CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION AGENDA
WEDNESDAY, NOVEMBER 13, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER, 31450 NW COMMERCIAL STREET

1. **CALL TO ORDER**

2. **FLAG SALUTE**

3. **ROLL CALL**

4. **PUBLIC COMMENTS**
   (This time is provided for questions or statements by persons in the audience on any item of Commission business, except those items which appear on this agenda. Comments shall be limited as determined by the Chairperson.)

5. **CONSENT AGENDA**
   October 9, 2013, Regular Session Minute Approval

6. **PUBLIC HEARING**
   Approval of a Major Modification to a Preliminary Subdivision Plat and Master Plan Refinement, File # 13-041.- *Stacy Connery, Pacific Community Design Inc. will be representing applicant Fred Gast of Polygon NW Company, who is requesting approval for the Sunset Ridge subdivision located on Tax Lot 1200, Tax Map 1N2-7.*

7. **UNFINISHED BUSINESS**
   Comprehensive Plan Discussion; Chapters 15.01 and 15.02. – *Revisions under consideration can be viewed on the North Plains website at http://www.northplains.org/index.php/city-government/planning/comprehansive-plan.*

8. **STAFF REPORT**
   City Manager

9. **ADJOURNMENT**

City Planning Commission Meetings are scheduled to be held at the North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon, on the following dates at 7:00 p.m.:

Wednesday, December 11, 2013 *Wednesday, January 8, 2014* *Wednesday, February 12, 2014*

CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 9, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER
31450 NW COMMERCIAL STREET

1. Chairman King called the meeting to order at 7:01 pm.

2. Chairman King led the pledge of allegiance.

3. ROLL CALL

Commission: Chairman Stewart King, Vice-Chairperson Heather LaBonte, Commissioners Ethan Hagar, Jeff Low, Doug Nunnenkamp and Daryl Olson and Ex-Officio Michael Demagalski present. Commissioner Aeron Braukman unexcused absence.

Staff: City Manager Martha DeBry and Account Clerk II Pam Smith present.

4. PUBLIC COMMENTS

None.

5. CONSENT AGENDA

September 11, 2013 Regular Session Minute Approval. Olson asked for a change on a comment under unfinished business, Item 7, last paragraph. Being too general of a comment he asked that it be removed. LaBonte moved to approve the September 11, 2013, Regular Session minutes with the change, Nunnenkamp seconded the motion and it was approved unanimously.

6. PUBLIC HEARING

A. Approval of Significant Natural Resource and Flood Plain Permits for 9975 NW Glencoe Road, File #13-035. King requested the reading of the quasi-judicial hearing process statement, to cover the two Public Hearings being held. Following the reading of the rules, King opened the Public Hearing at 7:07 p.m., and called for abstentions, ex parte contacts or any conflicts of interest by any Planning Commissioner. Hearing no declarations by any Commissioner, he asked if anyone in the audience wished to challenge any of the Commissioners, and there were no audience members who wished to do so.

DeBry read the staff report noting the applicant was in design review earlier in the year and was requesting permits be approved at this time to do work in and/or near the flood plain. The Flood Plain permits triggered the requirement for the Significant Natural Resource permit. The area affected is adjacent to the drive thru at McDonald's. There would be the installation of a fence within the flood plan but no actual work would be performed and there would be no alterations or improvements except slight landscaping to facilitate erosion control. Clean Water Services (CWS) would handle most of these requirements. In the City staff report, it was suggested the

area be replanted with native vegetation with limited water requirements. The City recommended the applicant submit a landscape plan and that they enter into a Development Agreement outlining these conditions.

King called for Commission questions. Hearing none and with no individuals present wishing to testify, King closed the public hearing at 7:10 pm. With no deliberation, King entertained a motion. LaBonte moved to approve the file #13-035 Significant Natural Resource and Flood Plain permits at 9975 NW Glencoe Road with conditions, Low seconded the motion and it was approved unanimously.

B. Approval for Conditional Use of C-2 Parcel for RV Storage at 10080 NW Glencoe Road, File #13-039. King opened the Public Hearing at 7:11 and called for abstentions, ex parte contacts or any conflicts of interest by any Planning Commissioner. Hearing none, King asked if anyone in the audience wished to challenge any of the Commissioners, and there were no audience members who wished to do so

King requested the Staff Report and agency comments. DeBry stated this was a request for approval of a Conditional Use application for an RV storage facility on Commercially zoned property. No physical structures would be built on the property except a fence and no improvements would be made except the use of rock or gravel to strengthen the surface. Comments from Washington County stated no change to the access to Glencoe Road and required a 45' right of way (ROW) easement from the centerline of Glencoe Road, along with a permit for any work performed inside the ROW should it occur. Clean Water Services (CWS) sent a letter stating the applicant would be required to have erosion control measures in place, provide plans showing the development of public storm and sanitary sewer facilities and water quality provisions. CWS would require those plans for their approval. The City does not have those plans because we were only looking at the use of this property.

Since the Staff report was written, a fence had been installed on the DR Horton property. DeBry related she had gone around town to look at similar locations with RVs behind cyclone fences. She stated the RVs tend to be 3-4' taller than the typical 6' fences (like the DR Horton fence) which allowed RVs to show above fences. She wanted to make sure there would be a visual barrier between the residential area and the RV storage area and suggested more than a fence. She felt the City needed to consider trees and plants as additional screening to block the top 4-6' of the RVs, with the visual barrier created on the RV side of the fence. Using the right plantings, the screening could grow up to 15' fairly quickly. She told the Planning Commission they could make it a requirement that the applicant use faster growing materials. DeBry also recommended the RVs be 10' from the fencing to allow room for the screening materials and to lessen the impact on the residents. She said the City had received no

landscape plan at this time.

With the Highland Ct. frontage lower than the property, there would not be an issue with drainage problems, although drainage issues would be addressed by CWS. No change would be made to the driveway located on the furthest west point of property.

Conditions of approval would include the installation of fencing and landscaping to be used as screening. Off street parking would only be allowed in the fenced area and there would be limited signage. DeBry noted this was a very narrow proposal and any changes would have to come back to Planning Commission for consideration. Only RVs and wheeled trailers would be allowed and hours of operations would be limited. No activities requiring water or sewer would be allowed. The applicant must meet all of CWS, Washington County, and Department of Environmental Quality (DEQ) requirements. A landscape plan would need to be approved by the City and a walking plan in place that would work with the Highland Ct. subdivision sidewalks. The City recommends approval with conditions and would require a Development Agreement.

King asked about rear setbacks in the C-2 zone. DeBry said because there is no building, there are no setbacks in the traditional sense, but the height limit was 35'. Because of the RVs and this being a Conditional Use permit, a 10' landscaped setback area and/or fence is deemed necessary between the commercial and residential properties (DR Horton). With a residence also on the property, King asked if there would be a legal separation of the property. DeBry said no, but a fence would be built around that house. King wondered why there was no Design Review required and DeBry said it was because there was no building involved and the use was intended to be temporary. Eventually the applicant would like the property to revert to use as a conventional commercial property.

Olson was concerned because this area was at the entry to North Plains and would be difficult to screen, especially from being seen from the overpass, and also because the two story DR Horton homes would have to look down onto used RVs. He sees the problem being mitigated somewhat with landscaping. Low had similar concerns with this area being the gateway to our City. Knowing that it is a temporary use makes him feel better about it since we allowed it as a conditional use in our code. LaBonte asked if driveways would be required on Highland Ct. DeBry noted Paul Schmitz would be putting down gravel but no asphalt. Nunnenkamp and Hagar had no comments. Demagalski had the same concerns about the property being located at the entry to North Plains.

King asked the applicant to come forward to address the Planning Commission. Steve Schmitz, 12261 NW Welsh Drive, Portland, OR 97229 let the Commission know this would be a temporary plan with future plans for a large store at this location.

Hagar asked if Mr. Schmitz knew how long the temporary RV Storage/Parking would be at this location and was told it would depend on the growth of the City. Once the population increased enough, a large store would be considered.

He said he would not be putting down blacktop on this property but would be upgrading the driveway with ¾ minus rock. He also said there would be no change to Glencoe Road but that eventually, traffic might enter the property on Glencoe Road and exit on Highland Ct. He noted he would be fencing the property and would be willing to screen it as required by the City.

LaBonte asked how many RVs Mr. Schmitz thought the property would hold and was told 50 would probably be the maximum. Olson asked what the rent was expected to be. Mr. Schmitz said probably $100. He said this would be an area to park nicer RVs, not run down ones. LaBonte asked if the driveway would be gated and was told it would be. DeBry noted hours of operations should be limited. LaBonte wondered about parking abutting the east side where the DR Horton homes are. Mr. Schmitz reminded there would be a 10' setback required which would include fencing and plants. DeBry said the south side, on Highland Ct. would require a 20' setback.

King asked why a site plan or a parking plan had not been submitted. DeBry noted it doesn't meet the threshold for requirement of a site plan and a parking plan would not be required because there would be no building nor employees. DeBry said the Commission could ask for a site plan and parking plan as part of the Development Agreement if it chose to.

King asked if there were any proponents, opponents, or neutral people wishing to speak. Mike Eggiman, 22865 NW Yungen Road, Hillsboro, OR 97123 came forward to let the Commission know he owns 10 acres north of this property and 4-5 years ago he had applied to have an RV storage area there. He was denied the opportunity, and after an appeal and approximately $10,000, he was denied again. He wondered what had changed in the last 4-5 years. DeBry related that the code had changed in that time and been broadened in the last year to encourage business in North Plains. King asked if there were any more questions, rebuttal, or discussion. Hearing none, the Public Hearing was closed at 7:42.

King entertained a motion. LaBonte approved the Conditional Use of the C-2 parcel for RV Storage at 10080 NW Glencoe Road, File #13-039 with conditions. Nunnenkamp seconded the motion and it was approved by a split vote with Olson voting against.

King asked that the appeal process be reread. It was read with the reminder that any appeal be received 15 days from the date of the letter prepared by staff.

7. UNFINISHED BUSINESS

Comprehensive Plan Discussion. DeBry said she wanted to touch base with the Commission about the draft of the Comprehensive Plan that was presented two meetings ago. She was curious if the Commission had any areas they would like to focus on for making improvements and asked that they especially look at the population projections. The number 4.5% was being used and, with growth actually lower at 3.5%, DeBry asked if the Commission would like that changed. King noted that percentage had already been approved for planning purposes. He also suggested one section at a time be in the agenda packet to work on, feeling the entire Plan is too large. DeBry agreed to do just a section or two at a time at the next few meetings.

8. STAFF REPORT DeBry noted the 108 home Sunset Ridge subdivision on West Union Road and Jackson School Road would be on the November Planning Commission agenda. She said it would be a modification and refinement of the original plans.

LaBonte asked if the Planning Commission could be alerted to building permits. DeBry said we can share that information. (Smith will send Planning Commission the information when a Building Permit is submitted.) Nunnenkamp asked about the details for the October 19, 2013, class in Banks. Smith said she would email those details in the morning to the Planning Commissioners signed up for the class. DeBry related that a street naming policy would be presented to City Council on Monday to create a pool of names.

9. ADJOURNMENT

King noted the next scheduled meeting to be November 13th and adjourned the meeting at 8:03 pm.

Submitted by:

_____

Pamela L. Smith, Account Clerk II

Minutes Approved: _____

DRAFT 1

AGENDA ITEM NO._____

CITY OF NORTH PLAINS PLANNING COMMISSION

Subject: Sunset Ridge Subdivision Plan & East Area Master Plan Modification
From: Martha DeBry, City Manager

City Staff Report
November 6, 2013

City File: #13-41

Application Purpose:	An application for approval of a 108 lot preliminary subdivision plan and a minor refinement of the East Area Master Plan.
Public Hearing Date:	November 13, 2013
Applicant:	**Polygon Northwest Company** 109 E. 13th Street Vancouver, WA 98660 Fred Gast
Applicant's Representative:	**Pacific Community Design, Inc.** 12564 SW Main Street Tigard, OR 97223 Stacy Connery, AICP
Natural Resource Consultants:	**SWCA Environmental Consultants** 1220 SW Morrison Street, Suite 700 Portland, OR 97205-2235 Mirth Walker, PWS, CWD **Pacific Habitat Services, Inc.** 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 John van Staveren, PWS
Landscape Architect:	**Otten Landscape Architects, Inc.** 3933 SW Kelly Ave., Suite B Portland, Oregon 97239 Janet Otten, ASLA
Property Owners:	**McKay Creek Land LLC** Robert Bobosky 6770 SW Canyon Drive Portland, Oregon 97225 **Jackson Farm Land, LLC** Don Maltase

	525 N. Tomahawk Island Drive Portland, Oregon 97217
Site Location:	Southwestern Corner of NW West Union Road & NW Jackson School Road
Tax Lot:	1N2070001200
Size:	Phase 1: 24.33 Acres; Total Master Plan area 68.9 acres
City Land Use Classification:	Neighborhood Community (NC)
Pre-Application Meeting Date:	May 30, 2013
Application Submitted:	October 2, 1013
Public Notice mailed:	October 4, 2013
Public Notice Published:	October 18, 2013
120-Day Deadline:	January 30, 2014
Existing City Approvals:	Comprehensive Plan Amendment East Area Master Plan File Number CPA-07-0017 & Subdivision File Number SD-07-0016
Washington County:	Two (2) Parcel Land Partition of TL 1200
Concurrent Applications	Special Use Permit & Flood Plain Alteration for Off-Site Sanitary Sewer and Storm Lines

EXHIBITS

1. Applicant's application forms & narrative, dated 10-02-13; 17 plan sheets dated 9-30-13
2. CWS Service Provider Letter,10-22-13
3. WCDLUT letter, November 1, 2013
4. North Plains Public Works comments,10 -7-13
5. City Engineer's comments - pending
6. City File # SD 07-0016 Preliminary Subdivision Plan Approval and Conditions
7. City File # CPA 07-0017 East Area Master Plan Final Findings and Conditions

REQUEST

The applicant requests approval of the following:

- Major Modifications to Preliminary Subdivision Plan (SD-07-0016)
- Master Plan Refinement (CPA-07-0017)

This request is subject to a Type III process for quasi-judicial review by the Planning Commission. The proposed major modifications to the preliminary subdivision plan and proposed Master Plan refinement maintain the 8.4 dwelling units per net acre residential density resulting in 108 single family residential lots and tracts while retaining the majority of an on-site wetland within a large open space tract. The plans illustrate proposed modifications to the approved preliminary plan. The proposed plan name is "Sunset Ridge." This is a new city File # 13-41 combining the two requests.

The Master Plan and preliminary subdivision plan approved in 2008 for the subject site assumed the on-site wetland would be filled and mitigated off-site. Regulatory changes now require preservation of the on-site wetland to the maximum extent feasible, creating the need for refinement to the approved Master Plan and modifications to the preliminary plan for phase 1. The modifications and refinements proposed with this application consist of changes to internal streets, park areas, and lot mix and location.

Summary Conclusions

The City accepts many of the applicant's findings. The recommended conditions of approval generally replicate the original decision in 2008. However, there are potential issues to address and are summarized as follows:

1. The 8.4 units per acre density standard has been maintained.

2. The subject proposal continues to modify the housing mix standard of the NC zone Section 16.45 for Phase I. In 2007, a mix approved did not meet the 16.45 standard, and that balance has been further modified in order to preserve large lots. (It should be noted that the calculation of the percentages was based on land area and not the number of units.)

	Large Lots	Medium Lots	Small Lots
NC Master Plan standard:	40%	40%	20%
Approved 2008 mix:	31%	31%	37%
Proposed 2013 mix:	38%	14%	48%

   The plan meets the density standard *minimum* of 8.4 dwellings per acre.

   All homes remain single family dwellings. The NC zone allows for multifamily housing which is proposed with Phase 2 of the Masterplan only as townhomes. No apartments or other multifamily dwellings are proposed.

3. To accommodate the preservation of the wetland, Phase 1 plan reduces circulation and connectivity for vehicles, bicycles and pedestrians on west-east internal streets because of the wetland protection.

4. Overall, the park and open space areas within Phase 1 increase from 160,190 square feet to 220,237 square feet (a difference of about 1.4 acres). Within the Master Plan, the central oval park is modified from 87,982 square feet to 40,828 square feet. The portion of the central oval park within phase 1 is reduced substantially from 49,399 SF to 3,427 SF to balance density requirements with wetland impacts. While the central oval park is reduced, it still remains. A small neighborhood park within Phase 1 continues to be provided.

5. Subsequent to the 2008 approval the code was updated and the block length standard was reduced from 1,000 feet to 600 feet in residential areas. The small lot blocks in Phase 2 range from 625' to about 900' long. The additional small lots in Phase 1 add length to one of those blocks. Technically the block in Phase

1 is in conformance, but when coupled with the approved Phase 2 design maybe out of conformance. The Planning Commission can address this issue with the Phase 1 refinement or address it when/if Phase 2 of the Master Plan is refined.

SITE DESCRIPTION & HISTORY OF PRIOR APPROVALS

The property is located at the southwest corner of NW West Union Road and NW Jackson School Road. The project site is 24.33 acres and is located within Tax Lot 1200 on Map IN2-7. TL 1200 is wholly within the City of North Plains Urban Growth Boundary (UGB). The project site is located within the northeastern portion of the site that has been annexed into the City of North Plains Neighborhood Community (NC) Zone. The remainder of TL 1200 (not included in this request) is within the Washington County Future Development (FD)-10 Zone for urban unincorporated areas. The applicant has applied for a partition of 1N2070001200 to separate the in-city project area from the County property.

A Master Plan for the City's 69.87 acre East Expansion Area and preliminary plat for subdivision Phase 1 within the subject site were approved in February and March of 2008, respectively. Multiple extensions for the subdivision and the Master Plan have been approved, extending the approvals to February 14, 2014. The applicant is requesting to refine the Master Plan only as it relates to the 24.33 acres in the City.

Project Comparison Table

	Approved subdivision	Sunset Ridge Proposal	Housing mix % in acres 2008/2013 For Master Plan
Acres	24.33	24.33	24.33
Number of lots - Large - Medium - Small	 34 44 30	 34 14 60	 31%/38% 31%/14% 37%/48%
Open space/Park land	3.61	5.09	(Phase 1 mix:
Dwellings Per Net Acre	8.4	8.4	50%/14%/36%)
HOA	Yes	Yes	

I. Compliance with City of North Plains Comprehensive Plan

15.02.145 North & East Expansion Areas

1. Objective: The purpose of the following policies and objectives are to direct the development of the North Plains Expansion Areas for creating a complete, livable and pedestrian scale community environment.

15.02.146 Urbanization

1. Objective: To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designed to accommodate the full range of urban uses within the North Plains expansion areas.

A. Policies

(1) New growth areas should be master planned to ensure development of complete neighborhoods and adequate public facilities. Neighborhoods should provide a variety of housing, usable parks and open space, school facilities, and connected streets, generally consistent with the town plan.

(2) Development standards in the expansion areas shall be used as a tool to achieve densities of 8.4 per acre. Key components of expansion area design shall include:

- Pedestrian orientation
- Public amenities including pedestrian spaces and community facilities
- Linkages within and between neighborhoods
- Convenient access to needed services

(3) The land use map shall designate the expansion areas to promote varying density residential development and pedestrian-sensitive mixed-use development so as to provide for an overall density of 8.4 units per net acre and an approximate 40% low density, 40% medium density, and 20% high density in the expansion areas.

<u>Finding</u>: The East Area Master Plan is designed to have many components of a complete community in a location that is separated from existing city facilities and services. The project is being built in phases that ideally can stand alone as a complete neighborhood as much as possible. The school site and mixed use element is located in a future phase. The phase I neighborhood provides single family housing, open space, pedestrian linkages and connected streets. The usability of the open spaces has not been defined as no plan were presented that included walking/biking trails. As a condition of approval the applicant should be required to present a trail plan, with documentation of viability of adding trails.

Overall Phase 1 provides more open space and park land. The changes have substantially reduced usable park space during Phase I in the oval central park adjoining the small lot housing. The 8.4 units per acre density standard has been maintained, however the plan does not meet the 40% low density, 40% medium density and 20% high density goal set forth in 15.02.146.A3, just as the approved Master plan did not. As a condition of approval the park area adjacent to the wetland should be approximately the same size as the park approved previously 2008 (33,406 square feet). As a further condition, if Tract O is not required for wetland mitigation, the property should be designated as park land, and developed accordingly.

While the East expansion area has been planned in accordance with 15.02.146, the proposed housing mix does not technically comply with the Comprehensive Plan Goal and NC Zone housing mix goal that must generally approximate 40% large lots 40% medium lots and 20% small lots. The housing mix approved for the entire Master Plan area was 31% large/31% medium/37% small lots measured in land area,

known as Option B in 2008. This proposal modifies the overall mix. The mix is further modified for Phase I as large lots comprise the bulk of the area.

	Large Lots	**Medium Lots**	**Small Lots**
NC Master Plan Goal:	40%	40%	20%
Approved 2008 mix:	31%	31%	37%
Proposed 2013 mix:	38%	14%	48%
Proposed 2013 Phase 1 only	50%	14%	36%

15.02.147 Housing

1. Objective: To provide for the housing needs of the citizens of North Plains by encouraging the construction, maintenance, development and availability of a variety of housing types, in sufficient number and at price ranges and rent levels which are commensurate with the financial capabilities of the community's residents.

A. Policies

(1) A mix of housing units shall be encouraged throughout the expansion areas for households of varying incomes, ages and living patterns. Such housing should include but not be limited to: single family residences, duplexes, apartments, attached single family residences, condominiums, town houses, mixed uses, and ancillary dwellings. Each type of housing should be available at various prices and rents in order to maximize housing choices of the public.

Finding: A mix of housing units in this phase has not been provided. All parcels are for single family dwellings.

15.02.148 Open Spaces

2. Objective: Promote and encourage development in character with the natural features of the land

A. Policies

(1) All land within the 100-year flood plain should be preserved as much as possible for open space, fish and wildlife habitat, urban buffers, neighborhood boundaries, future recreational development, drainage and runoff retention.

Finding: The 100-year floodplain has been preserved to a large extent, although 1.5 acres of corridor encroachment has been accepted by CWS in exchange for in-lieu corridor mitigation fees for .97 acres of the encroachment.

15.02.149 Recreation

1. Objective: To design parks and recreation facilities within the expansion areas that:

- Provide a variety of spaces, parks and recreation facilities;
- Links open spaces, parks, recreation facilities and school via a pedestrian and bicycle trail system.

A. Policies

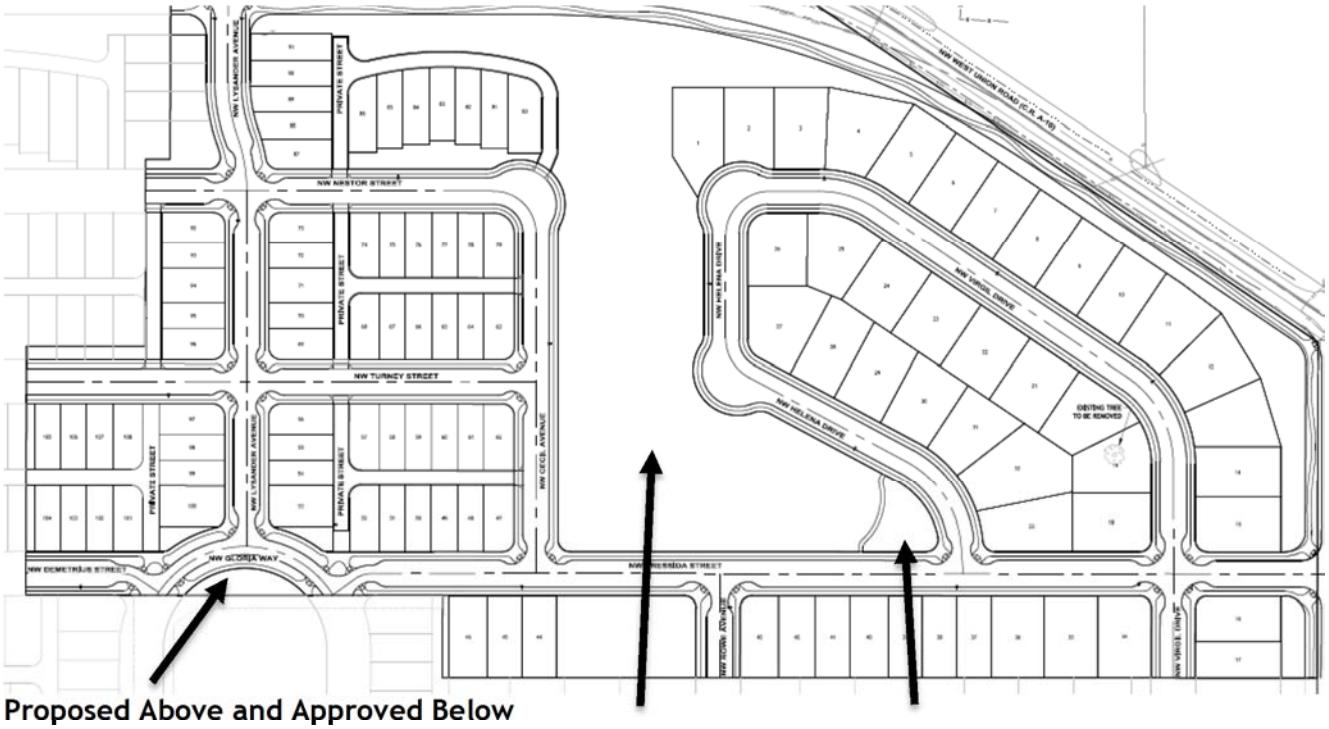
(1) In the expansion areas, useable open space shall be provided to mitigate higher overall densities and to provide public and private local parks and recreation opportunities.

(2) The preservation of some natural areas will be considered when designing and developing parks within the expansion areas.

(3) Floodplains will be considered for appropriate park and recreation facilities.

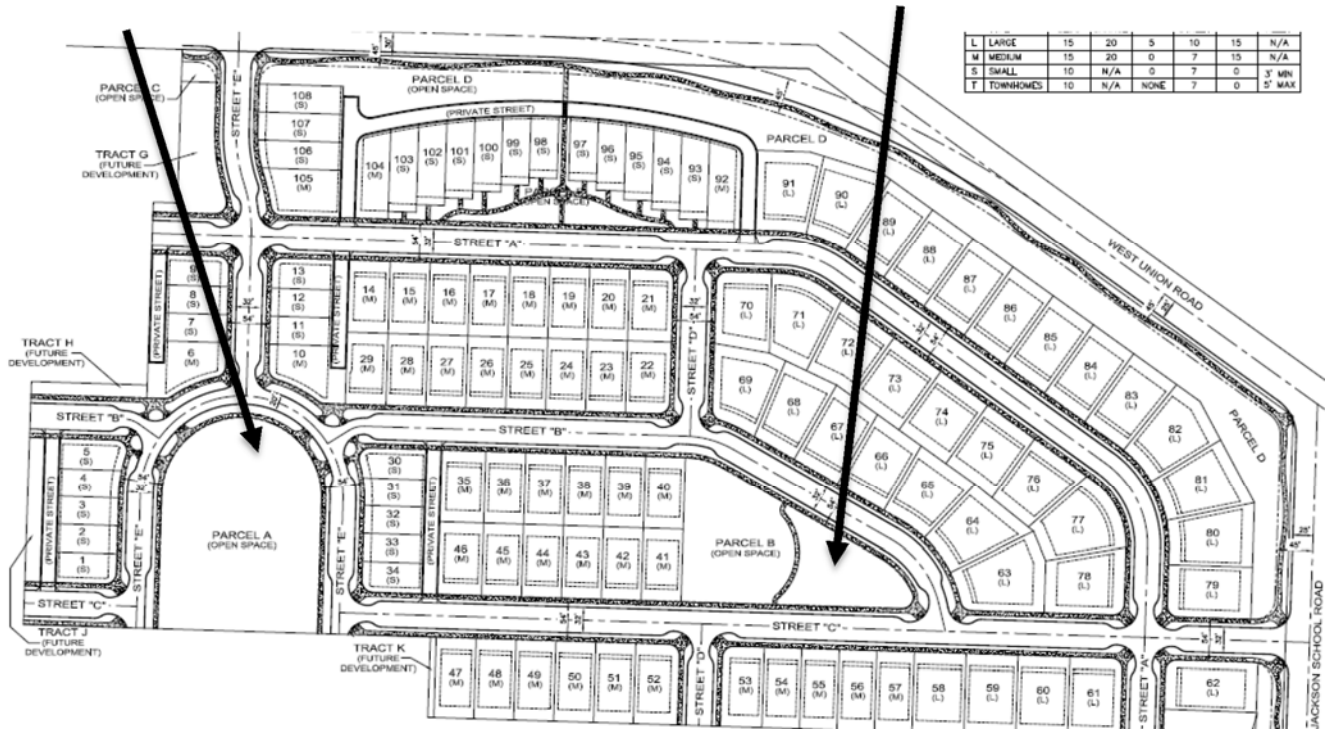
Finding: The proposed plan provides a park on the edge of the wetland mitigation space. It is unclear if wetland can be used for other recreational purposes. As condition of approval the applicant should be required to present a trail plan, with documentation of viability of adding trails.

Because of the enlarged wetland mitigation area, the applicant has proposed to reduce the size of the central oval park by 93% for Phase 1. Phase 2 will include approximately a 1 acre a park immediately to the south.



Proposed Above and Approved Below

Central Oval Park Wetland Park



II. Compliance with City of North Plains Municipal Code

16.45 NEIGHBORHOOD COMMUNITY (NC) ZONE

16.45.010 Permitted Uses

The following uses are permitted outright within the NC zone when associated with an approved master plan:

A. Single family detached housing.

Finding: The original Master Plan (approved in 2008) for the subject site included residential uses and parks, which are permitted outright. The proposed Master Plan refinement continues residential and parks and open space land uses. Therefore, the proposed Master Plan refinement continues the outright permitted land uses.

16.45.020 Standards and Off Street Parking Requirements

Development within the NC District shall comply with the standards for lot size and dimensional requirements, lot coverage, building height and setbacks as contained within the Table NC-1: Development Standards, or as modified and approved during the Master Plan process.

Finding: Sheet 4 – Preliminary Subdivision Plat illustrates proposed lot size, width, and depth. The size, width, and depth of each lot, and average for each of these measurements, were compared with the minimum requirement for the corresponding lot size. An analysis of lots with the development standards of the NC zone was provided by the applicant, and shows that all lots within Phase 1 have a lot size, width, and depth that is at least 90% of the requirement. In addition, the averages of lot size, lot width, and lot depth for each lot type exceed 100% of the NC-1 Development Standards. Therefore, proposed modifications to the approved preliminary plat meet the standards of 16.45.020.

TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Single Family - small lot	2,500	30	70
Single Family - med. Lot	4,200	45	85
Single Family - large lot	6,500	55	90

**Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.*

Analysis of Lot Compliance with NC Development Standards

PROPOSED LOTS						
Type	**Size (sq. ft.)**	**% of Lot Size Standard**	**Width (feet)**	**% of Width Standard**	**Depth (feet)**	**% of Depth Standard**
Larges						
Proposed Minimum	5,839	5,839 sf/6,500 sf = 90%	57.2	57.2'/55' = 104%	90	90'/90' = 100%
Average	6,766	6,766 sf/6,500 sf = 104%	68.2	68.2'/55' = 124%	100.8	100.8'/90' = 112%
Mediums						
Proposed Minimum	3,900	3,900 sf/4,200 sf = 93%	42	42'/45' = 93%	78.5	78.5'/85' = 92%
Average	4,404	4,404 sf/4,200 sf = 105%	45.6	45.6'/45'= 101%	97.8	97.8'/85' = 115%
Smalls						
Proposed Minimum	2,464	2,464 sf/2,500 sf = 99%	29	29'/30' = 97%	77	77'/70' = 110%
Average	2,771	2,771 sf/2,500 sf = 111%	33.9	33.9'/30' = 113%	82	82'/70' = 117%

16.45.030 Standards and Requirements for Master Plans

The following standards and requirements shall govern the application for master plan approval within the NC zone:

A. The land uses in a master plan shall be those identified on the corresponding Density/Land Use Plan for each of the expansion areas. Flexibility in arrangement of uses and densities is permitted provided that the overall master plan is in substantial compliance with the area totals and density ranges as identified in Chapter 15 of the Comprehensive Plan.

<u>Finding:</u> The East Area Master Plan Density/Land Use Plan requires a <u>minimum</u> 8.4 dwellings per acre and an approximate housing mix of 40% large lots /40% medium lots /20% small lots. Flexibility in the arrangement of uses and densities is permitted provided that the overall master plan is in substantial compliance with the area totals and density ranges.

As approved the 2008 plan settled on a Master Plan housing mix that was based on land area, not housing units. The approved mix for the entire Master Plan area is currently approved at 31% large/31% medium/37% small lots measured in land area, known as Option B in 2008. Using the same land area measurement, the proposed Master Plan mix within the proposed Phase 1 plan is 38% large/14% medium/48% small lots. It is within the discretion of the Planning Commission to determine if the mix of housing should be preserved and modified.

Phase 1 only includes single family dwellings. Phase 2 will likely offer townhomes. No apartments or other attached housing is presented for consideration. The only means by which the applicant could increase the ratio of medium and large homes to small homes would be to encourage multifamily housing within Phase 1. (Phase 2, which is not within the control of the applicant, could in theory be modified in the future.)

B. A master plan application must address the entirety of each expansion area individually or may combine the two.

<u>Finding:</u> The 2008 Master Plan addressed the entirety of the expansion area.

C. Neighborhoods shall have defined centers which include public spaces such as a plaza, park, school, or community square.

<u>Finding:</u> The Phase 1 proposal includes the addition of about 1.5 acres or 27% more passive open space area to restore the wetland in conformance with state and federal standards. The ability of the public to use the space for trails must be determined in cooperation with Clean Water Services which is requiring replanting of substantial portions of the wetland area. The original large central oval park was designed to provide green space and active park use for surrounding small lots. The amended plan reduces the size of the oval park by 93% from 49,399 SF to 3,427 SF in Phase 1. The Phase 1 plan is relying on the Phase 2 development to provide a defined center or public park feature. It is unknown at this time when Phase 2 will be developed.

D. Residential uses are encouraged to be designed so that garage doors and driveways face rear alleys where practicable to diminish conflicts with sidewalks along the public streets.

<u>Finding</u>: According to the applicant, two car garages are planned for all homes and will be located on the alley side of each small lot home site. This is currently a condition of approval that will be retained.

E. Commercial buildings shall be designed to front on pedestrian-friendly streets rather than parking lots or arterial roadways.

<u>Finding:</u> There are no commercial buildings in this phase.

16.45.040 Procedure

The following standards and requirements shall be observed when a Master Plan proposal is submitted for refinement:

F. In the process of reviewing applications for individual phases within an approved Master Plan, the Commission may approve the refinements to the Master Plan. Refinements to the Master Plan are defined as:

1. Changes to the street network or functional classification of streets that do not significantly reduce the function or connectivity for vehicles, bicycles or pedestrians.

<u>Finding:</u> <u>Exterior</u> street connections to Phase 1 remain the same in the proposed Phase 1 plan. No changes to the functional classification of internal streets are proposed. The approved Master Plan shows three <u>interior</u> local streets with a west-east orientation and two streets with a north-south orientation within Phase 1. The changes to the west-east internal street network are made to retain the on-site wetland. The table below lists the changes proposed to the internal street network of the Master Plan.

Proposed changes to the street network will minimally reduce circulation, street system function and connectivity for vehicles, pedestrians, and bicycles traveling in the west-east direction. As a partial remedy, the Preliminary Plat Sheet 4 illustrates a

water line easement that the applicant has indicated could also serve as a pedestrian/bicycle easement connection from NW Virgil Drive to the West Union sidewalk and street improvements. A trail from the east to west through the wetland would greatly enhance the transit of pedestrians and bicyclists. As a condition of approval the applicant must evaluate and document the viability of this option.

On the west side of the project the doubling of small lots adds seven homes where the oval park was reduced in size, which in turn lengthens the ultimate block in Phase 2 so that 40 homes are utilizing a single 20-foot alley for garage access. When Phase 1 and 2 are completed the block may exceed the maximum block length of 600 feet because the block is an estimated 875 feet (which is below the 2008 standard of 1,000 feet).

Master Plan Refinement - Changes to Street Network

COMPARISON OF STREETS		
Phase 1 Affected Area	**Approved Master Plan**	**Proposed Master Plan Refinement**
Access points to County roads	•One point of access to NW West Union Road •One point of access to NW Jackson School Road	•Both points of access are maintained
Access points to future development phase(s)	•Four (4) points of access to south •Three (3) points of access to west •Terminated at Phase 1 boundary, to be extended with future phases	•Points of access are maintained and will be extended with future phases of development
Northern road with west-east orientation	•Road extends across site, through area containing wetland	•Street no longer continues through wetland •Road ends at western and eastern boundaries of wetland and makes "T" intersection with respective adjacent road
Central road with west-east orientation	•Road extends across site, through area containing wetland	•Street no longer continues through wetland •Road ends at western boundary of wetland and makes "T" intersection with respective adjacent road •At eastern boundary of wetland, road is generally consistent with road alignment on Master Plan
Southern road with west-east orientation	•Street with west-east alignment, generally extending between access point at NW Jackson School Road, oval park segment, and the western site boundary	•Alignment consistent with Master Plan (except for changes to park)
Western street with north-south orientation	•Street with north-south alignment, generally extending between access point at NW West Union Road to oval park segment	•Alignment consistent with Master Plan (except for changes to park)
Central street with north-south orientation	•Street with north-south alignment, connection the northern and central roads with west-east orientation	•Retained along eastern boundary of open space area •Intersections with roads with west-east orientation eliminated to accommodate preservation of wetland
Eastern street with north-south orientation	•Aligns with lots in northeast corner of site and extends to southern boundary of Phase 1	•Alignment consistent with Master Plan
Circular street around oval-shaped park	•Southern street with west-east orientation intersects with western street with north-south direction •Circular alignment around oval-shaped park	•Size of park reduced •Northern park boundary shifts south •Street alignment adjusted in association with park changes
Surrounding wetland	n/a	•Street added along the western boundary of the wetland to serve adjacent blocks

2. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, livability, usability, connectivity, or overall distribution or availability of these uses in the Master Plan area.

<u>Finding:</u> Within Phase 1 the approved Master Plan shows a landscaped buffer along NW Jackson School Road and NW West Union Road, a park adjacent to residential lots in the northern portion of Phase 1, a portion of oval-shaped park, and pocket park north of the southern road with an west-east orientation. Changes to the nature or location of park type, trails, or open space proposed with the Master Plan refinement are described in the following table. These changes result from the requirement to restore as much of the existing wetland as possible.

Master Plan Refinement - Changes to Parks, Trails & Open Space

COMPARISON OF PARKS	
Approved Master Plan	**Proposed Master Plan Refinement**
n/a	•Open space area added to preserve on-site wetland
•Landscaped buffer area along NW West Union Road & NW Jackson School Road	•Provided and generally consistent with Master Plan
•Park immediately south of residential lots (northern portion of site)	•Minor location adjustment to accommodate open space area for the preservation of the on-site wetland •Remains immediately south of residential lots
•Oval shaped park (southwestern corner of site)	•Size of this park is reduced within Phase 1
•Pocket park north of east-west street taking access from NW Jackson School Road	•Pocket park will be provided as part of an open space tract (see Landscape Plan in Exhibit C)
TOTAL PARKS AREA = 3.7 ACRES	**TOTAL PARKS AREA = 4.7 ACRES**

The overall area of parks and open space increases by approximately 27% because of the additional protected wetland area. The area will be fenced (split rail) to delineate it as a sensitive area, which may limit its use for recreational activity. The central oval park is reduced from 49,355 to 3,427 SF and now includes a storm water swale. Therefore this central feature is not prominent in Phase 1 with the proposed refinement. This passive open space area adjoins the large lots.

A notable change in the design is that there is no longer active park land immediately adjoining small lots. The only park space will be located 2-4 blocks away on the eastern edge of the wetland. This makes the park space less convenient for the residents of small lots during Phase 1. When Phase 2 is completed the other half of the central oval will likely be constructed within 1-2 blocks of most small lots. At present there is no way of knowing when Phase 2 will enter into construction.

Tract O has an undesignated use on the Master Plan refinement. As a condition of approval it should be designated for use as wetland mitigation or active park space to further expand the active recreational opportunities in the area.

3. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Master Plan area.

<u>Finding:</u> According to the applicant the approved Master Plan provides residential and parks land uses with future development areas for mixed-use and a school. The proposed Master Plan refinement for Phase 1 maintains these land uses. Phase 1 of the approved Master Plan shows 30 Small lots, 44 Medium Lots and 34 Large Lots for a total of 108 single-family detached lots. The proposed Master Plan refinement maintains a total of 108 single-family detached residential lots and proposes 60 small lots, 14 medium lots, and 34 large lots. The proposed refinement includes changes to the number and configuration of small lots on the west side of Phase 1. Changes to parks and lot classifications are listed in the table below.

Master Plan Refinement - Changes to Mix & Location of Land Uses

COMPARISON OF LAND USES		
Phase 1 Affected Area	**Approved Master Plan**	**Proposed Master Plan Refinement**
Open Space Area (Added)	•3 small residential lots and part of one small lot •12 medium lots and portions of two (2) medium lots •Pocket park •Portion of landscape buffer area along NW West Union Road •Portion of park area to south of residential lots in northern portion of Phase 1 •Wetland originally intended to be filled	•Open space area added to preserve wetland, which includes landscaped buffer area along NW West Union Road and NW Jackson School Road and pocket park
South of Wetland	•11 medium lots •5 large lots	•12 medium lots •3 large lots
West of Wetland	•25 small lots and part of one small lot •18 medium lots and portions of two medium lots •Oval-shaped park	•2 medium lots •60 small lots •Future development tracts (parts of future lots)
East of Wetland	•29 large lots •1 medium lot •1 small lot and part of one small lot	•31 large lots
OVERALL MIX	**30 Smalls, 44 Mediums, 34 Larges**	**60 Smalls, 14 Mediums, 34 Larges**
TOTAL UNIT COUNT	**108**	**108**

In order to maintain the minimum 8.4 dwelling units per net acre in Phase 1 and retain as much of the existing wetland area as possible, additional small units were provided and usable park areas were reduced. With these changes the plan maintains the pattern of larger lots in the northeastern portion of Phase 1 that transitions to some but less medium lots along the southern boundary of Phase 1 and to more small lots in the western portion of Phase 1. Changes to the mix and location of land uses in Phase 1 will alter the overall distribution or availability of uses in the Master Plan. The approved Option B mix has been significantly altered for medium and small lots. The approved 31%/31%/37% Master Plan mix is proposed to be changed to 38%/13%/48%. If the Commission believes the original mix should be retained, future phases will be required to be modified in order to achieve that mix.

G. Refinements meeting the above definition may be approved by the Commission upon finding that:
    a. The refinement(s) will better meet the conditions of the approved Master Plan.
    b. The refinement will not preclude an adjoining phase from development consistent with the approved Master Plan.

<u>Finding:</u> The 2008 Master Plan was approved without DSL/Corps and CWS permits. The plans approved in 2007 and 2008 were based on obtaining those permits. Since the plan as approved cannot be built, the applicant proposes a modified plan to "better meet" the conditions of the approved plan which will expand the open space area.

The approved East Area Master Plan allowed a compromised housing mix that does not approximate the NC policies of the Comprehensive Plan or the NC standards in the Zoning and Development Code. The refinement results in a significant reduction in the original number of medium lots and a significant increase in the number of small lots.

In addition the large central park serving the small and medium lots has been significantly reduced in size for the Master Plan. The original master plan application described the oval park as "central to" and a "feature of" the Master Plan. The Public Facilities Stormwater Plan Sheet 11 illustrates a water quality swale on the north tip of the park and there will be landscaping as illustrated on Sheet L1.0. Functionally the remaining portion of the oval will not serve as an active park during Phase 1. There is a concern that there will be little greenery or open space and an insignificant park area near the small lots until phase 2 is Developed. The building envelope on the small lots leaves a 3' side and rear yard and a 6' front yard, illustrated on Sheet 6. Because the small units are rear loaded, the yards will appear more contiguous in a manner that is different from other residential neighborhoods that have front-loading garages and driveways.

Further, the residential block lengths now exceed the 600 –foot maximum. In 2008 the maximum was 1,000 feet. In the proposed modification the block bounded by Turney and Demetrius on the west side of the entry road is lengthened by about a 100' to accommodate additional lots.

16.125 LOT DEVELOPMENT STANDARDS

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

<u>Finding:</u> The northeastern portion of the subject site is located within the City of North Plains with a land use designation of Neighborhood Community (NC). Therefore Section 16.125 applies.

16.125.010 Standards for Lots

A. Minimum lot area: Minimum lot area shall conform to the requirements of the zoning district in which the lot is located.

<u>Finding:</u> The preliminary subdivision plat includes small, medium, and large residential lots. The applicable standards of Table NC-1 show the requirement for minimum lot area within the NC Zone.

TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Minimum Lot Size (sq. ft.)
Single Family - small lot	2,500
Single Family - med. Lot	4,200
Single Family - large lot	6,500

**Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.*

Analysis of Lot Compliance with NC Development Standards

PROPOSED LOTS		
Type	**Size (sq. ft.)**	**% of Lot Size Standard**
Larges		
Proposed Minimum	5,839	5,839 sf/6,500 sf = 90%
Average	6,766	6,766 sf/6,500 sf = 104%
Mediums		
Proposed Minimum	3,900	3,900 sf/4,200 sf = 93%
Average	4,404	4,404 sf/4,200 sf = 105%
Smalls		
Proposed Minimum	2,464	2,464 sf/2,500 sf = 99%
Average	2,771	2,771 sf/2,500 sf = 111%

As demonstrated in the above analysis and in Section 16.45.020 of this report, all lots comply with the lot standard minimums of the NC Zone. No lots have an area that is less than 90% of the standard for the corresponding lot size. In addition, the average size of proposed lots meets the corresponding lot size requirement for small, medium, and large lots.

B. Access: All lots created after the effective date of this Ordinance shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception: Flag lots, accessed by a private driveway.

<u>Finding:</u> All lots within Phase 1 of the proposed subdivision exceed the required minimum of 20 feet of street frontage. The smallest residential lot, Smalls, have a minimum lot width of 32 feet at street frontage, meeting the criterion of this Section.

C. Flag lots: When authorized by the Planning Commission pursuant to the access requirements of Subsection Chapter 16.125.010 (B).(1), flag lots shall be subject to the following development standards.

<u>Finding:</u> No flag lots are proposed with this application.

D. Through lots: Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering may be required by the Planning Commission during the review of the land division request.

<u>Finding:</u> No through lots are proposed with this application.

E. Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

<u>Finding:</u> Preliminary Plans illustrate that side lot lines run at right angles to the street as far as practicable.

F. Lot Grading: Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code, hereby adopted by reference, and to the following standards unless physical conditions demonstrate the propriety of other standards:

   a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
   b. Fill slopes shall not exceed two feet horizontally to one foot vertically.
   c. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.

<u>Finding:</u> According to the Applicant, Sheet 5 – Preliminary Grading Plan illustrates compliance with the requirements of Chapter 70 of the Uniform Building Code as required in this subsection.

G. Large Lots: In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.

   The Planning Commission may require that the blocks be of such size and shape, be so divided into building sites and contain such site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots of small size.

<u>Finding:</u> The proposed subdivision for Phase 1 does not include the creation of any large lots to be re-divided at some time within the future. However, there are numerous "tracts" that are set aside for future lot development, future park, storm water runoff and landscaping.

According to the applicant, the following are descriptions of the purpose of each tract (grouped by common purpose).

- The following tracts are for purposes of Private Alleys – B, H, J, L & M
- The following tracts are for purposes of Future Development – E, F, G, I, & N. These tracts will be combined with the adjacent phase when developed.

- The following tracts are for purposes of Parks & Open Space and will be landscaped areas – C, D, P & R
- Tract A is for Parks & Open Space purposes and is part of the future oval-shaped park. Tract A includes a water quality swale.
- Tract O is for Parks & Open Space purposes and may be utilized for additional wetland mitigation if required through DSL/COE reviews. If not required to be used for additional wetland mitigation it will be used as parks and open space.
- Tract Q is for Parks & Open Space purposes and includes areas to be retained as wetland and vegetated corridors, mitigation areas for wetlands and vegetated corridors, the proposed play area and water quality swales.

H. **Land for Public Purposes:** Where a proposed park, school or other public use indicated on the Comprehensive Plan is located in whole or in part within a subdivision, the sub-divider shall dedicate and reserve said area for such purpose. Where the City or other public authority has declared its intention to acquire said area, it shall proceed to perfect the title or a contract right to the same within three (3) years from the date of platting, and failing such, this reservation shall automatically expire. The public body shall expeditiously proceed, within its financial ability, to consummate such acquisitions.

Finding: Phase I does not specifically include any spaces indicated in the Comprehensive plan as land for public use. This project includes open spaces and parks which will owned and maintained by the homeowners association. There will be a 45' right-of-way dedication to West Union and Jackson School roads as required by Washington County.

16.125.015 Standards for Blocks

A. General: The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

B. Sizes: Residential Districts shall have a maximum 600 foot block length, a minimum 160 foot adjacent lot depth, and a 1,600 foot perimeter. A block shall have sufficient width to provide for two tiers of building sites unless topography of the location of adjoining streets justifies an exception.

Finding: Modifications to the approved subdivision plat and Master Plan refinement include the reconfiguration of internal streets and residential lots to preserve an on-site wetland. Retention of the on-site wetland reduces the area available for streets and residential blocks, and justifies the following exceptions to block standards of Section 16.125.015 as follows:

- Block bounded by NW West Union Avenue, NW Lysander Avenue, and NW Nestor Street does meet the minimum of 160 feet adjacent lot depth.

- Block bounded by NW West Union Avenue / NW Jackson School Road, NW Cressida Street, and NW Virgil Drive including Lot 1 through 15 does not meet minimum depth of 160 feet because it abuts Jackson School Road on one side and Virgil Drive on the other. The block containing Lots 15 - 33 also exceeds the maximum block length of 600'.

- Block bounded by NW Cressida Street, NW Virgil Drive, and NW Jackson School Road Lots 16 and 17 does not meet 160 feet depth requirement because it abuts Jackson School Road on one side and Virgil Street on the other.

In addition, "NW Demetrius Street," "NW Turney Street," "NW Nestor Street," "NW Rowe Avenue," and "NW Virgil Avenue" will terminate at the end of the boundary of Phase 1 and will be extended with future development phase(s) of the Master Plan. Blocks affected by the termination of these streets include:

- Block bounded by NW Demetrius Street, NW Lysander Avenue, and NW Turney Street

- Block bounded by NW Turney Street, NW Lysander Avenue, and NW Nestor Street

- Block bounded by NW Cressida and NW Rowe Avenue including Lots 44, 45, and 46

- Block bounded by NW Rowe Avenue, NW Cressida Street, and NW Virgil Avenue

Compliance with the block standards for streets terminated at the boundary of Phase 1 could be addressed with development applications for future phases of the Master Plan. However, it appears that all of the blocks planned to the west will exceed the 600-foot maximum. The maximum length allowed in 2008 was 1,000 feet. Now the maximum length is 600 feet. The Planning Commission can make the finding regarding the appropriate length of the block with Phase 1 or 2.

16.125.020 Easements

A. **Utility Lines:** Minimum 5 foot wide easements for sewers, water mains, electric lines, or other public utilities shall be dedicated along the front, side, and rear lot or parcel lines of each lot. Easements shall be centered on lot lines.
B. **Water Courses:** If a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way shall be provided which substantially parallels the lines of the water course.
C. **Pedestrian and Bicycle Ways:** When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly spaced block, or to otherwise provide appropriate circulation.

Finding: Sheet 4 – Preliminary Subdivision Plat illustrates preliminary easements. Easements addressing the standards of this subsection will be conveyed through the final plat. A pedestrian and bicycle easement will be dedicated between lots 3 and 4. As a condition of approval the applicant must provide for utility easements per 16.125.020A. On lots identified as "small" easements will not be required side boundaries, as the setback requirements do not require 5 feet, and the foot print of the single family homes are likely to be located in such as space. Such easements must be provided in commonly shared drives, private streets and frontages.

The City further requests and easement over Tract A to provide a future opportunity site for city water storage if necessary.

16.125.025 Improvement Requirements

B. Subdivisions: The following improvements shall be required for all subdivisions in the City of North Plains.

1. Frontage improvements: Street improvements to full City standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

Finding: *NW West Union Road and NW Jackson School Road are Washington County roads. As a condition of approval the applicant must obtain a Washington County Facility Permit prior to site construction. The Preliminary Plans reflect overhead utility lines being maintained on West Union and Jackson School Road. As a condition of approval these utilities must be undergrounded.*

2. Proposed streets: All public streets within the subdivision shall be constructed as required by the provisions of the Street Standards section of this chapter.

Finding: *Preliminary Plans illustrate public streets are planned in compliance with city local street standards and are required as a condition of approval.*

3. Monuments: Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points at tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.

Finding: *As a condition of approval upon completion of street improvements, a registered professional land surveyor will establish monumentation and elevation benchmarks in compliance with 16.125.025.3*

4. Sanitary Sewers: Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

   If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

   The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately

developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

<u>Finding:</u> <u>Sheet 7 – Preliminary Utility Plan</u> illustrates the sanitary sewer system to serve the proposed subdivision. Sanitary sewer lines will be extended to the west and connect to the North Plains East Trunk Line extension near McKay Creek. The sanitary sewer extension is proposed off-site within rural areas of Washington County. Therefore, an application will be submitted to Washington County for extraterritorial extension of the sanitary sewer line.

As a condition of approval the applicant must address all requirements of Clean Water Services, to ensure connection to the sanitary sewer system.

5. Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.

<u>Finding:</u> Sheet 7 – Preliminary Utility Plan illustrates the water system to be provided including valves and fire hydrants to serve the subdivision and connecting the subdivision to city mains.

