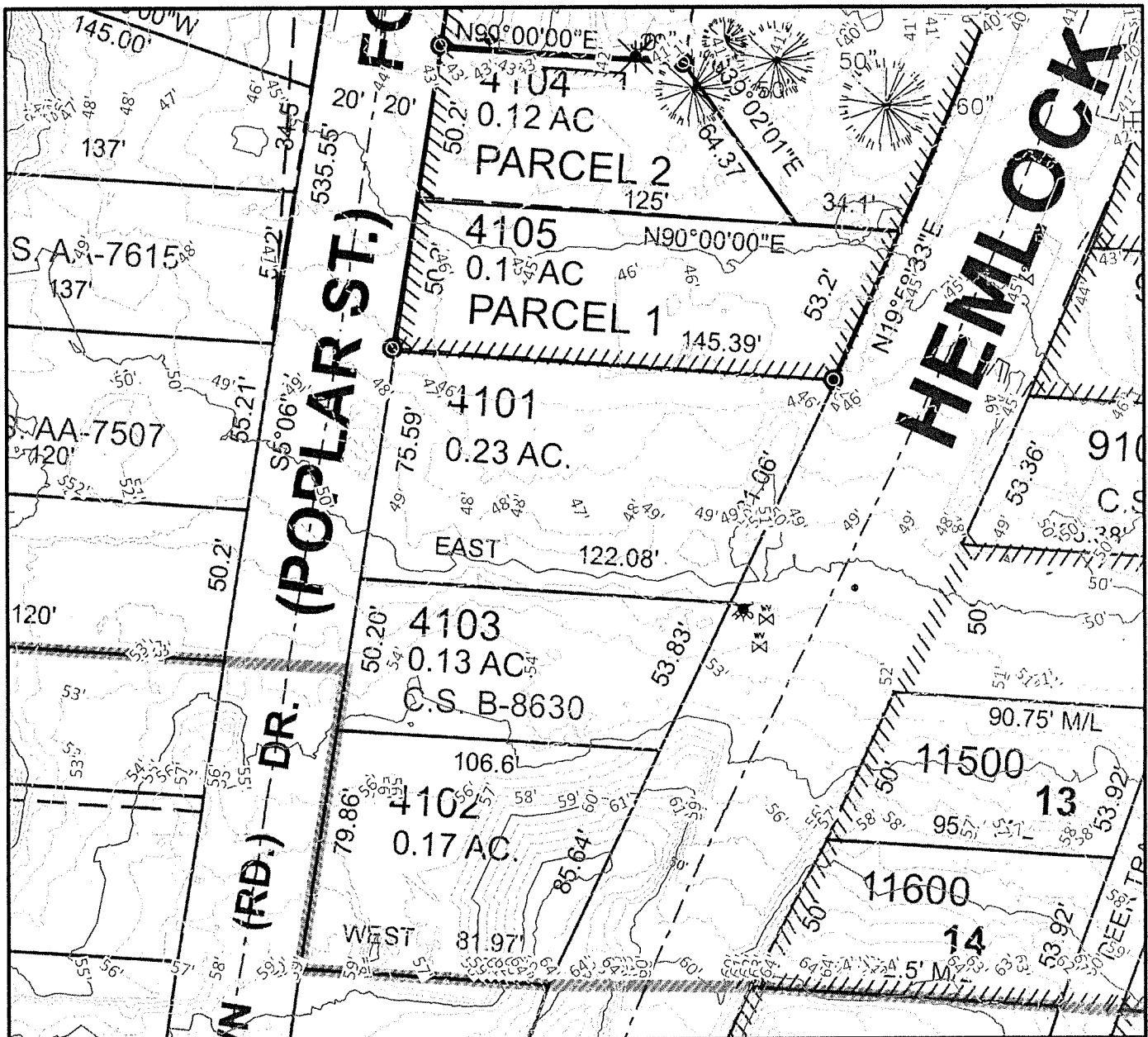
son R. Morgan, PE  
*Professional Engineer*

### **MORGAN CIVIL ENGINEERING, INC.**

PO Box 358, Manzanita, OR 97130  
ph: 503-801-6016  
[www.morgancivil.com](http://www.morgancivil.com)







SCALE: 1"=50'

FEB. 11, 2021

GEMMA PATRICK

FOREST LAWN DRIVE  
LIDAR TOPOGRAPHY

CANNON BEACH/MAP 5N 10W 30DA



MORGAN CIVIL  
ENGINEERING, INC.