The City Public Works Director has indicated that water lines eon Nestor and Turney streets must connect to a main on Cecil Ave. which will connect to water lines eon Cressida Street. Looping is required of the water lines. The installation of permanent dead-end mains greater than 250 feet upon which fire protection depends and the dependence of relatively large areas on single mains will not be permitted. The Director's comments reference Public Works Design Standards Section 3.30.500 Water Mains to address these issues in the detailed construction plans.
As a condition of approval the applicant must address all requirements of North Plains Public Works Department, to ensure connection to the City's potable water system. Additionally the City requires the dedication of a water easement over Tract A for use as water tank site, to create a redundant water storage facility serving this subdivision and the general area in the east.

6. Street Lights and Street Trees: The installation of street lights and street trees is required at locations and of a type established by City standards.

<u>Finding:</u> <u>Sheet 10 – Street Tree Plan/Street Lighting Plan</u> illustrates street lights and trees to be provided. As a condition of approval, street trees must be planted in accordance with the recently adopted Public Works Standards (October 2013). A diverse set of tree species with varied life cycles should be planted on each street to prevent a catastrophic loss of trees to disease or life cycle term. Street lights and locations must meet Public Works Standards and use energy-conserving technology such as LED's.

7. Street Signs: The installation of street name signs and traffic control signs is required at locations determined appropriate by the City and shall be of a type established by City standards.

<u>Finding:</u> Street name signs and traffic control signs will be provided at sites determined to be appropriate by the City and will be of a type established by City Standards.

16.125.030 Improvement Procedures

Improvements installed by a developer for any land division, either as a requirement of these regulations or at his own opinion, shall conform to the requirements of this Ordinance and improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedure:

A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. Plans shall be prepared in accordance with requirements of the City.

B. Improvement work shall not be commenced until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

C. Improvements shall be constructed under the inspection and to the satisfaction of the city engineer or the superintendent of public works. The City may require changes in typical sections and details in the public interest, if unusual conditions arise during construction to warrant the change.

D. All underground utilities, sanitary sewers, storm drains installed in streets by the sub-divider shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

E. A map showing all public improvements as built shall be filed with the superintendent of public works upon completion of the improvements.

<u>Finding:</u> Sheet 7 – <u>Preliminary Utility Plan</u> illustrates utilities to be provided with Phase 1. City staff approval in accordance with conditions outlined in the prior development agreements will be obtained prior to approval of the Final Plat or grading permit. Improvements installed by the developer will comply with the criteria of 16.125.030. As a condition of approval overhead utility lines on the frontages of West Union Road and Jackson School Road must be undergrounded as part of the project.

16.135 SUBDIVISIONS

16.135.005 General Provisions

A. All subdivisions shall conform to applicable Zoning District Standards, Development Standards of this ordinance and the comprehensive plan.

<u>Finding:</u> The proposed subdivision is located within the City of North Plains NC Zone. Section II of this report demonstrates compliance with applicable criteria of the NC Zone.

B. A master plan for development shall be required for any application which leaves a portion of the subject property capable of redevelopment.

Finding: *A 108 lot subdivision plan is proposed with this application, which is Phase 1 of a larger Master Planned area. No large lots capable of redevelopment remain within the subject area. Therefore, this standard is not applicable to this request.*

C. Pre-application conferences shall be required prior to the submittal of all subdivision applications.

Finding: A pre-application conference was held with the City Manager of the City of North Plains on May 30, 2013 regarding proposed Master Plan refinement and modifications to the approved preliminary plat.

16.135.010 Submittal Requirements for Tentative Subdivision Plans

A. All Subdivision applications shall be submitted on forms provided by the City and accompanied by the appropriate filing fee.

B. Each application shall include fifteen (15) copies of the tentative subdivision plan drawn on a sheet of 18 x 24 inches in size at a scale of 1 inch equals 100 feet.

C. The following information shall be shown on the tentative subdivision plan:

1. Proposed name of the subdivision. This name shall not duplicate or resemble the name of any other subdivision in the county and shall be approved by the Planning Commission and the County Surveyor.
2. Date, north point and scale of drawing.
3. Appropriate identification of the drawing as a tentative plan.
4. Description of the subdivision sufficient to define its location and boundaries and legal description of the tract boundaries.
5. Names and addresses of the owner, subdivider, and engineer, surveyor or planner.
6. The location, widths and names of both improved and unimproved streets within or adjacent to the tract, together with easements and other important features such as section lines, section corner, city boundary lines and monuments.
7. Contour lines related to some established bench mark or other datum approved by the city engineer and having minimum intervals as follows:
    a. For slopes of less than five per cent: two feet, together with not less than four spot elevations per acre, evenly distributed, if necessary.
    b. For slopes of five percent to 15 percent: five feet.
    c. For slopes of 15 percent to 20 percent: ten feet.
    d. For slopes of over 20 percent: 20 feet.
8. The location of at least one temporary bench mark within the subdivision boundaries pursuant to ORS 96.060.
9. The location and direction of water courses and the location of areas subject to flooding and/or within a designated 100-year flood plain.
10. Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade.

11. Existing uses of the property and location of existing structures designated historic and cultural resources on the site and structures to remain on the property after platting.
12. A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.
13. Proposed deed restrictions, if any, in outline form.
14. The location of existing sewage disposal facilities, water mains, culverts, storm drainage facilities and electric lines within and adjacent to the subdivision.
15. The location, width, names, approximate grades and radii of curves of proposed streets as shown on any development plan.
16. Dimensions and area of each proposed lot.
17. Proposed lot and block numbers.
18. Proposed sites, if any, allocated for development,
19. If the proposed subdivision includes only part of the tract owned or controlled by the sub-divider, the City Planner or Planning Commission may require a sketch or tentative layout for streets and lots in the unsubdivided portion.
20. Any of the following may be required by the City Planner or Planning Commission to supplement the tentative subdivision plan:
    a. Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and sidewalks and the nature and extent of street construction.
    b. A schematic plan for domestic water supply lines and related water service and sewage disposal facilities.
    c. Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.
    d. If lot areas are to be graded or filled, a plan showing the nature of cuts and fills and information on the character of the soil.
    e. Proposals for other improvements such as electric utilities.

<u>Finding:</u> The preliminary plans have been prepared in compliance with 16.135.010 and include the application requirements for a preliminary subdivision plat.

16.135.011 Preliminary Plat Approval Criteria

The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

A. The proposed preliminary plat complies with the applicable Development Code chapters and all other applicable ordinances and regulations. At a minimum, the provisions of this section and the applicable sections of this chapter including Zoning Districts, Development Standards, and Streets and Facilities shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the Variance section of this chapter;

<u>Finding:</u> With the exception of demonstrating compliance with the housing mix goal in Section 16.45 NC Zone Master Plan Modification procedures, and the block

dimensional requirements of the Section 16.135, the applicant has or can demonstrate compliance with applicable criteria of the City of North Plains Zoning and Development Code, including Section 16.125 Lot Development Standards, Section 16.135 Subdivisions, Section 16.145 Public Facility and Service Requirements, Section 16.150 Street Standards, Section 16.160 Clear Vision Areas, and Section 16.170 Application Requirements and Review Procedures. Phase 2 may resolve the block length issue, but an exception for block depth is needed due to proximity to Jackson School and West Union Road.

B. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

Finding: Exhibit D includes the plat name, "Sunset Ridge," approved by the County Surveyor for the proposed subdivision.

C. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;

Finding: Preliminary Plans illustrate proposed streets, sidewalks, alleys, pathways, utilities, and surface water management facilities. The proposed infrastructure and utilities are laid out to conform to maps of the approved Master Plan.

D. All proposed private common areas and improvements (e.g. homeowners association property) are identified on the preliminary plat;

Finding: According to the applicant, private common areas within the subject area will consist of parks and open space areas. Tracts for parks and open space areas are identified on the Sheet 4 – Preliminary Subdivision Plat and will be retained by the Homeowner's Association. The City finds the only park-like space is at the intersection of Helena and Cressida streets on the edge of the wetland. This small area contains a play structure, a path, 3 benches and a picnic table. All other open spaces are restricted and fenced wetland and vegetated corridor areas or pockets of landscaping improvements.

E. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

Finding: Applications for a wetland fill permit will be submitted for approval to the Department of State Lands and Army Corps of Engineers. Required permits will be obtained prior to approval of the final plat.

F. Evidence the improvements or conditions required by the City, road authority, Washington County, Clean Water Services, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met;

Finding: A CWS Service Provider Letter was received on October 22, 2013. Sheet 7 – Preliminary Utility Plan shows proposed utilities designed to comply with CWS, City, and County requirements. Compliance with Washington County requirements for road

improvements will be addressed with engineering plans, to be submitted to Washington County Development Services (Public Assurances).

G. A Traffic Impact Study (TIS) has been provided, if applicable, in accordance with the provisions of Chapter 16.170; and

Finding: Kittelson and Associates, Inc. completed a Traffic Impact Study in 2007 for the approved Master Plan. The same number of units previously reviewed is proposed with this modification. No changes to access points are proposed. Therefore, the prior Traffic Impact Study has been accepted by the City and the County for the purpose of compliance with 16.135.011.G.

H. If any part of the site is located within a Specific Area Plan District, Overlay District, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.

Finding: The subject site is within the previously approved North Plains East Master Plan area. This application proposes Master Plan Refinement and modifications to the approved preliminary plat. This report describes how the plan does not comply with certain applicable regulations and/or conditions.

16.135.012 Lot Access Provisions

In addition to the provisions of this chapter, all lots and parcels shall conform to the specific requirements below, as applicable:

A. In conformance with the Uniform Fire Code (UFC), a 20-foot wide fire apparatus drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive.

B. When a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat. The minimum drive width shall be 10 to 15 feet, except as required by the UFC, and improved with an all-weather surface approved by the City.

C. Access reserve strips may be required to be granted to the City for the purpose of controlling access to adjoining undeveloped properties.

D. Street and building placement and alignment shall be designed so that all future street connections can be made as surrounding properties develop.

Finding: Sheet 4 – Preliminary Subdivision Plat shows that all future buildings on proposed lots will be located within 150 feet from a public right-of-way. Streets and lot placement and alignment have been designed in conformance with the Master Plan to allow for the future development of subsequent phases of the Master Plan. Easements and access strips will be provided with the final plat as required by the standards of 16.135.012 and the conditions of the approved Master Plan.

16.145 PUBLIC FACILITY AND SERVICE REQUIREMENTS

16.145.005 Application of Public Facility Standards

The provisions of Chapter 16.145 Public Facility and Service Requirements shall apply to development within the City of North Plains as listed in the following table. No development permit shall be approved unless the following required improvements are provided to City standards prior to occupancy or operation unless an exception is approved by the City Council per Chapter 16.145.020 or future provision of the improvement is assured per Chapter 16.145.030.

Finding: Preliminary Plans illustrate public facility improvements to be provided within Phase 1 will comply with Section 16.145.005

Public Facilities Improvement Requirements Table						
	Fire Hydrants	Street Improvements	Water Line	Sewer Liner	Storm Drainage & Trees	Street Lights
Single Family Homes	N	C [2]	Y	C [4]	Y	N
Two Family & Multifamily Dwellings	Y	Y	Y	Y	Y	Y
Partitions, Subdivisions and Manufactured Home Parks	Y	Y	Y	Y	Y	Y
New Commercial Buildings	Y	Y	Y	Y	Y	Y
Commercial Expansions	C [1]	C [3]	Y	Y	Y	Y
New Industrial Buildings	Y	Y	Y	Y	Y	Y
Industrial Expansions	C [1]	C [3]	Y	Y	Y	Y
N = Not required Y = Yes, required C=Conditional, required in some case						
Note: Street lights shall be installed using PGE Option B.						

16.145.010 Public Facility Standards

The following public facility standards shall be applicable to all development as specified in the Application Review section of this chapter.

A. Streets: Street improvements required by Chapter 16.145.005 Public Facility & Service Standards shall be provided in compliance with Street Standards of this ordinance.

Finding: Applicant's proposal meets the street standard in 16.145.005

B. Storm Drainage: No development permit shall be approved for any property until the City Engineer has reviewed and approved provisions for storm water drainage in accordance with the following criteria:

1. For storm drainage across or over the property on which the development is located, there are storm drainage facilities available which are capable of handling a one-hundred year flood without damage to any improvement on the property, or inundation of the lowest habitable floor of any residential structure thereon.

2. For storm drainage along or from streets adjacent to the property on which the development is located, there are storm drainage facilities available in accordance with the City of North Plains adopted street standard.

Finding: Sheet 7 – Preliminary Utility Plan illustrates existing and proposed storm drainage and is submitted for review by the City Engineer. Storm drainage will be

provided in compliance with Section 16.145.010(B). Storm drainage lines will be extended to the west and will outlet to natural drainage ways associated with McKay Creek. Given that storm line connections are proposed within rural areas of Washington County, a subsequent application will be submitted to Washington County for the extraterritorial extension of storm drainage lines.

C. Sewage Disposal: No development permit shall be approved until the City Engineer and Clean Water Services has reviewed and approved provisions for connection to the public sewer system.

Finding: Sheet 7 – Preliminary Utility Plan illustrates existing and proposed sanitary sewer lines. Connection will be made from Phase 1 of the subdivision to the North Plains East Trunk Line Extension. The North Plains East Trunk Line Extension is located in a rural area of Washington County. Therefore, a separate application will be submitted to Washington County for the extension of sanitary sewer line. Their approval should be a condition of approval.

D. Water Supply: No development permit shall be approved for any property unless all affected water mains are either:

1. Fully improved to a standard providing both adequate potable water and fire flows, as established by the applicable State Plumbing Code and approved by the City Engineer; or
2. Improved to a standard providing adequate potable water flows pursuant to the City Water Master Plan and approved by the City Engineer and the Fire Chief for Washington County Fire District No. 2.

Finding: Sheet 7 – Preliminary Utility Plan shows the existing and proposed water lines. The proposed water system has been designed to supply sufficient flows for potable water and fire uses within the subject site. The City's Water Master Plan has identified the need for an additional water tank in the eastern portion of the City to ensure water service if the sole main between the east and center parts of time is damaged. A potential site of such a reservoir is Tract A which will be part of larger park. As a condition of approval a water easement should be dedicated to the City for Tract A.

Comments from the Public Works Director indicate the need to revise the plans so that there are no dead end mains over 250 feet. Therefore, water lines on Nestor and Turney must connect to a main on Cecil which will connect to a line on Cressida. He indicates that looping is required of the waterlines, and the water line sizing, valve locations and hydrant locations will need to indicate compliance with city standards when utility engineering plans are developed. The original condition of approval regarding final construction drawings on compliance with city utility standards remains.

16.145.120 Methods to Assure Facilities and Services

A legal and enforceable document, contract or process which assures the City that a public improvement will be accomplished is required. Assurances may include but are not limited to the following:

A. Cash in escrow, assignment of letter of credit, etc.
B.

C. Establishment of a Local Improvement District (LID) through the post-remonstrance period. Failure of the City to accept the LID shall constitute a waiver of the assurance requirement.

D. Evidence of formal action by public or private agencies or companies, including the City of North Plains, appropriating monies for the requisite public improvement.

E. Any other legally binding arrangement that assures the improvements will be made within the required time frame, including:

    1. Phasing of the development;

    2. Construction of interim improvements;

    3. Construction of improvements on a phased basis.

Finding: As a condition of approval the applicant must enter into a development agreement with the City of North Plains, which will supersede prior development agreements.

16.145.130 Requirement for Public Work Permit

No person, firm or corporation shall commence construction of improvements within a public right-of-way or upon public property without first obtaining a Public Works Construction Permit on a form or forms provided by the City.

Finding: the applicant is required to obtain permits from the City of North Plains or Washington County for work performed in the right of way.

16.150 STREET STANDARDS

16.150.010 GENERAL PROVISIONS

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

Finding: Preliminary Plans illustrate the location, width, and grade of streets. Streets have been designed to city standards with consideration of existing and planned streets, topographical conditions, public convenience and safety, and the proposed use of the land to be served by the streets.

B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development

Finding: The subject site is currently vacant and is bounded by NW West Union Road to the north and NW Jackson School Road to the east. Preliminary Plans illustrate

the street network within the Phase 1, including connection to NW West Union Road and connection to NW Jackson School Road. The street network has been designed to promote appropriate traffic circulation within the vicinity of the subdivision.

C. Reserve strips: Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.

Finding: Streets identified as "NW Demetrius Street," "NW Turney Street," "NW Nestor Street," "NW Virgil Drive," and "NW Rowe Avenue" on the preliminary subdivision plat terminate at the western or southern boundaries of subdivision Phase 1 and will be extended with future phases of development of the Master Plan. No reserve strips or street plugs are proposed. In these cases tracts are utilized until Phase 2 is initiated.

D. Alignment: All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the center lines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

Finding: The proposed alignment of streets within Phase 1 complies with the standards of 16.150.010.D.

E. Future extension of streets: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turnarounds. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

Finding: Preliminary Plans (see Exhibit C) illustrate that "NW Nestor Street," "NW Turney Street," "NW Demetrius Street," "NW Rowe Avenue," and "NW Virgil Drive" will terminate at the boundary of Phase 1 and will be extended with future phases of development of the Master Plan, in compliance with this standard. No turnarounds are proposed. Tracts E, F, G & H may provide for vehicle turnaround area on the west side of the project.

F. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of centerline tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial or collector street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line. All other intersections shall have a minimum corner radius sufficient to allow for a

roadway radius of 10 feet and maintain a uniform width between the roadway and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

Finding: All streets within the preliminary subdivision plat are laid out to intersect as near to right angles as practical. The intersection at "NW Helena Drive" and "NW Cressida Drive" is not laid out to an exact right angle in order to retain the on-site wetland contained in Tract "Q" open space. No arterial or collector streets are proposed within the preliminary subdivision plat.

G. Existing streets: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.

Finding: As a condition of approval the applicant must dedicate to the City rights-of-way on public streets adjacent to the subdivision. Right-of-way will be dedicated 45 feet from centerline of NW West Union Road and NW Jackson School Road, including adequate corner radius at the intersection of NW Jackson School Road and NW West Union Road.

H. Cul-de-sacs: Cul-de-sacs shall be as short as possible, and shall have maximum lengths of 600 feet and shall not serve more than 20 dwelling units. All cul-de-sacs shall terminate with circular turnarounds. Commercial and industrial cul-de-sacs shall have a minimum 55' bulb radius. Additional cul-de sac specifications, including specifications for residential cul-de-sacs, are contained within the most recently adopted public works/street standards of the City of North Plains and/or Washington County development standards.

Finding: No cul-de-sacs are proposed with the preliminary subdivision plat or with Master Plan refinement.

I. Street names: No street names shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.

Finding: Proposed street names are shown on Preliminary Plans. The City Council is in the process of revising the street naming process, and the final names of the streets shall be approved by the city prior to recording of the final plat. Staff recommends early settlers as a street name theme in this development. It is recommended that the proposed NW Lysander be changed to "289th Avenue" provided the two streets are in precise alignment (or "King Avenue" if it does not align precisely with the existing segment of 289th.); that NW Nestor be changed to "Keenon Street"; that NW Turney be changed to "Carver Street"; that NW Cecil Terrace be changed to "Shaddon Terrace"; that NW Demetrius be changed to "Fair Street"; that NW Virgil be changed to "Davis Drive" and Kelly Drive"; that NW Cressida be changed to "Mays Street"; and NW Gloria Way be changed to "Kaye Way".

J. Grades and curves: Grades shall not exceed 6 percent on arterials, 10 percent on collector streets or 12 percent on any other street. Center line radii of curves shall not be less than 300 feet on arterials, 200 feet on collectors or 100 feet on other streets, and shall be to an even 10 feet. Where existing conditions,

particularly topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope of 0.5 percent.

Finding: Sheet 5 – Preliminary Grading Plan illustrates compliance with grade and curve standards.

K. Marginal access streets: If a development abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Finding: NW West Union Road and NW Jackson School Road have a functional classification of arterial and are within County jurisdiction. Measures to provide adequate protection of residential properties and afford separation of through and local traffic are provided with the provision of specified access points and separation from local streets with a landscaped tract and a row of lots fronting internal local streets. Access to NW West Union Road and NW Jackson School Road will comply with County standards and the conditions of the approved Master Plan.

L. Alleys: Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the Planning Commission. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet.

Finding: The subject site is not located within a commercial or industrial district. Private alleys will provided for at the rear of residential lots in Phase 1 as shown on Preliminary Plans. Sheet 4 – Preliminary Subdivision Plat shows that the intersection of alleys will generally have a minimum radius of 90 degrees.

M. Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

Finding: Curbs and sidewalks are illustrated by Sheet 8.1 Preliminary Circulation Plan. Sidewalks will be provided on both sides of public streets and will have a width of 5 feet.

N. Street trees, where provided, shall not be of a species which has a shallow spreading root system which is likely to disturb sidewalk or street improvements.

Finding: Sheet 10 – Preliminary Street Tree & Street Lighting Plan illustrates proposed street trees for Phase 1. As a condition of approval replace Acer Saccharum "Wright Borthers" with a tree species less prone to breakage in storm conditions, Ostryra Viginiana and Tilia Americana DTR 123 can only be places in planting strip 8 feet or more wide, and tree species should be varied at least every 4th planting on a street to

prevent catastrophic loss due to disease and end of life cycles. Try to find street trees with long leaf out periods.

O. Access Spacing Standards shall, to the greatest extent possible, comply with Washington County's standards and the most recently adopted public works/street standards of the City of North Plains. Washington County's access spacing standards by street functional classification are as follows:

Major Arterial: 1,000 feet
Minor Arterial: 600 feet
Major Collector: 150 feet
Minor Collector: 50 feet
Local Street: 10 feet

Finding: Preliminary Plans illustrate compliance with access spacing standards by street functional classification of 16.150.110.O

16.150.115 General Right-of-Way and Improvement Widths

Construction specifications for all street and right-of-way improvement widths shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains Transportation System Plan, and/or Washington County standards. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Figures 5-2A-5-2P in the Transportation System Plan for detailed diagrams depicting street right-of-way, improved, and roadway width requirements.

Finding: Preliminary Plans illustrate the proposed street and right-of-way improvements, which will meet the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains TSP, and as applicable, Washington County Standards. Compliance with Section 16.150 Street Standards is addressed in Section III of this report.

16.150.025 Construction Specifications

Construction specifications for all public improvements shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains.

Finding: Construction of all public improvements will comply with the most recently adopted public works/street standards of the City of North Plains.

16.31.070 Bikeways and Sidewalks Required on Arterials and Collectors

A. Glencoe Road: Include bicycle lanes and sidewalks on both sides of the road. This would provide connectivity to the existing sidewalks and future growth to the east of Glencoe Road.

B. Commercial Street: Include bicycle lanes and sidewalks on both sides of the road. A detailed plan should be developed to make sure these facilities coexist with parking demand in the downtown area.

C. North Avenue: On the near term a sidewalk should be constructed on the south side of North Avenue to connect the existing sidewalk to Gordon Road. Sidewalks should also be added on the south side of North Avenue between NW 309th Avenue and Glencoe Road. These improvements would complete a system of sidewalks on North Avenue in addition to providing connectivity to the adjacent street system. In the Long term sidewalks should to added to the north side of North Avenue also.

D. Gordon Road: Provide sidewalk on the east side. This improvement will facilitate a connection to the future extension of sidewalk on the south side of North Avenue and to sidewalks along Commercial Street.

Finding: The absence of arterial streets West Union Road and Jackson School Road from the above list above is a result of the ordinance being adopted prior to annexations of the eastern areas of the City. Applicant has proposed bike lanes on West Union Road and Jackson School Road, and completion of the road profiles proposed on Sheet 8.1 are a condition of approval.

16.160 CLEAR VISION AREAS

16.160.000 Requirements

Except in the C-1 zone, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, including alleys.

A. Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between three (3) feet and ten (10) feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences, vegetation, berms, signs and structures. The sight triangle shall be measured from the street corner (apex), to a distance of twenty (20) feet along each street side (see Figure 1). For the purpose of this Section, a street corner is defined as that point where the extended edges of the road surface of two intersecting streets meet. The City may require additional vision clearance based on a hazard identified by the City. However, tree trunks and sign poles not exceeding 12 inches in diameter may be located within the vision clearance area, provided the diameter does not exceed 24 inches.

B. A private access shall be treated as a public street for the purpose of this section. The vision clearance area shall be determined in the manner set forth form in Chapter 16.160.000.010(A). The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the right-of-way line in determining the vision clearance area.

Finding: No construction on residential lots or parcels that would create any sight obstruction is proposed with this application. Compliance with 16.160.000 will be addressed through subsequent construction plans.

16.170 APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

Administrative, Limited Land Use, Quasi-Judicial & Legislative Decisions

16.170.000 General Provisions

C. Type III Quasi-Judicial Permits by Planning Commission

14. Subdivision Permit

Finding: *This application includes modifications to the approved preliminary subdivision plat, Master Plan refinement, and Public Facilities Development Plan. This application is classified as Type III because it includes Master Plan refinement and modifications to a preliminary subdivision plat.*

16.170.001 Pre-application Conference

A pre-application conference is recommended for a Type II, III and IV permit. The applicant shall file the appropriate application, pay the review fee and meet with the City Planner, other city staff and affected agencies. At the conference the City Planner shall identify the relevant comprehensive plan policies, map designations, zone and development standards and procedural requirements applicable to the application. The planner and affected agencies shall provide technical data and identify opportunities or constraints concerning the application.

Failure of the City to provide any information required by this section does not constitute a waiver of any of the standards, criteria or requirements for the application. Due to possible changes in federal, state, regional and local law, the applicant is responsible for assuring the application complies with all applicable laws on the day the application is deemed complete.

Finding: *A pre-application conference was held with the City Manager and staff of North Plains on May 30, 2013.*

16.170.002 Neighborhood Meeting

Applicants or their representatives are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting an application to the City in order to solicit input and exchange information about the proposed development. The applicant for a Type III application is encouraged to hold a neighborhood meeting with a recognized neighborhood or community organization. If no organization exists, then the applicant is encouraged to hold a meeting with adjacent property owners within a radius of 250 feet who will receive public notice.

Finding: *An application for preliminary partition to create separate parcels within the Washington County Future Development (FD)-10 and the City of North Plains Neighborhood Community (NC) plan designations was submitted separately to Washington County. A Neighborhood Review Meeting was held on July 17, 2013 to discuss the preliminary partition in compliance with Washington County requirements as well as the proposed development. Notice of the neighborhood meeting was mailed to affected residents within a 1,000-foot radius, the City of North Plains, the Washington County Director of Land Use and Transportation, and the Citizen Participation Organization 8 representative.*

16.170.003 Traffic Impact Study

The purpose of this section of the code is to assist in determining which road authorities participate in a land use decision, and to implement Section 660-012-0045 (2) of the State Transportation Planning Rule that requires the City to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. This Chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a Traffic Impact Study; and who is qualified to prepare the Study.

A. When a Traffic Impact Study is required. The City or other road authority with jurisdiction may require a Traffic Impact Study (TIS) as part of an application for development, a change in use, or a change in access. A TIS shall be required when a land use application involves one or more of the following actions:

    1. A change in zoning or a plan amendment designation;
    2. Any proposed development of land use action that a road authority states may have operational or safety concerns along its facility;
    3. An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more; or
    4. An increase in site traffic volume of a particular movement to and from the State Highway by 20 percent or more; or\
    5. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or
    6. The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State Highway, creating a safety hazard; or
    7. A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.

B. Traffic Impact Study Preparation. A Traffic Impact Study shall be prepared by a professional engineer in accordance with the requirements of the road authority. If the road authority is the Oregon Department of Transportation (ODOT), consult ODOT's regional development review planner and OAR 734-051-180.

<u>Finding:</u> A Traffic Impact Study was completed by Kittelson and Associates, Inc. in 2007 for the North Plains East Expansion Area Master Plan. Refinement to the Master Plan and modifications to the preliminary subdivision plat will not increase the traffic impact beyond the findings of the initial study as the same number of units and the same access points are proposed.

C. City Street Improvement Requirements. In addition to street improvement requirements in this code for new development, see Chapters 16.145 and 16.150 for street improvement requirements related to single family homes and commercial and industrial expansions.

<u>Finding:</u> Section II of this report addresses compliance with the City of North Plains Zoning & Development Code, including Section 16.145 and Section 16.150.

16.170.012 Type III Quasi-Judicial Decisions by the Planning Decision

A. Pre-application Conference. A pre-application conference is required for all Type III quasi-judicial applications under this Section. The requirements and procedures for a pre-application conference are described in Chapter 16.170.001.

<u>Finding:</u> As previously described, a pre-application conference was held with the City of North Plains City Manager on May 30th, 2013 in compliance with Section 16.170.001.

B. Application Requirements.

1. Application form. A quasi-judicial application shall be made on forms provided by the City Planner or designee. The application shall include the property owner's signature of consent. Entities with condemnation authority are not required to provide a consent signature.

2. Submittal Information. When a quasi-judicial application is required, it shall include:

   a. The information requested on the application form;
   b. One copy of a narrative statement that explains how the application satisfies each of the relevant criteria and standards insufficient detail for review and decision-making.
   c. The required fee pursuant to Chapter 16.00.070; and
   d. One set of pre-stamped and pre-addressed envelopes for all real property owners of record who will receive a notice of the application within 250 feet. The records of the Washington County Assessor's office are the official records for determining ownership. The applicant shall produce the notice list. At the applicant's request, and upon payment of a fee noted on the City's fee list, the City may prepare the public notice mailing list. The City or the applicant shall use the most current County real property assessment records to produce the notice list. The City shall mail the notice of application.

<u>Finding:</u> The applicant has met the requirements of 16.170.020.

III. CONCLUSIONS

The Planning Commission is considering approval of the East Area Master Plan refinement for changes proposed in Phase 1, and Preliminary Subdivision Plan approval for Sunset Ridge Subdivision. Originally these two decisions were made separately and at different times. The applicant's proposal combines the two and the City identifies this request as one file #13-41.

The Planning Commission should specifically find that mix of housing is acceptable and in keeping with the approved Master Plan, approve the application based on the applicants findings or identify issues for further discussion.

Staff recommends approval of the application with conditions of approval outlined below.

IV. MASTER PLAN CONDITIONS OF APPROVAL – INCLUDING SUNSET RIDGE PRELIMINARY SUBDIVISION PLAN CONDITIONS OF APPROVAL

Prior to approval of a grading permit or any other preliminary permits the applicant shall provide proof of Washington County approval and recording of the pending Minor Land Partition separating the portion of Tax Lot 1200 that is outside the city; and the Special Use Permit and Flood Plain Alteration approval for Off-Site Sanitary Sewer and Storm lines located in county jurisdiction.

Prior to approval of a grading permit or any other preliminary permits the applicant shall provide evidence that the following conditions have been satisfied:

1. All sanitary sewer, storm sewer, and surface water management provisions shall be designed in accordance with Clean Water Services (CWS) "Design and Construction Standards for Sanitary Sewer and Surface Water Management," as contained in CWS Resolution and Order No. 07-20 (R&) 07-20). This shall include both the conveyance system and off-site improvements and modifications to existing systems necessary to provide adequate services to the site.

2. Sanitary sewer service improvements shall be provided in compliance with R&O 07-20 and City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies.

   Prior to any request for subdivision or other land use action following approval of the Master Plan a phased development shall be provided along with a letter or other documentation, as approved by the City and CWS, specifying the available and capacity of any sanitary service connection to the existing sanitary conveyance system located within NW West Union Road and all off-site public sanitary system improvements necessary to provide full service to the Master Plan area. The development plan shall be of significant detail to identify and evaluate alignment, capacity, easements, and other factors for compliance with R&O 07-20. In addition, all system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County and the City.

   Accordingly, the applicant has agreed to construct a 12-inch "dry" sanitary sewer line parallel to the 8-inch line, with Phase 1 construction. This line will be utilized when the existing 8-inch line reaches full capacity and there is adequate flow rate to avoid settling within the new line.

3. Surface water conveyance and surface water management facilities shall be provided in compliance with R&O 07-20 and other Washington County standards that apply, as well as the City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies. All system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County in addition to the City.

   Prior to approval of a request for subdivision or other land use action following approval of the Master Plan a development plan shall be provided along with a letter or other documentation, as approved by the City, CWS, and Washington County, specifying the size, location, capacity, downstream impacts and other factors or system components necessary for compliance with R&O 07-20,

Accordingly, the applicant has agreed that storm water runoff from the site shall be conveyed in an open channel from the site boundary to McKay Creek with proper permits from CWS, DSL and the Army Corps of Engineers. Said channel shall be contained in an easement of sufficient width for the construction and maintenance of the channel, and shall be dedicated to Washington County and/or Clean Water Services. Said channel shall be designed to convey 100-year flow rates, and constructed in compliance with all applicable standards in CWS R&O 07-20 and other Washington County, state and federal standards that apply.

4. Public water system improvements are required and shall be planned, designed, and constructed in accordance with current City of North Plains Public Works Design Standards, the City Engineer's recommendations and the APWA Standard Specifications for Public Works Construction. The system improvements shall be looped with the existing water system as approved by the City and be constructed with minimum 8 inch diameter pipes. Following approval of the Master Plan and prior to any on-site development and shall be verified by the City Engineer, at the applicant's expense, to demonstrate that the proposed water system improvements meet all applicable City and State requirements and is consistent with the City Water Master Plan and water distribution model.

5. All off-site sanitary sewer and storm water easements of sufficient width, as determined by the approving authority, shall be dedicated to the appropriate jurisdictional authority prior to approval of any construction agreements, engineered plans, plat, grading or construction permits. Any easements proposed outside the Urban Growth Boundary shall be approved by Washington County.

6. Comply with the CWS Service Provider letter dated October 22, 2013. Comply with the pending DSL and the Army Corps of Engineers and DSL permits as required.

7. Prior to Final Plat approval of Phase 1, complete plans for the following street and traffic improvements:

   A. Construction of a 100-foot northbound left-turn lane at the local street connection on Jackson School Road. This left-turn lane should be constructed with 100-feet of storage, and appropriate transitions and tapers. A left-turn lane at this location requires widening of the pavement beyond the 25 feet from centerline typically required with site frontage improvements.

   B. At the intersection of NW West Union and Jackson School Roads, install signal that provides a flashing yellow light on West Union and a flashing red light on Jackson School Road.

8. Applicant shall use Tact O for Wetland mitigation or a public park

9. Applicant shall prepare a trail plan over the wetland area, with documentation regarding the viability of walking/biking trails from east to west

10. Washington County Department of Land Use and Transportation Conditions:

PRIOR TO FINAL APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF NORTH PLAINS:

A. The following shall be represented on the plat and recorded with Washington County:

1. Dedication of additional right-of-way to provide a minimum of 45 feet from centerline of NW West Union Road and NW Jackson School Road.

2. Dedication of additional right-of-way to provide adequate corner radius at the intersection of NW West Union Road and NW Jackson School Road.

3. Provision of a non-access reservation along the frontage of NW West Union Road and NW Jackson School Road, except at the access point(s) approved in conjunction with the previous land use approval for City Casefile SD 07-0016/CPA 07-0017.

B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:

1. Completed "Design Option" form.

2. **$30,000.00** Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. A copy of the City's Land Use Approval with Conditions, signed and dated.

4. Preliminary certification of adequate sight distance for each access point to NW West Union Road and NW Jackson School Road, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:

a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following webpage for sight distance certification submittal requirements).

http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm

5. Three (3) sets of complete engineering plans for construction of the following public improvements:

NOTE: All public improvements must meet Washington County Road Design and Construction Standards. Any public improvements proposed that do not meet current county standards will require approval of a "Design Exception" to the standards in effect at the time of Facility Permit issuance.

a. Half-street improvement to an **A-3** County standard along the subject site's NW West Union Road and NW Jackson School Road frontage (portions that are within city limits only).

b. Access to NW West Union Road and NW Jackson School Road to County standards.

c. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the proposed street connections to NW West Union Road and NW Jackson School Road.

d. Closure of all existing driveways to NW West Union Road and NW Jackson School Road, other than at the access points approved by Washington County as part of the previous land use application (refer to Washington County approval dated December 31, 2007).

e. Adequate illumination at the proposed street connections to NW West Union Road and NW Jackson School Road, including continuous illumination as part of the half-street improvement.

NOTE: Adequate illumination shall consist of at least one 200-watt high-pressure sodium cobra head luminaire mounted at a minimum mounting height of 20 feet, on existing utility poles if available. The fixture shall have a medium full-cutoff Type III distribution. The pole shall be within the area defined by the radius returns of the intersection. The fixture shall be oriented at 90 degrees to centerline of the arterial road. If no existing utility poles are available within the intersection area as defined by the radius returns, the developer shall meet the requirements of the Department of Land Use and Transportation Roadway Illumination Standards, latest revision. Illumination within the prescribed intersection area shall be a minimum of 1.5 times the required illumination level of the roadway classification at the access. The County Traffic Engineer may require illumination in addition to the above-stated minimums.

C. Obtain a Washington County **Facility Permit** upon completion of the following/:

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **I.B.5.**

NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **I.B.**

The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.

D. Prior to occupancy, obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

1. The road improvements required in condition **I.B.5.** above shall be completed and accepted by Washington County.

2. Upon completion of necessary improvements, submit **final** certification of adequate intersection sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Sunset Ridge Preliminary Subdivision Plan

In addition to the applicable Master Plan conditions stated above, and prior to Final Plat recording or issuance of a grading permit, the applicant shall complete the following subdivision improvements, guarantees and assurances in the form of final platting, construction drawings or improvement agreements as follows:

1. Applicant shall include a public pathway easement between Lots 3 and 4 for bicyclists and pedestrians to connect with sidewalks on West Union Road. Applicant shall dedicate a water easement to the city for Tract A in accordance with city specifications.

2. Applicant shall provide the finalized set of Codes, Covenants and Restrictions (CC&R's) that define common area and alley maintenance provisions, homeowner's association organization and other development restrictions, in accordance with the current ORS standards.

3. Local streets with pedestrian and bicycle considerations shall be dedicated and designed in accordance with the City of North Plains Development Code and Public Works Design Standards. Dead-end streets that are planned to be extended shall be provided with street barricades per City standards. Street trees and street lights shall be provided per City standards. An 8' public utility

easement should be located across all lot and tract frontages adjacent to public right-of-way.

4. Street names shall be provided in accordance with the north/south County numbered street sequence for the north/south streets if applicable. Otherwise streets shall be approved by City staff based upon names of local area pioneers or settlers, community leaders or local flora or fauna. Include pedestrian trail signage and in other appropriate street crossings to assure pedestrian safety. Preliminary street names are recommended on page 28.

5. Applicant shall comply with Washington County Fire District No. 2 regarding hydrant locations and other district requirements.

6. Applicant shall comply with the development standards of the City Zoning and Development Code Chapter 16.17 Neighborhood Community NC. The Planning Commission selected craftsman style homes with street and alley front porches and varying elevations, roof designs and colors. Garage doors and driveways should face rear alleys where practicable.

7. Applicant shall comply with City Zoning and Development Code Chapter 16.57 Subdivisions Final Plat.

8. Applicant shall provide street intersection monumentation and elevation benchmarks per City and County Surveyor requirements. Applicant shall provide a metes and bounds description of the subdivision.

9. All conditions of approval must be completed within one year of the date of this approval or the approval is void, unless specifically modified by an approved phased construction schedule, approval of an extension, or unless the applicant/owners provides assurances otherwise.

10. Prior to obtaining approval to begin construction of any public improvements, the applicant/owner shall provide a performance bond to the City in the amount of 125% of the total cost of such construction. Upon completion of all public improvements, the applicant/owner shall provide a maintenance bond to the City, in the amount of 40% of the total cost of such construction, guaranteeing said improvements for a period of one (1) year following City acceptance of said improvements. Comply with the recommended conditions of the Public Works Director.

11. All public facilities and improvements required for approval of the final plat of Phase 1 of Sunset Ridge Subdivision shall be completed before the approval of a plan for Phase 2.

12. Street lights on city local streets shall be installed as per IES standards and the PGE "Acorn" fixture, as well as County street light standards for a street lights

on NW West Union and Jackson School Roads. Due to the City engaged in Option A with PGE, developer is to contact PGE outdoor Lighting services 503-844-5361

13. All utilities shall be constructed underground, including utilities on West Union and Jackson School roads.

14. The applicant/owners shall have a licensed land surveyor prepare a Final Plat of the proposed subdivision and submit it to the City for City approval, and then record it with the Washington County Surveyor's Office and County Clerk's Office. The applicant/owners shall then send a copy of the recorded Plat to the City Recorder.

15. The applicant/owners agree to waive their right to remonstrate against the formation of a local improvement district or other mechanism to construct future improvements to the streets, storm water, water and sewer systems that may be assessed against the subject property.

16. Prior to City approval of the final subdivision plat for the subject property, the applicant/owners shall sign and record a Development Agreement with the City, covering all of the conditions of approval and pay all fees.

17. It shall be the responsibility of the Developer or his representative to coordinate all design requirements with the appropriate agencies and utilities. In addition to the City of North Plains, the Clean Water Services (CWS) and Washington County, must review and approve the proposed sanitary sewer /storm water sewer improvements and NW North Avenue improvements respectively. Also, the Fire District must review and approve the site plan for emergency access vehicles. Approval must be obtained in written form and any coordination work with all agencies shall be the Developers sole responsibility. Documentation of all written approvals and permits from affected agencies should be provided to the City for their records.

18. Approved plans do not guarantee the adequacy of the design, or guarantee that there will not be any design conflicts during construction. The design engineer should be notified of any design conflicts that are noted during construction and he/she should then immediately notify the City of North Plains. Modifications to the design must be approved by the City of North Plains and the appropriate Agency prior to continuing with any relevant construction activities.

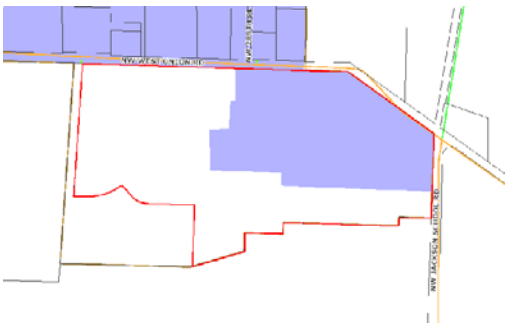
19. After Planning Commission review the Developer must submit separate construction plans that meet all Conditions of Approval, City of North Plains Public Works Design Standards, 1990 APWA Standard Specifications for Public Works Construction with August 1996 revisions, and Clean Water Services to the City for review and approval. Prior to the start of construction the plans must be approved by the City and all City and Agency permits must be obtained.

WASHINGTON COUNTY, OREGON
Department of Land Use and Transportation, Operations & Maintenance Division
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625
(503) 846-7623 · FAX: (503) 846-7620

November 1, 2013

Martha DeBry, City Manager
City of North Plains
4626 SW Hewett Blvd.
Portland, OR 97221
No. of pages: 10 (via email)

RE: **Sunset Ridge Subdivision/Master Plan Modification**
City File Number: **13-41 (previous files SD 07-0016/CPA 07-0017)**
County File Number: **CD-20/CP-22**
Tax Map and Lot Number: **1N2070001200**
Location: **NW West Union Road/NW Jackson School Road**



Washington County Department of Land Use and Transportation has reviewed this development application and submits the following comments and required conditions for access to NW West Union Road and NW Jackson School Road, County-maintained Arterials.

COMMENTS

1. **The proposed street connections, NW Cressida Street and NW Lysander Avenue, were approved as part of the previous land use approval (City Casefiles SD 07-0016/CPA 07-0017**). Refer to the attached letter "Modification to W.C.U.R.I.D.S", dated December 31, 2007 (2 pages).

2. Resolution and Order 86-95 requires a minimum sight distance (measured in feet) equal to ten times the vehicular speed of the road(s) at proposed access location(s). This requirement applies to sight distance in both directions at each access.

Before the County will permit access to NW West Union Road and NW Jackson School Road from the proposed streets (NW Cressida Street and NW Lysander Avenue), the applicant will be required to provide certification from a registered professional engineer that adequate intersection sight distance exists in both directions (or can be obtained pursuant to specific improvements).

3. Consistent with statewide pedestrian circulation/linkage goals of the Transportation Planning Rule and the County's R&O 86-95 (road safety requirements), the County normally requires sidewalk installation as a minimum road safety improvement along site frontage of all County-maintained roads. Sidewalks further establish future street profiles, demarcate County or City right-of-way, and address drainage issues. Sidewalk requirements are not generally waived, even when sidewalk is not currently present on neighboring properties. Rather, even non-contiguous sidewalk is considered to provide some measure of pedestrian refuge and ideally, makes possible eventual connection of sidewalks (as surrounding development takes place and is likewise conditioned to provide sidewalk). Additionally, the Washington County Road Design and Construction Standards require provision of adequate drainage along a site's frontage of a county road.

   Construction of a half-street improvement (street lighting, planter strip, sidewalk, curb, gutter and pavement) to an A-3 County standard along NW West Union Road and NW Jackson School Road frontage is required.

   NOTE: *For half street improvements, an applicant shall provide street lighting consistent with County engineering standards and procedures and the requirements of the electrical utility company providing service to the area. The applicant shall ensure the construction, maintenance and power costs of street light facilities through the annexation and petition for service to an existing County service district for lighting or other funding method approved by the County Engineer.*

4. The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

   Dedication of additional right-of-way to provide a minimum of 45 feet from centerline of NW West Union Road and NW Jackson School Road, including adequate corner radius is required.

   NOTE: *All private signage and improvements are required to be located outside of the dedicated ROW.*

5. ILLUMINATION- Resolution and Order No. 86-95 requires access points on collectors and arterials to be adequately illuminated.

   To meet this requirement, a public street light will have to be installed at the proposed accesses to NW West Union Road and NW Jackson School Road.

REQUIRED CONDITIONS OF APPROVAL

I. PRIOR TO FINAL APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF NORTH PLAINS:

A. The following shall be represented on the plat and recorded with Washington County:

1. Dedication of additional right-of-way to provide a minimum of 45 feet from centerline of NW West Union Road and NW Jackson School Road.

2. Dedication of additional right-of-way to provide adequate corner radius at the intersection of NW West Union Road and NW Jackson School Road.

3. Provision of a non-access reservation along the frontage of NW West Union Road and NW Jackson School Road, except at the access point(s) approved in conjunction with the previous land use approval for City Casefile SD 07-0016/CPA 07-0017.

B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:

1. Completed "Design Option" form.

2. **$30,000.00** Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. A copy of the City's Land Use Approval with Conditions, signed and dated.

4. Preliminary certification of adequate sight distance for each access point to NW West Union Road and NW Jackson School Road, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:

   a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following webpage for sight distance certification submittal requirements).

http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm

5. Three (3) sets of complete engineering plans for construction of the following public improvements:

NOTE: *All public improvements must meet Washington County Road Design and Construction Standards. Any public improvements proposed that do not meet current county standards will require approval of a "Design Exception" to the standards in effect at the time of Facility Permit issuance.*

a. Half-street improvement to an **A-3** County standard along the subject site's NW West Union Road and NW Jackson School Road frontage (portions that are within city limits only).

b. Access to NW West Union Road and NW Jackson School Road to County standards.

c. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the proposed street connections to NW West Union Road and NW Jackson School Road.

d. Closure of all existing driveways to NW West Union Road and NW Jackson School Road, other than at the access points approved by Washington County as part of the previous land use application (refer to Washington County approval dated December 31, 2007).

e. Adequate illumination at the proposed street connections to NW West Union Road and NW Jackson School Road, including continuous illumination as part of the half-street improvement.

NOTE: *Adequate illumination shall consist of at least one 200-watt high-pressure sodium cobra head luminaire mounted at a minimum mounting height of 20 feet, on existing utility poles if available. The fixture shall have a medium full-cutoff Type III distribution. The pole shall be within the area defined by the radius returns of the intersection. The fixture shall be oriented at 90 degrees to centerline of the arterial road. If no existing utility poles are available within the intersection area as defined by the radius returns, the developer shall meet the requirements of the Department of Land Use and Transportation Roadway Illumination Standards, latest revision. Illumination within the prescribed intersection area shall be a minimum of 1.5 times the required illumination level of the roadway classification at the access. The County Traffic Engineer may require illumination in addition to the above-stated minimums.*

C. Obtain a Washington County **<u>Facility Permit</u>** upon completion of the following/:

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **I.B.5.**

<u>NOTE</u>: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **I.B.**

The Facility Permit *allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner.* ***Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.***

II. PRIOR TO OCCUPANCY:

A. Obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

1. The road improvements required in condition **I.B.5.** above shall be completed and accepted by Washington County.

2. Upon completion of necessary improvements, submit **final** certification of adequate intersection sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Requirements identified within this letter are considered by the County to be minimum warranted improvements (and/or analyses) that are necessitated by the proposed development, therefore it is requested that they be conveyed to the applicant within the City's Approval document. Please send a copy of the subsequent Final City Notice of Decision and any appeal information to the County.

Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-7639.

Naomi Vogel
Associate Planner

Attachments: Washington County Traffic Staff Report (3 pages) and Access Modification Approval (2 pages)

Cc: Jinde Zhu, P.E., Traffic Engineer (via email)
Paul Seitz, Assurances Section (via email)
Christopher Harrell, Operations & Maintenance Division (via email)
Road Engineering Services Section (via email)

Clean Water Services
Our commitment is clear.

CWS File Number 13-002492

Service Provider Letter

13-002492

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction:	Washington County	**Review Type:**	Tier 2
Site Address / Location:	North Plains, OR 97133	**SPL Issue Date:**	October 22, 2013
		SPL Expiration Date:	October 22, 2015

Applicant Information:		**Owner Information:**	
Name		Name	
Company	POLYGON NORTHWEST COMPANY	Company	POLYGON NORTHWEST COMPANY
Address	109 EAST 13TH ST VANCOUVER, WA 98660	Address	109 EAST 13TH ST VANCOUVER, WA 98660
Phone/Fax	(360) 693-4442	Phone/Fax	(360) 693-4442
E-mail:	fred.gast@polygonhomes.com	E-mail:	fred.gast@polygonhomes.com

Tax lot ID	**Development Activity**
1N2070001200	Sunset Ridge Development

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	50	Vegetated Corridor Width:	Variable; 50-200
Vegetated Corridor Condition:	Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 34,636

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Lots (Permanent Encroachment; Mitigation Required)	66,478

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
On-site	24,433/ 1:1
Off-site/Payment to Provide	42,045/ 1:1/ $0.00
Total Area Required to be Planted to District Density Standards	59,069

[X] Conditions Attached [X] Development Figures Attached (4) [ ] Planting Plan Attached [ ] Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

The criteria for acceptance under CWS' Tier 2 Alternatives Analysis requirements according to Chapter 3.07.04.c and responses demonstrating how the proposed development meets these criteria are provided below.

1. *The proposed encroachment area is mitigated in accordance with Section 3.08.*

To compensate for the 1.53 acres of encroachment into the vegetated corridor, the applicant will provide 0.56 acre (24,433 SF) of on-site mitigation (vegetated corridor replacement) contiguous with the existing vegetated corridor. The on-site mitigation area will be planted with the native trees, shrubs, and seed mix. The remaining 0.97-acre vegetated corridor mitigation requirement will be met by a payment to provide fee to CWS.

To compensate for the 1.59 acres of proposed wetland impact, the applicant will provide 0.44 acre of onsite wetland restoration (0.44 acre of mitigation credit at l: l mitigation ratio) and 1.57 acres of on-site wetland enhancement (0.78 acre of mitigation credit at 2:1 mitigation ratio). The remaining 0.37-acre wetland mitigation requirement will be met by purchasing 0.37 acre of wetland mitigation bank credits.

2. The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.

The proposed on-site vegetated corridor replacement area totals 24,433 SF and is located contiguous to the existing vegetated corridor. Both the vegetated corridor replacement area and the existing corridor in *degraded* condition will be enhanced to *good* condition by planting native trees and shrubs. The planting of native trees and shrubs in the mitigation and enhancement areas will improve the protection of the wetlands from the proposed development.

3. Enhancement of the replacement area, if not already in Good condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good corridor condition.

The portion of the vegetated corridor surrounding the on-site wetlands and wetland mitigation area that will remain after site development totals 34,636 SF and is in *degraded* condition; it is required to be enhanced by planting native trees and shrubs to meet CWS' *good* corridor condition standards. The tall fescue vegetated corridor community will be planted with the native trees and shrubs.

4. A District Stormwater Connection Permit is likely to be issued based on proposed plans.

The applicant reasonably expects to obtain a District Stormwater Connection Permit based on proposed plans for the project.

5. *Location of the development and site planning minimizes incursion into the Vegetated Corridor.*

A natural resource assessment and application for a service provider letter was previously submitted in 2008 by Polygon Northwest Company. The previously proposed site development plan project proposed to fill the entire wetland and vegetated corridor areas present within the Master Plan site. The currently proposed site development plan minimizes impacts to wetlands and vegetated corridors on the site by avoiding the majority of the large wetland and vegetated corridor complex in the central portion of the site.

6. No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

There are no development options that completely avoid wetland or vegetated corridor impacts because wetlands and vegetated corridor extend through the center of the site. An east-west road crossing the wetlands and vegetated corridor is necessary to meet City of North Plains access requirements.

7. *The proposed encroachment provides public benefits.*

The proposed vegetated corridor mitigation adjacent to the mitigation wetlands will improve the water quality function of the water quality resource buffers, thereby providing public benefit. Additional public benefit will be provided by constructing 0.44 acre of on-site wetland restoration and 1.57 acres of

of on-site wetland enhancement. Ecological goals and objectives for the wetland mitigation site were determined based on the results of the functional assessment conducted of the impacted wetlands and include:

- Replace water quality function of the impacted wetlands by lowering the existing ground surface in wetland creation and enhancement areas to create areas of seasonal ponding and saturation.
- Improve wildlife habitat over the existing condition of the wetland on the site through enhancements to site hydrology and vegetation.
- Increase native plant communities and species diversity by incorporating areas of trees and shrubs to provide vertical structure in the mitigation site and provide food and cover for songbirds.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. If applicable, the water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**

SPECIAL CONDITIONS

11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors up to 50 feet wide and any additional mitigated vegetated corridor, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**

13. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A.
14. **Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Guide, 2012. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.**
15. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&0 07-20, Appendix A).
16. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two-year maintenance period shall begin again from the date of replanting.**
17. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.**
18. **Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

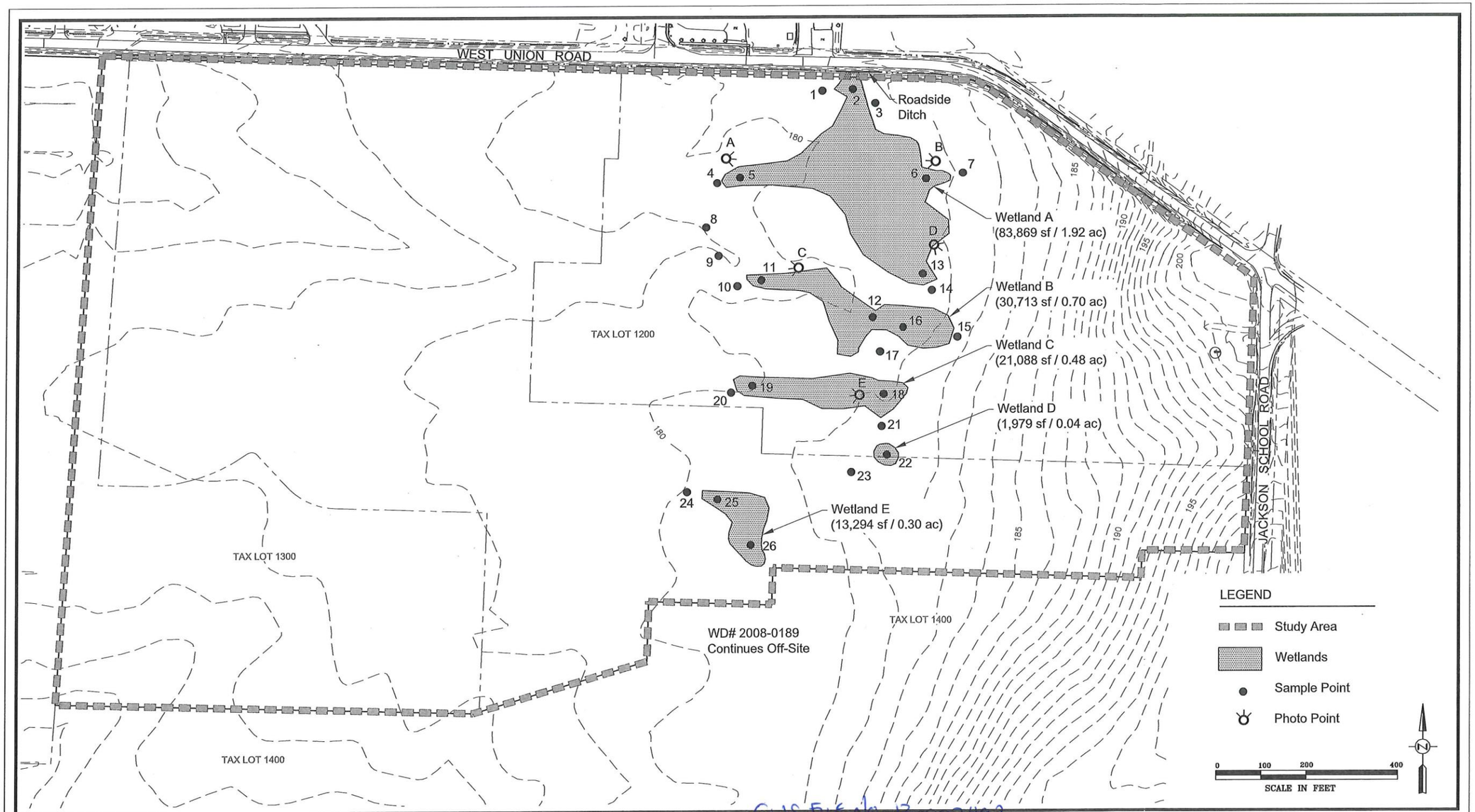
19. **Final construction plans shall include landscape plans**. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
20. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
21. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
22. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors**. Fencing and signage details to be included on final construction plans.**

<u>This Service Provider Letter is not valid unless CWS-approved site plan is attached.</u>

Please call (503) 681-3653 with any questions.

Amber Wierck
Environmental Plan Review

Attachments (4)



PHS
Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Survey provided by
Pacific Community Design, 2013
Survey and Sample point accuracy
is sub-centimeter.

CWS File No. 13-002492
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 10/22/13
SPL ATTACHMENT 1 OF 4

Wetland Delineation
Jackson-Union Property - North Plains, Oregon

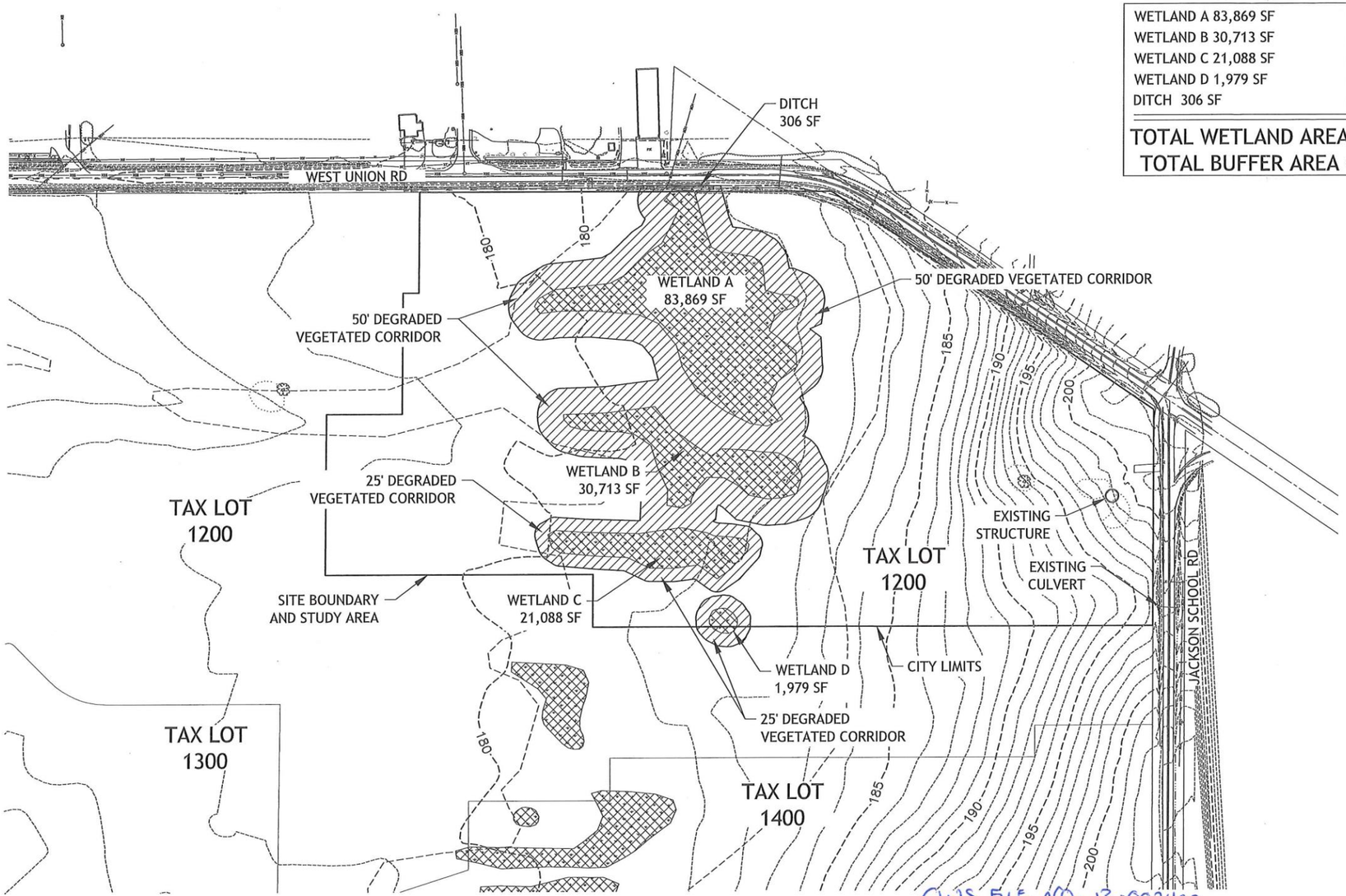
FIGURE
6

07-17-13

Y:\AUTOCAD\4600\4662 North Plains\AutoCAD\Plot Dwgs\WetDel.dwg, 7/17/2013 2:34:41 PM

WETLAND A 83,869 SF	(1.92 AC)
WETLAND B 30,713 SF	(0.71 AC)
WETLAND C 21,088 SF	(0.48 AC)
WETLAND D 1,979 SF	(0.05 AC)
DITCH 306 SF	(0.01 AC)

TOTAL WETLAND AREA = 3.17 AC
TOTAL BUFFER AREA = 3.87 AC



CWS FILE NO. 13-002492
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 10/22/13
SPL ATTACHMENT 2 OF 4

MAPPING METHODOLOGY AND ACCURACY IS BASED ON GROUND SURVEY COMPLETED BY PACIFIC COMMUNITY DESIGN, INC. ON 4/2/2013 & 4/11/2013

WETLAND AND WATER BOUNDARIES DELINEATED BY PACIFIC HABITAT SERVICES, INC. ON 07/17/2013

SCALE
0 100 200
1 INCH = 200 FEET

POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

SWCA
ENVIRONMENTAL CONSULTANTS

DATE: 9/9/2013

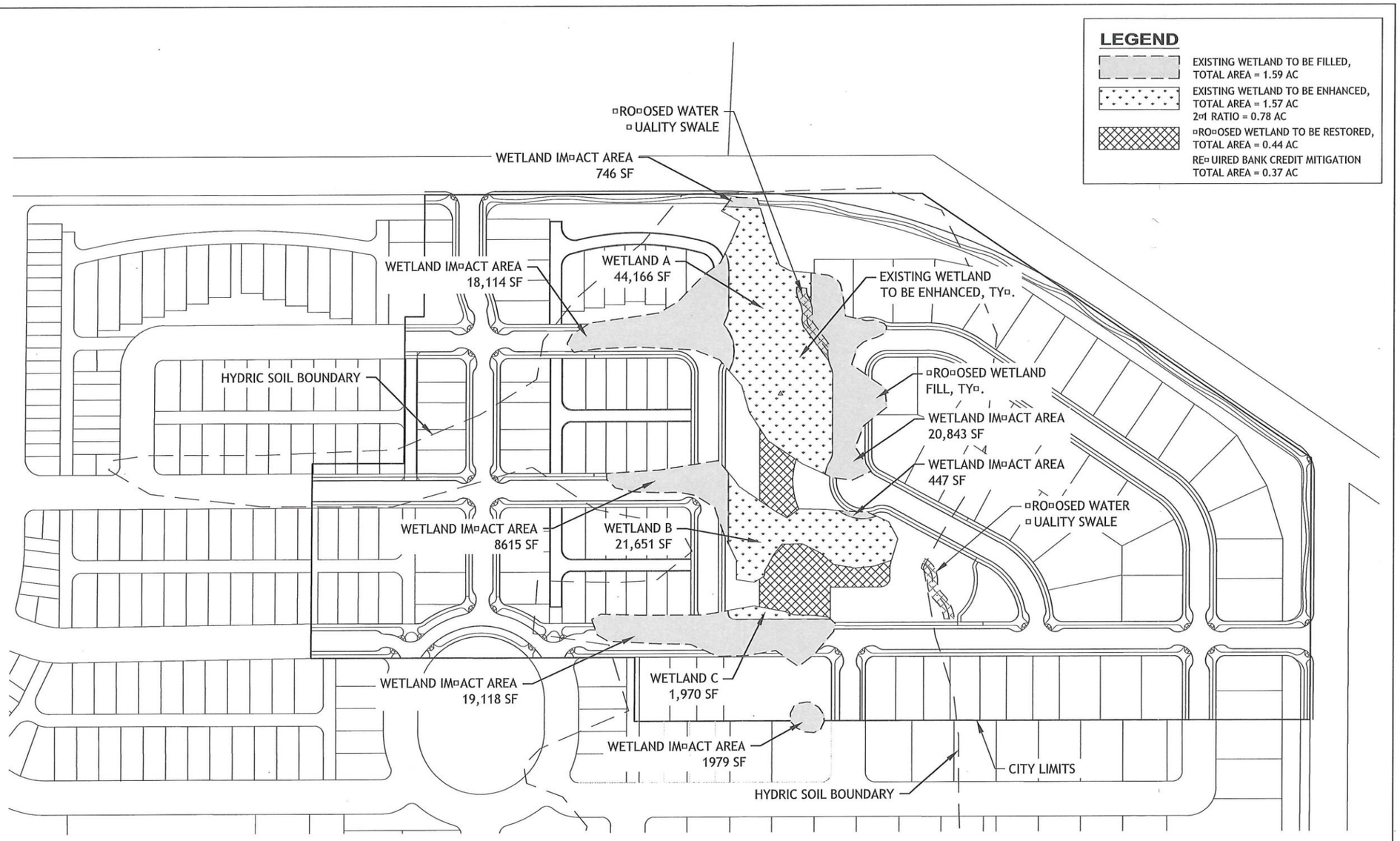
REVISIONS
NO. DATE DESCRIPTION

SUNSET RIDGE

EXISTING CONDITIONS WETLANDS & VEGETATED CORRIDORS

PROJECT NO.: 395-127
TYPE: Planning
REVIEWED BY:

FIG 4



CWS FILE NO. 13-002492
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 10/22/13
SPL ATTACHMENT 3 OF 4

POLYGON NW COMPANY
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WWW.POLYGONHOMES.COM

Pacific Community Design
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SWCA
ENVIRONMENTAL CONSULTANTS

DATE: 9/4/2013

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE

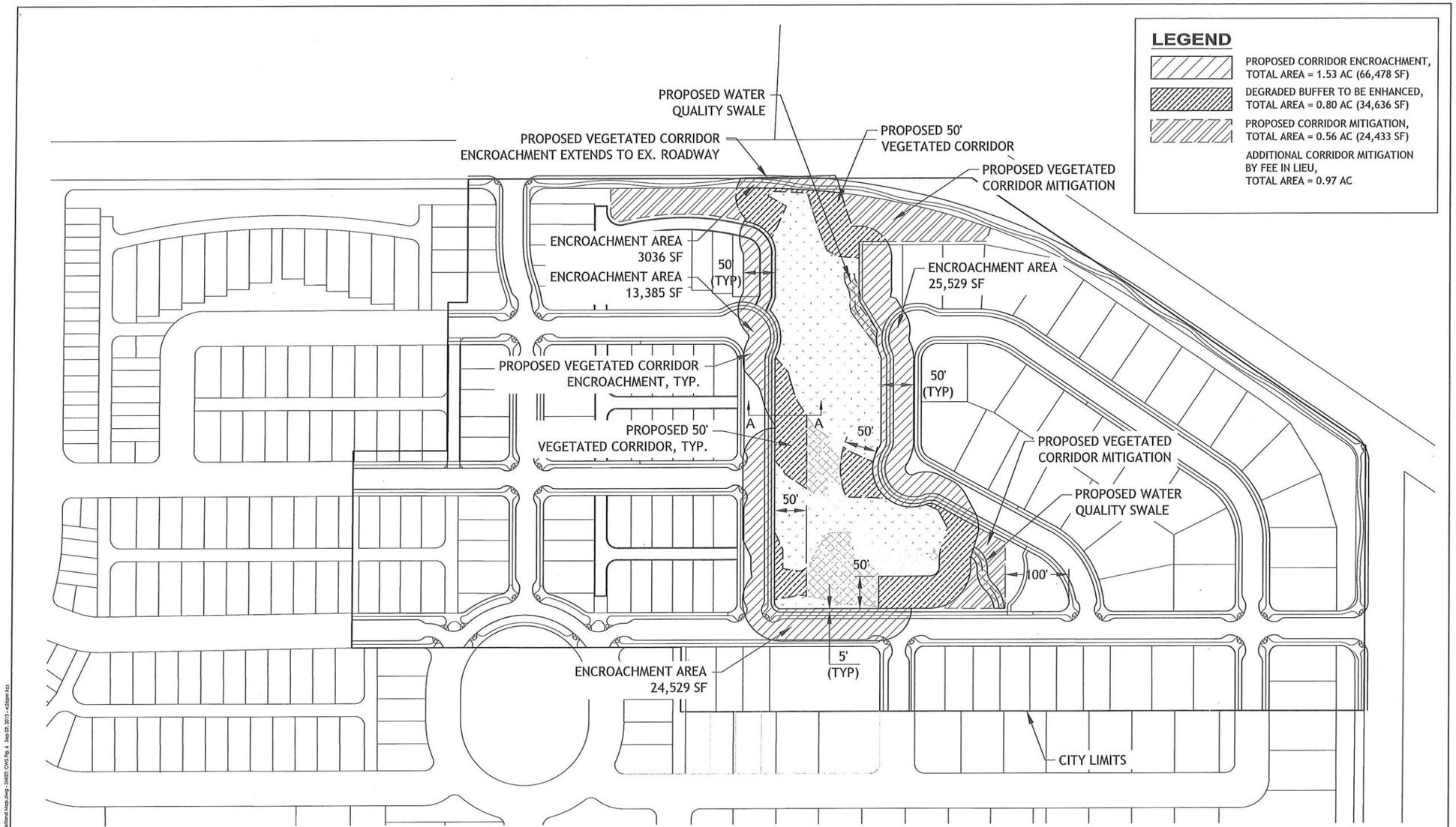
PROPOSED WETLAND IMPACTS & MITIGATION

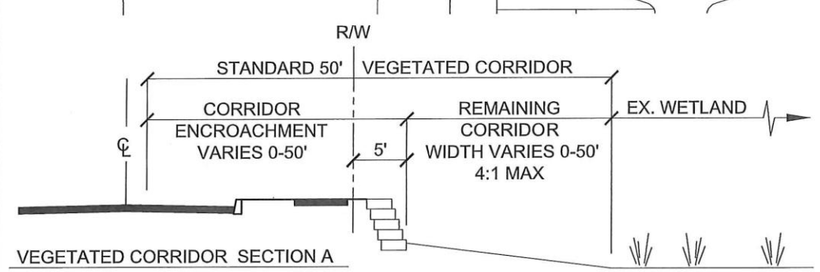
PROJECT NO.: 395-127
TYPE: Planning
REVIEWED BY:

FIG 5

CWS File Number

13-002492





CWS FILE No. 13-002492
Approved
Clean Water Services
ER ENVIRONMENTAL REVIEW
By AW Date 10/22/13
SPL ATTACHMENT 4 of 4

SCALE
0 75 150
1 INCH = 150 FEET

POLYGON NW COMPANY
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Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

SWCA ENVIRONMENTAL CONSULTANTS

DATE: 9/9/2013

REVISIONS
NO. DATE DESCRIPTION

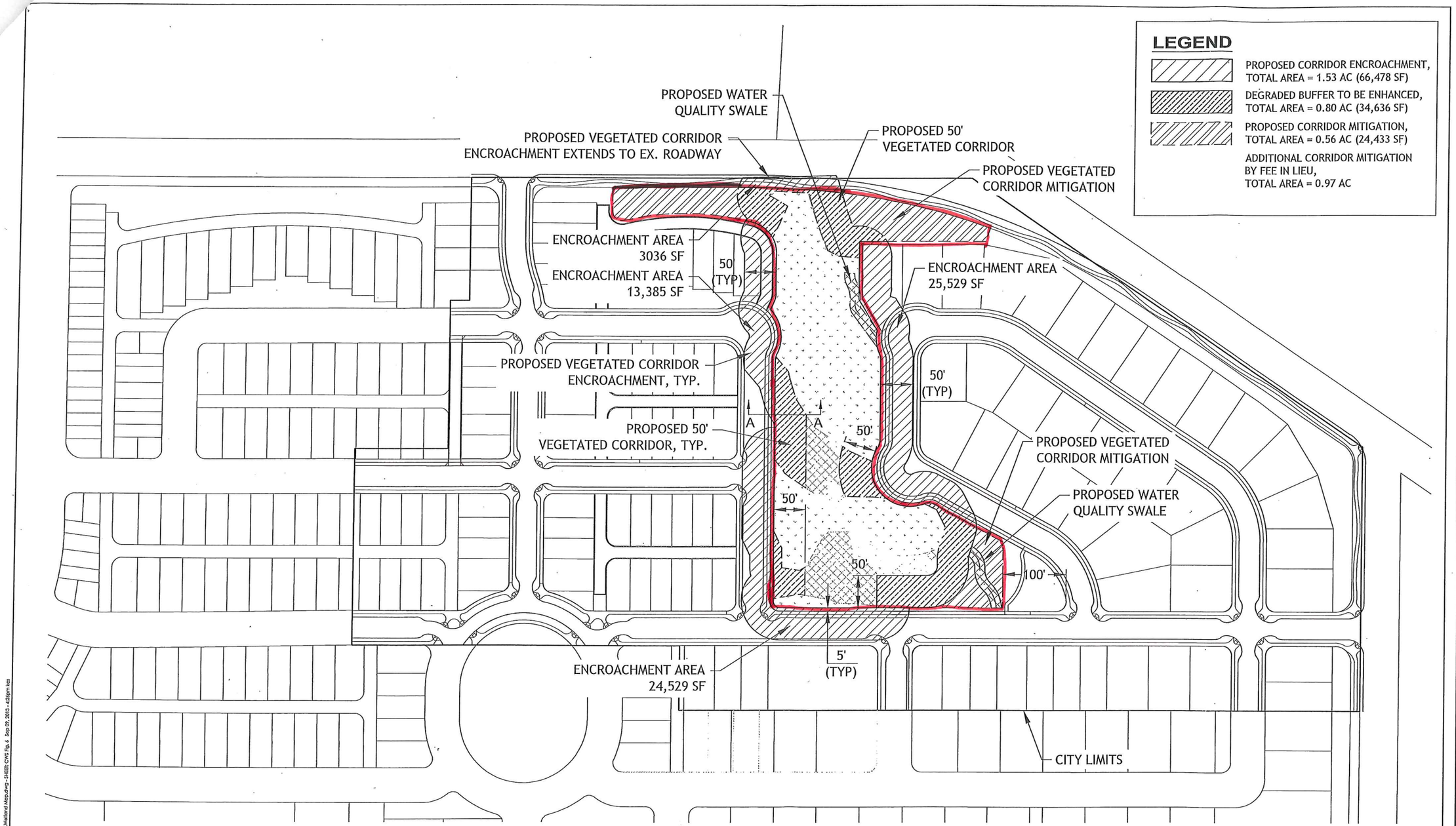
SUNSET RIDGE

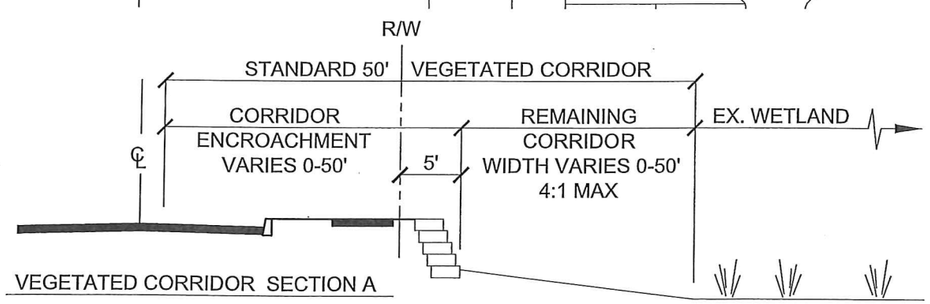
PROPOSED VEGETATED CORRIDOR IMPACTS AND MITIGATION

PROJECT NO.: 395-127
TYPE: Planning
REVIEWED BY:

FIG 6

N:\proj\395-127\07 Drawings\03 Planning\Exhibits\Wetland\UPL Exhibit Drawings\395127 Wetland Map.dwg - SHEET: CWS Fig. 4 Sep 05, 2013 - 4:20pm kss





CWS FILE No. 13-002492
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 10/22/13

SPL ATTACHMENT 4 of 4

SCALE
0 75 150
1 INCH = 150 FEET

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WWW.POLYGONHOMES.COM

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[T] 503-941-9484 [F] 503-941-9485

SWCA
ENVIRONMENTAL CONSULTANTS

DATE: 9/9/2013

REVISIONS
NO. DATE DESCRIPTION

SUNSET RIDGE

PROPOSED VEGETATED CORRIDOR IMPACTS AND MITIGATION

PROJECT NO.: 395-127
TYPE: Planning
REVIEWED BY:

FIG 6

MEMORANDUM

DATE: February 28, 2008

PROJECT: 04-0682.448
City of North Plains, Land Use Action Referral – SD 07-0016, Tax Lot 1200, 1300, and a portion of 100, Tax Map 1N2-07

TO: Don Otterman, AICP, City Manger
City of North Plains
Carole Connell, City Planner

FROM: Bill Baechler, P.E.
Murray, Smith & Associates, Inc.

RE: City Engineer Review: North Plains East Subdivision– Phase I

Purpose

This memorandum presents City Engineer review comments in response to the City of North Plains Land Use Action Referral SD 07-0016, requesting approval for a 114 lot subdivision of mixed residential density. This site was recently annexed (March 2007) into the City of North Plains. Phase I development of this area is proposed to meet the City designated Neighborhood Community Zone, NC, with a master planned community mix of low to high density residential development with open space/parks. The proposed area of the site to be developed totals 24.33 acres and is presently undeveloped.

General

North Plains East – Phase I (Subdivision) is proposed as the first phase of development within an approximate 70 acre site recently included within the Urban Growth Boundary (UGB) and designated as the North Plains East Expansion Area. A comprehensive plan amendment and site Master Plan (CPA 07-0017) was approved by the City, with conditions, on February 13, 2008. The Master Plan identifies the final mix of low to high lot density requirements and number of lots approved for the residential phases of development. In

addition, the Master Plan provides requirements, direction and guidance for public infrastructure improvements and mitigation of traffic and environmental impacts. Master Plan approvals require a Public Facility Development Plan (Facility Plan) to be approved by the City prior to approval of the plat or issuance of any grading permit. However, review of the preliminary plat for the Subdivision may proceed concurrently with the review of the Facility Plan. The Subdivision will require full public services, including streets, drainage, water, and sewer as well as mitigation for traffic impacts and environmental sensitive areas. There is a 5.85 acre wetland/sensitive area located within the Subdivision. Development and mitigation of the wetland area must be included within the Facility Plan. Proposed development activities within the wetland require coordination and approvals from the Oregon Division of State Lands (DSL) and Clean Water Services (CWS). A Service Provider Letter (SPL) in accordance with CWS standards (R&O 07-20), is required prior to approval of the Subdivision. Off-site easements and improvements are necessary to provide adequate services to the site and shall be included in the Facility Plan and constructed prior to approval of the plat. In that development is proposed to be constructed in phases, public off-site improvements shall be designed and constructed to meet the needs of the entire Master Plan area. The Facility Plan shall consider both on-site facilities for all new development and off-site improvements and modifications to existing facilities to meet projected full build out service demands, including adjacent undeveloped areas within the UGB. Existing drainage, sewer, water, and traffic/transportation master plans adopted by the City and other agencies may assist in identifying and providing guidance for public improvements necessary for the development of this Subdivision.

Planning, design, and construction of all required public improvements shall be in accordance with current City adopted Zoning and Development Ordinances and the current City of North Plains Public Works Design Standards. In addition, the American Public Works Association (APWP) Standard Specifications for Public Works Construction apply. Improvements shall be planned, designed, and constructed in accordance with all City requirements and conditions, and the final design plans must be stamped by a Professional Engineer (P.E.) licensed in the State of Oregon. In addition to City approvals, sewer and surface water management facilities and street improvements shall require the appropriate approvals of other agencies.

City/Agency Coordination

The Applicant is to coordinate with the City and all other appropriate utilities and agencies throughout all planning, application, review, and construction processes. Agency and utility coordination includes, but is not limited to, CWS regarding sanitary sewer, pump station, water quality, vegetated corridors, and storm drainage system improvements; Washington County Fire District No. 2 regarding emergency access and fire protection; Washington County for work relating to all county right-of-way, including NW West Union Road and NW Jackson School Road, and infrastructure requirements outside of the UGB; Oregon Department of State Lands (DSL) and Army Corps of Engineers and other State and Federal agencies regarding impacts to jurisdictional waterways, wetlands, and other similar environmental resources; and the City of North Plains regarding planning, water system

improvements, surface water drainage improvements, and site development interests. The Applicant is to provide copies of all agency/utility requirements, comments, approvals, and other correspondence regarding development within or in support of the proposed Subdivision. The City is to be notified of any potential conflicts or concerns that may be identified. It is the responsibility of the Applicant to resolve all conflicts to the satisfaction of the City.

Street Improvements

The Subdivision is fronted by West Union Road on the north and Jackson School Road on the east. West Union Road and Jackson School Road are existing Washington county right-of-way and will provide primary access to the Subdivision and future phased development of the site. All modifications and improvements within these right-of-ways are to be coordinated with Washington County. In addition to City requirements and approvals, Washington County requires separate approvals and permits for all work within County right-of-way. The Master Plan identifies County road/traffic improvements and other requirements, including right-of-way dedications and street and traffic improvements of all county roads and major intersections within close proximity of the site.

Local streets with pedestrian and bicycle considerations shall be required in accordance with the City of North Plains Development Code and the City of North Plains Public Works Design Standards. In addition, a minimum eight (8) foot wide public utility easement (PUE) shall be required across all lot and tract frontages adjacent to public right-of-way.

Storm Drainage Improvements

The Applicant shall construct a permanent public storm drainage system to serve development of the site. The required Facility Plan shall address surface drainage management and conveyance of runoff from all impervious areas including public streets, roofs, area and footing drains, and off-site improvements to an approved point of discharge at McKay Creek.

All storm drainage improvements must be coordinated with CWS and designed in accordance with all CWS design and construction standards (R&O 07-20). It is anticipated CWS will require both storm water quality and storm water conveyance facilities and a drainage analysis to determine capacities of existing and proposed drainage systems in accordance with R&O 07-20. Conveyance facilities constructed outside of the UGB shall be coordinated with Washington County in addition to CWS. Permanent off-site drainage easements shall be required, as approved by CWS and Washington County, to provide for the construction, maintenance and access of storm conveyance facilities. Approvals and development permits separate from the City shall be required by CWS and Washington County.

Private facilities are to be planned, designed, and constructed in accordance with all applicable City requirements, codes, and standards.

Sanitary Sewer Improvements

The Applicant shall plan, design and construct a public sanitary sewer collection system for the Subdivision in accordance with CWS design and construction standards (R&O 07-20). There is an existing 8" diameter sanitary sewer located within NW West Union Road extending to NW 289th from the west. This sewer discharges to an existing pumping station near McKay Creek. These existing sanitary facilities do not have the capacity to serve development of the Master Plan site at NC zoning densities and provide for the continued development of the industrial area north of West Union Road. The required Facility Plan for the site shall identify sanitary sewer improvements within the Master Plan area and shall include off-site improvements and system modifications in accordance with CWS design and construction standards (R&O 07-20) and other CWS requirements. The Applicant shall identified and coordinate both on-site and off-site improvements with CWS during the planning, approvals, design, and construction processes. Approvals and development permits separate from the City are required by CWS.

Private facilities are to be designed and constructed in accordance with all applicable City requirements, codes and standards.

Sensitive Area/Wetland Mitigation

The Applicant shall coordinate with DSL and CWS to provide an off-site wetland mitigation plan, as required by the Master Plan and Facility Plan. DSL and CWS require review and permits separate from the City. An approved SPL, in accordance with CWS design and construction standards (R&O 07-20), shall be required prior to land use approval for the Subdivision.

Water System Improvements

The Applicant shall design and construct a looped water transmission system, with minimal 8-inch diameter pipes. All public water system improvements shall be planned, designed and constructed in accordance with the current City of North Plains Public Works Design Standards and the APWA Standard Specifications for Public Works Construction. The Facility Plan shall include a preliminary water system design. As part of the design and construction plan review process and prior to any on-site development, flow calculations shall be verified by the City Engineer, at the applicant's expense, to demonstrate that the proposed water system meets all applicable City and State requirements and is consistent with the current the City Water Master Plan and water distribution model.

SUNSET RIDGE

City of North Plains, Oregon

Major Modifications to Preliminary Subdivision Plat and Master Plan Refinement

Tax Lot 1200 on Tax Map 1N2-7

October 2, 2013

POLYGON NORTHWEST COMPANY

Applicant:

Fred Gast
Polygon Northwest Company
109 East 13th Street
Vancouver, WA 98660
[P] 360-695-7700

Pacific Community Design

Applicant's Representative:

Stacy Connery, AICP
Pacific Community Design, Inc.
12564 SW Main Street
Tigard, Oregon 97223
[P] 503-941-9484
[F] 503-941-9485

APPLICANT'S STATEMENT
MODIFICATION TO APPROVED PRELIMINARY SUBDIVISION PLAT AND MASTER PLAN REFINEMENT

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LIST OF EXHIBITS

A COPIES OF APPLICATION FORM AND FEE & OWNERSHIP DOCUMENTATION
B COPY OF MAILING LABELS
C PRELIMINARY PLANS
D SUBDIVISION NAME APPROVAL
E WETLAND DELINATION
F CWS SERVICE PROVIDER LETTER
G COPIES OF NORTH PLAINS MASTER PLAN & PRELIMINARY PLAT APPROVALS, EXTENSIONS & PLANS

I. PROPOSAL SUMMARY

GENERAL INFORMATION

Applicant:	**Polygon Northwest Company** 109 E. 13th Street Vancouver, WA 98660 (503) 314-0807 Contact: Fred Gast
Applicant's Representative:	**Pacific Community Design, Inc.** 12564 SW Main Street Tigard, OR 97223 (503) 941-9484 Contacts: Stacy Connery, AICP Jim Lange, PE Travis Jansen, PLS
Natural Resource Consultants:	**SWCA Environmental Consultants** 1220 SW Morrison Street, Suite 700 Portland, OR 97205-2235 (503) 224-0333 Contacts: Mirth Walker, PWS, CWD Stacy Benjamin **Pacific Habitat Services, Inc.** 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 (503) 570-0800 Contact: John van Staveren, PWS
Landscape Architect:	**Otten Landscape Architects, Inc.** 3933 SW Kelly Ave., Suite B Portland, Oregon 97239 Tel: (503) 972-0311 Contact: Janet Otten, ASLA Kristina Durant
Property Owners:	**McKay Creek Land LLC** Robert Bobosky 6770 SW Canyon Drive Portland, Oregon 97225 Tel: (503) 292-8261 Email: r.bobosky@comcast.net

	Jackson Farm Land, LLC Don Maltase 525 N. Tomahawk Island Drive Portland, Oregon 97217 Tel: (503) 285-4746 Email: donmaltase@comcast.net
Site Location:	Southwestern Corner of NW West Union Road & NW Jackson School Road
Map and Tax Lots:	Northeastern Portion of TL 1200, Map 1N2-7
Size:	24.33 Acres
City Land Use Classification:	Neighborhood Community (NC)
Pre-Application Meeting Date:	May 30th, 2013
Existing City Approvals:	Comprehensive Plan Amendment East Side Master Plan File Number CPA-07-0017 & Subdivision File Number SD-07-0016
WACO Concurrent Applications:	Two (2) Parcel Partition of TL 1200 Special Use Permit & Flood Plain Alteration for Off-Site Sanitary Sewer and Storm Lines

REQUEST

The applicant requests approval of the following:

- Major Modifications to Preliminary Subdivision Plat (SD-07-0016)
- Master Plan Refinement (CPA-07-0017)
- Proposed Street Names (as illustrated in Preliminary Plans in Exhibit C)

This request is subject to a Type III process for quasi-judicial review by the Planning Commission. The proposed major modifications to the preliminary subdivision plat and proposed Master Plan refinement maintain the residential density of 108 single family residential lots and tracts while retaining the majority of an on-site wetland within a large open space tract. The attached plans (see Exhibit C) illustrate proposed modifications to the approved preliminary plat. The proposed plat name is "Sunset Ridge." This narrative and the attached exhibits demonstrate compliance with the

applicable criteria of the City of North Plains Comprehensive Plan and Zoning and Development Code.

Sheet 2 – Existing Conditions shows an on-site wetland (see Exhibit C – Preliminary Plans). The Master Plan and preliminary subdivision plat approved in 2008 for the subject site assumed the on-site wetland would be filled and mitigated off-site. Regulatory changes now require preservation of the on-site wetland to the maximum extent feasible, creating the need for refinement to the approved Master Plan and modifications to the preliminary plat. The modifications and refinements proposed with this application consist of changes to internal streets, park areas, and lot mix and location.

SITE DESCRIPTION & HISTORY OF PRIOR APPROVALS

The property is generally located at the southwest corner of NW West Union Road and NW Jackson School Road. The project site is 24.33 acres and is located within Tax Lot 1200 on Map IN2-7. TL 1200 is wholly within the City of North Plains Urban Growth Boundary (UGB). The project site is located within the northeastern portion of the site that has been annexed into the City of North Plains Neighborhood Community (NC) Zone. The remainder of TL 1200 (not included in this request) is within the Washington County Future Development (FD)-10 Zone for urban unincorporated areas.

Exhibit G includes copies of the approved Master Plan, preliminary plat approval, extension approvals, and the associated plans. A Master Plan for the City's 69.87 acre East Expansion Area and preliminary plat for subdivision Phase 1 within the subject site were approved in February and March of 2008, respectively. Multiple extensions for the subdivision and the Master Plan have been approved, extending the approvals to February 14, 2014.

II. COMPLIANCE WITH CITY OF NORTH PLAINS COMPREHENSIVE PLAN

15.02.020 LAND USE PLANNING

Neighborhood Community: This comprehensive plan designation is designed for the non-exception expansion areas brought into the City's UGB in 2003. This designation recognizes the master planning effort that was conducted as a part of the Periodic Review process and the unique mix of residential and non-residential land uses, varying densities, and open space.

The Neighborhood Community designation should be applied to the north and east non-exception expansion areas as shown on the Density/Land Use Plans in Section 120 Urbanization in the Comprehensive Plan. Development applications within these areas shall provide for a minimum density of 8.4 residential units per net acre in a density distribution of 40% low density, 40% medium density, and 20% high density as prescribed in Section 120 Urbanization.

Master planning of the non-exception expansion areas is essential prior to development of any portions of those areas. The master planning process should recognize the land needs identified during the Period Review process and their accommodation in the non-exception expansion areas. To encourage maximization of land efficiency, master plans may identify multiple use areas or co-location of land uses. Examples include the co-location of a school and athletic fields providing both school land and park land or multiple use areas that include residential uses associated with commercial or institutional uses either vertically or horizontally. Master plans shall identify those specific areas within the plan where multiple use or co-location should occur.

The master planning process encourages innovative and imaginative site planning, consistent with Section 15.01.050 The Vision, in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or combination of zones.

Corresponds with Neighborhood Community (NC) on the zoning map.

Response: The entirety of TL 1200 was brought into the City of North Plains' UGB with a previous expansion area. The northeastern portion of the subject site was annexed into the City of North Plains and has a Neighborhood Community (NC) designation on the City's zoning map. Master Plan refinement and major modifications to the preliminary subdivision plat approved in 2008 are proposed with this application. The approved Master Plan and preliminary plat included a residential density of 108 units. Modifications and refinements are necessary at this time to preserve the on-site wetland while retaining the residential density of 108 units. Section III of this report describes compliance with the applicable sections of the City of North Plains Zoning and Development Code, including criteria for master plan refinement.

III. COMPLIANCE WITH CITY OF NORTH PLAINS ZONING & DEVELOPMENT CODE

16.45 NEIGHBORHOOD COMMUNITY (NC) ZONE

16.45.010 Permitted Uses

The following uses are permitted outright within the NC zone when associated with an approved master plan:

A. Single family detached housing.

Response: The original Master Plan (approved in 2008) for the subject site included residential uses and parks, which are permitted outright. The proposed Master Plan refinement continues residential and parks and open space land uses. Therefore, the proposed Master Plan refinement does not include changes to land uses and continued land uses are permitted outright.

16.45.020 Standards and Off Street Parking Requirements

Development within the NC District shall comply with the standards for lot size and dimensional requirements, lot coverage, building height and setbacks as contained within the Table NC-1: Development Standards, or as modified and approved during the Master Plan process.

Response: *Sheet 4 - Preliminary Subdivision Plat* (see Exhibit C) illustrates proposed lot size, width, and depth. The applicable standards of Table NC-1: Development Standards are shown below. The size, width, and depth of each lot, and average for each of these measurements, were compared with the minimum requirement for the corresponding lot size. An analysis of lots with the development standards of the NC zone is provided below.

TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Single Family - small lot	2,500	30	70
Single Family - med. Lot	4,200	45	85
Single Family - large lot	6,500	55	90

**Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.*

Analysis of Lot Compliance with NC Development Standards

PROPOSED LOTS						
Type	**Size (sq. ft.)**	**% of Lot Size Standard**	**Width (feet)**	**% of Width Standard**	**Depth (feet)**	**% of Depth Standard**
Larges						
Proposed Minimum	5,839	5,839 sf/6,500 sf = 90%	57.2	57.2'/55' = 104%	90	90'/90' = 100%
Average	6,766	6,766 sf/6,500 sf = 104%	68.2	68.2'/55' = 124%	100.8	100.8'/90' = 112%
Mediums						
Proposed Minimum	3,900	3,900 sf/4,200 sf = 93%	42	42'/45' = 93%	78.5	78.5'/85' = 92%
Average	4,404	4,404 sf/4,200 sf = 105%	45.6	45.6'/45'= 101%	97.8	97.8'/85' = 115%
Smalls						
Proposed Minimum	2,464	2,464 sf/2,500 sf = 99%	29	29'/30' = 97%	77	77'/70' = 110%
Average	2,771	2,771 sf/2,500 sf = 111%	33.9	33.9'/30' = 113%	82	82'/70' = 117%

The above analysis shows that all lots within Phase 1 have a lot size, width, and depth that is at least 90% of the requirement. In addition, the averages of lot size, lot width,

and lot depth for each lot type exceed 100% of the NC-1 Development Standards. Therefore, proposed modifications to the approved preliminary plat meet the standards of this Section.

16.45.030 Standards and Requirements for Master Plans

Response: This application proposes refinement of the North Plains East Master Plan approved in 2008, as described below. Compliance with the criteria for Master Plan refinement is addressed in Section 16.45.040(F).

16.45.040 Procedure

The following standards and requirements shall be observed when a Master Plan proposal is submitted for consideration:

F. In the process of reviewing applications for individual phases within an approved Master Plan, the Commission may approve the refinements to the Master Plan. Refinements to the Master Plan are defined as:

1. Changes to the street network or functional classification of streets that do not significantly reduce the function or connectivity for vehicles, bicycles or pedestrians.

Response: Exterior street connections to Phase 1 remain the same with proposed Master Plan refinement. The approved Master Plan shows three local streets with a west-east orientation and two streets with a north-south orientation within Phase 1. The only changes proposed to the street network are minor changes to internal streets to accommodate open space area to retain the on-site wetland. The table below lists the minor changes proposed to the internal street network of the Master Plan.

Master Plan Refinement - Changes to Street Network

COMPARISON OF STREETS		
Phase 1 Affected Area	**Approved Master Plan**	**Proposed Master Plan Refinement**
Access points to County roads	•One point of access to NW West Union Road •One point of access to NW Jackson School Road	•Both points of access are maintained
Access points to future development phase(s)	•Four (4) points of access to south •Three (3) points of access to west •Terminated at Phase 1 boundary, to be extended with future phases	•Points of access are maintained and will be extended with future phases of development
Northern road with west-east orientation	•Road extends across site, through area containing wetland	•Street no longer continues through wetland •Road ends at western and eastern boundaries of wetland and makes "T" intersection with respective adjacent road
Central road with west-east orientation	•Road extends across site, through area containing wetland	•Street no longer continues through wetland •Road ends at western boundary of wetland and makes "T" intersection with respective adjacent road •At eastern boundary of wetland, road is generally consistent with road alignment on Master Plan
Southern road with west-east orientation	•Street with west-east alignment, generally extending between access point at NW Jackson School Road, oval park segment, and the western site boundary	•Alignment consistent with Master Plan (except for changes to park)
Western street with north-south orientation	•Street with north-south alignment, generally extending between access point at NW West Union Road to oval park segment	•Alignment consistent with Master Plan (except for changes to park)
Central street with north-south orientation	•Street with north-south alignment, connection the northern and central roads with west-east orientation	•Retained along eastern boundary of open space area •Intersections with roads with west-east orientation eliminated to accommodate preservation of wetland
Eastern street with north-south orientation	•Aligns with lots in northeast corner of site and extends to southern boundary of Phase 1	•Alignment consistent with Master Plan
Circular street around oval-shaped park	•Southern street with west-east orientation intersects with western street with north-south direction •Circular alignment around oval-shaped park	•Size of park reduced •Northern park boundary shifts south •Street alignment adjusted in association with park changes
Surrounding wetland	n/a	•Street added along the western boundary of the wetland to serve adjacent blocks

The above table describes how proposed changes only affect internal streets to accommodate additional open space area to preserve the on-site wetland. Proposed changes to the street network will not significantly reduce circulation system function or connectivity for vehicles, pedestrians, or bicycles. As the points of connection around the Phase 1 boundary are maintained and the primary circulation routes to the north-south and west-east are maintained, no changes to the functional classification of internal streets are proposed.

2. **Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, livability, usability, connectivity, or overall distribution or availability of these uses in the Master Plan area.**

Response: Within Phase 1, the approved Master Plan shows a landscaped buffer along NW Jackson School Road and NW West Union Road, park adjacent to residential lots in the northern portion of Phase 1, portion of oval-shaped park, and pocket park north of the southern road with an west-east orientation. Changes to the nature or location of park type, trails, or open space proposed with the Master Plan refinement are described in the following table. These changes result from the need to retain as much of the existing wetland as possible and to maintain the 108 residential units.

Master Plan Refinement - Changes to Parks, Trails & Open Space

COMPARISON OF PARKS	
Approved Master Plan	**Proposed Master Plan Refinement**
n/a	•Open space area added to preserve on-site wetland
•Landscaped buffer area along NW West Union Road & NW Jackson School Road	•Provided and generally consistent with Master Plan
•Park immediately south of residential lots (northern portion of site)	•Minor location adjustment to accommodate open space area for the preservation of the on-site wetland •Remains immediately south of residential lots
•Oval shaped park (southwestern corner of site)	•Size of this park is reduced within Phase 1
•Pocket park north of east-west street taking access from NW Jackson School Road	•Pocket park will be provided as part of an open space tract (see Landscape Plan in Exhibit C)
TOTAL PARKS AREA = 3.7 ACRES	**TOTAL PARKS AREA = 4.7 ACRES**

No park is eliminated with proposed refinement. While some individual park areas decrease in size, the overall area of parks and open space increases by approximately 27% with the addition of open space area. Additionally, the pocket park continues to be provided. Thus, changes to parks will not significantly reduce function, livability,

usability, connectivity, or overall function or availability within the Master Plan; in fact, the addition of park area serves to increase each of these.

3. **Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Master Plan area.**

Response: The approved Master Plan provides residential and parks land uses with future development areas for mixed-use and a school. The proposed Master Plan refinement for Phase 1 maintains these land uses. Phase 1 of the approved Master Plan shows 30 Small lots, 44 Medium Lots and 34 Large Lots for a total of 108 single-family detached lots. The proposed Master Plan refinement maintains a total of 108 single-family detached residential lots and proposes 60 small lots, 14 medium lots, and 34 large lots. The proposed refinement includes only minor changes to the configuration of lots and parks and lot classification, which are listed in the table below.

Master Plan Refinement - Changes to Mix & Location of Land Uses

COMPARISON OF LAND USES		
Phase 1 Affected Area	**Approved Master Plan**	**Proposed Master Plan Refinement**
Open Space Area (Added)	•3 small residential lots and part of one small lot •12 medium lots and portions of two (2) medium lots •Pocket park •Portion of landscape buffer area along NW West Union Road •Portion of park area to south of residential lots in northern portion of Phase 1 •Wetland originally intended to be filled	•Open space area added to preserve wetland, which includes landscaped buffer area along NW West Union Road and NW Jackson School Road and pocket park
South of Wetland	•11 medium lots •5 large lots	•12 medium lots •3 large lots
West of Wetland	•25 small lots and part of one small lot •18 medium lots and portions of two medium lots •Oval-shaped park	•2 medium lots •60 small lots •Future development tracts (parts of future lots)
East of Wetland	•29 large lots •1 medium lot •1 small lot and part of one small lot	•31 large lots
OVERALL MIX	**30 Smalls, 44 Mediums, 34 Larges**	**60 Smalls, 14 Mediums, 34 Larges**
TOTAL UNIT COUNT	**108**	**108**

In order to maintain 108 residential units in Phase 1 and retain as much of the existing wetland area as possible, additional small units need to be provided and usable park areas need to be reduced. Even with these changes, the plan maintains the pattern of larger lots in the northeastern portion of Phase 1 that transitions to medium lots along the southern boundary of Phase 1 and to small lots in the western portion of Phase 1. These lot type transitions maintain compatibility with subsequent phases of the Master Plan. Therefore, changes to the mix and location of land uses will not significantly alter the overall distribution or availability of uses in the Master Plan.

G. **Refinements meeting the above definition may be approved by the Commission upon finding that:**

   a. **The refinement(s) will better meet the conditions of the approved Master Plan.**

   b. **The refinement will not preclude an adjoining phase from development consistent with the approved Master Plan.**

Response: The Development Agreement – Comprehensive Plan Amendment – North Plains East Master Plan CPA-07-0017 (dated March 21, 2008) requires a Public Facility Plan to be submitted to City staff within one year. Approval of the proposed Master Plan refinements will allow Phase 1 development including improvements required by the conditions of the approved Master Plan to occur.

The conditions of approval for the approved North Plains East Master Plan are related to improvements except for Condition 6. A description of how the proposed refinement better meets Condition 6 is provided below. The proposed Master Plan refinement better meets the conditions of approval as it will allow the project to obtain necessary permits from DSL/COE through retaining as much of the existing wetland as possible, thus allowing the project to move forward.

Condition 6

Complete the wetland analysis and mitigation plans by coordinating with CWS and DSL and providing an approved mitigation plan based on the following information:

1. *Provide an analysis of existing wetland conditions.*
2. *Provide proposed land uses.*
3. *Provide a letter of mitigation alternatives.*
4. *Provide the natural resources inventory analysis of the 70 acre Master Plan.*
5. *Address the Tier 2 Division of State Lands strategy.*
6. *Obtain a join permit application approval from the Army Corps of Engineers and DSL. The DSL concurrence letter expires July 5, 2010, unless renewed.*
7. *Provide the City with a metes and bound description of Master Plan area.*

OAR 141-085-0680 requires compensation for reasonably expected adverse impacts to wetlands. The approved Master Plan shows residential lots, streets, and parks within the on-site wetland area, for which off-site mitigation bank compensation was intended. Since approval of the original Master Plan, OAR 141-085-0680 has changed and now identifies two principle objectives:

A. *Replace functions and values lost at the removal-fill site*

B. *Provide local replacement for locally important functions and values, where appropriate*

Department of State Lands (DSL) staff recently indicated that on-site mitigation is the agency's preferred priority. Additionally, on-site wetland mitigation for the subject site is important to qualify for on-site vegetative corridor mitigation. In accordance with State regulatory changes, DSL priorities, and standards for on-site vegetative corridor mitigation, Master Plan refinement is proposed to retain the on-site wetland as much as possible with open space area. A CWS Service Provider Letter was requested on September 10, 2013 and is provided in Exhibit F of this notebook. The CWS Service Provider Letter documents mitigation and enhancement to be provided within the wetland area and associated vegetated corridor. Retention of the on-site wetland results in greater areas for open space and wetland enhancement and mitigation than originally assumed with the approved Master Plan. By retaining the on-site wetland as much as possible, the proposed refinement will meet the OAR 141-085-0680 principle objectives for on-site compensation for wetlands impacts in addition to meeting the requirements of Condition 6. Therefore, the proposed Master Plan refinement exceeds the requirements of Condition 6.

Exhibit E of this notebook includes a wetland delineation including an analysis of existing wetland conditions. Section IV of this report addresses compliance with the Master Plan Conditions of Approval.

The proposed Master Plan refinement only affects Phase 1. The proposed Master Plan refinement includes changes to the mix and location of lots, the addition of open space area to preserve the on-site wetland, and the elimination of two (2) street sections originally located within wetland area. As described above, the proposed refinement maintains the approved residential density of 108 units within Phase 1, allowing subsequent phases of development to achieve uses planned with the approved Master Plan. Streets will continue to terminate at the boundary of Phase 1 to be extended as shown on the approved Master Plan. Additionally, large lots are located in the northeastern part of Phase 1, medium lots are located along the southern boundary of Phase 1, and small lots are located in the western part of Phase 1. Adjacent areas in subsequent phases of development have the same lot types as adjacent areas in Phase 1, thus maintaining compatibility among uses. Therefore, the refinement does not preclude an adjoining phase of development.

16.125 LOT DEVELOPMENT STANDARDS

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

Response: The northeastern portion of the subject site is located within the City of North Plains with a land use designation of Neighborhood Community (NC). Therefore, this Section applies.

16.125.010 Standards for Lots

A. Minimum lot area: Minimum lot area shall conform to the requirements of the zoning district in which the lot is located.

Response: The preliminary subdivision plat includes small, medium, and large residential lots. The applicable standards of Table NC-1 (see below) show the requirement for minimum lot area within the NC Zone.