PO BOX 358  
MANZANITA, OR 97130  
(503) 801-6016  
www.morgancivil.com

- CIVIL ENGINEERING
- INSPECTION
- PLANNING

## Karen La Bonte

---

**From:** Jack White <jack.white@sflands.com>  
**Sent:** Tuesday, January 11, 2022 12:27 PM  
**To:** Karen La Bonte  
**Subject:** Forest lawn topographic survey  
**Attachments:** Additional Topo 5-7-21.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Karen,

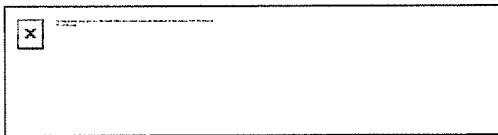
I have attached the topographic survey we did for this area.

We can get topographic information on those additional 3 lots for you for \$2,200.

I suggest that you talk to Jason Morgan, as he is doing the stormwater plan, as far as I know and he would probably let you know exactly what he would need. He might already have it from another source.

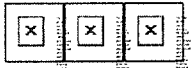
Thanks -

**Jack White, PLS**



1725 N. Roosevelt Ave, Suite B, Seaside, OR 97138  
(Office) 503-738-3425 (Mobile) 503-683-7872

[jack.white@sflands.com](mailto:jack.white@sflands.com) | [www.sflands.com](http://www.sflands.com)





## Karen La Bonte

---

**From:** Karen La Bonte  
**Sent:** Friday, January 7, 2022 3:18 PM  
**To:** Bruce St. Denis  
**Cc:** Jeffrey Adams; Karen La Bonte  
**Subject:** RE: Forest Lawn - Drain Design

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Yes.

K.



**Karen La Bonte**  
*Public Works Director*  
**City of Cannon Beach**  
p: 503.436.8068 | tty: 503.436.8097 | f: 503.436.2050  
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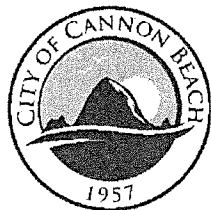
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**From:** Bruce St. Denis <[stdenis@ci.cannon-beach.or.us](mailto:stdenis@ci.cannon-beach.or.us)>  
**Sent:** Friday, January 7, 2022 3:05 PM  
**To:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Cc:** Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>  
**Subject:** RE: Forest Lawn - Drain Design

Understood.

So we can count on you submitting this project at budget time?

Thanks.



**Bruce St. Denis**  
*City Manager*  
**City of Cannon Beach**  
p: 503.436.8050 | tty: 503.436.8097 | f: 503.436.2050  
a: 163 E. Gower St. | PO Box 368 | Cannon Beach, OR 97110  
w: [www.ci.cannon-beach.or.us](http://www.ci.cannon-beach.or.us) | e: [stdenis@ci.cannon-beach.or.us](mailto:stdenis@ci.cannon-beach.or.us)

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**From:** Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>  
**Sent:** Friday, January 7, 2022 2:55 PM

To: Bruce St. Denis <[stdenis@ci.cannon-beach.or.us](mailto:stdenis@ci.cannon-beach.or.us)>

Cc: Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)>; Jeffrey Adams <[adams@ci.cannon-beach.or.us](mailto:adams@ci.cannon-beach.or.us)>

Subject: Forest Lawn - Drain Design

Bruce,

The city has a storm drain on Forest Lawn that appears to be discharging onto a private lot. This lot is in a wetland area. I wanted to let you know I will be adding money into my budget to have one of our engineering firms look at potential drain design alternatives. This is a challenging area due to the wetlands and the fall we'll need to achieve the proper redirection of this storm runoff.