TABLE NC-1: DEVELOPMENT STANDARDS

Building Type	Minimum Lot Size (sq. ft.)
Single Family - small lot	2,500
Single Family - med. Lot	4,200
Single Family - large lot	6,500

**Lot sizes, widths and/or depths may be reduced to 90% of the standard provided the overall lot average meets the corresponding lot size requirement.*

Analysis of Lot Compliance with NC Development Standards

PROPOSED LOTS		
Type	**Size (sq. ft.)**	**% of Lot Size Standard**
Larges		
Proposed Minimum	5,839	5,839 sf/6,500 sf = 90%
Average	6,766	6,766 sf/6,500 sf = 104%
Mediums		
Proposed Minimum	3,900	3,900 sf/4,200 sf = 93%
Average	4,404	4,404 sf/4,200 sf = 105%
Smalls		
Proposed Minimum	2,464	2,464 sf/2,500 sf = 99%
Average	2,771	2,771 sf/2,500 sf = 111%

As demonstrated in the above analysis and in Section 16.45.020 of this report, all lots generally comply with the provisions of the NC Zone. No lots have an area that is less than 90% of the standard for the corresponding lot size. In addition, the average size of proposed lots meets the corresponding lot size requirement for small, medium, and large lots.

B. Access: All lots created after the effective date of this Ordinance shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception: Flag lots, accessed by a private driveway.

Response: All lots within Phase 1 of the proposed subdivision exceed the required minimum of 20 feet of street frontage. The smallest residential lot, Smalls, have a minimum lot width of 32 feet at street frontage, meeting the criterion of this Section.

C. **Flag lots: When authorized by the Planning Commission pursuant to the access requirements of Subsection Chapter 16.125.010 (B)(1), flag lots shall be subject to the following development standards.**

Response: No flag lots are proposed with this application.

D. **Through lots: Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering may be required by the Planning Commission during the review of the land division request.**

Response: No through lots are proposed with this application.

E. **Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.**

Response: Preliminary Plans (see Exhibit C) illustrate that side lot lines run at right angles to the street as far as practicable.

F. **Lot Grading: Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code, hereby adopted by reference, and to the following standards unless physical conditions demonstrate the propriety of other standards:**

   a. **Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.**

   b. **Fill slopes shall not exceed two feet horizontally to one foot vertically.**

   c. **The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.**

Response: *Sheet 5 - Preliminary Grading Plan* (see Exhibit C – Preliminary Plans) illustrates compliance with the requirements of Chapter 70 of the Uniform Building Code as demonstrated in this subsection.

G. **Large Lots: In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.**

   The Planning Commission may require that the blocks be of such size and shape, be so divided into building sites and contain such site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots of small size.

Response: The proposed subdivision for Phase 1 does not include the creation of any large lots to be re-divided at some time within the future. Therefore, this standard is not applicable.

16.125.015 Standards for Blocks

A. **General: The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.**

B. **Sizes: Residential Districts shall have a maximum 600 foot block length, a minimum 160 foot adjacent lot depth, and a 1,600 foot perimeter. A block shall have sufficient width to provide for two tiers of building sites unless topography of the location of adjoining streets justifies an exception.**

Response: Modifications to the approved subdivision plat and Master Plan refinement include the reconfiguration of internal streets and residential lots to preserve an on-site wetland. Retention of the on-site wetland reduces the area available for streets and residential blocks, and justifies the following exceptions to block standards of Section 16.125.015 as follows:

- Block bounded by NW West Union Avenue, NW Lysander Avenue, and NW Nestor Street (*does meet minimum of 160 feet adjacent lot depth)*
- Block bounded by NW West Union Avenue / NW Jackson School Road, NW Cressida Street, and NW Virgil Drive including Lot 1 through 15
- Block bounded by NW Cressida Street, NW Virgil Drive, and NW Jackson School Road (Lots 16 and 17)

In addition, "NW Demetrius Street," "NW Turney Street," "NW Nestor Street," "NW Rowe Avenue," and "NW Virgil Avenue" will terminate at the end of the boundary of Phase 1 and will be extended with future development phase(s) of the Master Plan. Blocks affected by the termination of these streets include:

- Block bounded by NW Demetrius Street, NW Lysander Avenue, and NW Turney Street
- Block bounded by NW Turney Street, NW Lysander Avenue, and NW Nestor Street
- Block bounded by NW Cressida and NW Rowe Avenue including Lots 44, 45, and 46
- Block bounded by NW Rowe Avenue, NW Cressida Street, and NW Virgil Avenue

Compliance with the block standards for streets terminated at the boundary of Phase 1 will be addressed with development applications for future phases of the Master Plan.

16.125.020 Easements

Response: *Sheet 4 – Preliminary Subdivision Plat* (see Exhibit C – Preliminary Plans) illustrates preliminary easements. Easements addressing the standards of this subsection will be conveyed through the final plat.

16.125.025 Improvement Requirements

B. Subdivisions: The following improvements shall be required for all subdivisions in the City of North Plains.

1. Frontage improvements: Street improvements to full City standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

Response: NW West Union Road and NW Jackson School Road are Washington County roads. Condition #8E provided for Case File No. CPA-07-0017 & SD-07-0016 requires the applicant to obtain a Washington County Facility Permit, which will be obtained prior to site construction. The attached Preliminary Plans (see Exhibit C) demonstrate these frontages will be designed in compliance with applicable Washington County standards.

2. Proposed streets: All public streets within the subdivision shall be constructed as required by the provisions of the Street Standards section of this chapter.

Response: Exhibit C – Preliminary Plans illustrate public streets are planned in compliance with Street Standards. Section III of this report addresses compliance with the provisions of Section 16.150 Street Standards.

3. Monuments: Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points at tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.

Response: Upon completion of street improvements, a registered professional land surveyor will establish monumentation and elevation benchmarks in compliance with this Section.

4. Sanitary Sewers: Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council

construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) illustrates the sanitary sewer system to serve the proposed subdivision. Sanitary sewer lines will be extended to the west and connect to the North Plains East Trunk Line extension near McKay Creek. The sanitary sewer extension is proposed off-site within rural areas of Washington County. Therefore, an application will be submitted to Washington County for extraterritorial extension of the sanitary sewer line. In addition, Section IV of this report addresses compliance with the conditions of *Development Agreement – Subdivision Eastside – Jackson Union LLC (Polygon NW) CPA-07-0016*, approved March 28th, 2008.

5. **Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.**

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) illustrates the water system to be provided including valves and fire hydrants to serve the subdivision and connecting the subdivision to city mains.

6. **Street Lights and Street Trees: The installation of street lights and street trees is required at locations and of a type established by City standards.**

Response: *Sheet 10 – Street Tree Plan/Street Lighting Plan* (see Exhibit C – Preliminary Plans) illustrates street lights and trees to be provided.

7. **Street Signs: The installation of street name signs and traffic control signs is required at locations determined appropriate by the City and shall be of a type established by City standards.**

Response: Street name signs and traffic control signs will be provided at sites determined to be appropriate by the City and will be of a type established by City Standards.

16.125.030 Improvement Procedures

Improvements installed by a developer for any land division, either as a requirement of these regulations or at his own opinion, shall conform to the requirements of this Ordinance and improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedure:

A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. Plans shall be prepared in accordance with requirements of the City.

B. Improvement work shall not be commenced until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

C. Improvements shall be constructed under the inspection and to the satisfaction of the city engineer or the superintendent of public works. The City may require changes in typical sections and details in the public interest, if unusual conditions arise during construction to warrant the change.

D. All underground utilities, sanitary sewers, storm drains installed in streets by the sub-divider shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

E. A map showing all public improvements as built shall be filed with the superintendent of public works upon completion of the improvements.

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C- Preliminary Plans) illustrates utilities to be provided with Phase 1. Section IV of this narrative addresses compliance with conditions of the Development Agreements for the East Area Master Plan and Eastside Subdivision, respectively dated March 21, 2008 and March 28, 2008. City staff approval in accordance with conditions outlined in said development agreements will be obtained prior to approval of the Final Plat or grading permit. Improvements installed by the developer will comply with the criteria of this Section.

16.135 SUBDIVISIONS

16.135.005 General Provisions

A. All subdivisions shall conform to applicable Zoning District Standards, Development Standards of this ordinance and the comprehensive plan.

Response: The proposed subdivision is located within the City of North Plains NC Zone. Section III of this report demonstrates compliance with applicable criteria of the NC Zone.

B. A master plan for development shall be required for any application which leaves a portion of the subject property capable of redevelopment.

Response: A 108 lot subdivision plan is proposed with this application, which is Phase 1 of a larger Master Planned area. No large lots capable of redevelopment remain within the subject area. Therefore, this standard is not applicable to this request.

C. Pre-application conferences shall be required prior to the submittal of all subdivision applications.

Response: A pre-application conference was held with the City Manager of the City of North Plains on May 30, 2013 regarding proposed Master Plan refinement and modifications to the approved preliminary plat.

16.135.010 Submittal Requirements for Tentative Subdivision Plans

A. All Subdivision applications shall be submitted on forms provided by the City and accompanied by the appropriate filing fee.

B. Each application shall include fifteen (15) copies of the tentative subdivision plan drawn on a sheet of 18 x 24 inches in size at a scale of 1 inch equals 100 feet.

C. The following information shall be shown on the tentative subdivision plan:

1. **Proposed name of the subdivision. This name shall not duplicate or resemble the name of any other subdivision in the county and shall be approved by the Planning Commission and the County Surveyor.**
2. **Date, north point and scale of drawing.**
3. **Appropriate identification of the drawing as a tentative plan.**
4. **Description of the subdivision sufficient to define its location and boundaries and legal description of the tract boundaries.**
5. **Names and addresses of the owner, subdivider, and engineer, surveyor or planner.**
6. **The location, widths and names of both improved and unimproved streets within or adjacent to the tract, together with easements and other important features such as section lines, section corner, city boundary lines and monuments.**
7. **Contour lines related to some established bench mark or other datum approved by the city engineer and having minimum intervals as follows:**
    a. **For slopes of less than five per cent: two feet, together with not less than four spot elevations per acre, evenly distributed, if necessary.**
    b. **For slopes of five percent to 15 percent: five feet.**
    c. **For slopes of 15 percent to 20 percent: ten feet.**
    d. **For slopes of over 20 percent: 20 feet.**
8. **The location of at least one temporary bench mark within the subdivision boundaries pursuant to ORS 96.060.**

9. **The location and direction of water courses and the location of areas subject to flooding and/or within a designated 100-year flood plain.**
10. **Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade.**
11. **Existing uses of the property and location of existing structures designated historic and cultural resources on the site and structures to remain on the property after platting.**
12. **A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.**
13. **Proposed deed restrictions, if any, in outline form.**
14. **The location of existing sewage disposal facilities, water mains, culverts, storm drainage facilities and electric lines within and adjacent to the subdivision.**
15. **The location, width, names, approximate grades and radii of curves of proposed streets as shown on any development plan.**
16. **Dimensions and area of each proposed lot.**
17. **Proposed lot and block numbers.**
18. **Proposed sites, if any, allocated for development,**
19. **If the proposed subdivision includes only part of the tract owned or controlled by the sub-divider, the City Planner or Planning Commission may require a sketch or tentative layout for streets and lots in the unsubdivided portion.**
20. **Any of the following may be required by the City Planner or Planning Commission to supplement the tentative subdivision plan:**
    a. **Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and sidewalks and the nature and extent of street construction.**
    b. **A schematic plan for domestic water supply lines and related water service and sewage disposal facilities.**
    c. **Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.**
    d. **If lot areas are to be graded or filled, a plan showing the nature of cuts and fills and information on the character of the soil.**
    e. **Proposals for other improvements such as electric utilities.**

Response: As demonstrated by this report, preliminary plans (see Exhibit C) have been prepared in compliance with this Section and include the application requirements for a preliminary subdivision plat.

16.135.011 Preliminary Plat Approval Criteria

The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

A. **The proposed preliminary plat complies with the applicable Development Code chapters and all other applicable ordinances and regulations. At a minimum, the provisions of this section and the applicable sections of this chapter including Zoning Districts, Development Standards, and Streets and Facilities shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the Variance section of this chapter;**

Response: Section III of this report demonstrates compliance with applicable criteria of the City of North Plains Zoning and Development Code, including Section 16.45 Neighborhood Community Zone, Section 16.125 Lot Development Standards, Section 16.135 Subdivisions, Section 16.145 Public Facility and Service Requirements, Section 16.150 Street Standards, Section 16.160 Clear Vision Areas, and Section 16.170 Application Requirements and Review Procedures.

B. **The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;**

Response: Exhibit D includes the plat name, "Sunset Ridge," approved by the County Surveyor for the proposed subdivision.

C. **The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;**

Response: Preliminary Plans (see Exhibit C) illustrate any proposed streets, sidewalks, alleys, pathways, utilities, and surface water management facilities. The proposed infrastructure and utilities are laid out to conform to maps of the approved Master Plan.

D. **All proposed private common areas and improvements (e.g. homeowners association property) are identified on the preliminary plat;**

Response: Private common areas within the subject area will consist of parks and open space areas. Tracts for parks and open space areas are identified on the *Sheet 4 - Preliminary Subdivision Plat* (see Exhibit C – Preliminary Plans) and will be retained by the Homeowner's Association.

E. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

Response: Applications for a wetland fill permit will be submitted for approval to the Department of State Lands and Army Corps of Engineers. Required permits will be obtained prior to approval of the final plat.

F. Evidence the improvements or conditions required by the City, road authority, Washington County, Clean Water Services, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met;

Response: A CWS Service Provider Letter was requested September 10, 2013 and is provided in Exhibit F. *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) shows proposed utilities designed to comply with CWS, City, and County requirements. Compliance with City of North Plains requirements are addressed in Section III of this report. Section IV of this report describes compliance with the conditions of the approved Master Plan. Compliance with Washington County requirements for road improvements will be addressed with engineering plans, to be submitted to Washington County Development Services (Public Assurances).

G. A Traffic Impact Study (TIS) has been provided, if applicable, in accordance with the provisions of Chapter 16.170; and

Response: Section III of this report addresses compliance with Chapter 16.170. Kittelson and Associates, Inc. completed a Traffic Impact Study in 2007 for the approved Master Plan. The same number of units previously reviewed is proposed with this modification. No changes to access points are proposed. Therefore, the prior Traffic Impact Study remains valid.

H. If any part of the site is located within a Specific Area Plan District, Overlay District, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.

Response: The subject site is within the approved North Plains East Master Plan area. This application proposes Master Plan Refinement and modifications to the approved preliminary plat. Therefore, this Section applies. Section III of this report demonstrates the proposed Master Plan refinement complies with the standards and requirements for master plans. Section IV of this report addresses compliance with the conditions of the approved Master Plan.

16.135.012 Lot Access Provisions

In addition to the provisions of this chapter, all lots and parcels shall conform to the specific requirements below, as applicable:

A. In conformance with the Uniform Fire Code (UFC), a 20-foot wide fire apparatus drive shall be provided to serve all portions of a building that are

located more than 150 feet from a public right-of-way or approved access drive.

B. When a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat. The minimum drive width shall be 10 to 15 feet, except as required by the UFC, and improved with an all- weather surface approved by the City.

C. Access reserve strips may be required to be granted to the City for the purpose of controlling access to adjoining undeveloped properties.

D. Street and building placement and alignment shall be designed so that all future street connections can be made as surrounding properties develop.

Response: *Sheet 4 – Preliminary Subdivision Plat* (see Exhibit C – Preliminary Plans) shows that all future buildings on proposed lots will be located within 150 feet from a public right-of-way. Streets and lot placement and alignment have been designed in conformance with the Master Plan to allow for the future development of subsequent phases of the Master Plan. Easements and access strips will be provided with the final plat as required by the standards of this section and the conditions of the approved Master Plan (see Section IV of this report).

16.145 PUBLIC FACILITY AND SERVICE REQUIREMENTS

16.145.005 Application of Public Facility Standards

The provisions of Chapter 16.145 Public Facility and Service Requirements shall apply to development within the City of North Plains as listed in the following table. No development permit shall be approved unless the following required improvements are provided to City standards prior to occupancy or operation unless an exception is approved by the City Council per Chapter 16.145.020 or future provision of the improvement is assured per Chapter 16.145.030.

Public Facilities Improvement Requirements Table

Public Facilities Improvement Requirements Table						
	Fire Hydrants	Street Improvements	Water Line	Sewer Liner	Storm Drainage & Trees	Street Lights
Single Family Homes	N	C [2]	Y	C [4]	Y	N
Two Family & Multifamily Dwellings	Y	Y	Y	Y	Y	Y
Partitions, Subdivisions and Manufactured Home Parks	Y	Y	Y	Y	Y	Y
New Commercial Buildings	Y	Y	Y	Y	Y	Y
Commercial Expansions	C [1]	C [3]	Y	Y	Y	Y
New Industrial Buildings	Y	Y	Y	Y	Y	Y
Industrial Expansions	C [1]	C [3]	Y	Y	Y	Y
N = Not required Y = Yes, required C=Conditional, required in some case						
Note: Street lights shall be installed using PGE Option B.						

Response: Preliminary Plans (see Exhibit C) illustrate public facility improvements to be provided within Phase 1.

16.145.010 Public Facility Standards

The following public facility standards shall be applicable to all development as specified in the Application Review section of this chapter.

A. Streets: Street improvements required by Chapter 16.145.005 Public Facility & Service Standards shall be provided in compliance with Street Standards of this ordinance.

Response: Exhibit C – Preliminary Plans illustrate the proposed street network and street sections. Section III of this report addresses compliance with the City of North Plains Zoning and Development Code. Additionally, Section IV of this narrative addresses compliance with conditions of the Development Agreements for the East Area Master Plan and Eastside Subdivision, respectively dated March 21, 2008 and March 28, 2008.

B. Storm Drainage: No development permit shall be approved for any property until the City Engineer has reviewed and approved provisions for storm water drainage in accordance with the following criteria:

1. **For storm drainage across or over the property on which the development is located, there are storm drainage facilities available which are capable of handling a one-hundred year flood without damage to any improvement on the property, or inundation of the lowest habitable floor of any residential structure thereon.**
2. **For storm drainage along or from streets adjacent to the property on which the development is located, there are storm drainage facilities available in accordance with the City of North Plains adopted street standard.**

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) illustrates existing and proposed storm drainage and is submitted for review by the City Engineer. Storm drainage will be provided in compliance with Section 16.145.010(B). Storm drainage lines will be extended to the west and will outlet to natural drainage ways associated with McKay Creek. Given that storm line connections are proposed within rural areas of Washington County, a subsequent application will be submitted to Washington County for the extraterritorial extension of storm drainage lines. Additionally, Section IV of this narrative addresses compliance with conditions of the Development Agreements for the East Area Master Plan and Eastside Subdivision, respectively dated March 21, 2008 and March 28, 2008.

C. **Sewage Disposal: No development permit shall be approved until the City Engineer and Clean Water has reviewed and approved provisions for connection to the public sewer system.**

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) illustrates existing and proposed sanitary sewer lines. Connection will be made from Phase 1 of the subdivision to the North Plains East Trunk Line Extension. The North Plains East Trunk Line Extension is located in rural area of Washington County. Therefore, a separate application will be submitted to Washington County for the extension of sanitary sewer line. Additionally, Section IV of this narrative addresses compliance with conditions of the Development Agreements for the East Area Master Plan and Eastside Subdivision, respectively dated March 21, 2008 and March 28, 2008.

D. **Water Supply: No development permit shall be approved for any property unless all affected water mains are either:**
    1. **Fully improved to a standard providing both adequate potable water and fire flows, as established by the applicable State Plumbing Code and approved by the City Engineer; or**
    2. **Improved to a standard providing adequate potable water flows pursuant to the City Water Master Plan and approved by the City Engineer and the Fire Chief for Washington County Fire District No.**

Response: *Sheet 7 – Preliminary Utility Plan* (see Exhibit C – Preliminary Plans) shows the existing and proposed water lines. The proposed water system has been designed to supply sufficient flows for potable water and fire uses within the subject site. Additionally, Section IV of this report addresses compliance with the conditions of Development Agreements for the East Area Master Plan and Eastside Subdivision (respectively dated March 21, 2008 and March 28, 2008) related to water supply.

16.150 STREET STANDARDS

16.150.010 General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

Response: Exhibit C – Preliminary Plans illustrate the location, width, and grade of streets. Streets have been designed with consideration of existing and planned streets, topographical conditions, public convenience and safety, and the proposed use of the land to be served by the streets.

B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development.16.150-2

Response: The subject site is currently vacant and is bounded by NW West Union Road to the north and NW Jackson School Road to the east. Exhibit C – Preliminary Plans illustrates the street network within the Phase 1, including connection to NW West Union Road and connection to NW Jackson School Road. The street network has been designed to promote appropriate traffic circulation within the vicinity of the subdivision.

C. Reserve strips: Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.

Response: Streets "NW Demetrius Street," "NW Turney Street," "NW Nestor Street," "NW Virgil Drive," and "NW Rowe Avenue" on the preliminary subdivision plat terminate at the western or southern boundaries of subdivision Phase 1 and will be extended with future phases of development of the Master Plan. No reserve strips or street plugs are proposed.

D. Alignment: All streets other than minor streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets by continuation of the center lines thereof. The staggering of street alignments resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 100 feet.

Response: "NW Lysander Avenue" intersects perpendicularly to NW West Union Road and "NW Cressida Street" intersects perpendicularly to NW Jackson School Road. Preliminary Plans (see Exhibit C) illustrate that the alignment of streets within Phase 1 complies with these standards.

E. Future extension of streets: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turnarounds. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

Response: Preliminary Plans (see Exhibit C) illustrate that "NW Nestor Street," "NW Turney Street," "NW Demetrius Street," "NW Rowe Avenue," and "NW Virgil Drive" are terminated at the boundary of Phase 1 and will be extended with future phases of development of the Master Plan, in compliance with this standard. No turnarounds are proposed.

F. Intersection angles: Streets shall be laid out to intersect at angles as near to right angles as practical, except where topography requires lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of centerline tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial or collector street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line. All other intersections shall have a minimum corner radius sufficient to allow for a roadway radius of 10 feet and maintain a uniform width between the roadway and the right-of-way line. Ordinarily, the intersection of more than two streets at any one point will not be approved.

Response: All streets within the preliminary subdivision plat are laid out to intersect as near to right angles as practical. The intersection at "NW Helena Drive" and "NW Cressida Drive" is not laid out to an exact right angle in order to retain the on-site wetland contained in Tract "Q" open space. No arterial or collector streets are proposed within the preliminary subdivision plat.

G. Existing streets: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.

Response: Dedication of additional right-of-way on public streets adjacent to the subdivision will be provided in compliance with the conditions of Development Agreements for the East Area Master Plan and Eastside Subdivision, respectively dated March 21, 2008 and March 28, 2008 (see Section IV of this report). Right-of-way will be dedicated 45 feet from centerline of NW West Union Road and NW

Jackson School Road, including adequate corner radius at the intersection of NW Jackson School Road and NW West Union Road.

H. Cul-de-sacs: Cul-de-sacs shall be as short as possible, and shall have maximum lengths of 600 feet and shall not serve more than 20 dwelling units. All cul-de-sacs shall terminate with circular turnarounds. Commercial and industrial cul-de-sacs shall have a minimum 55' bulb radius. Additional cul-de sac specifications, including specifications for residential cul-de-sacs, are contained within the most recently adopted public works/street standards of the City of North Plains and/or Washington County development standards.

Response: No cul-de-sacs are proposed with the preliminary subdivision plat or with Master Plan refinement.

I. Street names: No street names shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.

Response: Street names are proposed with this application for review and approval by the Planning Commission. Proposed street names are shown on Preliminary Plans (see Exhibit C) and were chosen so that they do not duplicate or confuse the name of existing streets.

J. Grades and curves: Grades shall not exceed 6 percent on arterials, 10 percent on collector streets or 12 percent on any other street. Center line radii of curves shall not be less than 300 feet on arterials, 200 feet on collectors or 100 feet on other streets, and shall be to an even 10 feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope of 0.5 percent.

Response: *Sheet 5 – Preliminary Grading Plan* (see Exhibit C – Preliminary Plans) illustrates compliance with grade and curve standards.

K. Marginal access streets: If a development abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Response: NW West Union Road and NW Jackson School Road have a functional classification of arterial and are within County jurisdiction. Measures to provide adequate protection of residential properties and afford separation of through and local traffic are provided with the provision of specified access points and separation

from local streets with a landscaped tract and a row of lots fronting internal local streets. Access to NW West Union Road and NW Jackson School Road will comply with County standards and the conditions of the approved Master Plan.

L. Alleys: Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the Planning Commission. While alley intersections and sharp changes in alignment shall be avoided, the corners of necessary alley intersections shall have radii of not less than 10 feet.

Response: The subject site is not located within a commercial or industrial district. Private alleys will provided for at the rear of residential lots in Phase 1 as shown on Preliminary Plans (see Exhibit C). *Sheet 4 – Preliminary Subdivision Plat* (see Exhibit C – Preliminary Plans) shows that the intersection of alleys will generally have a minimum radius of 90 degrees.

M. Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

Response: Curbs and sidewalks are illustrated by *Sheet 8.1 Preliminary Circulation Plan* (see Exhibit C – Preliminary Plans). Sidewalks will be provided on both sides of public streets and will have a width of 5 feet.

N. Street trees, where provided, shall not be of a species which has a shallow spreading root system which is likely to disturb sidewalk or street improvements.

Response: *Sheet 10 – Preliminary Street Tree & Street Lighting Plan* (see Exhibit C – Preliminary Plans) illustrates proposed street trees for Phase 1. Proposed street trees comply with the requirements of Washington County and the City of North Plains.

O. Access Spacing Standards shall, to the greatest extent possible, comply with Washington County's standards and the most recently adopted public works/street standards of the City of North Plains. Washington County's access spacing standards by street functional classification are as follows:

Major Arterial: 1,000 feet
Minor Arterial: 600 feet
Major Collector: 150 feet
Minor Collector: 50 feet
Local Street: 10 feet

Response: Exhibit C – Preliminary Plans illustrate compliance with access spacing standards by street functional classification of this Section.

16.150.115 General Right-of-Way and Improvement Widths

Construction specifications for all street and right-of-way improvement widths shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains Transportation System Plan, and/or Washington County standards. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Figures 5-2A-5-2P in the Transportation System Plan for detailed diagrams depicting street right-of-way, improved, and roadway width requirements.

Response: Exhibit C – Preliminary Plans illustrate the proposed street and right-of-way improvements, which will meet the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains TSP, and as applicable, Washington County Standards. Compliance with Section 16.150 Street Standards is addressed in Section III of this report.

16.150.025 Construction Specifications

Construction specifications for all public improvements shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains.

Response: Construction of all public improvements will comply with the most recently adopted public works/street standards of the City of North Plains. Compliance with Section 16.150 Street Standards and Section 16.145 Public Facilities Standards is addressed in Section III of this report.

16.31.070 Bikeways and Sidewalks Required on Arterials and Collectors

A. **Glencoe Road: Include bicycle lanes and sidewalks on both sides of the road. This would provide connectivity to the existing sidewalks and future growth to the east of Glencoe Road.**

B. **Commercial Street: Include bicycle lanes and sidewalks on both sides of the road. A detailed plan should be developed to make sure these facilities coexist with parking demand in the downtown area.**

C. **North Avenue: On the near term a sidewalk should be constructed on the south side of North Avenue to connect the existing sidewalk to Gordon Road. Sidewalks should also be added on the south side of North Avenue between NW 309th Avenue and Glencoe Road. These improvements would complete a system of sidewalks on North Avenue in addition to providing connectivity to the adjacent street system. In the Long term sidewalks should to added to the north side of North Avenue also.**

D. **Gordon Road: Provide sidewalk on the east side. This improvement will facilitate a connection to the future extension of sidewalk on the south side of North Avenue and to sidewalks along Commercial Street.**

Response: Glencoe Road, Commercial Street, North Avenue, and Gordon Road are not located within the subject site. Therefore, the standards of this section do not apply.

16.160 CLEAR VISION AREAS

16.160.000 Requirements

Except in the C-1 zone, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, including alleys.

A. Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between three (3) feet and ten (10) feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences, vegetation, berms, signs and structures. The sight triangle shall be measured from the street corner (apex), to a distance of twenty (20) feet along each street side (see Figure 1). For the purpose of this Section, a street corner is defined as that point where the extended edges of the road surface of two intersecting streets meet. The City may require additional vision clearance based on a hazard identified by the City. However, tree trunks and sign poles not exceeding 12 inches in diameter may be located within the vision clearance area, provided the diameter does not exceed 24 inches.

B. A private access shall be treated as a public street for the purpose of this section. The vision clearance area shall be determined in the manner set forth form in Chapter 16.160.000.010(A). The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the right-of-way line in determining the vision clearance area.

Response: No construction on residential lots or parcels that would create any sight obstruction is proposed with this application. Compliance with this Section will be addressed through subsequent construction plans.

16.170 APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

Administrative, Limited Land Use, Quasi-Judicial & Legislative Decisions

16.170.000 General Provisions

C. Type III Quasi-Judicial Permits by Planning Commission
14. Subdivision Permit

Response: This application includes modifications to the approved preliminary subdivision plat, Master Plan refinement, and Public Facilities Development Plan. This application for is classified as Type III because it includes Master Plan refinement and modifications to a preliminary subdivision plat. Compliance with Section 16.135 Subdivision is address in Section III of this narrative.

16.170.001 Pre-application Conference

A pre-application conference is recommended for a Type II, III and IV permit. The applicant shall file the appropriate application, pay the review fee and meet with the City Planner, other city staff and affected agencies. At the conference the City Planner shall identify the relevant comprehensive plan policies, map designations, zone and development standards and procedural requirements applicable to the application. The planner and affected agencies shall provide technical data and identify opportunities or constraints concerning the application.

Failure of the City to provide any information required by this section does not constitute a waiver of any of the standards, criteria or requirements for the application. Due to possible changes in federal, state, regional and local law, the applicant is responsible for assuring the application complies with all applicable laws on the day the application is deemed complete.

Response: A pre-application conference was held with the City Manager of North Plains on May 30, 2013.

16.170.002 Neighborhood Meeting

Applicants or their representatives are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting an application to the City in order to solicit input and exchange information about the proposed development. The applicant for a Type III application is encouraged to hold a neighborhood meeting with a recognized neighborhood or community organization. If no organization exists, then the applicant is encouraged to hold a meeting with adjacent property owners within a radius of 250 feet who will receive public notice.

Response: An application for preliminary partition to create separate parcels within the Washington County Future Development (FD)-10 and the City of North Plains Neighborhood Community (NC) plan designations was submitted separately to Washington County. A Neighborhood Review Meeting was held on July 17, 2013 to discuss the preliminary partition in compliance with Washington County requirements as well as the proposed development. Notice of the neighborhood meeting was mailed to affected residents within a 1,000-foot radius, the City of North Plains, the Washington County Director of Land Use and Transportation, and the Citizen Participation Organization 8 representative.

16.170.003 Traffic Impact Study

The purpose of this section of the code is to assist in determining which road authorities participate in a land use decision, and to implement Section 660-012-0045 (2) of the State Transportation Planning Rule that requires the City to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. This Chapter establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact

Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a Traffic Impact Study; and who is qualified to prepare the Study.

A. When a Traffic Impact Study is required. The City or other road authority with jurisdiction may require a Traffic Impact Study (TIS) as part of an application for development, a change in use, or a change in access. A TIS shall be required when a land use application involves one or more of the following actions:

1. **A change in zoning or a plan amendment designation;**
2. **Any proposed development of land use action that a road authority states may have operational or safety concerns along its facility;**
3. **An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more; or**
4. **An increase in site traffic volume of a particular movement to and from the State Highway by 20 percent or more; or**
5. **An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or**
6. **The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State Highway, creating a safety hazard; or**
7. **A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.**

B. Traffic Impact Study Preparation. A Traffic Impact Study shall be prepared by a professional engineer in accordance with the requirements of the road authority. If the road authority is the Oregon Department of Transportation (ODOT), consult ODOT's regional development review planner and OAR 734-051-180.

Response: A Traffic Impact Study was completed by Kittelson and Associates, Inc. in 2007 for the North Plains East Expansion Area Master Plan. Refinement to the Master Plan and modifications to the preliminary subdivision plat will not increase the traffic impact beyond the findings of the initial study as the same number of units and the same access points are proposed.

C. City Street Improvement Requirements. In addition to street improvement requirements in this code for new development, see Chapters 16.145 and 16.150 for street improvement requirements related to single family homes and commercial and industrial expansions.

Response: Section III of this report addresses compliance with the City of North Plains Zoning & Development Code, including Section 16.145 and Section 16.150.

16.170.012 Type III Quasi-Judicial Decisions by the Planning Decision

A. **Pre-application Conference. A pre-application conference is required for all Type III quasi-judicial applications under this Section. The requirements and procedures for a pre-application conference are described in Chapter 16.170.001.**

Response: As previously described, a pre-application conference was held with the City of North Plains City Manager on May 30th, 2013 in compliance with Section 16.170.001.

B. **Application Requirements.**
   1. **Application form. A quasi-judicial application shall be made on forms provided by the City Planner or designee. The application shall include the property owner's signature of consent. Entities with condemnation authority are not required to provide a consent signature.**
   2. **Submittal Information. When a quasi-judicial application is required, it shall include:**
      a. **The information requested on the application form;**
      b. **One copy of a narrative statement that explains how the application satisfies each of the relevant criteria and standards insufficient detail for review and decision-making.**
      c. **The required fee pursuant to Chapter 16.00.070; and**
      d. **One set of pre-stamped and pre-addressed envelopes for all real property owners of record who will receive a notice of the application within 250 feet. The records of the Washington County Assessor's office are the official records for determining ownership. The applicant shall produce the notice list. At the applicant's request, and upon payment of a fee noted on the City's fee list, the City may prepare the public notice mailing list. The City or the applicant shall use the most current County real property assessment records to produce the notice list. The City shall mail the notice of application.**

Response: Exhibit A includes a completed City of North Plains application form, a copy of the application fee, and ownership documentation. The form includes property owners' signatures, indicating their consent to this application. Fees for preliminary plat major modification and Master Plan refinement, copy of the narrative statement, and pre-stamped and pre-addressed envelopes for all affected property owners of record within a radius of 1,000-feet have been submitted with this application.

IV. MASTER PLAN CONDITIONS OF APPROVAL

1. **All sanitary sewer, storm sewer, and surface water management provisions shall be designed in accordance with Clean Water Services (CWS) "Design and Construction Standards for Sanitary Sewer and Surface Water**

Management," as contained in CWS Resolution and Order No. 07-20 (R&) 07-20). This shall include both the conveyance system and off-site improvements and modifications to existing systems necessary to provide adequate services to the site.

Response: Preliminary Plan Sheets 11 through 13 (see Exhibit C) illustrate the diameter of pipelines, locations, and easements of proposed sanitary sewer, domestic water, and storm sewer lines, and the location(s) and easements of sewer manholes. Compliance with CWS Design and Construction Standards for Sanitary Sewer and Surface Water Management will be addressed with application for a CWS Site Development Permit.

2. **Sanitary sewer service improvements shall be provided in compliance with R&O 07-20 and City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies.**

   Prior to any request for subdivision or other land use action following approval of the Master Plan a phased development shall be provided along with a letter or other documentation, as approved by the City and CWS, specifying the available and capacity of any sanitary service connection to the existing sanitary conveyance system located within NW West Union Road and all off-site public sanitary system improvements necessary to provide full service to the Master Plan area. The development plan shall be of significant detail to identify and evaluate alignment, capacity, easements, and other factors for compliance with R&O 07-20. In addition, all system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County and the City.

   Accordingly, the applicant has agreed to construct a 12-inch "dry" sanitary sewer line parallel to the 8-inch line, with Phase 1 construction. This line will be utilized when the existing 8-inch line reaches full capacity and there is adequate flow rate to avoid settling within the new line.

Response: *Sheet 12 – MP Public Facilities Sanitary Sewer Plan* (see Exhibit C) illustrates the proposed sanitary lines that have been designed to comply with CWS requirements, the City of North Plains Public Works Design Standards, and applicable Washington County requirements for areas outside the UGB. A CWS Service Provider Letter was requested on September 10, 2013 and is provided in Exhibit F of this notebook. *Sheet 12 – MP Public Facilities Sanitary Sewer Plan* (see Exhibit C – Preliminary Plans) illustrates the diameter of pipelines, locations, and easements of proposed sanitary sewer lines.

The sanitary sewer line will be extended from Phase 1 to the southwest and will connect with the North Plains East Trunk Line Extension. Therefore, the 12-inch dry sanitary sewer line with NW West Union Road will no longer be required. A separate application will be submitted to the County for extraterritorial extension of sanitary sewer line.

3. **Surface water conveyance and surface water management facilities shall be provided in compliance with R&O 07-20 and other Washington County standards that apply, as well as the City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies. All system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County in addition to the City.**

   Prior to approval of a request for subdivision or other land use action following approval of the Master Plan a development plan shall be provided along with a letter or other documentation, as approved by the City, CWS, and Washington County, specifying the size, location, capacity, downstream impacts and other factors or system components necessary for compliance with R&O 07-20,

   Accordingly, the applicant has agreed that storm water runoff from the site shall be conveyed in an open channel from the site boundary to McKay Creek with proper permits from CWS, DSL and the Army Corps of Engineers. Said channel shall be contained in an easement of sufficient width for the construction and maintenance of the channel, and shall be dedicated to Washington County and/or Clean Water Services. Said channel shall be designed to convey 100-year flow rates, and constructed in compliance with all applicable standards in CWS R&O 07-20 and other Washington County, state and federal standards that apply.

Response: *Sheet 11 – MP Public Facilities Stormwater Plan* (see Exhibit C) illustrates proposed storm drain lines, which have been designed to comply with CWS requirements, the City of North Plains Public Works Design Standards, and applicable Washington County requirements for areas outside the UGB. The stormwater will be conveyed in a pipe and open channel, and will discharge to natural drainage ways associated with McKay Creek. Stormwater drainage will be contained in an easement of sufficient width for construction and maintenance to CWS. The storm drain extension is located outside the UGB within TL 1400. Therefore, a separate application will be submitted to the County for extraterritorial extension of the storm drain line. Compliance with the applicable standards of R&O 07-20 and other Washington County, state, and federal standards will be addressed at the time of applications for CWS, DSL and Army Corps of Engineers permits. The appropriate permits from CWS, DSL and Army Corps of Engineers will be obtained prior to any construction of improvements.

4. **Public water system improvements are required and shall be planned, designed, and constructed in accordance with current City of North Plains Public Works Design Standards and the APWA Standard Specifications for Public Works Construction. The system improvements shall be looped with the existing water system as approved by the City and be constructed with minimum 8 inch diameter pipes. Following approval of the Master Plan and prior to any on-site development and shall be verified by the City Engineer, at the applicant's expense, to demonstrate that the proposed water system improvements meet all applicable City and State requirements and is consistent with the City Water Master Plan and water distribution model.**

Response: *Sheet 13 – MP Public Facilities Water Plan* (see Exhibit C) illustrates public water system improvements that have been designed to comply with City of North Plains Public Works Design Standards and APWA Standard Specifications for Public Works Construction. The preliminary utility plan is submitted for review and approval by the City Engineer. The public water system will be looped and consist of pipes that have a minimum diameter of 8 inches.

5. **All off-site sanitary sewer and storm water easements of sufficient width, as determined by the approving authority, shall be dedicated to the appropriate jurisdictional authority prior to approval of any construction agreements, engineered plans, plat, grading or construction permits. Any easements proposed outside the Urban Growth Boundary shall be approved by Washington County.**

Response: As described above, the storm drain will be extended in a pipe and open channel, and will discharge to natural drainage ways associated with McKay Creek. The sanitary sewer line will be extended to connect with the North Plains East Trunk Line. The extension of sanitary sewer and storm drain lines will be located outside the UGB within TL 1400. Therefore, a separate application will be submitted to the County for extraterritorial extension of sanitary sewer and storm drain lines. Easements of a sufficient will be provided for sanitary sewer and storm drain lines width and will be granted to CWS.

6. **Complete the wetland analysis and mitigation plans by coordinating with CWS and DSL and providing an approved mitigation plan based on the following information:**

    1. **Provide an analysis of existing wetland conditions.**
    2. **Provide proposed land uses.**
    3. **Provide a letter of mitigation alternatives.**
    4. **Provide the natural resources inventory analysis of the 70 acre Master Plan.**
    5. **Address the Tier 2 Division of State Lands strategy.**
    6. **Obtain a joint permit application approval from the Army Corps of Engineers and DSL. The DSL concurrence letter expires July 5, 2010, unless renewed.**
    7. **Provide the City with a metes and bounds description of the Master Plan area.**

Response: A metes and bounds description of the Master Plan area was provided to the City in 2008. A wetland delineation has been completed by Pacific Habitat Services, Inc. and is provided in Exhibit E. The applicant has completed the wetland analysis and mitigation plan through coordination with CWS and DSL. Exhibit F is the CWS Provider Letter, requested on September 10, 2013. A Natural Resource Assessment prepared by SWCA Environmental Consultants and was submitted to CWS on the same date. The Natural Resource Assessment includes description and plans for proposed wetland and vegetated corridor impacts and mitigation. DSL/COE permit applications have been submitted for review addressing the appropriate requirements.

8. **Prior to Final Plat approval of Phase 1, complete plans for the following street and traffic improvements:**

   A. **Construction of a 100-foot northbound left-turn lane at the local street connection on Jackson School Road. This left-turn lane should be constructed with 100-feet of storage, and appropriate transitions and tapers. A left-turn lane at this location requires widening of the pavement beyond the 25 feet from centerline typically required with site frontage improvements.**

   B. **At the intersection of NW West Union and Jackson School Roads, install signal that provides a flashing yellow light on West Union and a flashing red light on Jackson School Road.**

   C. **Comply with the Washington County conditions of approval attached to the Modification to WCURIDS letter from the County dated December 31, 2008 regarding illumination and sight distance at the Jackson School Road access location and,**

      Submit an Access Report consistent with R&O 86-95 to the Washington County Engineering Division for review and approval for access to NW West Union Road and NW Jackson School Road. (Access Report must be prepared and stamped by a registered traffic engineer and submitted by the applicant. Incomplete submittals will delay processing time).

   D. **Submit to Washington County Land Development Services (Public Assurance Staff, 846-3843):**

      (1). **Completed "Design Option" form.**

      (2). **$3,500.00 Administration Deposit.**

      NOTE: Any portion of the Administration Deposit not used by Washington County for plan approval, field inspections, and contract administration will be returned to the applicant. If at any time during the project, the County's costs are higher than the amount deposited, Washington County will be the applicant the amount needed to cover costs.

      (3). **A copy of the City's Land Use Approval with Conditions, signed and dated.**

      (4). **Preliminary certification of adequate sight distance for each access point to NW West Union Road and NW Jackson School Road, in accordance with County Code, prepared and**

stamped by a registered professional engineer, as well as:

a. A detailed list of improvements necessary to produce adequate intersection sight distance.

(5). Three (3) sets of complete engineering plans for construction of the following public improvements:

a. Half-street improvements to an A-8 County standard along all NW West Union Road and NW Jackson School Road frontage.

b. Access to NW West Union Road and NW Jackson School Road to County standards.

c. Improvements within right-of-way as necessary to provide adequate intersection sight distance at NW West Union Road and NW Jackson School Road access points.

d. Closure of all existing driveways to NW West Union Road and NW Jackson School Road, other than at access points approved by Washington County under the current land use application.

Adequate illumination at site's access to NW West Union Road and NW Jackson School Road. Adequate illumination shall consist of at least one 200 watt high pressure sodium cobra head luminaire mounted at a minimum mounting height of 20 feet on existing utility poles if available. The fixture shall have a medium semi-cutoff type III distribution. The pole shall be within the area defined by the radius returns of the intersection. The fixture shall be oriented within 90 degrees to centerline of the collector or arterial. For intersections of collectors with arterials, the luminaires' fixture shall be installed at 90 degrees to the higher classification roadway. If the intersecting roadways are of the same classification, the fixture may be oriented at 90 degrees to either roadway. If no existing utility poles are available within the intersection area defined by the radius returns, the developer shall meet the lighting requirements of the Department of Land Use and Transportation 1991 Roadway Illumination standards, latest revision. The

Traffic Engineer may require illumination in addition to the above-stated minimums. Direct technical questions concerning this condition or the 1991 Roadway Illumination Standards to Vaughn Lewis at (503) 846-7959.

Any additional off-site safety improvements found to be required for compliance with R&) 86-95 following submittal by the applicant of a complete Access Report / Modification Request, and completion of the County Traffic Engineer's review of such.

E. Obtain a Washington County Facility Permit upon completion of the following:

(1). Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions.

NOTE: The Public Assurance staff (503-846-3843) of Land Development Services will send the required forms to the applicant's representative after submittal and approval of items listed under I.B. above.

Please note that Washington County's "Facility Permit" differs from an "Access Permit." An Access Permit is far less comprehensive in nature than the Facility Permit and its associated submittal, review, and monitoring processes. Access Permits apply to non-complex land use cases in which the County requires limited or no improvements of the developer. (Access permits are commonly issued in cases requiring improvements as minimal as a single driveway cut to an existing house). This project is currently not eligible for an access permit.

The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Department including but not limited to execution of financial and contractual agreements. This process ensures

that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.

Response: Prior to final plat approval, the following will be submitted to Washington County Land Development Services (Public Assurances Staff): Design Option Form, administrative deposit, a copy of the City's land use approval with conditions, preliminary certificate of adequate site distance for access points to NW West Union Road and NW Jackson School Road, and three (3) sets of engineering plans. Compliance with Conditions #8A and 8B will be shown on the engineering plans. An Access Report will be provided to the Washington County Engineering Division. A Facility Permit will be requested from Washington County prior to site construction.

F. The following shall be represented on the plat and recorded with Washington County.

(1). Dedication of additional right-of-way to provide 45 feet from centerline of NW West Union Road and NW Jackson School Road.

(2). Dedication of additional right-of-way to provide adequate corner radius at the intersection of NW West Union Road and NW Jackson School Road.

(3). Provision of a non-access reservation along NW West Union Road and NW Jackson School Road frontage, except at proposed access point(s) approved in conjunction with this land use application.

Response: *Sheet 4 – Preliminary Subdivision Plat* (see Exhibit C) shows the 45-feet of right-of-way from the centerlines of NW West Union Road and NW Jackson School Road and adequate corner radius. Compliance with the provision of a non-access reservation along NW West Union Road and NW Jackson School Road frontage will be demonstrated with the final plat.

G. PRIOR TO OCCUPANCY:

(1). The road improvements required in condition above shall be completed and accepted by Washington County.

Response: The applicant will complete road improvements required in the above condition and request acceptance by Washington County, prior to occupancy.

(2). Upon completion of necessary improvements, provide final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Response: A registered professional engineer will provide final certification of adequate sight distance in accordance with County Code upon completion of improvements, prior to occupancy.

V. CONCLUSION

This narrative and the attached exhibits demonstrate compliance with the applicable provisions of the City of North Plains Comprehensive Plan and Zoning & Development Code. Therefore, the Applicant respectfully requests approval of the Master Plan refinement and major modification to approved preliminary plat. The applicant also requests approval of the proposed street names.

EXHIBIT A

Copies of Application Form and Fee

& Ownership Documentation

NORTH PLAINS
City to the Sunset

City of North Plains

31360 NW Commercial St. North Plains, OR 97133
Ph. 503-647-5555 Fax 503-647-2031
Email: info@northplains.org

LAND USE APPLICATION

Applicant General Information

Applicant Name: Polygon NW Company (Fred Gast)

Mailing Address: 109 E. 13th Street
Street *Apartment/Unit #*
Vancouver WA 98660
City *State* *ZIP Code*

Email Address: fred.gast@polygonhomes.com Phone: (360) 695-7700

Property Owner: Jackson Farm Land, LLC (Don Maltase) 525 N. Tomahawk Island Drive, Portland, Oregon 97217

Phone: (503) 285-4746 Email: donmaltase@comcast.net

Property Owner #2: McKay Creek Land LLC (Robert Bobosky) 6770 SW Canyon Drive, Portland, Oregon 97225

Property Owner #2 Phone: (503) 292-8261 Property Owner #2 Email: r.bobosky@comcast.net

Property Description

Address: Southwest corner of NW West Union Road & NW Jackson School Road
Street *Apartment/Unit #*
North Plains Oregon
City *State* *ZIP Code*

Tax Lot ID (TLID): 1200 Map IN2-7 Existing Zoning: Neighborhood Community (NC)

Property Area: Existing Land Use: Vacant

General Development Description: Application for major modification to approved development plan, including refinements to the approved Master Plan and Public Facility Development Plan

Fees

Land Use Process	Fee	Land Use Process	Fee
☐ Annexation	$10,000 deposit*	☐ Non-Conforming Use	$200
☐ Appeal	$226	☐ Subdivision	$1,895
☐ Comp Plan Amendment, Text	$8,000	☐ Manu Home Park	$2,910
☐ Comp Plan Amendment, Map	$5,000	☐ Modification – Minor	$134
☐ Conditional Use, Residential	$391	☒ Modification – Major	$1,423
☐ Conditional Use, Ind. & Comm.	$525	☐ SNR Permit	$1,047
☐ Design Review Type II	$137	☐ Similar Use	$403**
☐ Design Review Type III	$726	☐ Street Vacation	$1,169
☐ Floodplain Permit	$1,047	☐ UGB Expansion	$28,000
☐ Partition, with street dedication	$669	☐ Variance, Administrative	$98
☐ Partition, no street dedication	$331	☐ Variance, PC Hearing	$450
☐ Lot Line Adjustment	$312	☐ Zoning Code Amendment	$1,474
☐ Other: _____			

* plus $9,000 election deposit ** waived until 2013

Information to Include with Your Application

- Narrative describing the Development Proposal and addressing the Decision Criteria. *All applications will be reviewed based on the Criteria of North Plains Zoning Ordinance.* Ask Staff for the applicable chapters to address in your narrative.
- Application and Filing Fee
- Plans drawn to scale showing:
  - All property boundaries in which development is occurring
  - All adjacent roads (with names and dimensions)
  - Location and dimensions of all existing and proposed accessways/driveways
  - Location, size (area), and setbacks of existing and proposed buildings
  - Location, size, and layout of existing and proposed landscaping
  - Location, number and size of existing and proposed parking areas, including handicapped spaces
  - Location, number and size of existing and proposed loading areas
  - Location, number, size, and types of existing and proposed lighting
  - Location, number, size, and types of existing and proposed fencing and or/screening
  - Pedestrian circulation
  - Outdoor seating areas
  - Flood plains
  - Water courses
  - Significant vegetation,
  - Easements

After initial review, the City may require additional information.

Additional Information

In order to expedite and complete the processing of this application, the City of North Plains requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete.

I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I understand that there may be additional costs of processing this application including, but not limited to, planning, engineering, city attorney and administration. The City will notify the applicant if there will be additional costs.

Date: _____ Signature of Applicant: _____
Robert S Bobaty Member McKay Creek Land LLC

Date: _____ Signature of Property Owner: _____ member Jackson Farm Land LLC

FOR OFFICE USE

Received by: _____ Date: _____

Fee paid: _____ Receipt No. _____ Application No. _____

THIS WARNING BAR MUST HAVE A GRAY BACKGROUND WHICH FADES TEMPORARILY WHEN WARMED BY TOUCH OR FRICTION. ADDITIONAL SECURITY FEATURES ARE LISTED ON THE BA

POLYGON PAYMASTER, LLC
PERMIT ACCOUNT
P.O. BOX 1349
BELLEVUE, WA 98009

WELLS FARGO Wells Fargo Bank, N.A.

013145

11-24/1210

DATE 07/01/13

PAY TO THE ORDER OF City of North Plains

REGISTERED 3882 DOLS 00 CTS DOLLARS

$ **3,882.00**

⑈013145⑈ ⑆121000248⑆ 4122161871⑈

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

POLYGON PAYMASTER, LLC
PERMIT ACCOUNT

013145

DATE	DESCRIPTION	AMOUNT
07/01/13	PNW Home Builders, LLC	
	Pre-plat major modification & master plan refinement fees - North Plains East	$3,882.0

20
15
11
0 ff

After Recording return to:

Terry C. Hauck
1211 S.W. Fifth Avenue, Suite 1700
Portland, OR 97204

Until a change is requested all tax statements shall be sent to the following address:

No change.

STATUTORY BARGAIN AND SALE DEED

Jackson Farm Land, LLC, an Oregon limited liability company, and McKay Creek Land, LLC, an Oregon limited liability company (collectively "Grantor"), each convey to Jackson Union, L.L.C., an Oregon limited liability company ("Grantee"), an undivided fifty percent (50%) interest in the real property described on Exhibit "A" attached hereto.

The true consideration for this conveyance is value given, other than dollars.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Executed this 4th day of ~~March~~ April, 2008.

[SIGNATURES ARE ON FOLLOWING PAGE]

Chicago Title Insurance Co. 1080730

Title Data, Inc. FI POR10899 WN 2008063518.002

GRANTOR:

Jackson Farm Land, LLC,
an Oregon limited liability company

By: _____
Don Maltase
Its: Manager

McKay Creek Land, LLC,
an Oregon limited liability company

By: _____
Robert S. Bobosky
Its: Manager

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 4th day of ~~March~~ April, 2008, by Don Maltase, Manager, on behalf of Jackson Farm Land, LLC, an Oregon limited liability company.

OFFICIAL SEAL
CHRIS STEIERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 419820
MY COMMISSION EXPIRES OCTOBER 8, 2011

Chris Steiert
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/8/11

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 4th day of ~~March~~ April, 2008, by Robert S. Bobosky, Manager, on behalf of McKay Creek Land, LLC, an Oregon limited liability company.

OFFICIAL SEAL
CHRIS STEIERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 419820
MY COMMISSION EXPIRES OCTOBER 8, 2011

Chris Steiert
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/8/11

LEGAL DESCRIPTION OF REAL PROPERTY

Parcel 1, partition plat 2007-020, recorded as document number 2007030089 on March 9, 2007, Washington County, Oregon.

Parcel 3, partition plat 2007-020, recorded as document number 2007030089 on March 9, 2007, Washington County, Oregon.

Title Data, Inc. FI POR10899 WN 2008063518.004

Fidelity National Title Company of Oregon
PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit A. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an California corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit A of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

FDOR0211.rdw

Fidelity National Title Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Lori Medak
TITLE OFFICER: Kim Alf

ORDER NO.: 20130074912-FTPOR01
Amended B

TO: Fidelity National Title Company of Oregon
Attn: Lori Medak
900 S.W. Fifth Avenue
Portland, OR 97204

OWNER/SELLER: Jackson Union LLC

BUYER/BORROWER: Polygon Northwest LLC

PROPERTY ADDRESS: R2160460, R2152382
North Plains, Oregon 97133

EFFECTIVE DATE: May 10, 2013, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	AMOUNT	PREMIUM
Governmental Service Fee		$ 50.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Jackson Farm Land, LLC, an Oregon limited liability company, as to an undivided 50% interest, and McKay Creek Land, LLC, an Oregon limited liability company, as to an undivided 50% interest, as tenants in common

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

FDOR0212.rdw

Order No.: 20130074912-FTPOR01

EXHIBIT "ONE"

A parcel of land located in the Southwest Quarter of Section 5 and the Southeast Quarter of Section 6, Township 1 North, Range 2 West of the Willamette Meridian, Washington County, the State of Oregon, more particularly described as follows:

BEGINNING at the most easterly Northeast corner of Parcel 1, Partition Plat No. 2007-020;

thence along the westerly right-of-way line of NW Jackson School Road, South 00°10'16" West, a distance of 410.28 feet;

thence leaving said right-of-way line, North 89°58'53" West, a distance of 1070.41 feet;

thence North 00°10'16" East, a distance of 100.00 feet;

thence North 89°58'53" West, a distance of 510.00 feet;

thence North 00°10'16" East, a distance of 305.00 feet;

thence South 89°58'53" East, a distance of 145.00 feet;

thence North 00°10'16" East, a distance of 230.00 feet;

thence South 89°58'53" East, a distance of 30.00 feet;

thence North 00°10'16" East, a distance of 191.91 feet to a point on the southerly right-of-way line of NW West Union Road;

thence along said southerly right-of-way line, South 89°58'53" East, a distance of 785.23 feet to an angle point;

thence continuing along said right-of-way line, South 56°02'29" East, a distance of 746.21 feet to the POINT OF BEGINNING.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of North Plains. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
Affects: Tax Account No.: R2160460, 1N27-01200, CODE 001.54

7. The Land has been classified as Unzoned Farmland and Zoned Farmland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

8. [Intentionally deleted]

9. [Intentionally deleted]

10. [Intentionally deleted]

11. Terms and provisions of an Easement Agreement

    Executed by: Hillsboro School District IJ
    And: Jackson Union, L.L.C., an Oregon limited liability company
    Recording Date: April 2, 2007
    Recording No.: 2007-036052

12. Terms and provisions of Storm Water Facility Agreement

    Executed by: Hillsboro School District IJ and Jackson Union, L.L.C.
    Recording Date: April 2, 2007
    Recording No.: 2007-036053

13. Development Agreement

Executed by: Mr. Don Maltase, Jackson Union, LLC and the City of North Plains
Recording Date: August 25, 2008
Recording No.: 2008-026420
Affects: Parcel 1 and other property also

14. Development Agreement

Executed by: Mr. Don Maltase, Jackson Union, LLC and the City of North Plains
Recording Date: August 25, 2008
Recording No.: 2008-073068
Affects: Parcel 1 and other property also

15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

16. If requested to issue an extended coverage ALTA lenders policy, the following matters must be addressed:

a) The rights of tenants holding under unrecorded leases
b) Any facts which would be disclosed by an accurate survey of the Land
c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.

ADDITIONAL REQUIREMENTS/NOTES:

A. A copy of the terms and provisions of the operating agreement for the limited liability company set forth below should be furnished for our examination prior to closing. Any conveyance or encumbrance of said company's property must be executed by all of the members unless otherwise provided for in the operating agreement. In addition, if there have been any changes in membership from the date of original creation of the limited liability company to the present date, copies of approval of withdrawal and/or acceptance of such member should be furnished for our examination.

Limited Liability Company:

Jackson Union, L.L.C., an Oregon limited liability company
McKay Creek Land, LLC, an Oregon limited liability company
Jackson Farm Land, LLC, an Oregon limited liability company
Polygon Northwest LLC

B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2012-2013

Amount: $244.40
Levy Code: 001.24
Account No.: R2152382
Map No.: 1N27-01200 - Code Split
Affects: Parcel 1

Amount: $212.00
Levy Code: 001.24
Account No.: R2160460
Map No.: 1N27-01200 - Code Split
Affects: Parcel 1

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

C. A real property transfer tax will be imposed at the rate of $1.00 per $1000.00 or fraction thereof of the selling price based upon the provisions of Washington County Ordinance No. 289, effective May 3, 1984.

D. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA policy unless removed prior to issuance.

E. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Jackson Union, L.L.C., an Oregon limited liability company
Grantee: Robert S. Bobosky and Donald Maltase
Recording Date: April 4, 2013
Recording No: 2013-029902

Grantor: Robert S. Bobosky
Grantee: McKay Creek Land, LLC, an Oregon limited liability company
Recording Date: April 4, 2013
Recording No: 2013-029903

Grantor: Donald Maltase
Grantee: Jackson Farm Land, LLC, an Oregon limited liability company
Recording Date: April 4, 2013
Recording No: 2013-029904

F. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Polygon Northwest LLC

G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW; YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

EXHIBIT A

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

he following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B- GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

Effective Date: 5/1/2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

DISCLOSURE TO AFFILIATED COMPANIES - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

DISCLOSURE TO NONAFFILIATED THIRD PARTIES - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

Fidelity National Financial, Inc.
Privacy Statement
(continued)

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/ Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF'S CURRENT POLICY IS TO MAINTAIN CUSTOMERS' PERSONAL INFORMATION FOR NO LESS THAN YOUR STATE'S REQUIRED RECORD RETENTION REQUIREMENTS FOR THE PURPOSE OF HANDLING FUTURE COVERAGE CLAIMS.

For your protection, ALL REQUESTS MADE UNDER THIS SECTION MUST BE IN WRITING AND MUST INCLUDE YOUR NOTARIZED SIGNATURE TO ESTABLISH YOUR IDENTITY. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

EXHIBIT B

Copy of Mailing Labels

2006-20 NEIGH MTG LIST
CREATED ON: 6/18/13
LIST EXPIRES ON: 8/2/13
BY TERI HEINO, WASH CO LUT
2 PARCEL PARTITION, 1N2070001200
+ CONTIG

NOTE:
SUBMIT LAND USE APPLICATION
W/IN 180 DAYS OF MEETING

1N2060001600
APPLEBEE INVESTMENTS INC
BY APPLEBEE, MICHAEL & JENNIE
PO BOX 309
BANKS, OR 97106

1N206DA00900
BBS PROPERTIES LLC
660 SW 83RD
PORTLAND, OR 97225

1N206DA00800
BRADLEY, NORMAN G
4828 NW NESKOWIN AVE
PORTLAND, OR 97229

1N2070000200
BTG LLC &
STUART HOLDINGS LLC
BY DON MATTASE
525 N TOMAHAWK ISLAND DR
PORTLAND, OR 97217

1N2060000100
CATTRON, ALAN B & BELINDA A
PETERS, WILLIAM H &
MARGARET C TRUST ET AL
PO BOX 1160
NORTH PLAINS, OR 97133

1N2060001700
CLARK LAND DEVELOPMENT-
NORTH PLAINS LLC
16249 NW MISSION OAKS DR
BEAVERTON, OR 97006

1N2060001401
CONKLIN, EDWIN L II
CONKLIN, KENNETH L
27155 NW TRUITT RD
NORTH PLAINS, OR 97133

1N2060001305
CONKLIN, EDWIN L II
CONKLIN, KENNETH L
27155 NW TRUITT RD
NORTH PLAINS, OR 97133

1N2060001303
CONKLIN, KENNETH L
14270 NW JACKSON SCHOOL RD
NORTH PLAINS, OR 97133

1N2060001304
CONKLIN, KENNETH L
14270 NW JACKSON SCHOOL RD
NORTH PLAINS, OR 97133

CPO8
LINDA PETERS
PO BOX 890
NORTH PLAINS, OR 97133-0890

1N2060001500
DLOW PROPERTIES LLC
26801 PERSEVERANCE TRAIL
GOLDEN, CO 80403

1N2070000500
EMMERT, TERRY W
11811 SE HWY #212
CLACKAMAS, OR 97015

1N206DA00200
GRAHAM'S FERRY LLC
PO BOX 746
WILSONVILLE, OR 97070

1N206DA00600
HAWKINS, WILLIAM E
10580 NW 289TH PL
NORTH PLAINS, OR 97133

1N2070001300
HILLSBORO SCHOOL DIST #1J
3083 NE 49TH PL #200
HILLSBORO, OR 97124

1N2070001400
JACKSON, JOHN CHARLES
c/o JACKSON UNION LLC
BY DON MALTESE
525 N TOMAHAWK ISLE DR
PORTLAND, OR 97217

1N2070001200
JACKSON, JOHN CHARLES
c/o MCKAY CREEK LAND LLC
c/o JACKSON FARM LAND LLC
6770 SW CANYON DR
PORTLAND, OR 97225

1N2070000300
KOENNECKE, GLENN F TRUSTEE
BY DUANE KOENNECKE
2034 COLUMBIA BLVD #226
ST HELENS, OR 97051

1N206DA00500
LTD PROFESSIONALS, LLC
PO BOX 1067
NORTH PLAINS, OR 97133

1N2050000500
MINNAERT, THOMAS A/PAULA K
10400 NW JACKSON SCHOOL RD
NORTH PLAINS, OR 97133

1N2080000191
MOTZ FARM PROPERTIES LLC
11445 NW SKYLINE BLVD
PORTLAND, OR 97231

1N2050000301
NEWSOM, TERRY & KAREN
BY PACIFIC OFFICE AUTOMATION
I
17747 NW GREENBRIER PKWY
BEAVERTON, OR 97006

1N2060002800
NORTH PLAINS ACREAGE LLC
11375 NW BLACKHAWK DR
PORTLAND, OR 97229

1N206DA00700
NORTH PLAINS, CITY OF
31360 NW COMMERCIAL ST
NORTH PLAINS, OR 97133

NP
North Plains
31360 NW COMMERCIAL ST
NORTH PLAINS, OR 97133

OSUEXT
CPO COORDINATORS MS # 48
155 N 1ST AVE, STE #200
HILLSBORO, OR 97124

1N2060002900
PANDA'S PARADISE LLC
11777 SE ZION HILL DR
GRESHAM, OR 97080

1N3120001700
R & R COUSSENS, INC
18009 NW ANASTASIA DR
PORTLAND, OR 97229

SD 1JT
HB SCH DIST/J. LYON
3083 NE 49TH PL
HILLSBORO, OR 97124

1N2050000201
TWIN FIR CENTURY FARM LLC
BY SPENCER, GATES
27007 NW WEST UNION RD
HILLSBORO, OR 97124

1N2060002400
VANDOMELEN, F M LIVING TRUST
BY FLOYD & MILDRED J
VANDOMELE
30020 NW WEST UNION RD
NORTH PLAINS, OR 97133

1N2060002300
VANDOMELEN, F M LIVING TRUST
BY FLOYD & MILDRED J
VANDOMELE
30020 NW WEST UNION RD
NORTH PLAINS, OR 97133

1N2080000100
VANRADEN FARMS
PO BOX 504
GLENEDEN BEACH, OR 97388

1N2070000390
VANRADEN FARMS
PO BOX 504
GLENEDEN BEACH, OR 97388

1N2050000401
WALTER, DONALD C TRUST
BY DONALD C WALTER TR
PO BOX 597
NORTH PLAINS, OR 97133

WC#2
WASH. CO. FIRE DIST. #2
31370 NW COMMERCIAL ST
NORTH PLAINS, OR 97133

EXHIBIT C

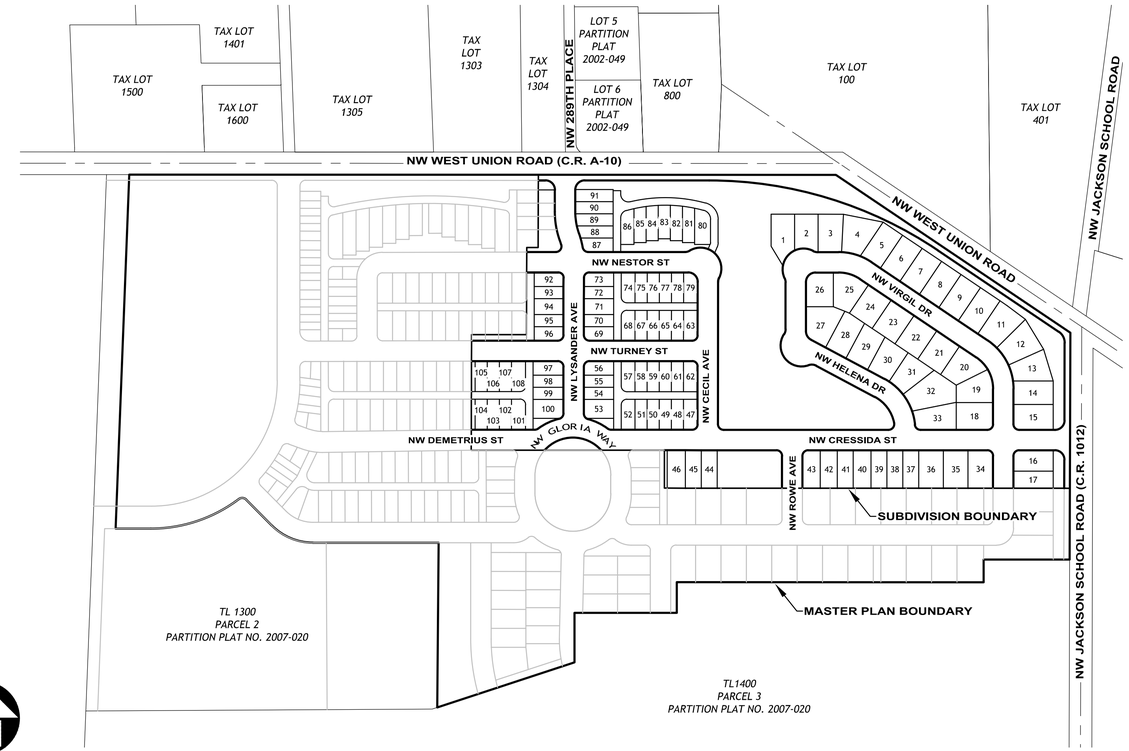
Preliminary Plans

SUNSET RIDGE SUBDIVISION

TAX LOT 1200
TOWNSHIP 1 NORTH, RANGE 2 WEST, SECTION 7, W.M.
CITY OF NORTH PLAINS, WASHINGTON COUNTY, OREGON

VICINITY MAP

NOT TO SCALE



GENERAL SITE PLAN

SCALE: 1"=250'

PLANNER

PACIFIC COMMUNITY DESIGN
12564 SW MAIN STREET
TIGARD, OREGON 97223
PH: (503) 941-9484
FAX: (503) 941-9485
CONTACT: STACY CONNERY, AICP

CIVIL ENGINEER

PACIFIC COMMUNITY DESIGN
12564 SW MAIN STREET
TIGARD, OREGON 97223
PH: (503) 941-9484
FAX: (503) 941-9485
CONTACT: JIM LANGE
KC SCHWARTZKOPH

SURVEYOR

PACIFIC COMMUNITY DESIGN
12564 SW MAIN STREET
TIGARD, OREGON 97223
PH: (503) 941-9484
FAX: (503) 941-9485
CONTACT: TRAVIS JANSEN, PLS

DEVELOPER/APPLICANT

POLYGON NORTHWEST
109 E. 13TH STREET
VANCOUVER, WA 98660
(503) 221-1920
CONTACT: FRED GAST

SITE INFORMATION

SITE AREA:	24.33 ACRES
LAND USE:	NEIGHBORHOOD COMMUNITY (NC)
TAX MAP:	1N2W7
TAX LOTS:	1200
NUMBER OF LOTS:	108

BENCHMARK

WASHINGTON COUNTY BENCHMARK # 214,
BRASS DISC SET IN CONCRETE PROJECTING 6 INCHES NORTH SIDE OF NW WEST UNION ROAD; 415 FEET EAST OF NW JACKSON ROAD, 30 FEET NORTH OF CENTERLINE OF NW WEST UNION ROAD, 1 FOOT WEST OF WITNESS SIGN POST, 74 FEET N73˚E OF PGE POLE #2914 "1960".

ELEVATION = 207.727

UTILITIES & SERVICES

WATER:	CITY OF NORTH PLAINS
STORM:	CLEAN WATER SERVICES
SEWER:	CLEAN WATER SERVICES
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL GAS
FIRE:	WASHINGTON COUNTY FIRE DISTRICT 2

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. AERIAL PHOTOGRAPH
4. PRELIMINARY SUBDIVISION PLAT
5. PRELIMINARY GRADING PLAN
6. PRELIMINARY SITE PLAN
7.1 PRELIMINARY UTILITY PLAN
7.2 PRELIMINARY UTILITY PLAN
8.1 PRELIMINARY CIRCULATION PLAN
8.2 PRELIMINARY PARKING PLAN
9. TREE PRESERVATION PLAN
10. STREET TREE PLAN/STREET LIGHTING PLAN

11. MP: PUBLIC FACILITIES STORMWATER PLAN
12. MP: PUBLIC FACILITIES SANITARY SEWER PLAN
13. MP: PUBLIC FACILITIES WATER PLAN

L 1.0 LANDSCAPE PLAN
L 2.0 LANDSCAPE DETAILS AND SPECIFICATIONS

POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE

COVER SHEET

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

1

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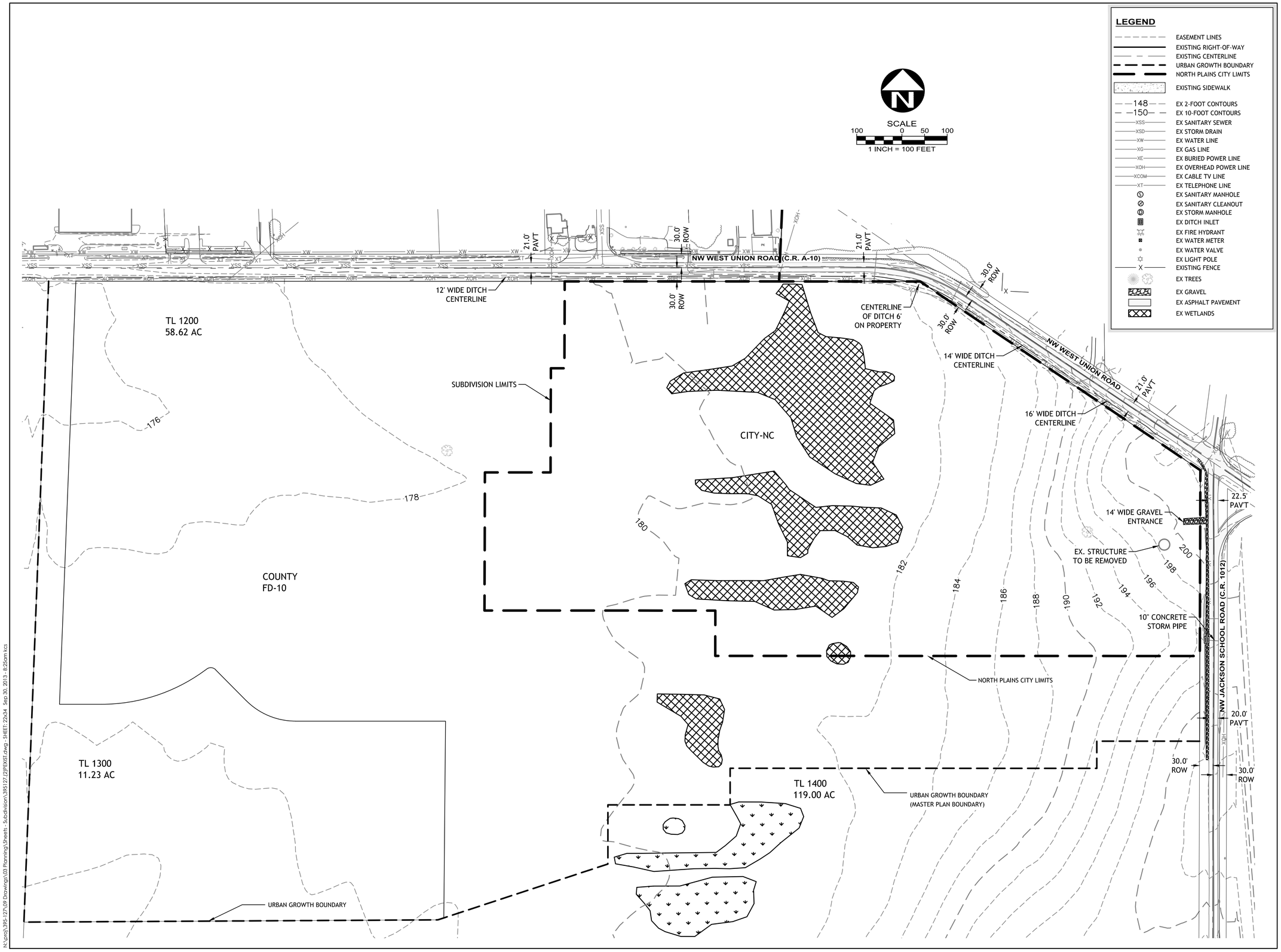

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POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

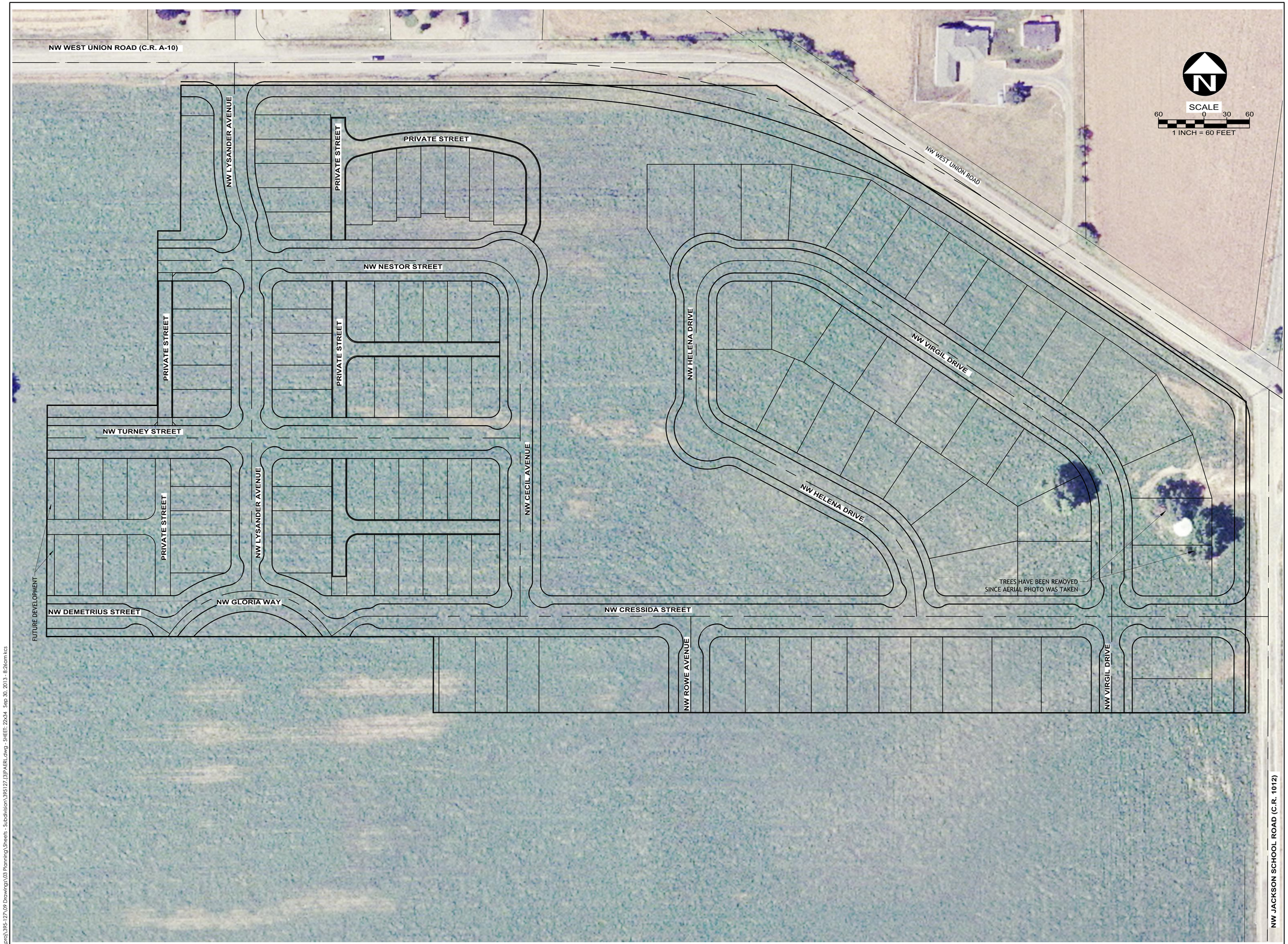
SUNSET RIDGE

EXISTING CONDITIONS

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

2



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POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

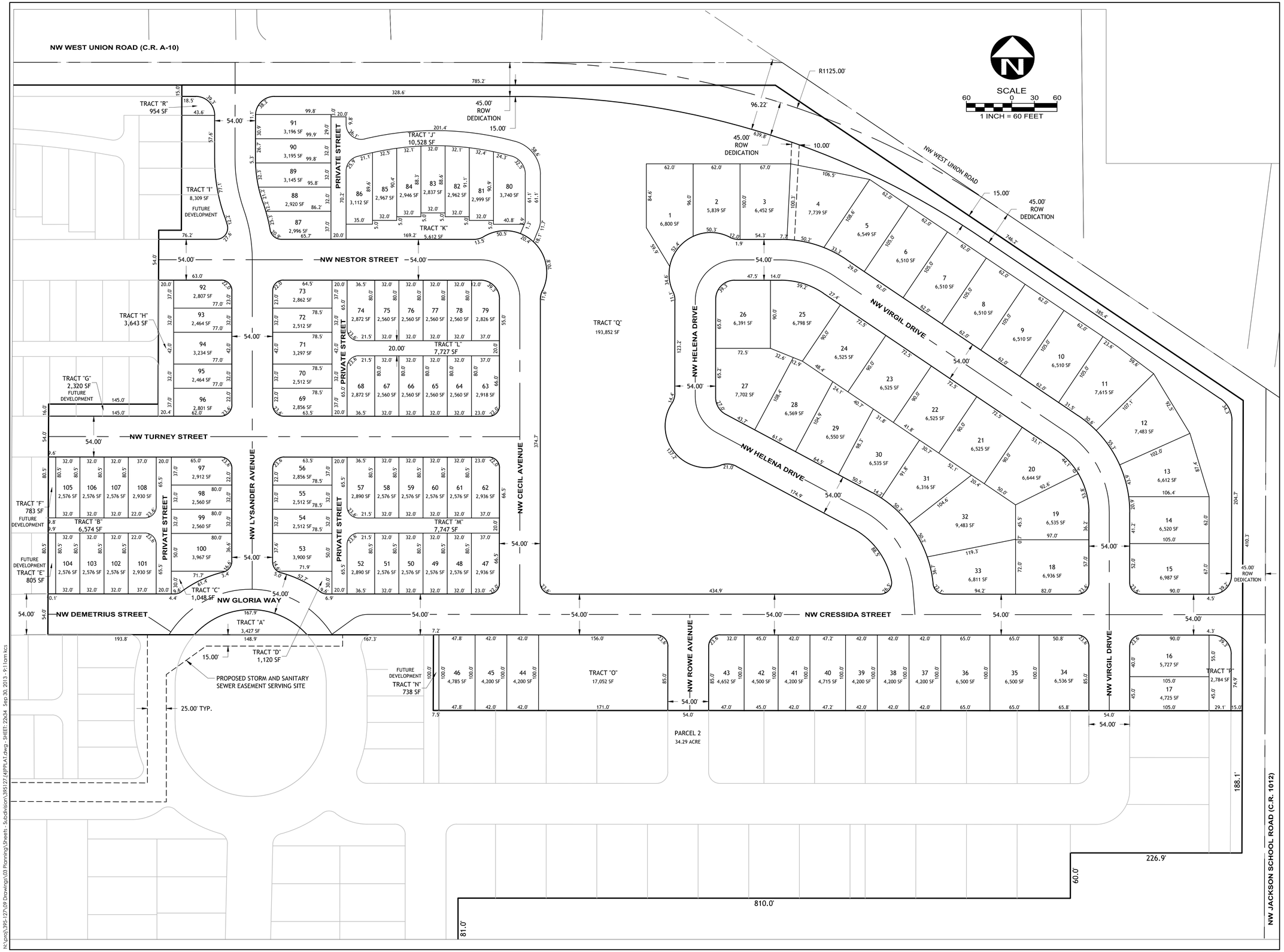
SUNSET RIDGE

AERIAL PHOTOGRAPH

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

3



POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE

PRELIMINARY SUBDIVISION PLAT

Pacific Community Design

[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY: TCJ

4

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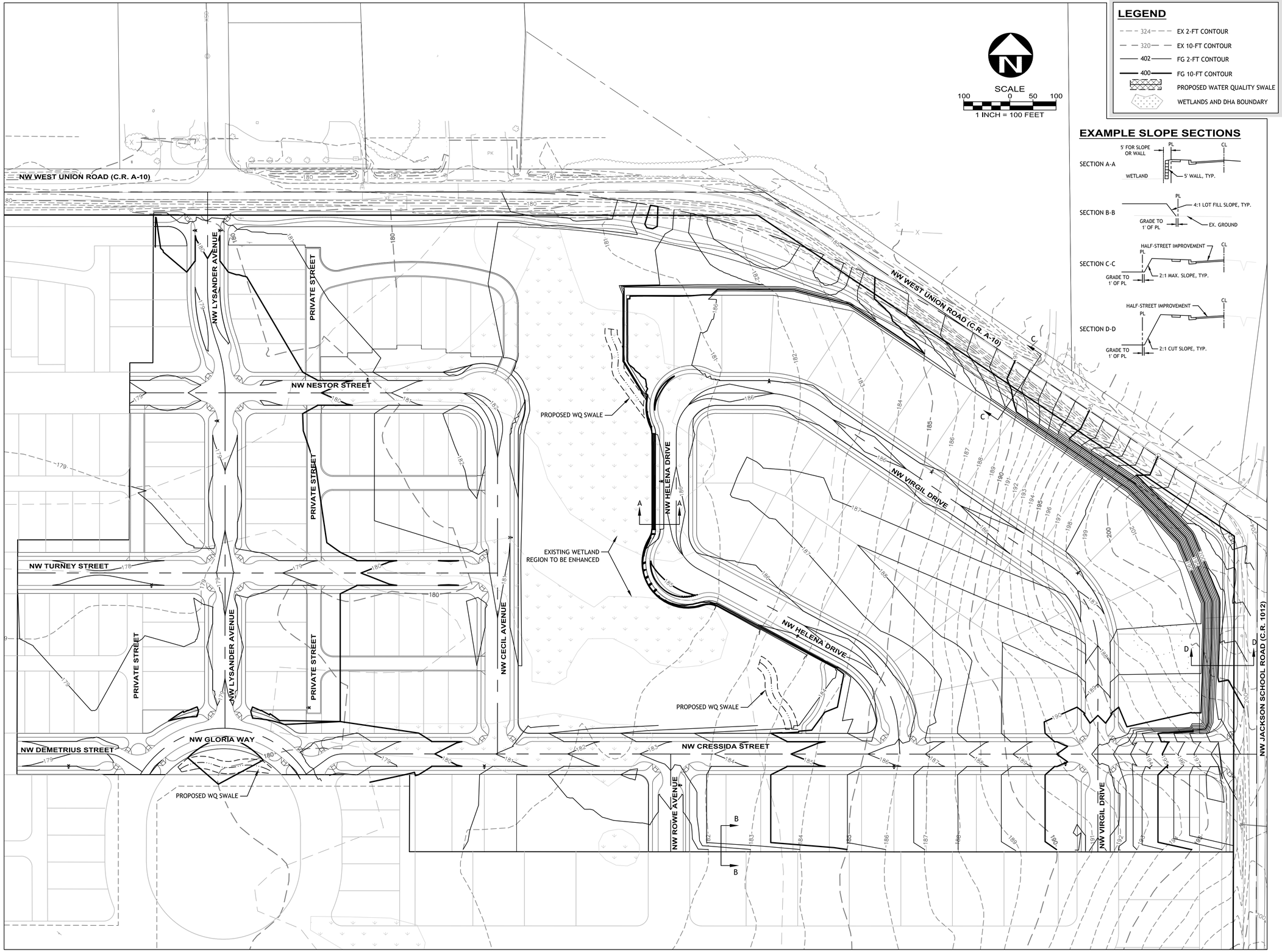

POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE

PRELIMINARY GRADING PLAN

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

5

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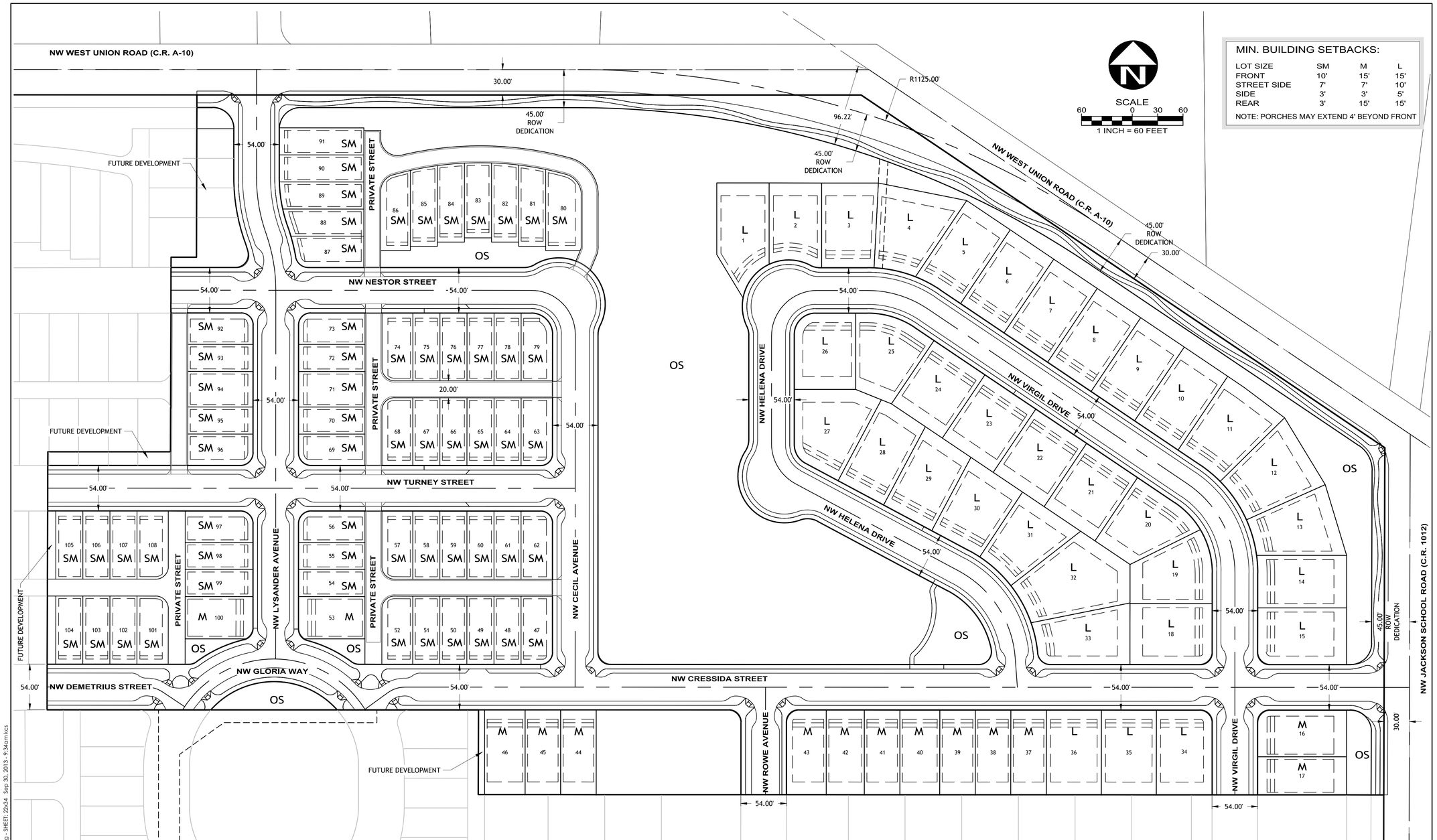


MIN. BUILDING SETBACKS:

LOT SIZE	SM	M	L
FRONT	10'	15'	15'
STREET SIDE	7'	7'	10'
SIDE	3'	3'	5'
REAR	3'	15'	15'

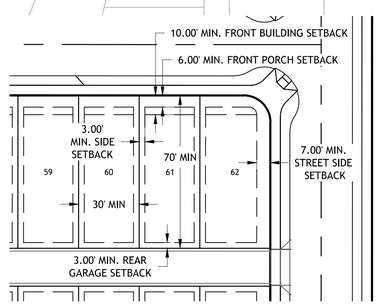
NOTE: PORCHES MAY EXTEND 4' BEYOND FRONT

LEGEND:

SM	SMALL LOTS
M	MEDIUM LOTS
L	LARGE LOTS
OS	PARKS AND OPEN SPACE

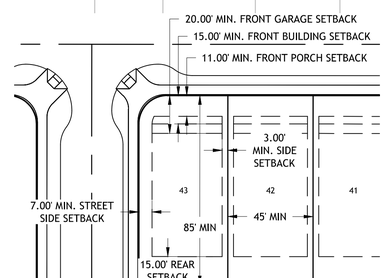
LOT COUNT:

34	LARGE LOTS
14	MEDIUM LOTS
60	SMALL LOTS
108	TOTAL



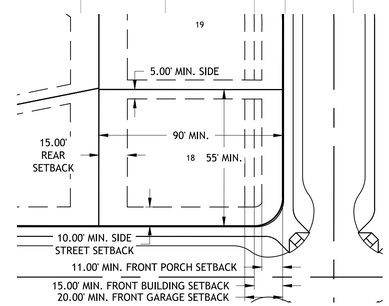
TYPICAL LOT PLAN - REAR LOADED SMALL

SCALE: 1" = 40'



TYPICAL LOT PLAN - FRONT LOADED MEDIUM

SCALE: 1" = 40'



TYPICAL LOT PLAN - FRONT LOADED LARGE

SCALE: 1" = 40'

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DATE: 9/30/2013

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE

PRELIMINARY SITE PLAN

Pacific Community Design
[T] 503-941-9484 [F] 503-941-9485

PROJECT NO.: 395-127
TYPE: PLANNING
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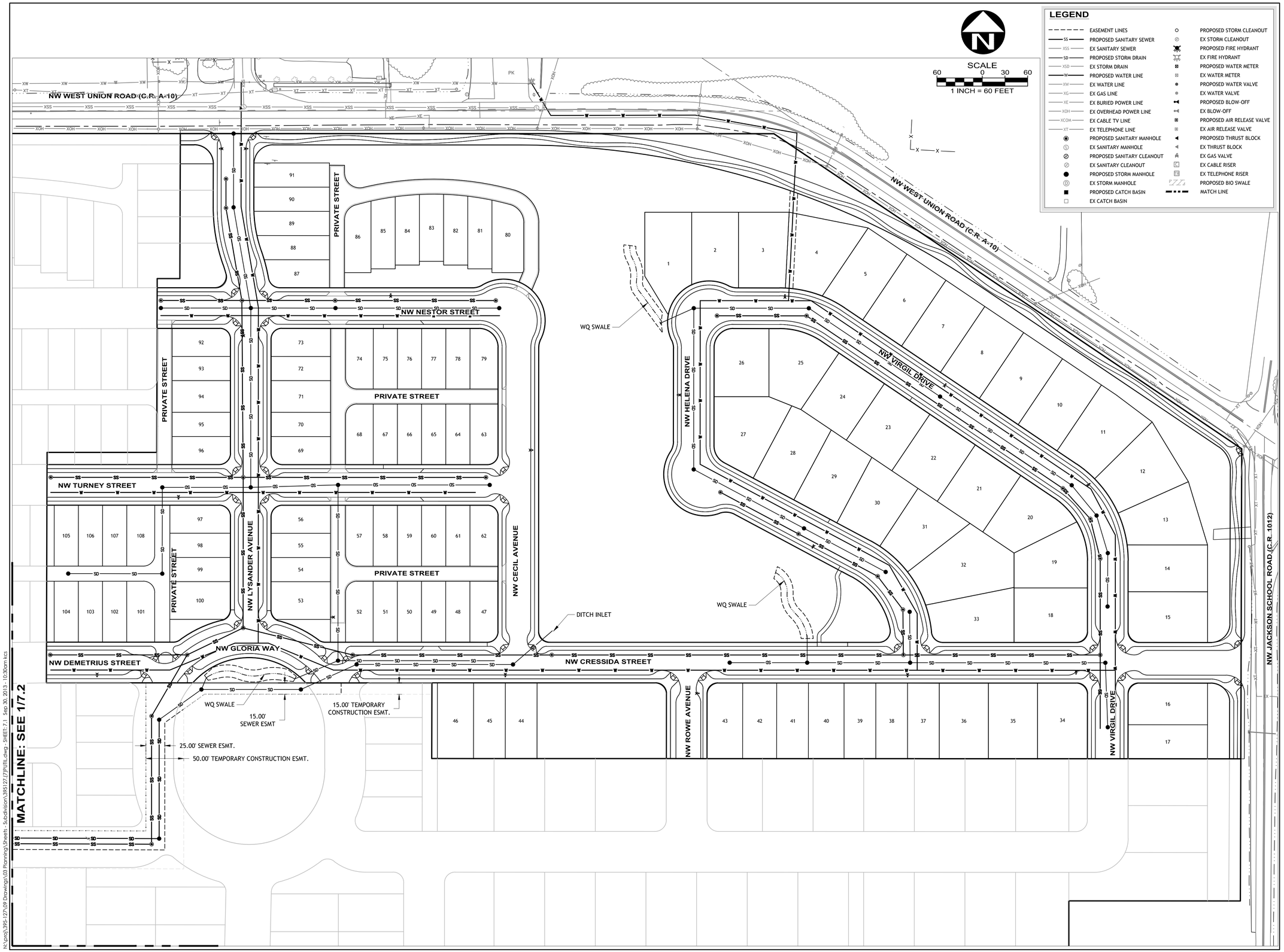
6



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SUNSET RIDGE

PRELIMINARY UTILITY PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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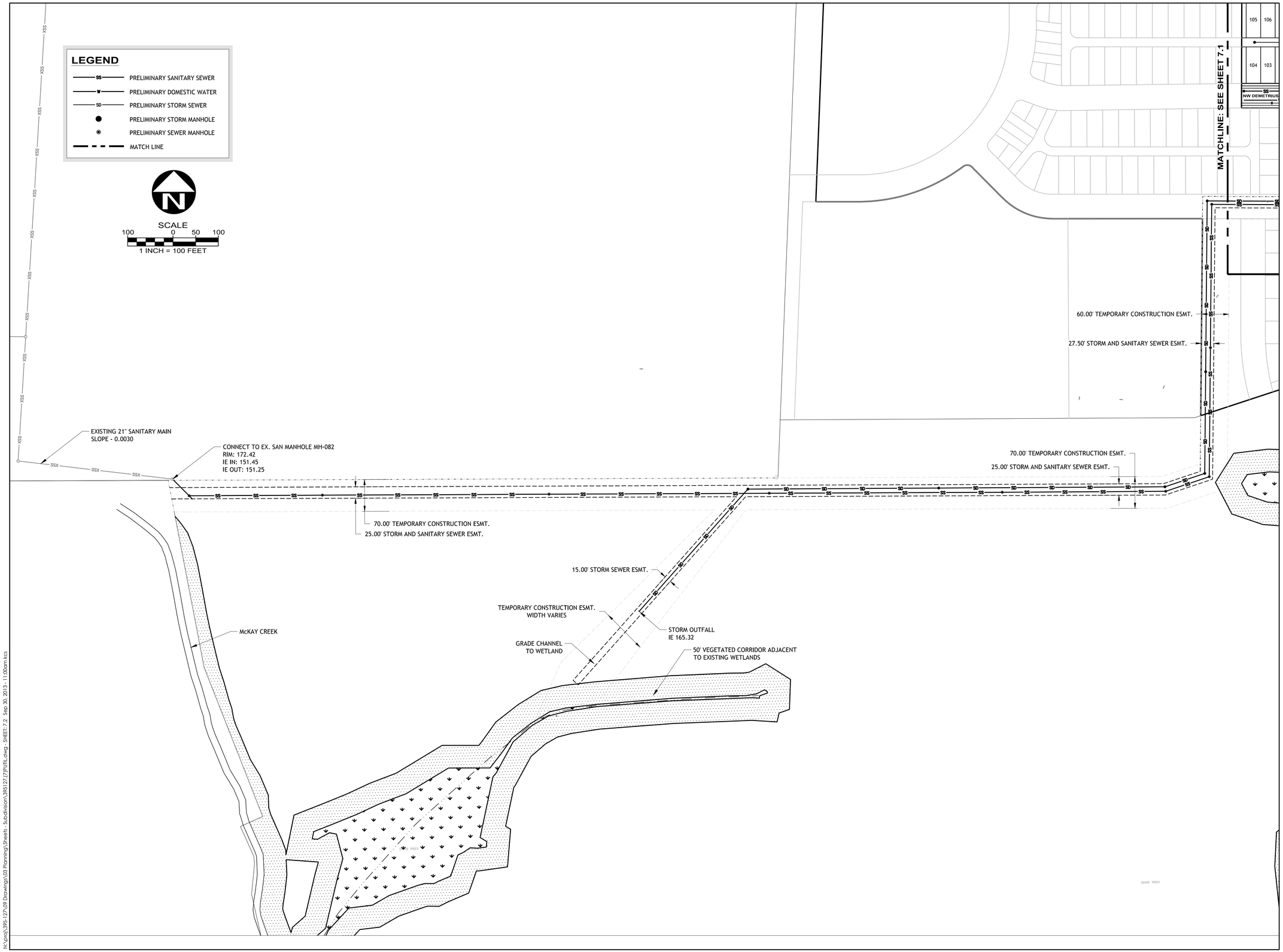

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SUNSET RIDGE

PRELIMINARY UTILITY PLAN

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PROJECT NO.: 395-127
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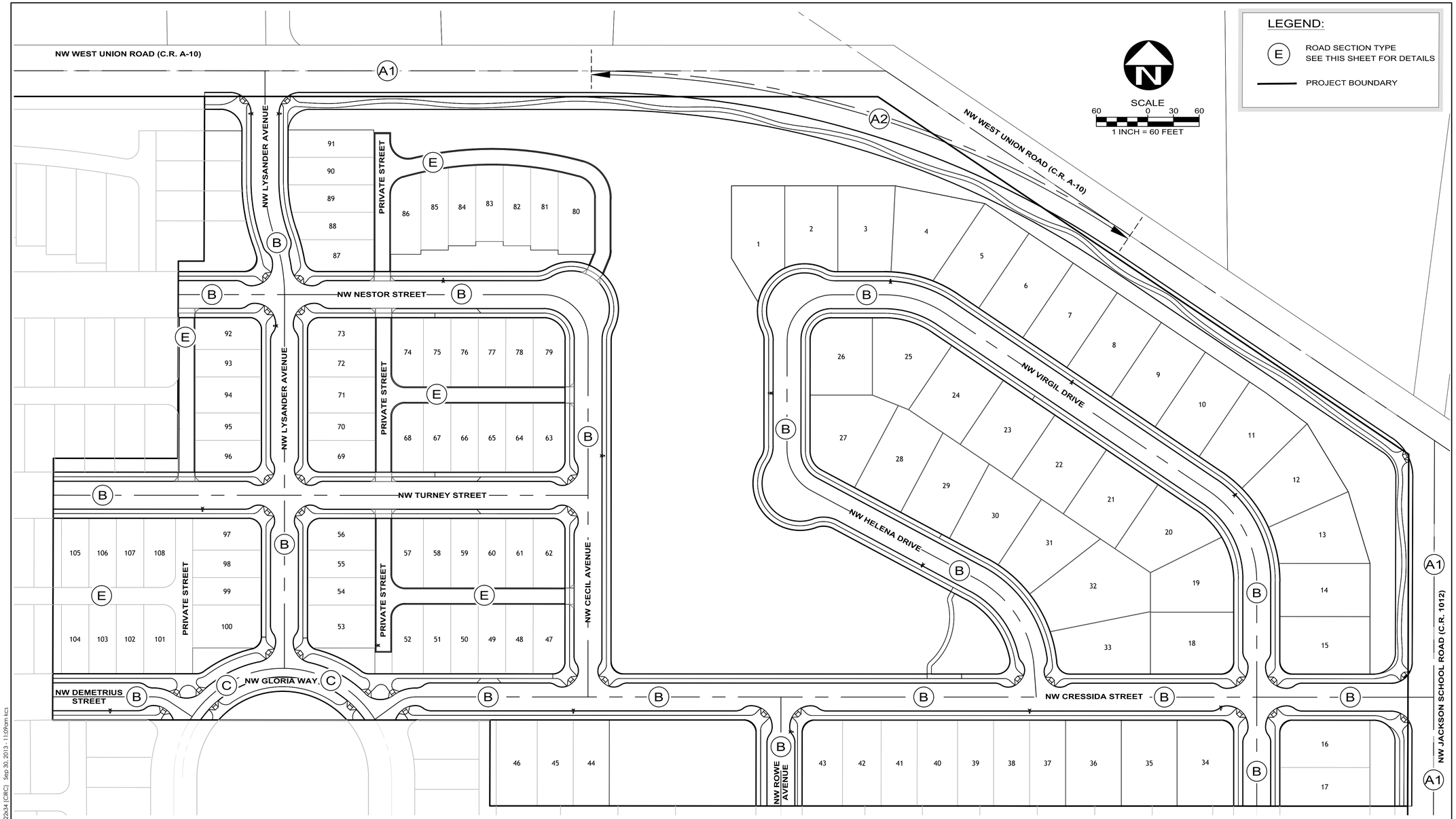

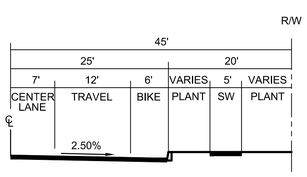

A1 ARTERIAL - HALF STREET IMPROVEMENT
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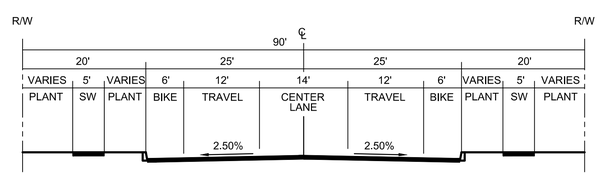

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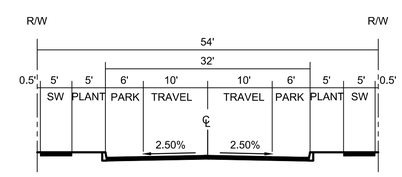

B RESIDENTIAL - LOCAL STREET
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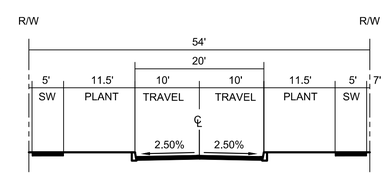

C RESIDENTIAL - LOCAL STREET (NO PARKING)
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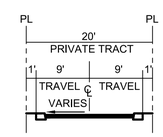

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SUNSET RIDGE

PRELIMINARY CIRCULATION PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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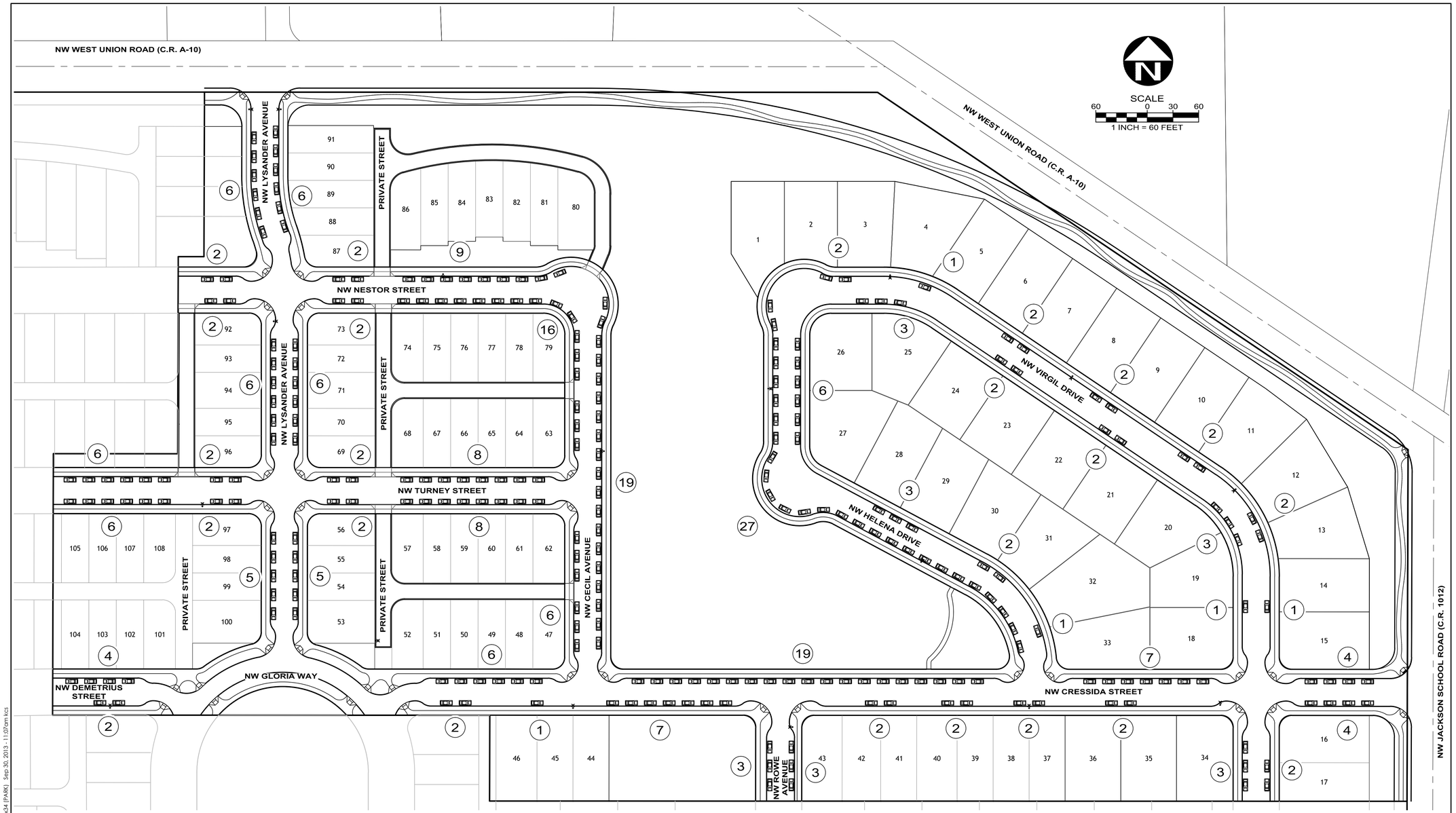