This will be a complicated and potentially costly project, so I wanted to make you aware that additional funding will be needed to address the issue and be in compliance with our ordinance regarding run-off water. I will be withdrawing the already approved development permit to allow more time to analyze the situation.

The ordinance that addresses this is under **13.16.020 item C.**

***13.16.020 Findings.***

*A. Effects of Stormwater Runoff.*

- 1. All real property within Cannon Beach drains into either surface waters or the groundwater. The flow volumes of surface water and the amount of nonpoint source pollution are directly related to development of property and the creation of impervious surface.*
- 2. The city's growth and development has and will continue to increase the volume of stormwater runoff into the public stormwater system.*
- 3. Stormwater runoff may cause property damage and erosion. It can carry concentrations of nutrients, sediments, heavy metals, oils and toxic materials, and other pollutants into receiving waters and groundwater.*
- 4. Improperly drained property creates bodies of standing water that provide breeding places for insects. Poorly maintained drainage courses contribute to flooding hazards and property damage. Stormwater discharged into public rights-of-way, if not properly managed, will cause damage to the public rights-of-way and will create hazards for the traveling public. Therefore, the proper disposal of stormwater is an obligation of the occupants of the property or those who engage in activity upon real property that directly or indirectly discharges stormwater into the public stormwater system.*

*B. Benefits of Public Stormwater System.*

- 1. The stormwater runoff must be managed in a manner that protects the public health, safety and welfare.*
- 2. The city provides a valuable public service by operating and maintaining a public stormwater system that collects and disposes stormwater discharged from impervious surfaces and public rights-of-way within the city. The services provided are necessary to ensure compliance with state and federal laws pertaining to stormwater discharges. Effective management of stormwater flow helps to keep public rights-of-way free of flooding, thereby improving personal and emergency access for all users of the city's transportation system and helps to protect property.*

*C. Private Responsibilities. Every person that uses property has an obligation to minimize or eliminate detrimental impacts on other persons or property that result from such use. If a user of property alters the property in any way that increases the flow of surface water from the property, the user must control the flow.*

*D. Existing Public Stormwater System Not Adequate. The existing public stormwater system cannot adequately address stormwater runoff quantity and quality issues. There is a need for additional funding to provide for adequate construction, operation and maintenance of the public stormwater system. (Ord. 96-10 § 2)*

Karen



**Karen La Bonte**

*Public Works Director*

**City of Cannon Beach**

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## Karen La Bonte

---

**From:** Jamie Lerma <jamie@redcrowgc.com>  
**Sent:** Friday, January 7, 2022 10:07 AM  
**To:** Karen La Bonte  
**Subject:** Re: Follow-Up

Karen,

Welcome back! I hope you're feeling strong and all healed up.

We're meeting on the 12th to review the drainage project appeal and our progress on the application.

I do have a list of questions from before the holidays. I'll be in touch to discuss.

Happy New Year and thank you for reaching out,

Jamie

On Fri, Jan 7, 2022 at 9:36 AM Karen La Bonte <[labonte@ci.cannon-beach.or.us](mailto:labonte@ci.cannon-beach.or.us)> wrote:

Hey Jaime,

I'm back from my surgery and recovery so I wanted to check in with you and see where you guys are on the Forest Lawn project. Sounds like there was quite a bit of discussion while I was out. Is everything on hold? Do you need me to follow-up on anything? I'm here to help if you guys are stuck on anything.

Karen



**Karen La Bonte**  
*Public Works Director*

**City of Cannon Beach**

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Jamie B. Lerma  
President  
Red Crow, LLC  
(503) 849-0258  
PO BOX 825  
Cannon Beach, OR 97110  
CCB#226835