OFF STREET PARKING

REQUIRED

108 DETACHED AT 2 SPACE/ DU = 216 SPACES

TOTAL 216 SPACES

PROVIDED

DETACHED W/ 2-CAR GARAGE AND DRIVEWAY = 308 SPACES

TOTAL 308 SPACES

ON STREET PARKING

PROVIDED

ON STREET PARKING SPACES PER PLAN = 265 SPACES

LEGEND:

(9) NUMBER OF PARKING STALLS IN A SPECIFIC AREA

CAR IN PARKING STALL

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PRELIMINARY PARKING PLAN

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PROJECT NO.: 395-127
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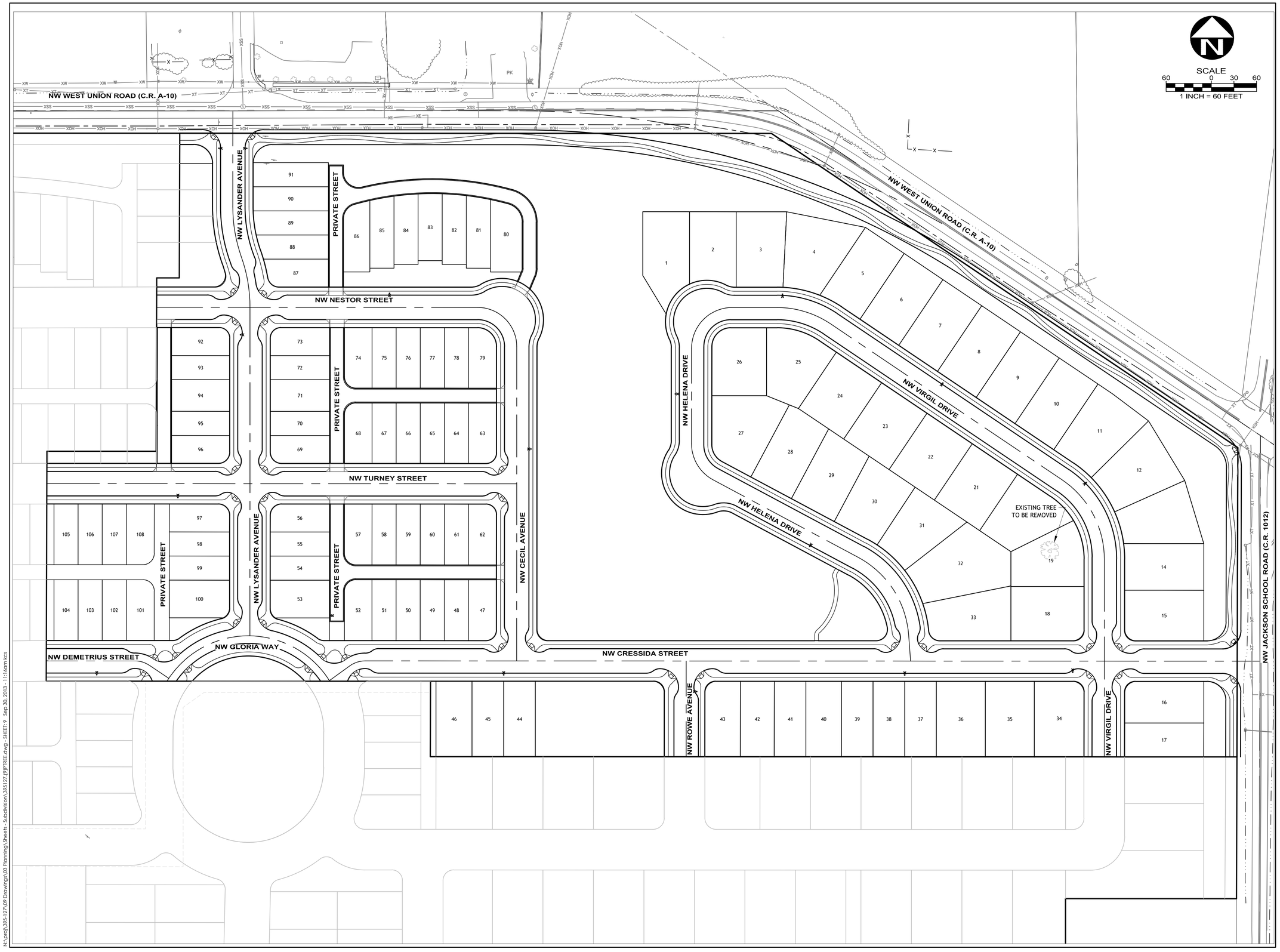

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SUNSET RIDGE

PRELIMINARY TREE PRESERVATION PLAN

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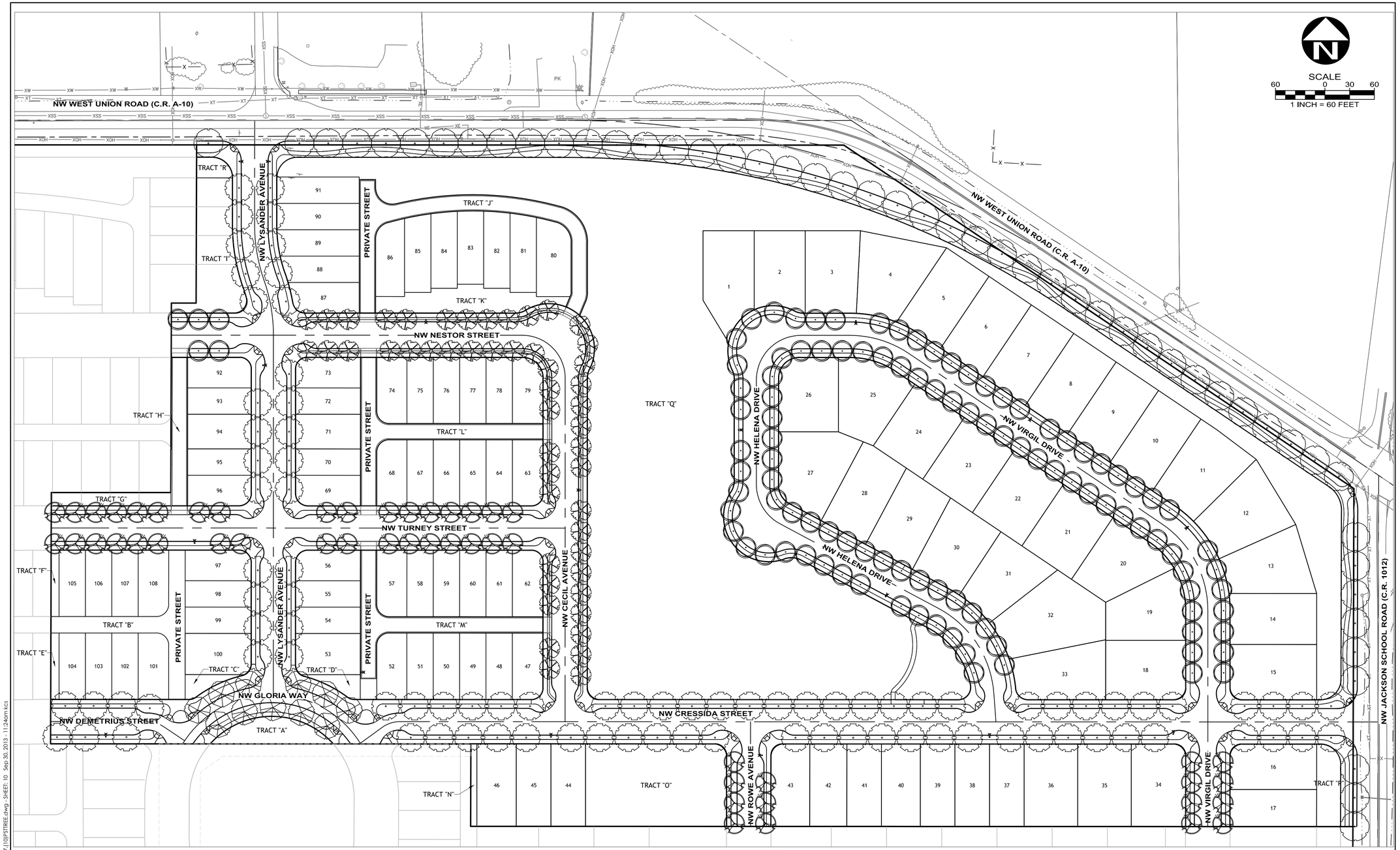
9



STREET TREE LEGEND:

QTY.	SYMBOL	BOTANICAL NAME / Common Name	SIZE	SPACING
50		CORNUS NUTALLII 'STARLIGHT' / Pacific Dogwood	2" cal.	25' o.c.
11		TILIA AMERICANA 'DTR 123' / Legend Linden	2" cal.	35' o.c.
50		ACER SACCHARUM 'WRIGHT BROTHERS' / Wright Brothers Sugar Maple	2" cal.	35' o.c.
107		OSTRYA VIRGINIANA / American Hophornbeam	2" cal.	25' o.c.
49		SYRINGA RETICULATA / Japanese Lilac Tree	2" cal.	25' o.c.
91		QUERCUS COCCINEA / Scarlet Oak	2" cal.	35' o.c.

LEGEND:

STREET LIGHT

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SUNSET RIDGE

PRELIMINARY STREET TREE & STREET LIGHT PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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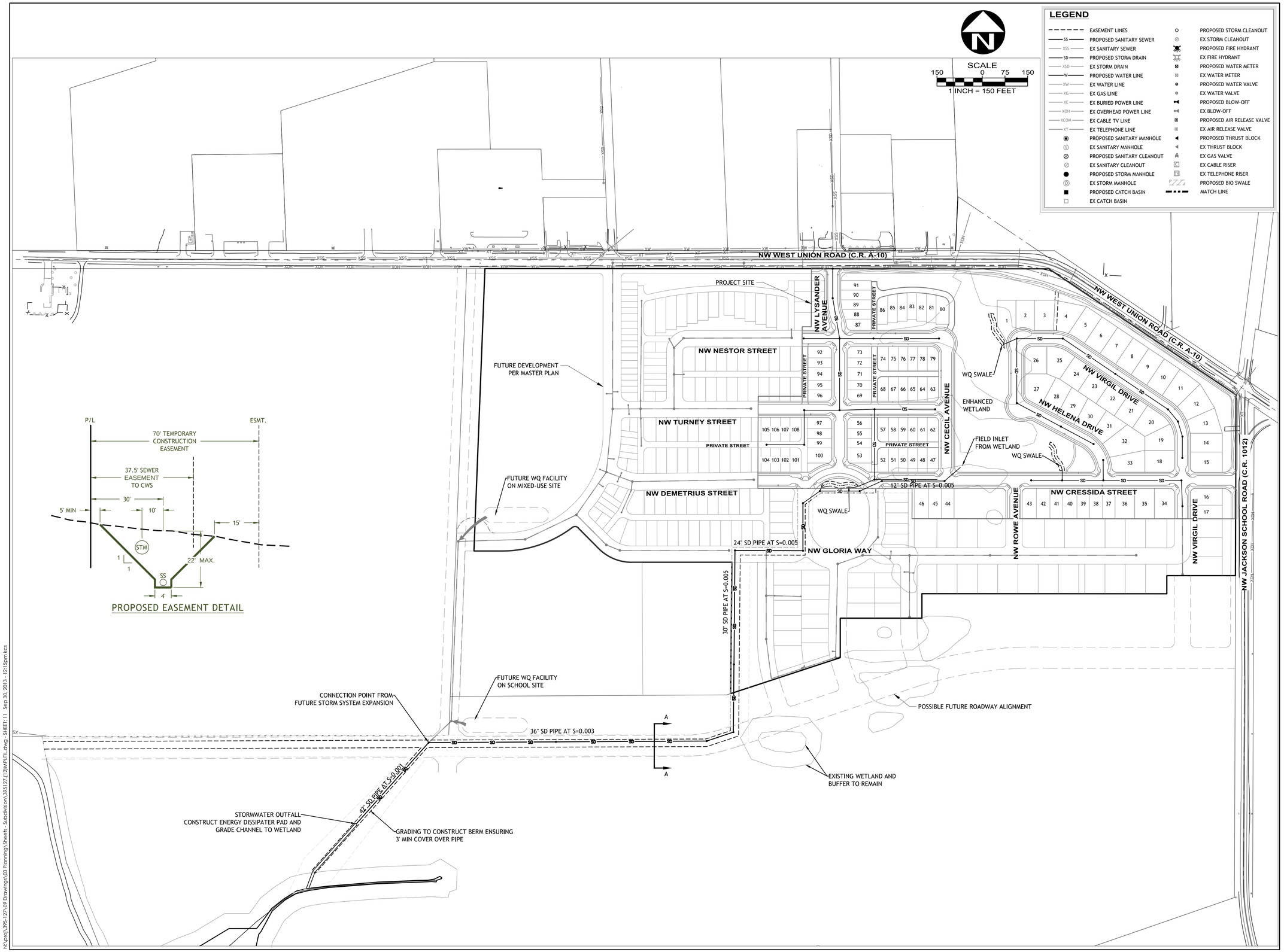

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SUNSET RIDGE

MASTER PLAN PUBLIC FACILITIES STORMWATER PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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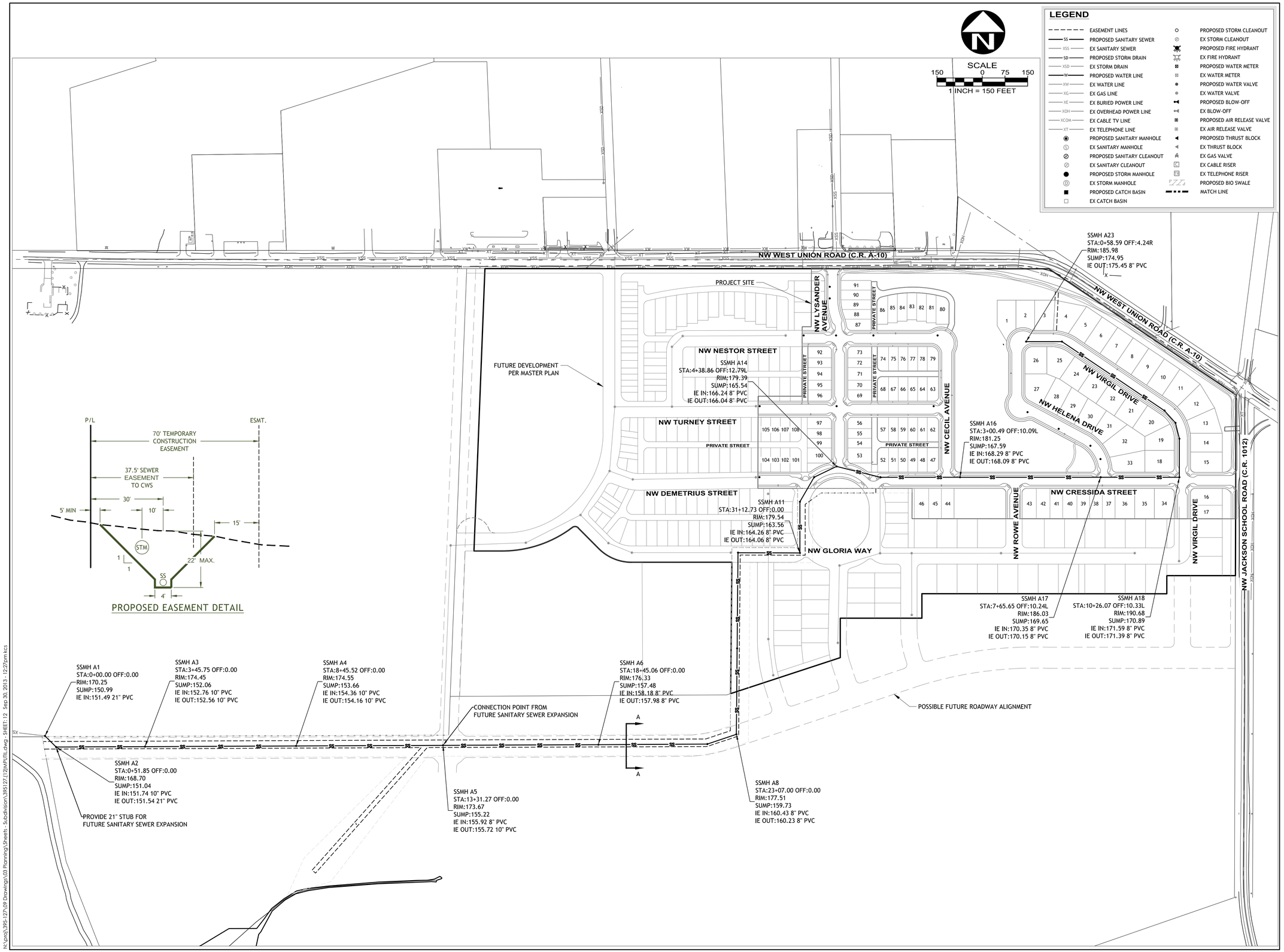
11



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SUNSET RIDGE

MASTER PLAN PUBLIC FACILITIES SEWER PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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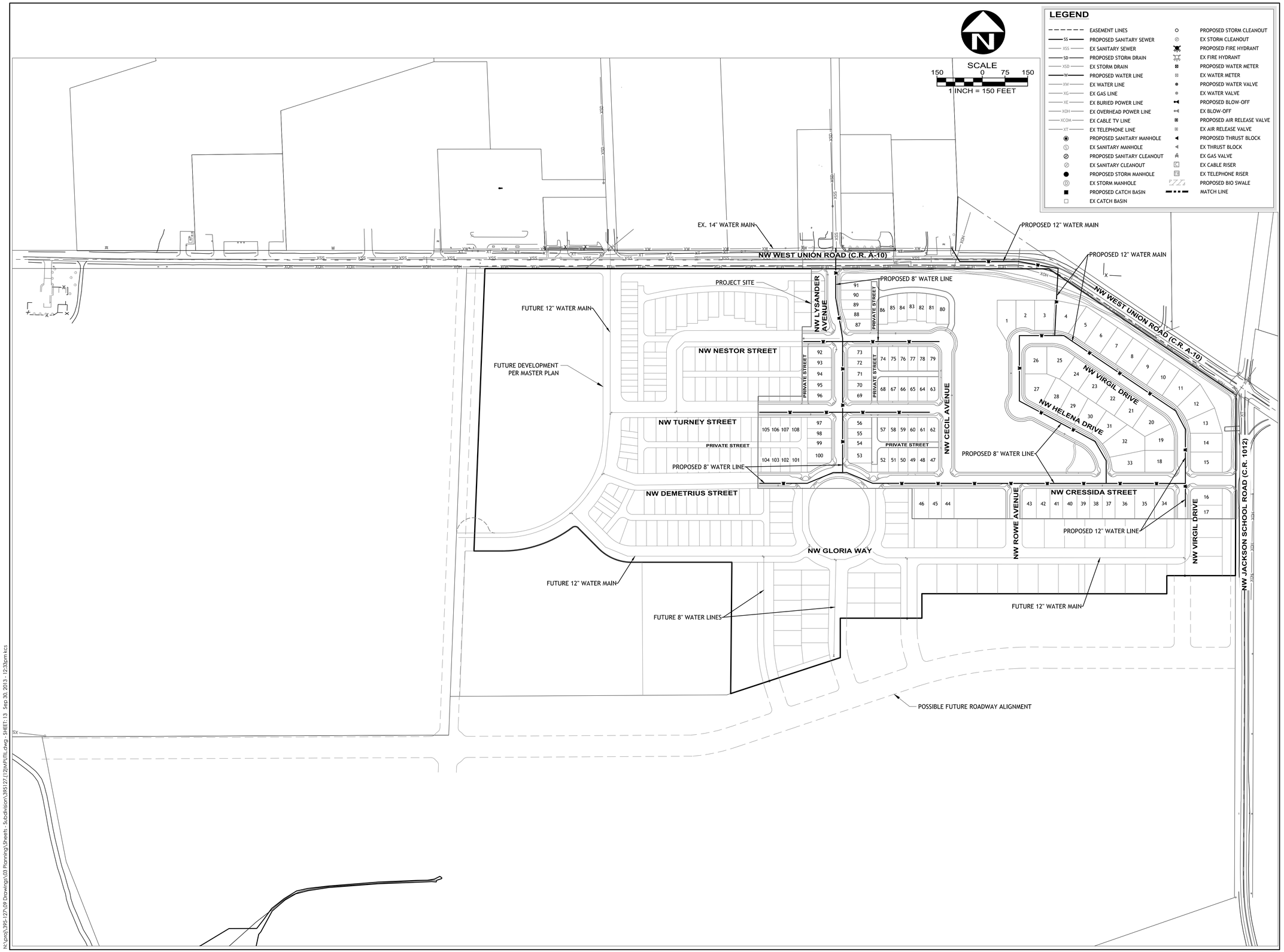
12



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SUNSET RIDGE

MASTER PLAN
PUBLIC FACILITIES
WATER PLAN

Pacific Community Design

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PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

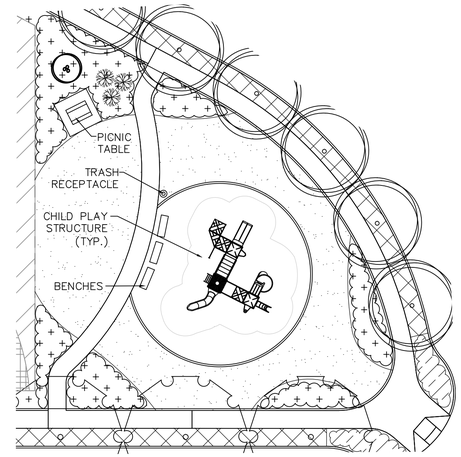
13

SUGGESTED PLANT LIST

SYM.	LATIN NAME/ Common Name		SIZE	SPACING
	STREET TREES			
	ACER SACCHARUM 'WRIGHT BROTHERS' Wright Brothers Sugar Maple		2" cal.	35' o.c.
	CORNUS NUTALLII 'STARLIGHT' Pacific Dogwood		2" cal.	25' o.c.
	OSTRYA VIRGINIANA American Hophornbeam		2" cal.	25' o.c.
	QUERCUS COCCINEA Scarlet Oak		2" cal.	35' o.c.
	SYRINGA RETICULATA Japanese Lilac Tree		2" cal.	25' o.c.
	TILIA AMERICANA 'DTR 123' Legend Linden		2" cal.	35' o.c.
	Shade Tree	Red Oak European Beech	2" cal.	As shown
	Small Columnar or Ornamental Trees	Akebono Flowering Cherry Columnar Tulip Tree Royal Star Magnolia Vine Maple	1 1/2" cal.	As shown
	Conifer Tree	Douglas Fir Western Red Cedar	6' ht.	As shown
	Large Flowering Deciduous Shrubs	Witch Hazel Mariesii Viburnum Lilac Hydrangea	5 gal.	5–6' o.c.
	Medium Ornamental Shrubs	Edward Goucher Abelia Barberry Japanese Holly Silver Princess Euonymus Box Honeysuckle Pieris Rhododendron Spiraea Weigela	2–5 gal.	3–4' o.c.
	Small Ornamental Shrubs	Kelsey Dogwood	2 gal.	30" o.c.
	Groundcover	Cotoneaster Kinnikinnick Rubus	1 gal.	30" o.c.
	Fine Lawn	See Specifications	Seed	
	Proposed Water Quality Facility Swale Area	To be planted per Clean Water Services Standards. CWS Service Provider Letter is in progess.		
	Proposed 50' Vegetated Corridor			
	Proposed Wetland to be Restored			
	Existing Wetland to be Enhanced			
	Proposed Vegetated Corridor Mitigation			

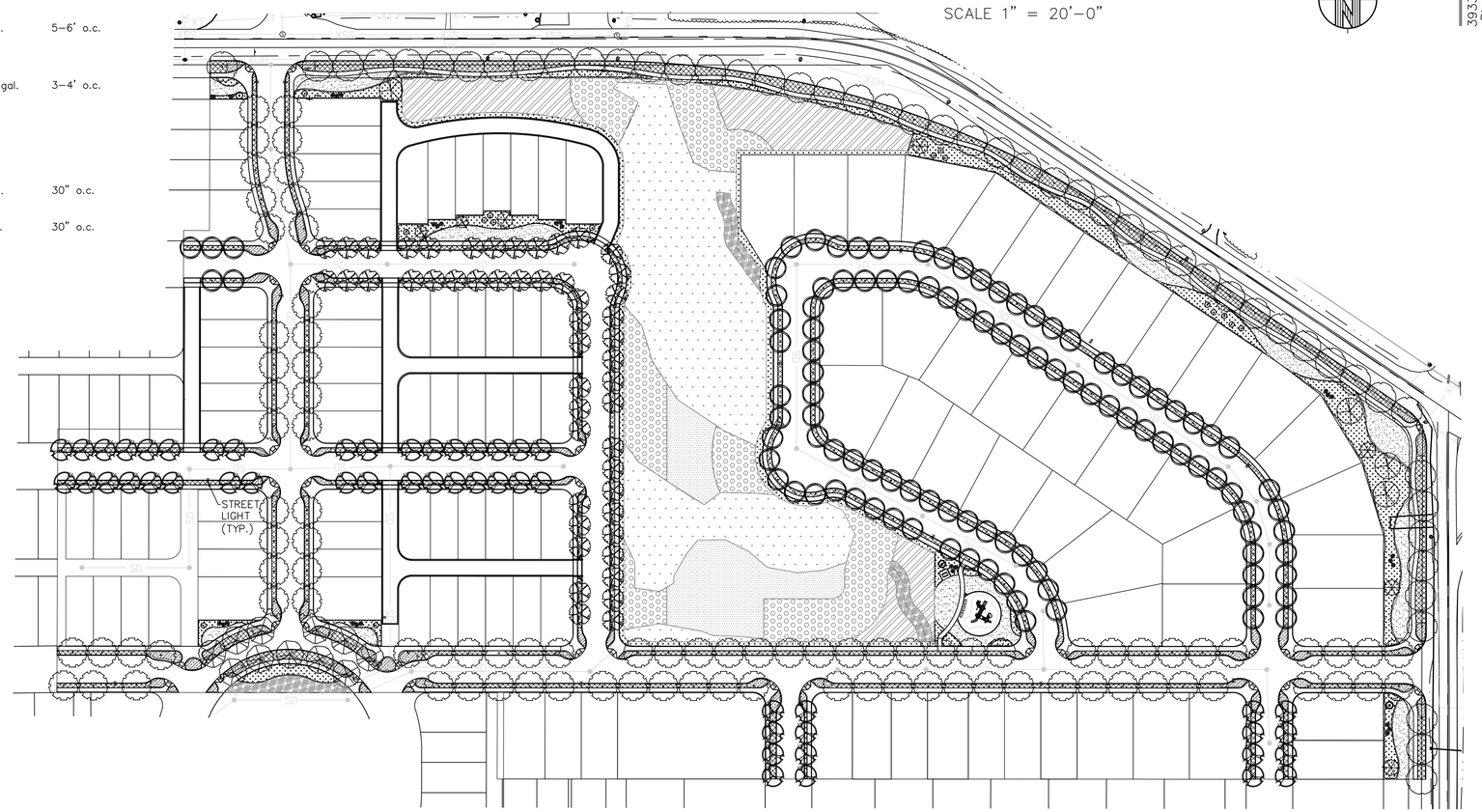
GENERAL NOTES:

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form.



PLAYGROUND ENLARGEMENT

SCALE 1" = 20'-0"



LANDSCAPE PLAN

SCALE 1" = 80'-0"

OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

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REGISTERED LANDSCAPE ARCHITECT OREGON JANET L. OTTEN 212

SUNSET RIDGE

LANDSCAPE PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
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1 OF 2

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OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Branching to be at 4' ht. minimum. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container–grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well–branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round–up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1½" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs – 1/8 lb./ plant
Shrubs – 1/3 to 1/2 lb./ plant
Trees – 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5–4–3) with micro–nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8–16–8) with micro–nutrients and 50% slow–releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22–16–8) with micro–nutrients and 50% slow–releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'–0". Drive stake firmly 1'–6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro–Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

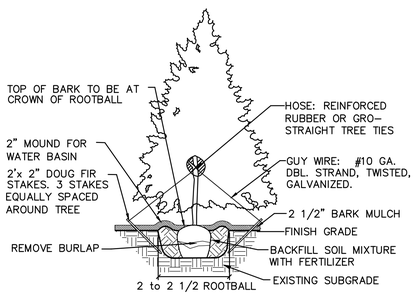
ROUGH SEED AREA: In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro–Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.
Rough Seed Mix: To Contain: 60% Perennial Ryegrass, 15% Eureka Hard Fescue, and 20% Herbaceous Plants and Clover (Hobbs and Hopkins Pro–Time 705 PDX, or approved equal). Sow at 2 lbs. Per 1,000 sq.ft.

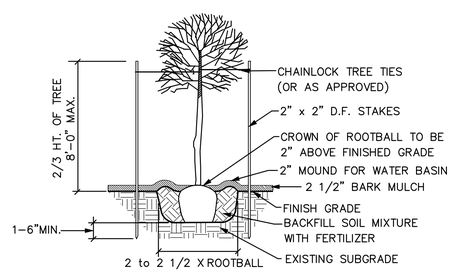
MAINTENANCE OF SEEDED AREAS:
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1½" to 2" in height. Remove clippings and dispose of off site.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

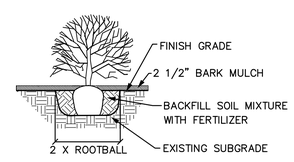
CLEAN–UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

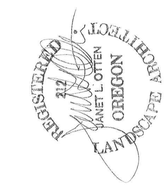
OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239–4393
Phone (503) 972–0311 • Fax (503) 972–0314 • www.ottenla.com

POLYGON NW COMPANY
[T] (360) 695-7700 [F] 360-693-4442
WWW.POLYGONHOMES.COM

DATE: 9/20/2013

REVISIONS

NO.	DATE	DESCRIPTION



SUNSET RIDGE

DETAILS & SPECS.

Pacific Community Design
[T] 503–941–9484 [F] 503–941–9485

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

L2.0
2 OF 2

F:\Projects\PLANTING\13-Sunset Ridge-LS.dwg – SHEET: Layout2 Sep 19, 2013 – 1:24pm kendal

EXHIBIT D

Subdivision Name Approval

WASHINGTON COUNTY
LAND USE AND TRANSPORTATION
SURVEYOR'S OFFICE

SUBDIVISION PLAT NAMING

I request that the Washington County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	Sunset Ridge
MAP AND TAX LOT NUMBER:	Map 1N 2 7, Portion of Tax Lot 1200
CITY JURISDICTION (Which City?) *or* **COUNTY JURISDICTION:**	City of North Plains
SURVEYOR'S NAME: **COMPANY NAME:**	Travis Jansen, PLS Pacific Community Design, Inc.
OWNER'S NAME:	Polygon Northwest Company

I understand that if the name is not used within five years, it will be automatically canceled.

Name of person reserving name: Stacy Connery
Company name: Pacific Community Design, Inc.
Address: 12564 SW Main Street, Tigard, OR 97223
Telephone number: 503-941-9484
E-Mail: stacy@pacific-community.com

Signature: Stacy Connery **Date:** 7/26/13

Denette Koenon per JE
Name approved
Washington County Surveyor's Office
7-29-13

155 North First Avenue, Suite 350, MS 15, Hillsboro, OR 97124 ***Phone: 503-846-8723***

\RESTRICTED\SURVEY\DATADIR\WEBPAGE\SUBNAME.DOC\11-23-11\dk

EXHIBIT E

Wetland Delineation

Wetland Re-Delineation for the Jackson-Union Property in North Plains, Oregon

Township 1 North, Range 2 West, Section 7,
Portion of Tax Lot 100, W.M.

Prepared for

McKay Creek Land, LLC
and
Jackson Farm Land, LLC
Portland, OR

Prepared by

Pacific Habitat Services, Inc.
Wilsonville, Oregon 97070

August 16, 2013

Wetland Re-Delineation for the Jackson-Union Property in North Plains, Oregon

Township 1 North, Range 2 West, Section 7,
Portion of Tax Lot 100, W.M.

Prepared for

Robert Bobosky
McKay Creek Land, LLC
6770 SW Canyon Drive
Portland, OR 97225

Don Maltase
Jackson Farm Land, LLC
525 N. Tomahawk Island Drive
Portland, OR 97217

Prepared by

Fred Small
Dale Groff
Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
(503) 570-0800
(503) 570-0855 FAX

PHS Project Number: 4662

August 16, 2013

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I. INTRODUCTION

Pacific Habitat Services, Inc. (PHS) conducted a wetland re-delineation in April 2013 to determine whether any changes had occurred to existing wetlands within an agricultural parcel east of North Plains, Oregon. The site was previously delineated by WH Pacific during spring months of 2006 and 2008. Their wetland delineation was approved bythe Department of State Land (DSL) in 2008 (WD#2008-0189). Due to the elapsed period of time and continuing agricultural activities on the site, the existing delineation was reviewed in April 2013 for any changes that may have occurred during the intervening years. The study area is located south and west of the intersection of West Union Road and Jackson School Road (Township 1N, Range 2W, Section 7, Portion of Tax Lot 100). ***Please note that the study area boundaries have been reduced from the original delineation; wetlands south of our Wetland E (previously designated as 6A) were not included in this investigation.***

This report presents the results of PHS's wetland delineation within the study area. Figures, including a map depicting the location of wetlands within the study area, are in Appendix A. Data sheets documenting on-site conditions are provided in Appendix B. Ground-level photos of the site are located in Appendix C, and a comparison of the original and revised study areas in shown in Appendix D. A discussion of the wetland delineation methodology (for the client) is provided in Appendix E.

II. RESULTS AND DISCUSSION

A. Landscape Setting and Land Use

The Jackson-Union study area is located in gently rolling farmland less than 2 miles east of the urbanized portions of North Plains. The parcel has been farmed for many decades, with old outbuildings dismantled in recent years near the east end of the site (near the intersection of West Union and Jackson School Roads). Most of the study area is relatively flat to very gently sloping; however, the slope increases to the east to a moderately steep grade as it nears Jackson School Road. The entire parcel is planted in rows of tall fescue, with just two older, open-form oak trees punctuating the landscape.

As documented in the previous wetland delineation report prepared by WH Pacific, a system of drain tiles has been maintained across the site for many years; prior to installation of drain tiles, drainage was facilitated through open ditches, which have long since been filled. A roadside ditch along West Union Road was nearly indistinguishable from the adjacent wetland (Wetland A), which extends northward to the base of the roadfill.

B. Site Alterations

No recent alterations beyond standard agricultural practices were apparent at the site. The existing drain tile system has likely been maintained on an as-need basis in the years since the WH Pacific delineation; however, no obvious surface modifications were visible at the time of the site visit.

C. Precipitation Data and Analysis

The North Plains study area was re-delineated during March and April, 2013; precipitation data for the months preceding this period has been gathered and is summarized below.

Table 1 compares the most recent monthly precipitation amounts recorded at the Hillsboro Airport to the average monthly precipitation for the period of record, as well as to the normal precipitation range as identified in the Natural Resource Conservation Service's (NRCS) WETS climate table. This data shows that when rainfall amounts have varied most significantly from the mean, the amounts may also have fallen outside the normal range of variability for this area. For the period tabulated below, January through March 2013 fell below the normal range of variation.

Table 1: Comparison of average and observed monthly precipitation at the Hillsboro Aiport, both prior to and inclusive of the March-April 2013 delineation fieldwork.

Month	Average Precipitation[1]	30% Chance Will Have		2013 Observed Precipitation[2]	Percent of Normal
		Less Than Average[1]	More Than Average[1]		
January	5.76	3.70	6.93	1.47*	26%
February	4.72	3.17	5.65	1.87*	40%
March	3.93	2.96	4.59	1.81*	46%
April	2.46	1.65	2.94	2.33	95%

Notes: 1. Source: NRCS WETS Table (ftp://ftp.wcc.nrcs.usda.gov/support/climate/wetlands/or/41067.txt)
2. Source: National Weather Service (http://www.nws.noaa.gov/climate/getclimate.)
*-----*Monthly rainfall was below the 'normal' range*
**-----*Monthly rainfall was above the 'normal' range*

However, total observed precipitation for the new water year to date (October 1, 2012 through April 2013) was 28.02 inches, which averaged out to approximately 84% of the norm for this same period. Approximately 0.34 inch of rain fell during the week prior to the April 24 field visit.

PHS personnel believe that "normal circumstances" in terms of precipitation for this site have generally prevailed for PHS's wetland delineation field work, despite the high fluctuations in monthly rainfall amounts for the water year to date. The higher than normal precipitation levels at the end of 2012 were largely balanced out by the lower than normal rainfall in the first three months of 2013.

D. Methods

The previously approved wetland boundaries within the study area were re-staked by professional land surveyors prior to the PHS fieldwork. These boundaries were then reviewed and re-delineated as necessary during March and April, 2013. The limits of wetlands were determined based on observations of hydrology, soils, and vegetation, as described in the "Routine On-site" delineation method as defined in the *Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1* (Environmental Laboratory, 1987), and as further modified by the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Environmental Laboratory, 2010).

Since PHS was reviewing the existing delineation for any changes over time, soil sampling was especially directed at areas adjacent to or between the re-staked wetland boundaries. The presence of hydric soils was common through much of this area, while evidence of shallow surface ponding, saturation to the surface, or very stressed or sparse vegetation cover typically indicated wetland hydrologic conditions. Since the site was planted in rows with tall fescue, the species itself was largely discounted as a vegetative indicator in determining wetland condition.

Two paired data plots were typically considered sufficient to document the wetland and upland conditions associated with each of these wetlands; however, numerous additional excavations were made to confirm their boundaries.

E. Description of all Wetlands and Other Non-Wetland Waters

PHS re-delineated and/or confirmed the boundaries of five previously jurisdictional wetlands within the revised study area. While no changes were made to four of the originally mapped wetlands (1A, 1F, 1H, 6A), two of the wetlands (1D and 1E) were enlarged and merged into one unit. In addition, three smaller wetlands (1B, 1C, and 1G) were determined to be non-wetlands based on their lack of sufficient soils and hydrology indicators.

Due to their locations within a parcel subject to fairly consistent agricultural practices, the wetlands were distinguished primarily by relatively subtle differences in soil texture and color, as well as on variations in surface features (such as stressed or sparse crop grasses and extensive bare ground with algal mats). No oxidized rhizospheres were noted in our sampling, and direct evidence of shallow water tables and/or saturation was not observed at the time of the fieldwork.

As previously mentioned, the study area boundaries have been reduced from the original delineation; wetlands south of our Wetland E (previously designated as 6A) were not included in this investigation.

Agricultural Wetlands: A, B, C, D, and E

Wetlands A through E are all located within a field actively cultivated for a single grass crop comprised of tall fescue (*Festuca arundinacea*, FAC). Each wetland is located entirely within the project boundary and does not extend off-site. Besides the tall fescue, only annual bluegrass (*Poa annua*, FAC) was noted in the field, regardless of whether wetland or upland conditions prevailed. In several instances the annual bluegrass appeared to have been sprayed with herbicide, and an occasional unidentifiable dead plant had apparently been chemically treated as well.

Since the vegetation is highly managed and essentially restricted to the one species, it is not a reliable indicator of plant adaptations to wet conditions. However, variations in growth stage (i.e. height and density) were useful in determining areas with more persistent seasonal wetness. The vegetation in more upland areas was typically thicker and had little space between clumps in individual rows. By contrast, wetter areas were often sparsely vegetated, and the vegetation typically appeared stressed.

As previously mentioned, no active near surface hydrology was observed despite the spring timeline. In addition, no oxidized rhizospheres (ORs) were observed in soil pits. As a consequence, surface indicators that included algal mats in sparsely vegetated areas, as well as apparently stressed crop plants, were the primary hydrologic indicators.

Soils within each wetland area meet the definition for redox dark surface (F6), and are considered hydric. The surrounding upland areas typically either lacked hydric soil indicators, or when present, there was no indication of prolonged near-surface soil saturation or shallow ponding (as evidenced primarily by stunted and sparsely distributed plants, and algal mats).

Roadside Ditch

A shallow roadside ditch (previously Wetland 4) closely parallels the base of the road prism of West Union Road along the north edge of the study area. Although nearly indistinguishable from the north end of Wetland A, this ditch conveys stormwater westward along the road and beyond the study area boundaries. As there was no indication of surface flows at the time of fieldwork, it is likely that this ditch conveys primarily stormwater runoff and does not constitute a channelized stream or other regulated water (i.e. it does not have relatively permanent flow). The ditch is currently dominated by tall fescue and reed canarygrass (*Phalaris arundinacea*, FACW), among other common weedy grasses. The width of the ditch is an average of less than 5 feet wide.

F. Deviation from LWI or NWI

A Local Wetlands Inventory (LWI) was conducted for the City of North Plains by PHS and approved by DSL in 2004. The LWI mapping shows extensive areas of the site as wetland; however, the inventory work involved only limited soil sampling on the site during the wet season. Subsequent soil sampling by WH Pacific determined that much of the site lacked clear hydric soil and/or wetland hydrology indicators, significantly reducing the area of mapped wetland. PHS review of these boundaries in spring 2013 determined that the area of mapped wetland was not significantly different from the WH Pacific delineation.

G. Mapping Method

In order to facilitate review of the WH Pacific delineation, the wetland boundaries were marked in the field by Pacific Community Design (PCD) surveyors with wood lathe stakes. Any changes to these boundaries by PHS were flagged in the field with blue wire flagging and subsequently surveyed by PCD. The estimated accuracy of the survey is sub-centimeter. Data point locations were also flagged and surveyed, providing similar accuracy.

H. Additional Information

None.

I. Results and Conclusions

The study area includes extensive hydric soils that have been partially to wholly drained through historic and active agricultural activities. Drainage has predominantly involved a system of drain tiles that have been maintained over time.

The Department of State Lands (DSL) will likely continue to take jurisdiction of each of the mapped wetlands, as they meet wetland criteria provided that agricultural disturbance to vegetation is taken into account. However, the Corps may not take jurisdiction due to their apparent isolation from other surface waters.

Table 2 is a summary of wetlands within the study area.

Table 2: Summary of Wetlands within the revised Jackson-Union Property Study Area

Wetland	Area (sq.ft.)	Area (acres)	Cowardin Class	HGM Class
Wetland A	83,869	1.92	PEMY	S/F
Wetland B	30,713	0.70	PEMY	S/F
Wetland C	21,088	0.48	PEMY	S/F
Wetland D	1,979	0.04	PEMY	S/F
Wetland E	13,294	0.30	PEMY	S/F
Total Wetlands	**150,943**	**3.46**		
Roadside Ditch (previously designated in WD #08-0189 as Wetland 4)	12,990	0.30	PEMY	N/A

J. Required Disclaimer

This report documents the investigation, best professional judgment and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

III. REFERENCES

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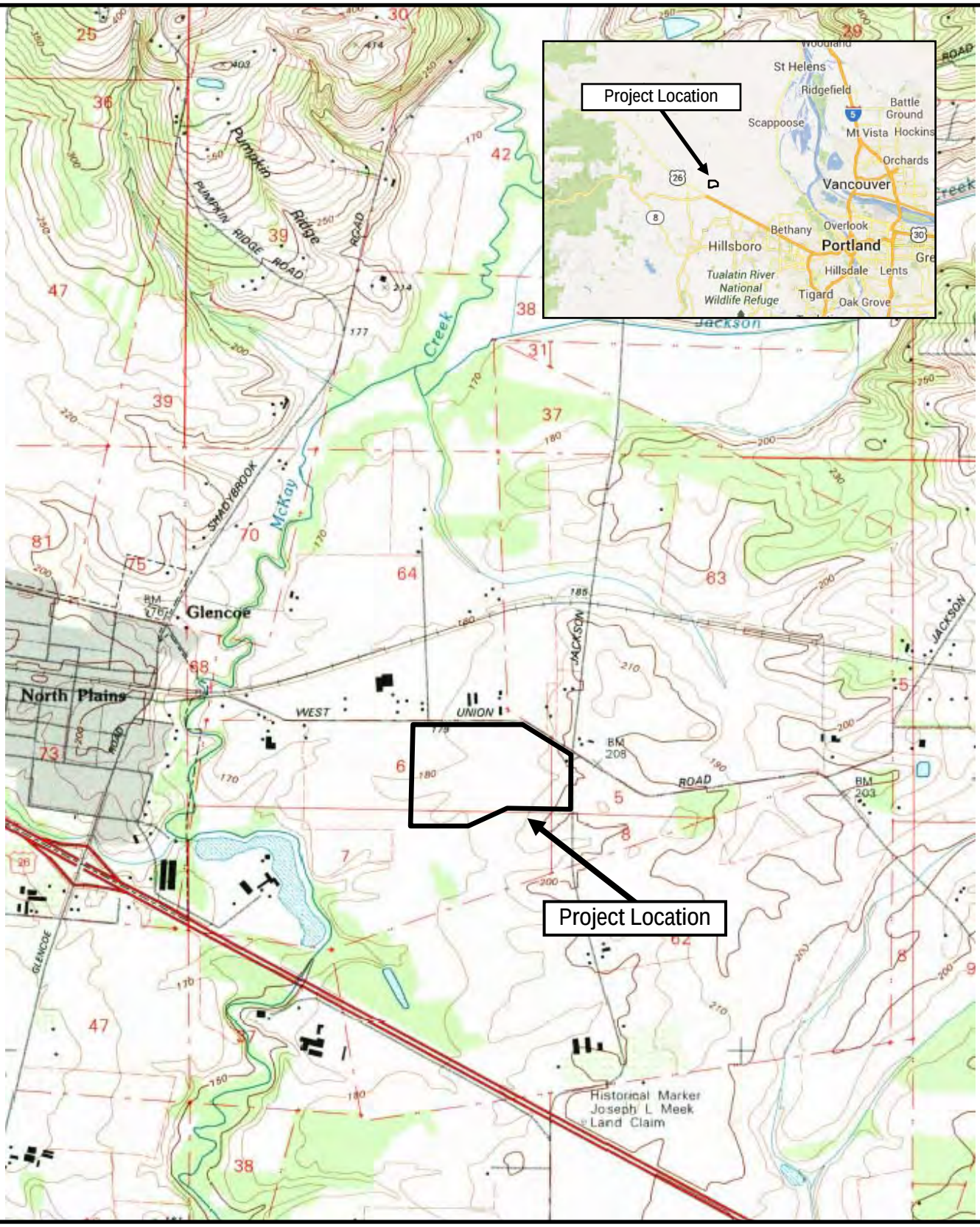
U.S. Army Corps of Engineers. May 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region*, ed. J.S. Wakeley, R.W. Lichvar, and C.V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

USDA, Natural Resources Conservation Service. *Soil Survey of Washington County, Oregon.* NRCS Web soil survey 2013.

US Geologic Survey. 1990. *7.5-minute topographic map, Hillsboro, Oregon quadrangle*.

Appendix A

Figures

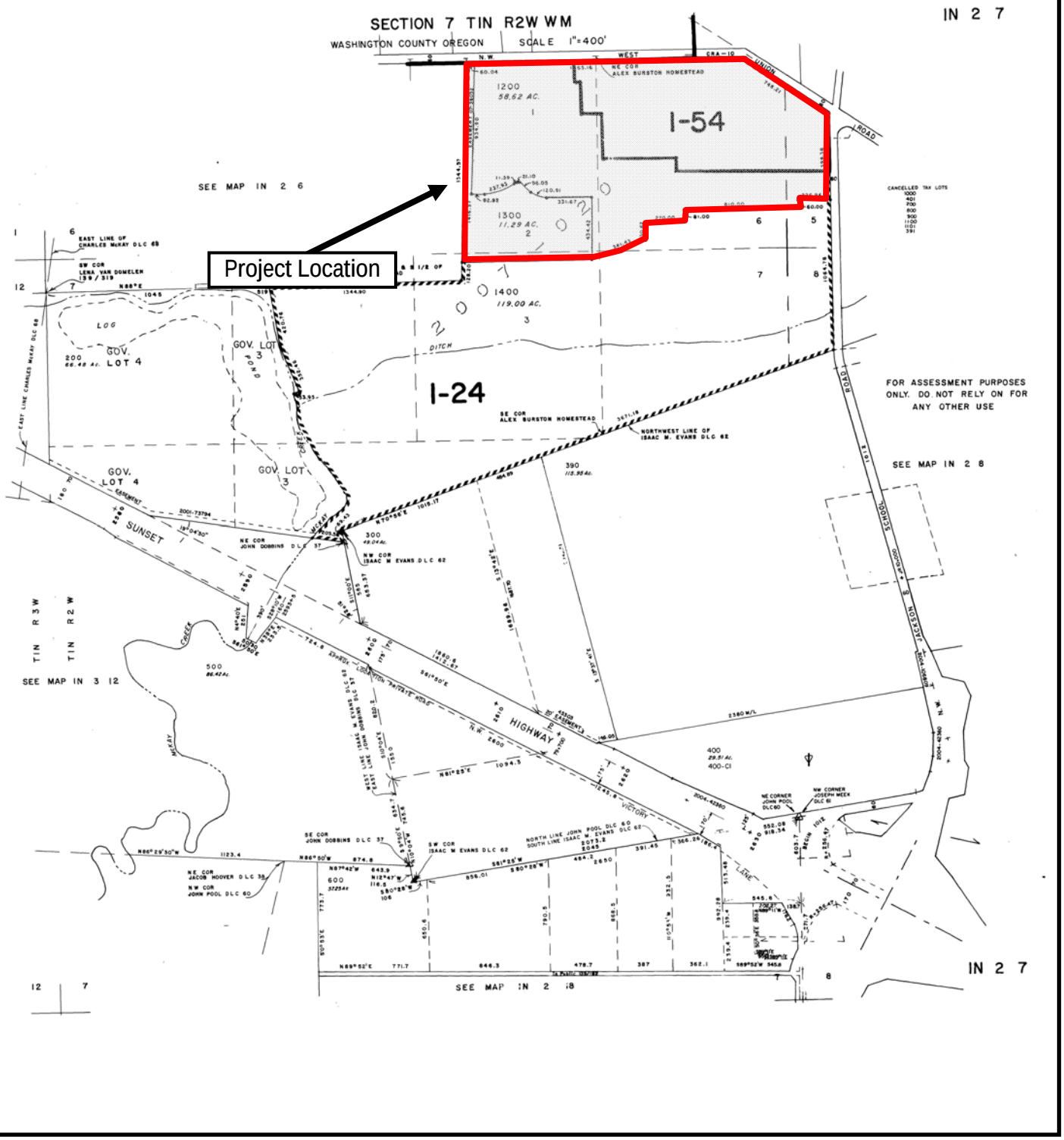


4662
6/20/13

Location and General Topography for the Jackson-Union property in North Plains, OR
(USGS Hillsboro, OR Quadrangle, 1990)

FIGURE
1

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

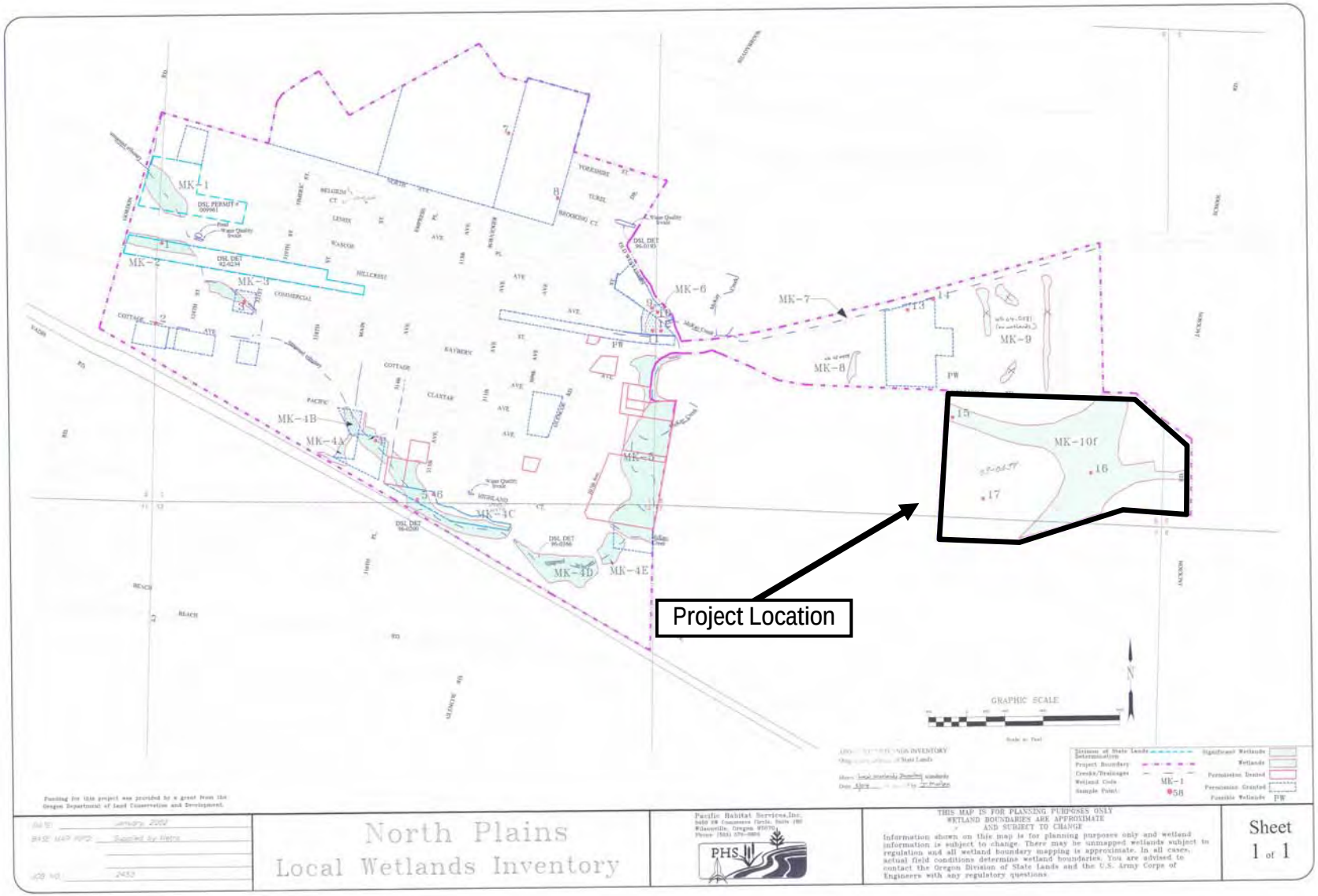


4662
6/20/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax lot map for the Jackson-Union property in North Plain, OR
Tax lot map 1N 2W 7, tax lots 1200 and 1300 (ormap.net)

FIGURE
2

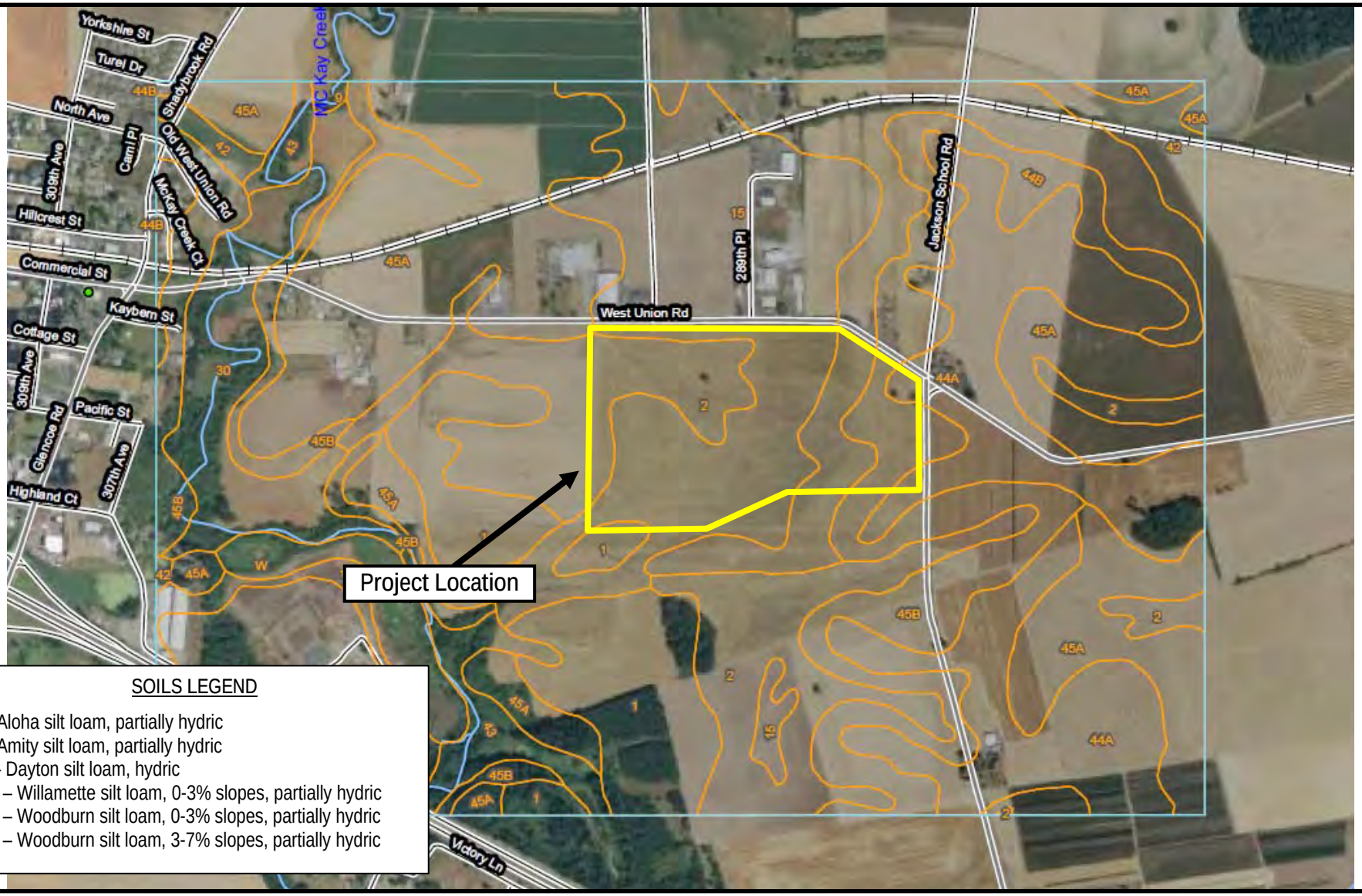


4662
6/20/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Local Wetlands Inventory map for the Jackson-Union property in North Plains, OR
(Pacific Habitat Services, 2004)

FIGURE
3



SOILS LEGEND

1 – Aloha silt loam, partially hydric
2 – Amity silt loam, partially hydric
15 – Dayton silt loam, hydric
44A – Willamette silt loam, 0-3% slopes, partially hydric
45A – Woodburn silt loam, 0-3% slopes, partially hydric
45B – Woodburn silt loam, 3-7% slopes, partially hydric

4662
6/21/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Soils map for the Jackson-Union property in North Plains, OR
(NRCS Web Soil Survey, 2013)

FIGURE
4

4662
6/21/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Recent aerial photo for the Jackson-Union Property in North Plains, OR
(Google Earth, 2012)

FIGURE
5

WEST UNION ROAD

Roadside Ditch

Wetland A
(83,869 sf / 1.92 ac)

Wetland B
(30,713 sf / 0.70 ac)

Wetland C
(21,088 sf / 0.48 ac)

Wetland D
(1,979 sf / 0.04 ac)

Wetland E
(13,294 sf / 0.30 ac)

TAX LOT 1200

TAX LOT 1300

TAX LOT 1400

TAX LOT 1400

WD# 2008-0189
Continues Off-Site

JACKSON SCHOOL ROAD

LEGEND

Study Area

Wetlands

Sample Point

Photo Point

0 100 200 400

SCALE IN FEET

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Survey provided by
Pacific Community Design, 2013
Survey and Sample point accuracy
is sub-centimeter.

Wetland Delineation
Jackson-Union Property - North Plains, Oregon

FIGURE
6

07-17-13

Y:\AUTOCAD\4600\4662 North Plains\AutoCAD\Plot Dwgs\WetDel.dwg, 7/17/2013 2:34:41 PM

Appendix B

Wetland Determination Data Sheets

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **1**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:
FAC vegetation (seed crop); site lacks hydrologic indicators; insufficient redox soil indicator

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	25	X	FAC
2			
3			
4			
5			
6			
7			
8			
	25	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **75**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:
Grass seed crop.

SOIL

PHS # 4662 Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/2**	**100**					**Silt Loam**	
4-9	**10YR 3/1**	**100**					**Silt Loam**	
9-16	**10YR 3/1**	**95**	**10YR 3/3**	**5**	**C**	**M**	**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Redox marginal (thin layer).

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	**>16**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	**>16**	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Jackson-Union Property City/County: North Plains/Washington Sampling Date: 3/12/2013

Applicant/Owner: McKay Creek Land, LLC and Jackson Farm Land, LLC State: OR Sampling Point: 2

Investigator(s): DG Section, Township, Range: Section 7, T 1N, R 2W

Landform (hillslope, terrace, etc.:) hillslope to terrace Local relief (concave, convex, none): Slope (%):

Subregion (LRR): LRR A Lat: 45.594713 Long: -122.97361 Datum:

Soil Map Unit Name: Dayton silt loam NWI Classification:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No (if no, explain in Remarks)

Are vegetation ___ Soil ___ or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? (Y/N) Y

Are vegetation ___ Soil ___ or Hydrology ___ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is Sampled Area within a Wetland?**	Yes X No
Hydric Soil Present?	Yes X	No		
Wetland Hydrology Present?	Yes X	No		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size:)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size:)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	5	X	FAC
2			
3			
4			
5			
6			
7			
8			
	5	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum 95

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = #DIV/0!

Hydrophytic Vegetation Indicators:

- ___ 1- Rapid Test for Hydrophytic Vegetation
- X 2- Dominance Test is >50%
- ___ 3-Prevalence Index is ≤ 3.0[1]
- ___ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ 5- Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks:

SOIL

PHS # 4662 Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-9	**10YR 3/1**	**98**	**7.5YR 3/4**	**2**	**C**	**PL**	**Silty Clay Loam**	**Fine, plowed**
9-16	**2.5Y 5/1**	**100**					**Silty Clay Loam**	**Bulky**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	X	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X **No** ____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
	High Water Table (A2)		
	Saturation (A3)		Salt Crust (B11)
	Water Marks (B1)		Aquatic Invertebrates (B13)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)
	Drift Deposits (B3)		Oxidized Rhizospheres along Living Roots (C3)
X	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)
	Iron Deposits (B5)	X	Recent Iron Reduction in Plowed Soils (C6)
	Surface Soil Cracks (B6)	X	Stunted or Stressed Plants (D1) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (2 or more required)

	Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	Drainage Patterns (B10)
	Dry-Season Water Table (C2)
X	Saturation Visible on Aerial Imagery (C9)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Fac-Neutral Test (D5)
	Raised Ant Mounds (D6) **(LRR A)**
	Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No	X	Depth (inches):	
Water Table Present?	Yes		No	X	Depth (inches):	>16
Saturation Present? (includes capillary fringe)	Yes	X	No		Depth (inches):	9

Wetland Hydrology Present? Yes X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **3**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes _____ No **X**
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes _____	No **X**		

Remarks:
Although hydric soils are present, this area lacks evidence of wetland hydrology.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	35	X	FAC
2			
3			
4			
5			
6			
7			
8			
	35	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **65**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:
Crop not stressed.

SOIL

PHS # 4662 Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-9	**10YR 3/2**	**100**					**Silt Loam**	
9-13	**10YR 3/2**	**97**	**10YR 3/4**	**3**	**C**	**M**	**Silty Clay Loam**	**Fine**
13-17	**10YR 3/1**	**93**	**7.5YR 3/4**	**7**	**C**	**M**	**Clay Loam**	**Fine-medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- **X** Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):	___	
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>17**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>17**	**Yes** ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydro indicators.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **3/12/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **4**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes _____ No **X**
Hydric Soil Present?	Yes _____	No **X**		
Wetland Hydrology Present?	Yes _____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	15	X	FAC
2			
3			
4			
5			
6			
7			
8			
	15	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **85**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-9	**10YR 4/1**	**100**					**Silt Loam**	**Plowed**
9-14	**2.5Y 5/2**	**100**					**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: **Clay**

Depth (inches): **9**

Hydric Soil Present? Yes ___ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):	___	
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>14**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>14**	**Yes** ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **5**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	15	X	FAC
2			
3			
4			
5			
6			
7			
8			
	15	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **85**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Festuca arundinacea crop somewhat discounted as indicator shows. Stressed (hydro and perhaps herbicides).

SOIL

PHS # 4662 Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					Silt Loam	
7-13	10YR 3/1	95	10YR 3/4	5	C	M	Silty Clay Loam	Fine
13-17	2.5Y 3/1	80	10YR 3/3	<1	C	M	Clay Loam	
13-17	10YR 3/1	20					Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	>17	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>17	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Indicators of shallow innundation, stressed plants, etc.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **6**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes **X** No _____
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes **X**	No _____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Festuca arundinacea***	**5**	**X**	**FAC**
2			
3			
4			
5			
6			
7			
8			
	5	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **95**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/1**	**100**					**Silt Loam**	**Medium sub**
4-11	**10YR 3/1**	**80**	**10YR 4/6**	**20**	**C**	**PL**	**Silty Clay Loam**	**Medium**
11-16	**2.5Y 4/1**	**70**	**2.5Y 5/4**	**30**	**C**	**PL**	**Clay Loam**	**Fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>16	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **7**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	40	X	FAC
2			
3			
4			
5			
6			
7			
8			
	40	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **60**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Festuca row crop. Any other species (grass/herb) have been sprayed out. Vegetation indicator status suspect.

SOIL

PHS # 4662 Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-13	**10YR 2/2**	**100**					**Silt Loam**	
13-17	**10YR 3/1**	**95**	**10YR 3/4**	**5**	**C**	**M**	**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No** X

Remarks:

Redox well below plow layer.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches):	___
Water Table Present?	Yes	___	No	X	Depth (inches):	>17
Saturation Present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	>17

Wetland Hydrology Present?

Yes ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **8**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes _____ No **X**
Hydric Soil Present?	Yes _____	No **X**		
Wetland Hydrology Present?	Yes _____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	20	X	FAC
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:
FAC dominant - Festuca arundinacea crop.

SOIL

PHS # 4662 Sampling Point: 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/2**	**100**					**Silt Loam**	
8-14	**10YR 4/1**	**100**					**Silty Clay Loam**	
14-16	**10YR 4/1**	**90**	**10YR 4/3**	**10**	**C**	**M**	**Silty Clay Loam**	**Fine redox**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>16	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **9**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes		No	X
Wetland Hydrology Present?	Yes		No	X

Is Sampled Area within a Wetland? Yes _____ No **X**

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	30	X	FAC
2			
3			
4			
5			
6			
7			
8			
	30	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **70**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- X 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes **X** No _____

Remarks:

Fescue crop/rows. Some other species controlled with herbicide. Mostly bare ground between rows.

SOIL

PHS # 4662 Sampling Point: 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/2**	**100**					**Silt Loam**	
8-14	**10YR 3/2**	**100**					**Silty Clay Loam**	
14-17	**10YR 3/1**	**100**					**Clay Loam**	**Massive**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	**>17**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	**>17**	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Some mud-cracking between rows due to clay content. Stunting of grasses in this area may be partially due to herbicide.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **10**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	40	X	FAC
2			
3			
4			
5			
6			
7			
8			
	40	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **60**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:
Discounted as indicator - row crop, herbicide use.

SOIL

PHS # 4662 Sampling Point: 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	**10YR 2/2**	**100**					**Silt Loam**	
6-11	**10YR 2/2**	**100**					**Silty Clay Loam**	
11-17	**10YR 2/1**	**100**					**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>17	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>17	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **11**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	10	X	FAC
2			
3			
4			
5			
6			
7			
8			
	10	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **90**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

SOIL

PHS # 4662 Sampling Point: 11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/1	100					Silt Loam	Medium sub
4-8	10YR 3/1	80	10YR 3/4	20	C	PL	Silty Clay Loam	Fine
8-12	10YR 3/1	90	7.5YR 4/4	10	C	PL	Silty Clay Loam	Fine
12-16	2.5Y 5/1	70	2.5Y 5/4	30	C	M	Clay Loam	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>16	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **3/12/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **12**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes **X** No _____
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes **X**	No _____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Festuca arundinacea***	**5**	**X**	**FAC**
2			
3			
4			
5			
6			
7			
8			
	5	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **95**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 4/1**	**100**					**Silt Loam**	**Plowed medium sub**
4-9	**10YR 4/1**	**80**	**10YR 4/3**	**20**	**C**	**PL**	**Silt Loam**	**Plowed**
9-16	**10YR 4/1**	**70**	**10YR 5/6**	**30**	**C**	**PL**	**Silty Clay Loam**	**Coarse**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	**>16**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	**>16**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **13**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	10	X	FAC
2 *Dead grass (unknown)*	20		
3			
4			
5			
6			
7			
8			
	30	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **70**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Weed grass has been sprayed.

SOIL

PHS # 4662 Sampling Point: 13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/1	100					Silty Clay Loam	
4-9	10YR 3/1	80	10YR 3/6	20	C	PL	Silty Clay Loam	Fine
9-12	10YR 4/1	80	10YR 3/4	20	C	M	Silty Clay Loam	Fine
12-16	2.5Y 5/1	80	2.5Y 5/4	20	C	M	Clay Loam	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>16	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **14**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes _____ No **X**
Hydric Soil Present?	Yes _____	No **X**		
Wetland Hydrology Present?	Yes _____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	40	X	FAC
2			
3			
4			
5			
6			
7			
8			
	40	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **60**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:
Festuca arundinacea row crop - not indicator.

SOIL

PHS # 4662 Sampling Point: 14

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 2/2	100					Silt Loam	
7-12	10YR 2/1	100					Silty Clay Loam	
12-16	2.5YR 3/1	98	10YR 3/3	2	C	M	Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Redox well below plowline.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>16	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **15**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes		No	X
Wetland Hydrology Present?	Yes		No	X

Is Sampled Area within a Wetland? Yes _____ No **X**

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	20	X	FAC
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- X 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes **X** No _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 15

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/1**	**100**					**Silt Loam**	**Medium sub**
8-12	**10YR 3/1**	**100**					**Silty Clay Loam**	**Medium sub**
12-16	**7.5YR 3/1**	**100**					**Silty Clay Loam**	**Medium sub**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	**>16**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	**>16**	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **16**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	20	X	FAC
2 *Unknown grass*	5		
3			
4			
5			
6			
7			
8			
	25	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **75**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes **X** No ____

Remarks:

Festuca arundinacea row crop - plants very stunted in this area (mostly due to saturated conditions).

SOIL

PHS # 4662 Sampling Point: 16

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Silt Loam	
4-8	10YR 3/1.5	99	10YR 3/3	1	C	M	Silty Clay Loam	Fine
8-14	10YR 3/1	93	10YR 3/4	7	C	M	Silty Clay Loam	Medium-coarse
14-18	10YR 3/1	90	10YR 4/4	5	C	M	Clay Loam	Medium
14-18	5Y 4/1	5						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes ___	No X	Depth (inches): >18	**Wetland Hydrology Present?**	
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): >18	**Yes** X	**No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dense clay holds seasonal precipitation/runoff close to surface.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **17**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes _____ No **X**
Hydric Soil Present?	Yes _____	No **X**		
Wetland Hydrology Present?	Yes _____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	40	X	FAC
2			
3			
4			
5			
6			
7			
8			
	40	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **60**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:
Grass seed crop - not stressed.

SOIL

PHS # 4662 Sampling Point: 17

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/1**	**100**					**Silt Loam**	**Medium sub**
4-12	**10YR 4/2**	**100**					**Silt Loam**	**Medium sub**
12-16	**10YR 4/1**	**80**	**10YR 4/2**	**20**	**C**	**M**	**Silty Clay Loam**	**Medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Marginal redox well below plow layer.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	**>16**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	**>16**	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **18**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	20	X	FAC
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Festuca crop - stressed (hydro and herbicide).

SOIL

PHS # 4662 Sampling Point: 18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-7	**10YR 3/2**	**100**					**Silt Loam**	
7-12	**10YR 2/1**	**98**	**10YR 3/4**	**2**	**C**	**M**	**Silty Clay Loam**	**Fine**
12-16	**10YR 3/1**	**80**	**10YR 3/4**	**20**	**C**	**M**	**Clay Loam**	**Fine-medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes ___	No X	Depth (inches): >16		
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): >16		

Wetland Hydrology Present? Yes X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **19**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes **X** No _____
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes **X**	No _____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	20	X	FAC
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 19

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/1	100					Silt Loam	Medium sub
4-9	10YR 3/1	80	10YR 3/4	20	C	PL	Silty Clay Loam	Fine
9-16	10YR 4/1	80	10YR 4/4	20	C	M	Silty Clay Loam	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___	
Water Table Present?	Yes ___	No X	Depth (inches):	>16	
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	>16	

Wetland Hydrology Present? Yes X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **20**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	35	X	FAC
2 *Poa annua*	tr		FAC
3			
4			
5			
6			
7			
8			
	35	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **65**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Festuca arundinacea crop is marginal indicator.

SOIL

PHS # 4662 Sampling Point: 20

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-11	**10YR 3/2**	**100**					**Silt Loam**	
11-13	**10YR 3/2**	**99**	**10YR 3/3**	**1**	**C**	**M**	**Silt Loam**	**Fine**
13-17	**10YR 3/1**	**95**	**10YR 3/4**	**5**	**C**	**M**	**Clay Loam**	**Fine-medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Redox two deep, well below plow layer.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	**>17**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	**>17**	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **21**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:
Weakly hydrophytic soil, marginal vegetation, no hydric indicators.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	30	X	FAC
2			
3			
4			
5			
6			
7			
8			
	30	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **70**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:
Crop not stressed.

SOIL

PHS # 4662 Sampling Point: 21

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/2**	**100**					**Silt Loam**	**Medium sub**
4-9	**10YR 3/1**	**100**					**Silty Clay Loam**	**Coarse sub**
9-14	**10YR 3/1**	**90**	**10YR 3/3**	**10**	**C**	**PL**	**Clay Loam**	**Fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Marginal soil - subtle redox below plow layer.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>14	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>14	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **22**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes **X** No ____
Hydric Soil Present?	Yes **X**	No ____		
Wetland Hydrology Present?	Yes **X**	No ____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	20	X	FAC
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

Fescue crop, highly stressed (both hydro and herbicide).

SOIL

PHS # 4662 Sampling Point: 22

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-5	**10YR 3/2**	**100**					**Silt Loam**	
5-11	**10YR 3/2**	**98**	**10YR 3/4**	**2**	**C**	**M**	**Silty Clay Loam**	**Fine**
11-16	**10YR 3/1**	**90**	**10YR 3/4**	**10**	**C**	**M**	**Clay Loam**	**Fine to medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- X Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes ___	No X	Depth (inches): >16		
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): >16		

Wetland Hydrology Present? Yes X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **23**

Investigator(s): **FS/DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	
Hydric Soil Present?	Yes		No	X
Wetland Hydrology Present?	Yes		No	X

Is Sampled Area within a Wetland? Yes _____ No **X**

Remarks:
Lacks clear soils/hydrology indicators.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	30	X	FAC
2			
3			
4			
5			
6			
7			
8			
	30	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **70**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- X 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes **X** No _____

Remarks:
Festuca arundinacea crop - rows - few scattered weeds hit by herbicide.

SOIL

PHS # 4662 Sampling Point: 23

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/2	100					Silt Loam	Friable
6-10	10YR 3/2	100					Silt Loam	Blocky
10-14	10YR 3/1	99	10YR 4/4	1	C	M	Clay Loam	
14-16	10YR 3/1	100					Clay Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Sparse redox doesn't meet criterion.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>16	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>16	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No hydro indicators.

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **24**

Investigator(s): **FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): ____ Slope (%): ____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: ____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: ____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No ____	**Is Sampled Area within a Wetland?**	Yes ____ No **X**
Hydric Soil Present?	Yes ____	No **X**		
Wetland Hydrology Present?	Yes ____	No **X**		

Remarks:
Marginal soils and vegetation - lacks hydro indicators.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 *Festuca arundinacea*	40	X	FAC
2 *Poa annua*	20	X	FAC
3			
4			
5			
6			
7			
8			
	60	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **40**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **2** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:
Festuca arundinacea crop with fair amount of Poa (not sprayed out here).

SOIL

PHS # 4662 Sampling Point: 24

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	**10YR 3/2**	**100**					**Silt Loam**	
8-12	**10YR 3/2**	**100**					**Silty Clay Loam**	
12-18	**10YR 3/1**	**90**	**10YR 3/4**	**10**	**C**	**M**	**Clay Loam**	**Medium-fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ____ Histosol (A1)
- ____ Histic Epipedon (A2)
- ____ Black Histic (A3)
- ____ Hydrogen Sulfide (A4)
- ____ Depleted Below Dark Surface (A11)
- ____ Thick Dark Surface (A12)
- ____ Sandy Mucky Mineral (S1)
- ____ Sandy Gleyed Matrix (S4)
- ____ Sandy Redox (S5)
- ____ Stripped Matrix (S6)
- ____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ____ Loamy Gleyed Matrix (F2)
- ____ Depleted Matrix (F3)
- ____ Redox Dark Surface (F6)
- ____ Depleted Dark Surface (F7)
- ____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ____ 2 cm Muck (A10)
- ____ Red Parent Material (TF2)
- ____ Very Shallow Dark Surface (TF12)
- ____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ____

Depth (inches): ____

Hydric Soil Present? Yes ____ **No** X

Remarks:

Redox at depth.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Surface Soil Cracks (B6)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ____ Salt Crust (B11)
- ____ Aquatic Invertebrates (B13)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres along Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Plowed Soils (C6)
- ____ Stunted or Stressed Plants (D1) **(LRR A)**
- ____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ____ Drainage Patterns (B10)
- ____ Dry-Season Water Table (C2)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Fac-Neutral Test (D5)
- ____ Raised Ant Mounds (D6) **(LRR A)**
- ____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches):	____	
Water Table Present?	Yes ____	No X	Depth (inches):	>17	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches):	>17	**Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/24/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **25**

Investigator(s): **DG** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes **X** No _____
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes **X**	No _____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Festuca arundinacea***	20	X	FAC
2 ***Poa annua***	10	X	FAC
3			
4			
5			
6			
7			
8			
	30	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **70**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **2** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 25

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100					Silt Loam	
4-9	10YR 4/1	90	10YR 4/4	10	C	PL	Silty Clay Loam	Fine
9-14	10YR 4/1	80	7.5YR 4/4	20	C	PL	Silty Clay Loam	Fine
14-16	10YR 5/1	70	2.5Y 5/4	30	C	M	Clay Loam	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes X **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- X Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	___	No	X	Depth (inches):	___
Water Table Present?	Yes	___	No	X	Depth (inches):	>16
Saturation Present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	>16

Wetland Hydrology Present?

Yes X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 4662

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Jackson-Union Property** City/County: **North Plains/Washington** Sampling Date: **4/10/2013**

Applicant/Owner: **McKay Creek Land, LLC and Jackson Farm Land, LLC** State: **OR** Sampling Point: **26**

Investigator(s): **DG/FS** Section, Township, Range: **Section 7, T 1N, R 2W**

Landform (hillslope, terrace, etc.:) **hillslope to terrace** Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR): **LRR A** Lat: **45.594713** Long: **-122.97361** Datum: _____

Soil Map Unit Name: **Dayton silt loam** NWI Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No _____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No _____	**Is Sampled Area within a Wetland?**	Yes **X** No _____
Hydric Soil Present?	Yes **X**	No _____		
Wetland Hydrology Present?	Yes **X**	No _____		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: _____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: _____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Festuca arundinacea***	**20**	**X**	**FAC**
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** _____

Remarks:

SOIL

PHS # 4662 Sampling Point: 26

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/1	100					Silt Loam	Medium sub
5-9	10YR 5/1	80	10YR 5/3	20	C	M	Silty Clay Loam	Fine
9-14	10YR 5/1	80	7.5YR 5/4	20	C	M	Silt Loam	Fine
14-18	10YR 4/1	100					Clay Loam	Coarse

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	X	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Clay Loam

Depth (inches): 9

Hydric Soil Present? Yes X **No** _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
	High Water Table (A2)		
	Saturation (A3)		Salt Crust (B11)
	Water Marks (B1)		Aquatic Invertebrates (B13)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)
	Drift Deposits (B3)		Oxidized Rhizospheres along Living Roots (C3)
X	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)
	Surface Soil Cracks (B6)	X	Stunted or Stressed Plants (D1) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)
X	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (2 or more required)

	Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	Drainage Patterns (B10)
	Dry-Season Water Table (C2)
	Saturation Visible on Aerial Imagery (C9)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Fac-Neutral Test (D5)
	Raised Ant Mounds (D6) **(LRR A)**
	Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No	X	Depth (inches):	
Water Table Present?	Yes		No	X	Depth (inches):	>18
Saturation Present? (includes capillary fringe)	Yes		No	X	Depth (inches):	>18

Wetland Hydrology Present?

Yes X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Site Photos

Photo A:

Looking east from near the west end of Wetland A (previously 1A).

Photo B:

Looking west from near the eastern margin of Wetland A (previously 1A) buffer.

4962
8/16/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation of the Jackson-Union property in North Plains, Oregon.
Both photos taken on April 24, 2013.

Photo C:

Looking west from near the west end of Wetland B (previously 1D), toward solitary oak.

Photo D:

Looking upslope and east from near the southeast end of Wetland A.

4962
8/16/13

Photo documentation of the Jackson-Union property in North Plains, Oregon.
Both photos taken on April 24, 2013.

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo E:

Looking west from within Wetland C (previously 1F).

Photo F:

Typical detail of ground surface, showing drilled tall fescue row crop, spot herbicide use on weedy spp., thin algal mats in slight depressions.

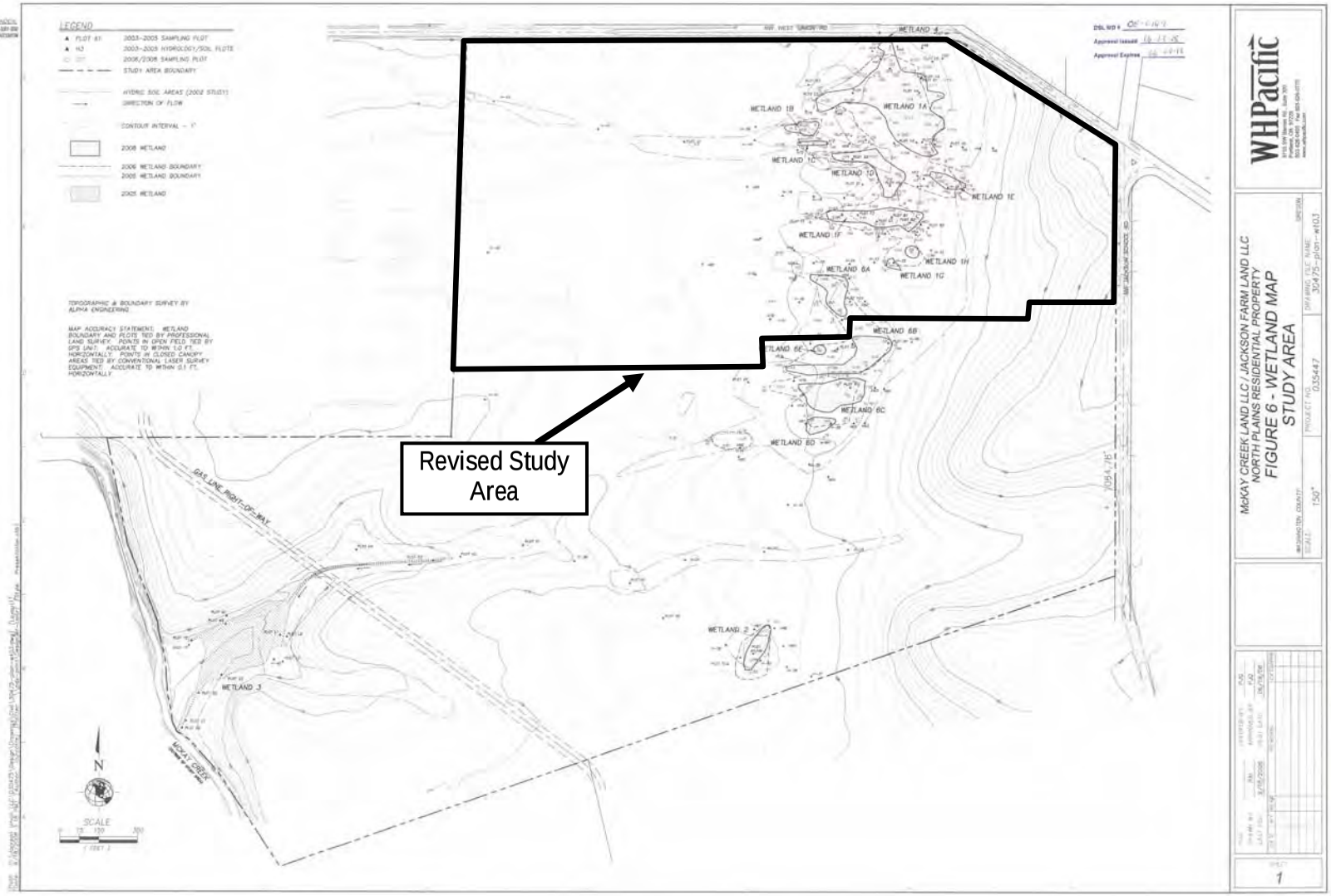
4962
8/16/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation of the Jackson-Union property in North Plains, Oregon.
Both photos taken on April 24, 2013.

Appendix D

Comparison of Previous and New Study Areas



4662
6/20/13

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Original study area (WHPacific delineation approved by DSL in 2008), with overlay of revised study area for the Jackson-Union property in North Plains, OR

Appendix E

Wetland Definitions and Methodology,

WATERS OF THE STATE AND WETLAND DEFINITION AND CRITERIA

Regulatory Jurisdiction

Wetlands and water resources in Oregon are regulated by the Oregon Department of State Lands (DSL) under the Removal-Fill Law (ORS 196.800-196.990) and by the U.S. Army Corps of Engineers (COE) through Section 404 of the Clean Water Act.

The primary source documents for wetland delineations within Oregon is the *Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1* (Environmental Laboratory 1987) and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Regio*n, which are recognized by both DSL and COE.

Waters of the State and Wetland Definition

Waters of the State are defined as "natural waterways including all tidal and nontidal bays, intermittent streams, constantly flowing streams, lakes, wetlands and other bodies of water in this state, navigable and nonnavigable...". "Natural waterways" is further defined as waterways created naturally by geological and hydrological processes, waterways that would be natural but for human-caused disturbances (e.g. channelized or culverted streams, impounded waters, partially drained wetlands or ponds created in wetlands)..."(DSL, 2001).

Wetlands are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (DSL, 2001).

Wetland Criteria

Based on the above definition, three major factors characterize a wetland: hydrology, substrate, and biota.

Wetland Hydrology

Wetland hydrology is related to duration of saturation, frequency of saturation, and critical depth of saturation. The 1987 manual defines wetland hydrology as inundation or saturation within a major portion of the root zone (usually above 12 inches), typically for at least 12.5% of the growing season. The wetland hydrology criterion can be met, however, if saturation within the major portion of the root zone is present for only 5% of the growing season, depending on other evidence.

The growing season is defined as the portion of the year when soil temperatures at 12.0 inches below the soil surface are higher than biological zero (41 degrees Fahrenheit, 5 degrees Celsius), but also allows approximation from frost free days, based on air temperature. The growing season for any given site or location is determined from US Natural Resources Conservation Service, (formerly Soil Conservation Service) data and information.

Wetland hydrologic indicators include the following: visual observation of inundation or saturation, watermarks, drift lines, sediment deposits, and/or oxidized rhizospheres with living roots. Oxidized rhizospheres are defined as yellowish-red zones around the roots and rhizomes of some plants that grow in frequently saturated soils. Other indicators of hydrology, including algal mats or crust, iron deposits, surface soil cracks, sparsely vegetated concave surface, salt crust, aquatic invertebrates, hydrogen sulfide odor, reduced iron, iron reduction in tilled soils, and stunted or stressed plants can also be used to determine the presence of wetland hydrology.

Wetland Substrate (Soils)

Most wetlands are characterized by hydric soils. Hydric soils are those that are ponded, flooded, or saturated for long enough during the growing season to develop anaerobic conditions. Periodic saturation of soils causes alternation of reduced and oxidized conditions, which leads to the formation of redoximorphic features (gleying and mottling). Mineral hydric soils will be either gleyed or will have bright mottles and/or low matrix chroma. The redoximorphic feature known as gley is a result of greatly reduced soil conditions, which result in a characteristic grayish, bluish or greenish soil color. The term mottling is used to describe areas of contrasting color within a soil matrix. The soil matrix is the portion of the soil layer that has the predominant color. Soils that have brightly colored mottles and a low matrix chroma are indicative of a fluctuating water table.

Hydric soil indicators include: organic content of greater than 50% by volume, and/or presence of redoximorphic features and dark soil matrix, as determined by the use of a Munsell Soil Color Chart. This chart establishes the chroma, value and hue of soils based on comparison with color chips. Mineral hydric soil must meet one of the 16 definitions for hydric soil indicators, or be classified as a “problem soil” in the Interim Regional Supplement.

Wetland Biota (Vegetation)

Wetland biota is defined as hydrophytic vegetation. A hydrophyte is a plant species that is capable of growing in substrates that are periodically deficient in oxygen as a result of saturated soil conditions. The U.S. Fish and Wildlife Service, in the *National List of Plant Species that Occur in Wetlands*, has established five basic groups of vegetation based on their frequency of occurrence in wetlands. These categories, referred to as the "wetland indicator status”, are as follows: obligate wetland plants (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), and obligate upland (UPL). Table 1 gives a definition of the plant indicator codes.

Table 1. Description of Wetland Plant Indicator Status Codes

Indicator Code	Status
OBL	Obligate wetland. Estimated to occur almost exclusively in wetlands (>99%)
FACW	Facultative wetland. Estimated to occur 67-99% of the time in wetlands.
FAC	Facultative. Occur equally in wetlands and non-wetlands (34-66%).
FACU	Facultative upland. Usually occur in non-wetlands (67-99%).
UPL	Obligate upland. Estimated to occur almost exclusively in non-wetlands (>99%). If a species is not assigned to one of the four groups described above it is assumed to be obligate upland.
NI	Has not yet received a wetland indicator status, but is probably not obligate upland.

Observations of hydrology, soils, and vegetation, were made using the "Routine On-site" delineation method as defined in the 1987 manual and the Interim Regional Supplement for areas that were not currently in agricultural production. One-foot diameter soil pits were excavated to 20 inches and soil profiles were examined for hydric soil and wetland hydrology field indicators. In addition, a visual absolute-cover estimate of the dominant species of the plant community was performed using soil pit locations as a center of reference. Dominant plant species are based on estimates of absolute cover for herbaceous, and shrub species within a 5 foot radius of the sample point, and basal area cover for tree and woody vine species within a 30 foot radius of the sample point. Plant species in each vegetative layer, which are estimated at less than 20% of the total cover, are not considered to be dominant. The wetland indicator status is then used to determine if there is an overall dominance (greater than 50%) of wetland or upland plant species. If less than 50% of the dominant species are hydrophytic, then the prevalence index may be used to determine if the subdominant species are hydrophytic. If the prevalence index is less than or equal to 3, hydrophytic vegetation criterion is met.

During data collection, the soil profiles were examined for hydric soil and wetland hydrology field indicators. Plant species and cover were recorded. Data was recorded on standard data sheets which contain the information specified in the 1987 Corps Manual and the Interim Regional Supplement.

Oregon
Theodore R. Kulongoski, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregonstatelands.us.

June 23, 2008

State Land Board

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

Robert Bobosky
McKay Creek Land, LLC
Don Maltase
Jackson Farm Land, LLC
1440 SW Taylor St.
Portland, OR 97205

Re: Wetland Delineation Report for Jackson-Union property in North Plains, Washington County; T 1N R 2W S 7 Tax Lot 100 (portion); WD #08-0189 (update of WD #03-0634); North Plains Local Wetlands Inventory MK-10f

Dear Mr. Bobosky and Mr. Maltase:

I have reviewed the wetland delineation report prepared by W & H Pacific for the site referenced above. Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland boundaries as mapped in the 6-18-08 Revised Figure 6 (attached). The study area encompasses the majority of tax lot 100 with the exclusion of the southwest section along McKay Creek. Within the study area, 16 wetland units were identified, totaling 6.88 acres. Concerning Wetland 4, the roadside ditch, only the section of the ditch that is contiguous with Wetland 1A is jurisdictional. The remaining wetlands are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for fill or excavation of 50 cubic yards or more in a wetland area. Please be aware that any ground alteration outside the study area and within the ordinary high water line of McKay Creek and any associated wetlands may require a state permit, since the creek is an essential salmonid stream.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5321, if you have any questions.

Sincerely,

Anna Buckley

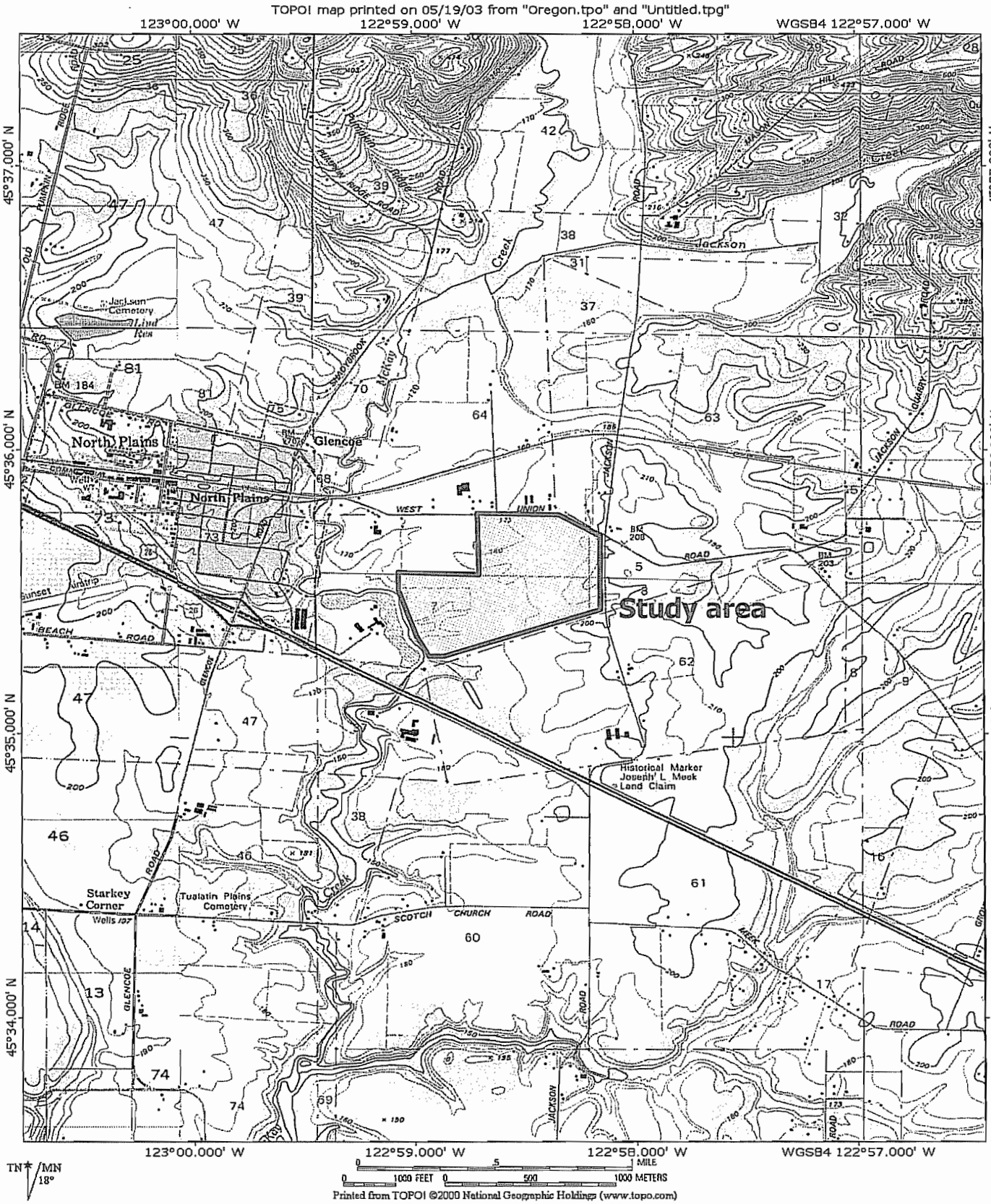
Anna Buckley
Wetland Specialist

Approved by Janet C. Morlan

Janet C. Morlan, PWS
Wetlands Program Manager

Enclosures

cc: Phil Quarterman, W&H Pacific
City of North Plains Planning Department (Maps enclosed for updating LWI)
James McMillan, Corps of Engineers
Damon Reische, Clean Water Services
Carrie Landrum, DSL



Source: Topo! Oregon. 2000. National Geographic Holdings, Inc. Based on the 1990 USGS Hillsboro quadrangle map.

W&H PACIFIC

VICINITY MAP

Jackson - Union Property
North Plains, Washington County, Oregon

Figure

1

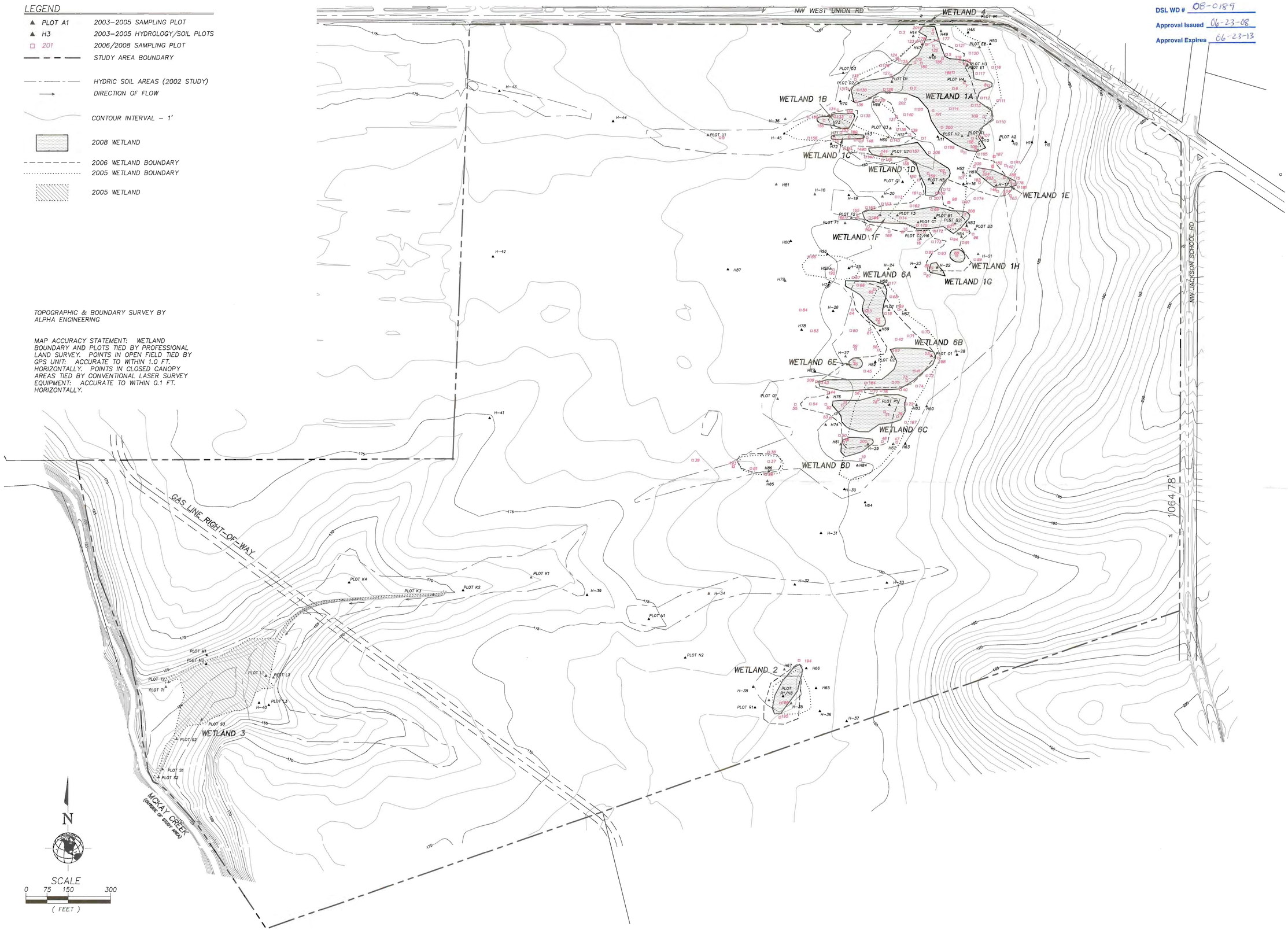
DWG INDEX:
35447-SURV-3200
JACKSON01BM

LEGEND

- ▲ PLOT A1 — 2003–2005 SAMPLING PLOT
- ▲ H3 — 2003–2005 HYDROLOGY/SOIL PLOTS
- □ 201 — 2006/2008 SAMPLING PLOT
- STUDY AREA BOUNDARY
- HYDRIC SOIL AREAS (2002 STUDY)
- DIRECTION OF FLOW
- CONTOUR INTERVAL – 1'
- 2008 WETLAND
- 2006 WETLAND BOUNDARY
- 2005 WETLAND BOUNDARY
- 2005 WETLAND

TOPOGRAPHIC & BOUNDARY SURVEY BY ALPHA ENGINEERING

MAP ACCURACY STATEMENT: WETLAND BOUNDARY AND PLOTS TIED BY PROFESSIONAL LAND SURVEY. POINTS IN OPEN FIELD TIED BY GPS UNIT: ACCURATE TO WITHIN 1.0 FT. HORIZONTALLY. POINTS IN CLOSED CANOPY AREAS TIED BY CONVENTIONAL LASER SURVEY EQUIPMENT: ACCURATE TO WITHIN 0.1 FT. HORIZONTALLY.



DSL WD # 08-0189
Approval Issued 06-23-08
Approval Expires 06-23-13

WHPacific
9755 SW Barnes Rd., Suite 300
Portland, OR 97225
503-626-0455 Fax 503-526-0775
www.whpacific.com

McKAY CREEK LAND LLC / JACKSON FARM LAND LLC
NORTH PLAINS RESIDENTIAL PROPERTY

FIGURE 6 - WETLAND MAP
STUDY AREA

WASHINGTON COUNTY OREGON
SCALE: 150"
PROJECT NO. 035447
DRAWING FILE NAME: 30475–plan–wt03

PJQ DRAWN BY:	RAI	CHECKED BY:	PJQ
LAST EDIT:	6/18/2008	APPROVED BY:	PJQ
		PLOT DATE:	06/18/08

DATE	BY	REV#	REVISION	CK'D/APPR.

SHEET 1

[Path: P:\Jackson Union LLC\030475\Design\Drawings\Civil\30475-plan-wt03.dwg] [Layout:1]
[Date: 6/18/2008 3:18 PM] [Author: tlufcolte] [Plotter: pdx-print\Designjet-color] [Style: Presentation.ctb]

Site: Sunset Ridge
Project Number: 21087.08
Investigators: Stacy Benjamin & Mirth Walker
Date: July 8, 2013

Community: Tall fescue agricultural field
Location: Entire vegetated corridor
Plot ID: A

Tree species, % Cover, Native, Invasive - 30 foot radius, >5% cover: 0%

Shrub species, % Cover, Native, Invasive - 30 foot radius, >5% cover: 0%

Herb Species, % Cover, Native, Invasive - 10 foot radius, >5% cover: 91%

* *Festuca arundinacea*	tall fescue	introduced	90%
Lolium perenne	Perennial Rye Grass	introduced	1%

* Dominant

Total Cover 91%

	Absolute areal cover
% Tree canopy:	**0%**
% Cover by natives:	0%
% Invasive:	0%
% Non-native:	91%
	91%

Corridor Condition: Degraded

Sunset Ridge Vegetation Table July 8, 2013			
Common Name	**Scientific Name**	**Wetland Indicator Status**	**Native / Introduced and Invasive / Noxious**
WETLAND VEGETATION			
morning glory or bindweed	*Convolvulus species*	FAC to NOL	invasive
Hairy Crab Grass	*Digitaria sanguinalis*	FACU	introduced
Large Barnyard Grass	*Echinochloa crus-galli*	FAC	introduced
tall fescue	*Festuca arundinacea*	FAC	introduced
Common Velvet Grass	*Holcus lanatus*	FAC	introduced
Perennial Rye Grass	*Lolium perenne*	FAC	introduced
Common Panic Grass	*Panicum capillare*	FAC	native
UPLAND VEGETATION			
Canadian Thistle	*Cirsium arvense*	FAC	invasive, noxious
morning glory or bindweed	*Convolvulus species*	FAC to NOL	invasive
tall fescue	*Festuca arundinacea*	FAC	introduced
Perennial Rye Grass	*Lolium perenne*	FAC	introduced

Wetland Indicator Status (WIS) and taxonomy for the WMVC Region per the National Wetland Plant List:
(common names are capitalized) http://rsgisias.crrel.usace.army.mil/NWPL/
Accessed 4/30/2012 and 11/26/2012

WIS for non-wetland plants and taxonomy from Reed 1988 and Reed et al. 1993, and the USDA PLANTS database:
(common names are not capitalized) http://plants.usda.gov/ Accessed multiple dates

Native per Hitchcock & Cronquist 1973 and http://plants.usda.gov/
Invasive per Clean Water Services 2008:
http://www.cleanwaterservices.org/PermitCenter/DesignAndConstruction/default.aspx
Noxious per ODA 2012: http://www.oregon.gov/ODA/PLANT/WEEDS/lists.shtml

WETLAND INDICATOR STATUS - Western Mountains, Valleys, and Coast Region	
OBL	**Obligate Wetland** – Plants that occur almost always under natural conditions in wetlands (estimated probability >99%), but which may also rarely occur in non-wetlands. Examples: broadleaf cattail, skunk cabbage
FACW	**Facultative Wetland** - Plants that usually occur in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands. Examples: Oregon ash, red-osier dogwood
FAC	**Facultative** – Plants that are equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%). Examples: red alder, salmonberry
FACU	**Facultative Upland** - Plants that usually occur in non-wetlands (estimated probability 67-99%), but occasionally found in wetlands. Examples: bigleaf maple, Himalayan blackberry
UPL	**Upland** - Plants that occur in wetlands in another region, but occur almost always under natural conditions in non-wetlands in this region.
NOL	**Not Listed** - Plants that are not on the list and assumed to be UPL.

Photo 1. View northwest of site from Jackson School Road showing wetlands in lower elevation central portion of site, photo date July 8, 2013.

Photo 2. View south of typical tall fescue vegetation community. Off-site McKay Creek riparian corridor is the forested area in upper right of photo, photo date July 8, 2013.

Photo 3. View of Wetland 1A showing typical wetland site conditions, photo date July 8, 2013.

Photo 4. View west of Wetland 1A in foreground and degraded tall fescue vegetated corridor community in background, photo date July 8, 2013.

Photo 5. View west of roadside ditch along north site boundary/West Union Road, photo date July 8, 2013.

Photo 6. View east of roadside ditch along north site boundary, photo date July 8, 2013.

SHEET FOR AUTOMATIC CALCULATION OF FUNCTION SCORES - revised December 2003 3/10/2008

Slope or Flats subclass

Site Name: Jackson Union LLC impact wetlands (1, 4-6) **Date: March 2008** Jeff Handley, SWCA

It is recommended to do a "Save As" from this blank spreadsheet for each use, assigning different file names. This will help reduce the chance of accidentally confusing new data with previously entered data.
For reference, the function(s) addressed by each indicator are noted in column E. Codes are shown below next to the function names. The capital letter in the code (e.g., sp-**B**) in column E refers to the code for the indicator in the published Volume IA.
HFR= scaled to highest functioning site of this subclass found by DSL; **LAR**= scaled to least-altered site of this subclass found by DSL Scores greater than 1 indicate the capacity of the function at the site you assessed may be greater than in all sites of this subclass assessed by the DSL team during model calibration.
Data **must** be entered for every indicator, unless the scale block for this subclass is shaded. Each value in column D must be less than or equal to 1.

Function:	**Calculated Function Capacity for SF sites if HFR:**	**if LAR:**
Water Storage & Delay (ws)	0.03	0.06
Sediment Stabilization & Phosphorus Retention (sp)	0.32	0.34
Nitrogen Removal (n)	0.25	0.25
Primary Production (pp)	0.22	0.22
Invertebrate Habitat Support (i)	0.12	0.12
Amphibian & Turtle Habitat (at)	0.38	0.50
Breeding Waterbird Support (bw)	0.00	0.00
Wintering & Migrating Waterbird Support (ww)	0.49	0.56
Songbird Habitat Support (sb)	0.34	0.51
Support of Characteristic Vegetation (v)	0.32	0.33

→ 0.30 / 0.30 hand calculated - assumed historically wooded

Note 1: Models and scores for ws, sp, n, and pp intentionally do not account for the **area** of the wetland, an especially important factor for these functions.
Note 2: This method should be applied to an entire contiguous wetland, not just to the portion affected directly by a planned alteration or restoration.

Indicator	***Raw Datum***	***Scale for SF sites***	***Scaled Datum***	***Function***
Presence of permanent surface water (water year-round during most years)? (p. 82)	0	absent = 0 present = 1.0	0	sb-P rf-X
Percent of permanent zone that is open water (i.e., lacking emergent and underwater plants) (p. 79) (Answer "0" if no permanent zone is present)	0	100 =.1 80-99 =.8 60-80 = 1.0 40-60 =.8 20-40 =.4 0-20 =.2	0.2	at-M
Percent of site that is inundated only seasonally (i.e., watermarks, moss lines, debris lines, etc.) (p. 81)	10	none = 0 1-10 =.1 10-25 =.6 25-50 =.8 > 50 = 1.0	0.1	i-B n-A ws-A
		none = 0 1-20 =.5 20-40 =.7 40-60 =.8 60-80 =.9 >80 = 1.0	0.5	ww-A
At least 0.5 acre of surface water persists until at least July 1 and water is mostly wider than 10 ft?	0	Yes = 1 No = 0	0	bw-X

SHEET FOR AUTOMATIC CALCULATION OF FUNCTION SCORES - revised December 2003

Slope or Flats subclass

Site Name: Jackson Union LLC impact wetlands (1, 4-6) **Date: March 2008**

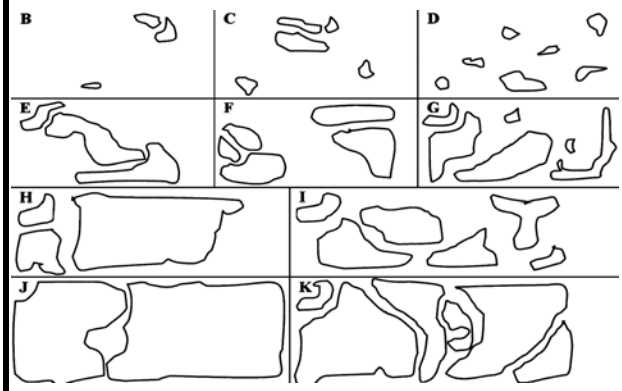
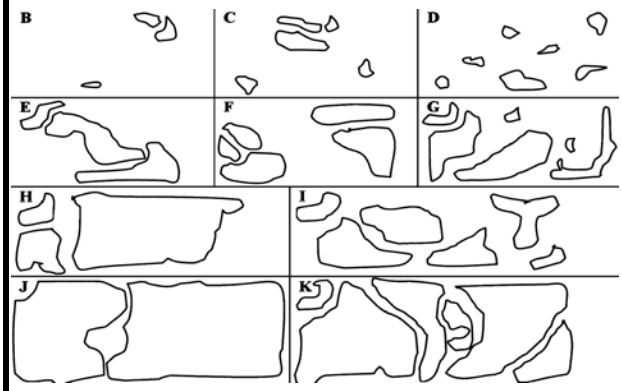
It is recommended to do a "Save As" from this blank spreadsheet for each use, assigning different file names. This will help reduce the chance of accidentally confusing new data with previously entered data.
For reference, the function(s) addressed by each indicator are noted in column E. Codes are shown below next to the function names. The capital letter in the code (e.g., sp-**B**) in column E refers to the code for the indicator in the published Volume IA.
HFR= scaled to highest functioning site of this subclass found by DSL; **LAR**= scaled to least-altered site of this subclass found by DSL Scores greater than 1 indicate the capacity of the function at the site you assessed may be greater than in all sites of this subclass assessed by the DSL team during model calibration.
Data **must** be entered for every indicator, unless the scale block for this subclass is shaded. Each value in column D must be less than or equal to 1.

Function:	**Calculated Function Capacity for SF sites if HFR:**	**if LAR:**
Water Storage & Delay (ws)	0.03	0.06
Sediment Stabilization & Phosphorus Retention (sp)	0.32	0.34
Nitrogen Removal (n)	0.25	0.25
Primary Production (pp)	0.22	0.22
Invertebrate Habitat Support (i)	0.12	0.12
Amphibian & Turtle Habitat (at)	0.38	0.50
Breeding Waterbird Support (bw)	0.00	0.00
Wintering & Migrating Waterbird Support (ww)	0.49	0.56
Songbird Habitat Support (sb)	0.34	0.51
Support of Characteristic Vegetation (v)	0.32	0.33

Note 1: Models and scores for ws, sp, n, and pp intentionally do not account for the **area** of the wetland, an especially important factor for these functions.
Note 2: This method should be applied to an entire contiguous wetland, not just to the portion affected directly by a planned alteration or restoration.

Indicator	***Raw Datum***	***Scale for SF sites***	***Scaled Datum***	***Function***
Presence of permanent surface water (water year-round during most years)? (p. 82)	0	absent = 0 present = 1.0	0	sb-P rf-X
Percent of permanent zone that is open water (i.e., lacking emergent and underwater plants) (p. 79) (Answer "0" if no permanent zone is present)	0	100 =.1 80-99 =.8 60-80 = 1.0 40-60 =.8 20-40 =.4 0-20 =.2	0.2	at-M
Percent of site that is inundated only seasonally (i.e., watermarks, moss lines, debris lines, etc.) (p. 81)	10	none = 0 1-10 =.1 10-25 =.6 25-50 =.8 > 50 = 1.0	0.1	i-B n-A ws-A
		none = 0 1-20 =.5 20-40 =.7 40-60 =.8 60-80 =.9 >80 = 1.0	0.5	ww-A

At least 0.5 acre of surface water persists until at least July 1 and water is mostly wider than 10 ft?	0	Yes = 1 No = 0	0	bw-X
Predominant water depth during biennial low water (p. 82)	0	0" = 0 1-2" =.6 2-24" = 1.0 2-6 ft =.8 >6 ft =.6	0	bw-D
		0 =.1 1-2" = 1.0 2-24" =.8 >24" =.2	0.1	i-D
Percent of site occupied by the most extensive depth category at this site during biennial low water. (p. 81). (Delimit the low water zone first, then break into these depth categories, then identify the category that predominates horizontally). (Possible categories are: 0 inches; 1-2 inches; 2-24 inches; 2-6 feet; < 6 feet)	100	100 = 0 80-100 =.1 50-80 =.4 30-50 =.8 <30 = 1.0	0	bw-B
Difference between the predominating biennial high and low water levels (p. 71) 0) = No change 1) = Difference of 1 class 2) = Difference of 2 classes 3) = Difference of 3 classes 4) = Difference of 4 classes Class 1 = 0 inches Class 2 = 1-2 inches Class 3 = 2-24 inches Class 4 = 2-6 feet Class 5 = > 6 feet	0 (assumed that inund. area is never predominant class)	0) = 0 1) =.3 2) =.5 3) =.8 4) = 1.0	0	n-B at-E bw-E
		0) = 0 1) = .25 2) = .5 3) = .75 4) = 1.0	0	ww-F
Predominant vertical increase in surface water level (ft) in most of the seasonal zone (i.e., water marks, moss lines, debris lines, etc. Look at the highest point for 2 year flood and measure the difference from biennial low)	~0.4 (based on 2002 photos)	0 = 0 .1 - .4 =.25 .5- 1.0 =.5 1 - 2 =.75 >2 = 1.0	0.25	ws-B
Number of depth categories during biennial high water. (p. 77) Categories are: ___ 1 - 2 inches ___ 2 - 24 inches ___ 2 – 6 ft ___ > 6 ft	1 (actually below category 1)	1 = 0 2 =.3 3 =.6 4 = 1.0	0	bw-C
		1 = .1 2 = .3 3 = .6 4 = 1.0	0.1	ww-E

Percent & distribution of pools during biennial high water. (p. 80) (Note: if site is > 1 acre, select the condition that predominates in 1 acre sub-units of the site.) A = None  	A (none)	A = 0 B =.6 C =.65 D =.7 E,F =.75 K =.8 H =.85 I =.9 J =.95 G = 1.0	0	sp-C ww-D i-E, at-A
Percent & distribution of pools during biennial low water. (p. 80) (Note: if site is > 1 acre, select the condition that predominates in 1 acre sub-units of the site.) A = None  	A (none)	A = 0 B =.6 C =.65 D =.7 E,F =.75 J =.8 H =.85 I =.9 K =.95 G = 1.0	0	bw-A, pp-E, n-1
Percent of the site occupied by hummocks (p. 74, 75)	none	none = 0 1-10 =.6 10-90 =.8 >90 = 1.0	0	at-B ww-C sb-M sp-B pp-C n-G i-F

Maximum annual extent of vernal pools/ shorebird scrapes and mudflats: (p. 76) A = none B = 1 – 100 sq. ft. C = 100-1000 sq. ft. D = 1000 – 10,000 sq. ft. E = >10,000 sq. ft Must meet ALL of the following: a) herbs are generally < 4" and comprise < 80% ground cover during winter or early spring b) topography is basically flat c) inundated to a depth of < 6" for 2 or more continuous weeks d) never shaded by trees, shrubs, or buildings e) not entirely a constructed ditch	A	A = 0 B =.6 C =.7 D =.8 E = 1.0	0	ww-B
Presence of logs or boulders that extend above the surface of permanent water (p. 84)	0	absent = 0 present = 1.0	0	at-G
Predominant soil texture: (p 83) GC= gravel or cobble SA=sand, sandy loam, or loamy sand L= loam, silty loam, gravelly loam C= clay, sandy clay, silty clay, clay loam, silty clay loam O= organic particles<1mm Guidance: 1. Soil remains in a ball when squeezed YES…Go to 3; NO …Go to 2 2. > 50% of the particles (by weight) are > 1 mm YES…"GC"; NO …"SA" 3. Squeezed soil forms an even ribbon YES…Go to 4; NO …"SA" 4. Soil ribbon extended > 1" without breaking YES…"C/O"; NO …Go to 5 5. Soils feels very gritty YES... "SA"; NO…"L"	mostly silt loams and some silty clay loams in upper 12"	GC =.1 SA =.2 L =.8 C/O = 1.0	0.8	sp-D
Presence of some mottling and/or other features that indicate oxygen deficits, or, permanent water is present	yes	absent = 0 present = 1.0	1	n-X
Mapped soil series is hydric (not simply a hydric inclusion). See county soil map and p. 75.	yes (most)	1= yes 0= no	1	v-C at-D ww-G i-I
Percent of site that was constructed on former uplands (non-hydric soil) (p. 81): 6) = recent, >90% of site 5) = recent, 10-90% of site 4) = recent, 1-10% of site 3) = >5 years ago, >90% of site 2) = >5 years ago, 10-90% of site 1) = >5 years ago, 1-10% of site 0) = none	none	6) = 0 5) = .1 4) = .2 3) = .3 2) = .4 1) = .5 0) = 1.0	0.5	i-J at-K v-K n-D

Tally the percent of surrounding land cover (exclude the site itself) as exists during a typical May. Answer each row independently. They do not necessarily sum to 100%.

within 200 ft of the site boundary:

a. % Water, wetland =	5
b. % Grassland, water, wetland =	5
c. % Grassland, row crops =	90
d. % Wooded =	0
e. % Natural (not lawn, crops, paved, building)=	0

within 1000 ft:

f. % Water, wetland =	5
g. % Grassland, water, wetland =	5
h. % Grassland, row crops =	85
i. % Wooded =	5
j. % Natural =	5

within 5,280 ft:

k. % Water, wetland =	5
l. % Grassland, row crops =	75
m. % Wooded =	10

In column D, enter the scaled value for the number in column B. (= a), above)	5	0 = 0 1–10 =.4 10-20 =.8 >20 = 1.0	0.4	bw-I ww-I
In column D, enter the scaled value for the number in column B. (=(b), above)	5	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-N
In column D, enter the scaled value for the number in column B. (=(c), above)	90	<10 = 0 10-20 = .1 20-40 = .3 40-80 = .5 80-90 = .7 90-100 = 1.0	0.7	ww-K
In column D, enter the scaled value for the number in column B. (=(d), above)	0	0 = 0 1-10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0	sb-I
In column D, enter the scaled value for the number in column B. (=(e), above)	0	<10 = 0 10-20 = .1 20-40 = .3 40-80 = .5 80-90 = .7 90-100 = 1.0	0	i-L at-O v-R
In column D, enter the scaled value for the number in column B. (=(a+f+k)/3), above)	5	none = 0 1 – 10 =.4 10-20 =.8 >20 = 1.0	0.4	ww-H bw-J

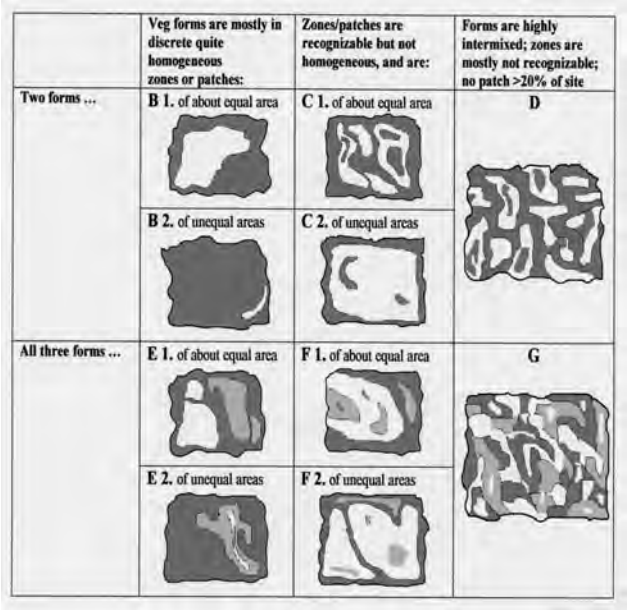
In column D, enter the scaled value for the number in column B. (=(c+h+l)/3), above)	83	<10 = 0 10-20 = .1 20-40 = .3 40-80 = .5 80-90 = .7 90-100 = 1.0	0.7	ww-J
In column D, enter the scaled value for the number in column B. (= (d+i+m)/3), above)	5	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-J
In column D, enter the scaled value for the number in column B. (= (e+j)/2), above)	2.5	<10 = 0 10-20 = .1 20-40 = .3 40-80 = .5 80-90 = .7 90-100 = 1.0	0	bw-K
In column D, enter the scaled value for the number in column B. (= (b+g)/2), above)	5	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-O
Percent of land cover within 200 ft (but only in the contributing watershed) that is "natural" – that is, NOT cropland, lawns, pavement, or buildings (p. 79)		<10 = 0 10-20 =.1 20-40 =.3 40-90 =.5 90-100 = 1.0	0	pp-F
		<10 = 0 10-20 =.1 20-40 =.3 40-90 =.5 90-99 =.9 100 = 1.0	0	i-M v-Q
Percent woodland divided by percent grassland-crops within 200 ft of the site (p. 71)		<.1 =.1 0.1-0.8 =.6 0.8-1.2 = 1.0 1.2 –2.0 =.6 >2.0 =.1	0	at-P
Distance (ft) to nearest busy road (p. 71) This includes a) any road or parking lot in a develop area that contains >4 buildings per acre, b) any road with a maximum traffic rate of > 6 vehicles per minute, during an average day during the summer		<100 = 0 100-300 =.3 300-600 =.5 600-1200 =.7 1200-2400 =.8 2400-4800 =.9 >4800 = 1.0	0	bw-G at-N v-P sb-R

Note: The following 5 rows must sum to 100%. The **number** of visitors is immaterial.

Percent of site including 100-ft buffer that is visited 365 days a year or almost so =	30
Percent of site including 100-ft buffer that is visited more than 80 days a year (>20% of year), but less than daily =	0
Percent of site including 100-ft buffer that is visited 20-80 days a year (e.g., about once a week) =	0
Percent of site including 100-ft buffer that is visited just a few days a year =	70
Percent of site including 100-ft buffer that is almost never visited =	0

Scale the calculated value in the box on the right (sum of the above 5 rows) and enter the scaled value in column D (p. 72)	310	100-200 = 0 200-300 =.3 300-400 =.7 400-500 =1.0	0.7	bw-H v-O sb-Q
Percent of site affected by soil leveling (i.e., portion previously leveled by equipment for farming)	100	100 =.1 10-99 =.3 1-10 =.6 0 = 1.0	0.1	at-C i-G pp-D sp-F n-H
Percent of site currently affected by soil compaction: (i.e., by equipment, vehicles, livestock, humans, fill) 6 = recent, at >90% of site 5 = recent, at 10-90% of site 4 = recent, at 1-10% of site 3 = >5 years ago, >90% of site 2 = >5 years ago, 10-90% of site 1 = >5 years ago, 1-10% of site 0 = none	5	5/6) =.1 4) =.2 3) =.4 2) =.6 1) =.8 0) = 1.0	0.1	sp-G v-M sb-K
Percent of site's vegetation that is mowed or subject to extreme grazing at least annually (p. 81)	>90	>90 = 0 10-90 =.2 1-10 =.4 none = 1.0	0	sb-L v-N
Most of site is burned, or harvested for hay or timber, at least biennially? (p. 72)	yes	no = 0 yes = 1.0	1	n-J
Percent of site currently affected by soil mixing (plowing, excavation, bulldozing, etc.): (p. 81) 6 = recent, at >90% of site 5 = recent, at 10-90% of site 4 = recent, at 1-10% of site 3 = >5 years ago, >90% of site 2 = >5 years ago, 10-90% of site 1 = >5 years ago, 1-10% of site 0 = none	3	5 or 6 =.1 4 =.2 3 =.4 2 =.6 1 =.8 0 = 1.0	0.4	at-f i-H v-L pp-A n-C sp-E
Percent of the site that is vegetated (including submersed aquatics) (p. 82)	80	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.8	sb-A v-A

Percent of site with woody vegetation (p. 82)	0	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-b
Percent of seasonal zone that is bare during most of the dry season. (i.e., devoid of vegetation, except trees) (Answer "0" if no seasonal zone)	20	>80 = 0 60-80 =.2 40-60 =.4 20-40 =.6 1-20 =.8 0 = 1.0	0.6	pp-G sp-H
Percent of site that is inundated permanently and contains emergent, floating, or submersed plants (p. 72)	0	0 = 0 1-10 =.9 >10 = 1.0	0	i-A
		0 = 0 1-10 =.4 10-30 =.8 30-60 = 1.0 60-90 =.9 >90 =.6	0	bw-F
Percent cover of herbs within the seasonal zone (p. 72)	80	0 = 0 1-30 =.1 30-50 =.6 50-70 =.75 70-100 = 1.0	1	at-L
Percent of whole site that has closed canopy (p. 80)	0	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-C
Percent understory shrub & vine cover beneath the drip line of trees (p. 82) (Answer "0" if no wooded areas)	0	<10 =.1 10-20 =.2 20-40 =.4 40-60 =.6 60-80 =.8 >80 = 1.0	0.1	sb-D

Number & distribution of vegetation forms --- herbs, shrubs, trees. If only one form, answer "A". To count, the patch must comprise >0.5 acre or >5% of vegetated area. See p. 77 for enlargement of diagram.  	A	A = 0 B2 =.60 C2 =.65 B1 =.70 C1,D =.75 E2 =.80 F2 =.85 E1 =.90 F1 =.95 G = 1.0	0	pp-B v-B at-J i-K sb-H
Number of woody species (p. 82)	0	unwooded= 0 1-2 =.1 3-4 =.25 5-6 =.5 7-9 =.75 10-18 =.9 >18 = 1.0	0	sb-E
Number of native woody species (p. 78)	0	0 = 0 1 =.1 2-3 =.25 4-5 =.5 6-9 =.75 10-13 =.9 >14 = 1.0	0	v-F
Percent of woody species list consisting of species that are native (p. 78)	0	0 = 0 1-57 =.1 58-66 =.25 67-74 =.5 75-79 =.75 80-99 =.9 100 = 1.0	0	v-g
Percent of woody cover within stratum that is comprised of non-native species (p. 82) (Use the greater of the tree, understory shrub, or open shrub stratum's percent)	0	100 = 0 80-99 =.1 30-79 =.25 10-29 =.5 5-9 =.75 1-4 =.9 0 = 1.0	0	v-H
Spatial predominance of non-native herbs (p. 84) A = Non-natives predominate B = Cannot determine (about equal) C = Natives predominate	A	A = 0 B =.5 C = 1.0	0	v-D

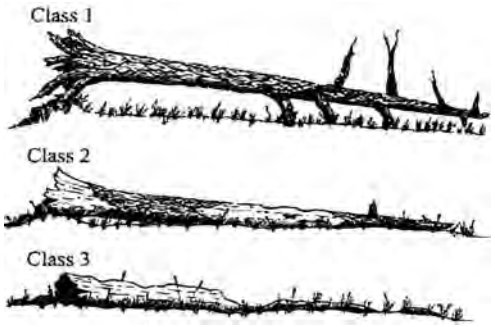
Percent of herb species list comprised of species that are non-native (p. 80)	estimated 95	100 = 0 80-99 =.1 67-79 =.25 60-66 =.5 25-59 =.75 1-24 =.9 0 = 1.0	0.1	v-E
Average diameter (inches) of the 3 largest trees. (p. 71)	none	none = 0 1-5 =.1 6-9 =.25 10-17 =.5 18-25 =.75 26-35 =.9 >35 = 1.0	0	sb-G v-J at-I n-F
Number of deadwood types. Potentially 12 types:(p. 77) ___ Class 1: freshly fallen, have bark & branches, 4-8” ___ Class 1: freshly fallen, have bark & branches, 8-20” ___ Class 1: freshly fallen, have bark & branches, >20” ___ Class 2: mildly rotted and mostly on ground: 4-8” ___ Class 2: mildly rotted and mostly on ground: 8-20” ___ Class 2: mildly rotted and mostly on ground: >20” ___ Class 3: well rotted, losing shape: 4-8” ___ Class 3: well rotted, losing shape: 8-20” ___ Class 3: well rotted, losing shape: >20” ___ Standing stumps/snags: 4-8” ___ Standing stumps/snags: 8-20” ___ Standing stumps/snags: >20” ___ Artificial debris – check only if no others present  	none	0 = 0 1 =.1 2 =.25 3-4 =.5 5-7 =.75 >7 = 1.0	0	sb-F v-I n-E at-H
Land cover in the vicinity of the site in the 1850's was wooded?	yes	1 = Yes 0 = No	1	n-K pp-H at-R sb-S v-S

EXHIBIT F

CWS Service Provider Letter

CWS PROVIDER LETTER

REQUESTED 9/10/2013
TO BE ADDED WHEN RECEIVED

EXHIBIT G

Copies of North Plains Master Plan and Preliminary Plat Approvals, Extensions, & Plans

#941-002

CITY OF NORTH PLAINS

NORTH PLAINS
City to the Sunset

31360 NW Commercial St. North Plains, Oregon 97133

March 16, 2012

Mr. Don Maltase
Jackson Union, LLC
1440 SW Taylor Street
Portland, OR 97205

Polygon Northwest
109 East 13th Street
Vancouver, WA 98660

RE: Fourth Extension Approvals for Subdivision File Number SD-07-0016 and Comprehensive Plan Amendment East Side Master Plan File Number CPA-07-0017

Dear Mr. Maltase:

During the March 14, 2012, regular session of the Planning Commission, the Commission considered your requests for extensions to the approvals of the Subdivision issued on March 8, 2008 and the Comprehensive Plan Amendment East Side Master plan approval issued February 13, 2008.

After consideration of your fourth extension requests to extend the Subdivision and Comprehensive Plan Amendment approvals, the Planning Commission voted to combine the two files and extend your approval of each, two years, to February 14, 2014.

Any further extension requests must be made and scheduled for consideration by the Planning Commission prior to the expiration of the approval. Planning Commission meetings are generally held the second Wednesday of each month, but please contact staff for specific meeting dates.

Please contact our office at (503) 647-5555 if you have any questions.

Sincerely,

Angie Lehnert

Angie Lehnert
City Planner

PLS/pls

pc: Stacy Connery, AICP, Pacific Community Design, 13500 SW Pacific Highway, PMB #519, Tigard, OR 97223

Washington County, Oregon 2008-026420
03/25/2008 03:03:59 PM
D-AG Cnt=1 Stn=21 RECORDS1
$50.00 $5.00 $11.00 - Total = $66.00
01231586200800264200100104
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

After Recording, Return to:

City of North Plains
31360 NW Commercial Street
North Plains, Oregon 97133

DEVELOPMENT AGREEMENT

CITY OF NORTH PLAINS

THIS AGREEMENT, made this 21st day of March, 2008, by and between Mr. Don Maltase, Jackson Union, LLC (APPLICANT/OWNER"), and the CITY OF NORTH PLAINS ("CITY").

WITNESSETH

WHEREAS, the APPLICANT/OWNERS at property identified as Tax Lots 1200, 1300 & a portion of 100, Map No. 1N 2 7. Located west of NW Jackson School Road and south of NW West Union Road. The 69.87 acre area is inside the urban growth boundary, and 24.33 acres of that is inside the city limits.

WHEREAS, the APPLICANT/OWNER has submitted a Comprehensive Plan Amendment application; CPA-07-0017, ("Application") to the CITY for approval, which Application and respective files are hereby incorporated by this reference. The Applicant received Planning Commission approval of the application on February 12, 2008.

WHEREAS, the CITY is willing to provide final approval for the Application upon the condition that the APPLICANT/OWNER undertake and maintain certain improvements and satisfy certain requirements as specified below.

NOW, THEREFORE, IN CONSIDERATION of mutual covenants and agreements herein contained as conditions precedent to the granting of final approval for said Application by the CITY, the APPLICANT/OWNER hereby agrees as follows:

DECISION

Based on the findings of fact in the original staff report dated January 2, 2008, public testimony at the January 9 and February 12, 2008 hearings, the exhibits and findings in the Staff Memorandum dated February 12, 2008, the East Area Master Plan Option B (dated 01/28/08), File CPA 07-0017 is hereby approved subject to the following conditions:

Within one year from this approval, submit a Public Facility Development Plan to City staff that addresses conditions 1 through 7 outlined below. If the Development Plan is not approved by staff within one year, the Master Plan approval expires unless an extension is granted by the Planning Commission. The Preliminary Plat for Phase 1 may be reviewed and approved by the Planning Commission subject to an approved Public Facility Development Plan, but a plat may not be recorded or a grading permit issued until City staff approval of the development plan.

1. All sanitary sewer, storm sewer, and surface water management provisions shall be designed in accordance with Clean Water Services (CWS) "Design and Construction Standards for Sanitary Sewer and Surface Water Management", as contained in CWS Resolution and Order No. 07-20 (R&O 07-20). This shall include both the conveyance system and storm water infrastructure improvements required within the Master Plan site and off-site improvements and modifications to existing systems necessary to provide adequate services to the site

2. Sanitary sewer service improvements shall be provided in compliance with R&O 07-20 and City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies.

   Prior to any request for subdivision or other land use action following approval of the Master Plan a phased development plan shall be provided along with a letter or other documentation, as approved by the City and CWS, specifying the available and capacity of any sanitary service connection to the existing sanitary conveyance system located within NW West Union Road and all off-site public sanitary system improvements necessary to provide full service to the Master Plan area. The development plan shall be of significant detail to identify and evaluate alignment, capacity, easements, and other factors for compliance with R&O 07-20. In addition, all system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County and the City.

Accordingly, the applicant has agreed to construct a 12-inch "Dry" sanitary sewer line parallel to the 8-inch line, with Phase 1 construction. This line will be utilized when the existing 8-inch line reaches full capacity and there is adequate flow rate to avoid settling within the new line.

3. Surface water conveyance and surface water management facilities shall be provided in compliance with R&O 07-20 and other Washington County standards that apply, as well as the City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Polices. All system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County in addition to the City.

   Prior to approval of a request for subdivision or other land use action following approval of the Master Plan a development plan shall be provided along with a letter or other documentation, as approved by the City, CWS, and Washington County, specifying the size, location, capacity, downstream impacts and other factors or system components necessary for compliance with R&O 07-20.

   Accordingly, the applicant has agreed that storm water runoff from the site shall be conveyed in an open channel from the site boundary to McKay Creek with proper permits from CWS, DSL and the Army Corps of Engineers. Said channel shall be contained within an easement of sufficient width for the construction and maintenance of the channel, and shall be dedicated to Washington County and/or Clean Water Services. Said channel shall be designed to convey 100-year flow rates, and constructed in compliance with all applicable standards in CWS R&O 07-20 and other Washington County, state and federal standards that apply.

4. Public water system improvements are required and shall be planned, designed, and constructed in accordance with current City of North Plains Public Works design Standards and the APWA Standard Specifications for Public Works Construction. The system improvements shall be looped with the existing water system as approved by the City and be constructed with minimum 8 inch diameter pipes. Following approval of the Master Plan and prior to any on-site development, flow calculations shall be submitted based on full site development and shall be verified by the City Engineer, at the applicant's expense, to demonstrate that the proposed water system improvements meet all applicable City and State requirements and is consistent with the City Water Master Plan and water distribution model.

5. All off-site sanitary sewer and storm water easements of sufficient width, as determined by the approving authority, shall be dedicated to the appropriate jurisdictional authority prior to approval of any construction agreements, engineered

plans, plat, grading or construction permits. Any easements proposed outside the Urban Growth Boundary shall be approved by Washington County.

6. Complete the wetland analysis and mitigation plans by coordinating with CWS and DSL and providing an approved mitigation plan based on the following information:

1. Provide an analysis of existing wetland conditions.
2. Provide proposed land uses.
3. Provide a letter of mitigation alternatives
4. Provide the natural resources inventory analysis of the 70 acre Master Plan
5. Address the Tier 2 Division of State Lands strategy
6. Obtain a joint permit application approval from the Army Corps of Engineers and DSL. The DSL concurrence letter expires July 5, 2010, unless renewed.
7. Provide the City with a metes and bounds description of the Master Plan area.
8. **Prior to Final Plat approval of Phase 1, complete plans for the following street and traffic improvements:**

A. Construction of a100-foot northbound left-turn lane at the local street connection on Jackson School Road. This left-turn lane should be constructed with 100-feet of storage, and appropriate transitions and tapers. A left-turn lane at this location requires widening of the pavement beyond the 25 feet from centerline typically required with site frontage improvements.

B. At the intersection of NW West Union and Jackson School Roads, install signal that provides a flashing yellow light on West Union and a flashing red light on Jackson School Road.

C. Comply with the Washington County conditions of approval attached to the Modification to WCURIDS letter from the County dated December 31, 2008 regarding illumination and sight distance at the Jackson School Road access location and,

Submit an Access Report consistent with R&O 86-95 to the Washington County Engineering Division for review and approval for access to NW West Union Road and NW Jackson School Road. (Access Report must be prepared and stamped by a registered traffic engineer and submitted by the applicant. Incomplete submittals will delay processing time).

D. Submit to Washington County Land Development Services (Public Assurance Staff, 846-3843):

(1). Completed "Design Option" form.

(2). $3,500.00 Administration Deposit.

NOTE: Any portion of the Administration Deposit not used by Washington County for plan approval, field inspections, and contract administration will be returned to the applicant. If at any time during the project, the County's costs are higher than the amount deposited, Washington County will bill the applicant the amount needed to cover its costs.

(3). A copy of the City's Land Use Approval with Conditions, signed and dated.

(4). Preliminary certification of adequate sight distance for each access point to NW West Union Road and NW Jackson School Road, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:

a. A detailed list of improvements necessary to produce adequate intersection sight distance.

(5). Three (3) sets of complete engineering plans for construction of the following public improvements:

a. Half-street improvement to an A-8 County standard along all NW West Union Road and NW Jackson School Road frontage.

b. Access to NW West Union Road and NW Jackson School Road to County standards.

c. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at NW West Union Road and NW Jackson School Road access points.

d. Closure of all existing driveways to NW West Union Road and NW Jackson School Road, other than at access points approved by Washington County under the current land use application.

Adequate illumination at the site's access to NW West Union Road and NW Jackson School Road. Adequate illumination shall consist of at least one 200 watt high pressure sodium cobra head luminaire mounted at a minimum mounting height of 20 feet on existing utility poles if available. The fixture shall

have a medium semi-cutoff type III distribution. The pole shall be within the area defined by the radius returns of the intersection. The fixture shall be oriented within 90 degrees to centerline of the collector or arterial. For intersections of collectors with arterials, the luminaries' fixture shall be installed at 90 degrees to the higher classification roadway. If the intersecting roadways are of the same classification, the fixture may be oriented at 90 degrees to either roadway. If no existing utility poles are available within the intersection area defined by the radius returns, the developer shall meet the lighting requirements of the Department of Land Use and Transportation 1991 Roadway Illumination standards, latest revision. The Traffic Engineer may require illumination in addition to the above-stated minimums. Direct technical questions concerning this condition or the 1991 Roadway Illumination Standards to Vaughn Lewis at (503) 846-7959.

Any additional off-site safety improvements found to be required for compliance with R&O 86-95 following submittal by the applicant of a complete Access Report / Modification Request, and completion of the County Traffic Engineer's review of such.

E. Obtain a Washington County Facility Permit upon completion of the following:

(1). Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions.

NOTE: The Public Assurance staff (503-846-3843) of Land Development Services will send the required forms to the applicant's representative after submittal and approval of items listed under I.B., above.

Please note that Washington County's "Facility Permit" differs from an "Access Permit". An Access Permit is far less comprehensive in nature than the Facility Permit and its associated submittal, review, and monitoring processes. Access Permits apply to non-complex land use cases in which the County requires limited or no improvements of the developer. (Access permits are commonly issued in cases requiring improvements as minimal as a single driveway cut to an existing house). This project is not currently eligible for an Access Permit.

The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Department including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.

F. The following shall be represented on the plat and recorded with Washington County:

(1). Dedication of additional right-of-way to provide 45 feet from centerline of NW West Union Road and NW Jackson School Road.

(2). Dedication of additional right-of-way to provide adequate corner radius at the intersection of NW West Union Road and NW Jackson School Road.

(3). Provision of a non-access reservation along NW West Union Road and NW Jackson School Road frontage, except at proposed access point(s) approved in conjunction with this land use application.

G. PRIOR TO OCCUPANCY:

(1). The road improvements required in condition above shall be completed and accepted by Washington County.

(2). Upon completion of necessary improvements, provide final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

ENFORCEMENT OF THIS AGREEMENT:

If the APPLICANT/OWNER fails to keep and execute the terms of this agreement, the CITY may, after 30 days written notification, perform the terms and conditions including, but not limited to, the improvement and maintenance of the provisions described above, and may charge the same as a valid and enforceable lien upon the property described above. In enforcing this agreement, the City Council of the CITY may use any of the remedies proscribed in Section 1.102.03, Violations, of the Zoning and Development Ordinance or may make a determination of the probate cost of the improvement and/or maintenance and shall give the APPLICANT/OWNER a period of 30 days in which to complete said program. If the APPLICANT/OWNER does not execute such program within the time limit, then the City Council may pass an ordinance requiring the same to be let out for bid by the lowest responsible bidder. The cost, plus any additional costs incurred by the CITY in enforcing performance shall be charged as a lien against the property described above, and shall be collectable as other CITY liens.

This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties, and is a condition and covenant running with the land and binding upon the above described real property.

If suit or action is brought to maintain or enforce any of the rights or obligations of either party arising out of or in connection with this agreement, the prevailing party in such suit or action shall be entitled to recover its reasonable attorney's fees, including attorney's fees on appeal.

FOR THE CITY OF NORTH PLAINS:

Cheri Olson

Cheri Olson, Mayor
CITY OF NORTH PLAINS

APPROVED AS TO FORM:

Donald H. Otterman

Donald H. Otterman, City Manager

ATTEST:

Karen-Lee Stelts

City Recorder

Mailing Address:
City of North Plains
31360 NW Commercial Street
North Plains, Oregon 97133

LEGAL DESCRIPTION:

The premises are in the County of Washington and are described as follows:

LEGAL DESCRIPTION
EAST EXPANSION AREA

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER SECTION 5, SOUTHEAST ONE-QUARTER SECTION 6, AND THE NORTHEAST ONE-QUARTER SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3 DESCRIBED IN DEED DOCUMENT NO. 92006097 SAID POINT LYING ON THE CENTERLINE OF N.W. WEST UNION ROAD (CO. ROAD NO. A-10) AND THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 95011143; THENCE ALONG THE CENTERLINE OF SAID ROADWAY SOUTH 89° 55'00" EAST 1,934.08 FEET MORE OR LESS TO AN ANGLE POINT IN SAID ROADWAY; THENCE CONTINUING ON SAID CENTERLINE SOUTH 56° 00'00" EAST 769.03 FEET MORE OR LESS TO THE INTERSECTION WITH THE CENTERLINE OF N.W. JACKSON SCHOOL ROAD (CO. ROAD 1012); THENCE ALONG THE CENTERLINE OF SAID ROADWAY SOUTH 00°30'00" WEST 615.91 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89° 55'00" WEST PARALLEL TO THE CENTERLINE OF N.W. WEST UNION ROAD, 252.32 FEET; THENCE SOUTH 00°50'00" WEST 60.00 FEET; THENCE NORTH 89°55'00" WEST 810.00 FEET; THENCE SOUTH 00°05'00" WEST 81.00 FEET; THENCE SOUTH 89°55'00" WEST 270.00 FEET; THENCE SOUTH 00°05'00" WEST 130.62 FEET; THENCE SOUTH 71°53'18" WEST 395.19 FEET; THENCE PARALLEL WITH THE DIVISION LINE OF THE NORTH ONE-HALF AND SOUTH ONE-HALF OF THE ALEX BURSTON HOMESTEAD, SOUTH 89° 45'00" WEST 913.04 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF PARCEL 3 OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 92006097; THENCE ALONG SAID LINE NORTH 02° 11'00" EAST 1,446.30 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH ONE-HALF OF THE RIGHT-OF-WAY OF N.W. WEST UNION ROAD AND EAST ONE-HALF OF THE RIGHT-OF-WAY OF N.W. JACKSON SCHOOL ROAD ABUTTING THE NORTH AND EAST BOUNDARIES OF THE ABOVE DESCRIBED PARCELS, RESPECTIVELY.

THE PURPOSE OF THIS DESCRIPTION IS TO DESCRIBE AN AREA OF 69.87 ACRES EXCLUDING EXISTING RIGHTS-OF-WAY.

FOR THE APPLICANT/OWNERS:

Don Maltase

Don Maltase, Applicant/Owner
JACKSON UNION, LLC

Mailing Address:

Mr. Don Maltase
Jackson Union, LLC
1440 SW Taylor Street
Portland, OR 97205

State of Oregon)

County of Multnomah)

THIS INSTRUMENT IS PERSONALLY ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 2008

NOTARY PUBLIC SEAL:

Chris Steiert

Notary Public State of Oregon.
My commission expires: 10/8/11

OFFICIAL SEAL
CHRIS STEIERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 419820
MY COMMISSION EXPIRES OCTOBER 8, 2011

Washington County, Oregon 2008-073068
08/25/2008 09:08:21 AM
D-AG Cnt=1 Stn=29 RECORDS1
$65.00 $5.00 $11.00 - Total = $81.00
01283939200800730680130139
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

After Recording, Return to:

City of North Plains
31360 NW Commercial Street
North Plains, Oregon 97133

RECORDED BY PACIFIC NW TITLE AS AN ACCOMMODATION ONLY. NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

Pacific NW Title

DEVELOPMENT AGREEMENT

CITY OF NORTH PLAINS

THIS AGREEMENT, made this 28th day of March, 2008, by and between Mr. Don Maltase, Jackson Union, LLC (APPLICANT/OWNER"), and the CITY OF NORTH PLAINS ("CITY").

WITNESSETH

WHEREAS, the APPLICANT/OWNERS at property identified as Tax Map 1N 2 7 Tax Lot 1200, location 24.33 acres of vacant land on the south side of West Union Road and the west side of Jackson School Road, in the northeast corner of the North Plains East Master Plan.

WHEREAS, the APPLICANT/OWNER has submitted a Subdivision application; SD-07-0016, ("Application") to the CITY for approval, which Application and respective files are hereby incorporated by this reference. The Applicant received Planning Commission approval of an application for North Plains East Phase 1 Preliminary Subdivision Plan, a 108 lot subdivision in the Neighborhood Community NC zone on March 12, 2008.

WHEREAS, the CITY is willing to provide final approval for the Application upon the condition that the APPLICANT/OWNER undertake and maintain certain improvements and satisfy certain requirements as specified below.

NOW, THEREFORE, IN CONSIDERATION of mutual covenants and agreements herein contained as conditions precedent to the granting of final approval for said Application by the CITY, the APPLICANT/OWNER hereby agrees as follows:

DECISION

Based upon the above findings, and the testimony received at the March 12, 2008 Planning Commission public hearing , the North Plains East Tentative Subdivision Plan for Phase 1, File # SD -07-0016 (plans of which are dated March 4, 2008) is hereby approved subject to the following conditions:

East Area Master Plan Public Facility Development Plan

A. Prior to submittal of a Final Plat or grading permit for North Plains East Phase 1 Subdivision, obtain City staff approval of the East Area Master Plan Public Facility Development Plan in accordance with the conditions outlined in the East Area Master Plan Final Findings and Order dated February 13, 2008 as follows:

1. All sanitary sewer, storm sewer, and surface water management provisions shall be designed in accordance with Clean Water Services (CWS) "Design and Construction Standards for Sanitary Sewer and Surface Water Management", as contained in CWS Resolution and Order No. 07-20 (R&O 07-20).

2. Sanitary sewer service improvements shall be planned, designed and constructed in compliance with CWS R&O 07-20 and City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Policies.

   Prior to any request for final subdivision plat approval or other land use action a sanitary sewer system plan shall be provided along with a letter or other documentation, as approved by the City and CWS, specifying the availability and capacity of any sanitary service connection to the existing sanitary conveyance system. The development plan shall be of significant detail to identify and evaluate alignment, capacity, easements, and other factors for compliance with R&O 07-20. In addition, all system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County and the City.

   Accordingly, the applicant has agreed to construct a 12-inch "Dry" sanitary sewer line parallel to the 8-inch line, with Phase 1 construction. This line will be utilized when the existing 8-inch reaches capacity. However, this

approach may be replaced by a different alternative as determined by CWS and in accordance with the approved Public Facility Development Plan for the East Area Master Plan.

The applicant shall coordinate both on and off-site improvements with CWS during the planning, approvals, design and construction processes. Private facilities are to be designed and constructed in accordance with all applicable City codes, requirements and standards.

3. The applicant shall construct a permanent public storm drainage system to serve development of the site. The required Facility Plan shall address surface drainage management and conveyance of runoff from all impervious areas including streets, roofs, area and footing drains and off-site improvements to an approved point of discharge at McKay Creek.

   Conveyance facilities constructed outside the UGB shall be coordinated with Washington County in addition to CWS. Permanent off-site drainage easements shall be required per CWS and the County in order to provide for the construction, maintenance and access of storm conveyance facilities. Approvals and permits separate from the City shall be provided by CWS and Washington County. Private facilities are to be planned, designed and constructed in accordance with all applicable City codes, requirements and standards.

   Surface water conveyance and surface water management facilities shall be provided in compliance with R&O 07-20 and other Washington County standards that apply, as well as the City of North Plains Public Works Design Standards, Planning, Zoning, and Development Codes and other applicable City and Washington County Polices. All system improvements located outside of the Urban Growth Boundary (UGB) shall require approvals from Washington County in addition to the City.

   Prior to approval of a request for final subdivision plat approval or other land use action, The East Area Master Plan Public Facility Development Plan shall be approved by City staff, and a letter or other documentation, as approved by CWS, and Washington County, specifying the size, location, capacity, downstream impacts and other factors or system components necessary for compliance with R&O 07-20.

   Unless otherwise approved in the East Area Master Plan Public Facility Development Plan, the applicant has agreed that storm water runoff from the site shall be conveyed in an open channel from the site boundary to McKay Creek with proper permits from CWS, DSL and the Army Corps of Engineers.

Said channel shall be contained within an easement of sufficient width for the construction and maintenance of the channel, and shall be dedicated to Washington County and/or Clean Water Services. Said channel shall be designed to convey 100-year flow rates, and constructed in compliance with all applicable standards in CWS R&O 07-20 and other Washington County, state and federal standards that apply.

4. Public water system improvements are required and shall be planned, designed, and constructed in accordance with current City of North Plains Public Works design Standards and the APWA Standard Specifications for Public Works Construction. The system improvements shall be looped with the existing water system as approved by the City and be constructed with minimum 8 inch diameter pipes. The approved Facility Plan shall include a preliminary water system design. As part of the design and construction plan review process and prior to any on-site development, flow calculations shall be submitted based on full site development and shall be verified by the City Engineer, at the applicant's expense, to demonstrate that the proposed water system improvements meet all applicable City and State requirements and is consistent with the City Water Master Plan and water distribution model.

5. All off-site sanitary sewer and storm water easements of sufficient width, as determined by the approving authority, shall be dedicated to the appropriate jurisdictional authority prior to approval of any construction agreements, engineered plans, plat, grading or construction permits. Any easements proposed outside the Urban Growth Boundary shall be approved by Washington County.

6. Applicant shall provide the wetland analysis and approved mitigation plans by CWS and DSL, based on the requirements of the East Area Master Plan.

7. The applicant shall provide the City with a metes and bounds description of the Master Plan area.

8. **Prior to Final Plat approval of Phase 1 and in conjunction with the East Area Master Plan Public Facility Development Plan, the applicant shall complete plans for the following Washington County street and traffic improvements:**

   A. Construction of a100-foot northbound left-turn lane at the local street connection on Jackson School Road. This left-turn lane should be constructed with 100-feet of storage, and appropriate transitions and tapers. A left-turn lane at this location requires widening of the

pavement beyond the 25 feet from centerline typically required with site frontage improvements.

B. At the intersection of NW West Union and Jackson School Roads, install signal that provides a flashing yellow light on West Union and a flashing red light on Jackson School Road.

C. Comply with the Washington County conditions of approval attached to the Modification to WCURIDS letter from the County dated December 31, 2008 regarding illumination and sight distance at the Jackson School Road access location and,

Submit an Access Report consistent with R&O 86-95 to the Washington County Engineering Division for review and approval for access to NW West Union Road and NW Jackson School Road. (Access Report must be prepared and stamped by a registered traffic engineer and submitted by the applicant. Incomplete submittals will delay processing time).

D. Submit to Washington County Land Development Services (Public Assurance Staff, 846-3843):

(1). Completed "Design Option" form.

(2). $3,500.00 Administration Deposit.

NOTE: Any portion of the Administration Deposit not used by Washington County for plan approval, field inspections, and contract administration will be returned to the applicant. If at any time during the project, the County's costs are higher than the amount deposited, Washington County will bill the applicant the amount needed to cover its costs.

(3). A copy of the City's Land Use Approval with Conditions, signed and dated.

(4). Preliminary certification of adequate sight distance for each access point to NW West Union Road and NW Jackson School Road, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:

a. A detailed list of improvements necessary to produce adequate intersection sight distance.

(5). Three (3) sets of complete engineering plans for construction of the following public improvements:

a. Half-street improvement to an A-8 County standard along all NW West Union Road and NW Jackson School Road frontage. Include a public access easement over the green way areas for public access on pathways.

b. Access to NW West Union Road and NW Jackson School Road to County standards.

c. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at NW West Union Road and NW Jackson School Road access points.

d. Closure of all existing driveways to NW West Union Road and NW Jackson School Road, other than at access points approved by Washington County under the current land use application.

Adequate illumination at the site's access to NW West Union Road and NW Jackson School Road. Adequate illumination shall consist of at least one 200 watt high pressure sodium cobra head luminaire mounted at a minimum mounting height of 20 feet on existing utility poles if available. The fixture shall have a medium semi-cutoff type III distribution. The pole shall be within the area defined by the radius returns of the intersection. The fixture shall be oriented within 90 degrees to centerline of the collector or arterial. For intersections of collectors with arterials, the luminaries' fixture shall be installed at 90 degrees to the higher classification roadway. If the intersecting roadways are of the same classification, the fixture may be oriented at 90 degrees to either roadway. If no existing utility poles are available within the intersection area defined by the radius returns, the developer shall meet the lighting requirements of the Department of Land Use and Transportation 1991 Roadway Illumination standards, latest revision. The Traffic Engineer may require illumination in addition to the above-stated minimums. Direct technical questions concerning this condition or the 1991 Roadway Illumination Standards to Vaughn Lewis at (503) 846-7959.

Any additional off-site safety improvements found to be required for compliance with R&O 86-95 following submittal by

the applicant of a complete Access Report / Modification Request, and completion of the County Traffic Engineer's review of such.

E. Obtain a Washington County Facility Permit upon completion of the following:

(1). Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions

NOTE: The Public Assurance staff (503-846-3843) of Land Development Services will send the required forms to the applicant's representative after submittal and approval of items listed under I.B., above.

Please note that Washington County's "Facility Permit" differs from an "Access Permit". An Access Permit is far less comprehensive in nature than the Facility Permit and its associated submittal, review, and monitoring processes. Access Permits apply to non-complex land use cases in which the County requires limited or no improvements of the developer. (Access permits are commonly issued in cases requiring improvements as minimal as a single driveway cut to an existing house). This project is not currently eligible for an Access Permit.

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F. The following shall be represented on the plat and recorded with Washington County:

(1). Dedication of additional right-of-way to provide 45 feet from centerline of NW West Union Road and NW Jackson School Road.

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(3). Provision of a non-access reservation along NW West Union Road and NW Jackson School Road frontage, except at proposed access point(s) approved in conjunction with this land use application.

G. PRIOR TO OCCUPANCY:

(1). The road improvements required in condition above shall be completed and accepted by Washington County.

(2). Upon completion of necessary improvements, provide final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Other Preliminary Plat Requirements

B. In addition to the Public Facility Development Plan provisions above, and prior to Final Plat recording or issuance of a grading permit, the applicant shall complete the following subdivision improvements, guarantees and assurances in the form of final platting, construction drawings or improvement agreements as follows:

1. Applicant shall provide in the construction drawings development and improvement details for Tracts "A" through "L," (There is no Tract "I"). The Final Plat shall include dedication of the City Park site to the City. Include public easements over pedestrian trails through tracts where appropriate.

2. Applicant shall provide the finalized set of Codes, Covenants and Restrictions (CC&R's) that define common area and alley maintenance provisions, homeowners association organization and other development restrictions, in accordance with the current ORS standards.

3. Local streets with pedestrian and bicycle considerations shall be dedicated and designed in accordance with the City of North Plains Development Code and Public Works Design Standards. Dead-end streets that are planned to

be extended shall be provided with street barricades per City standards. Street trees and street lights shall be provided per City standards. An 8' public utility easement should be located across all lot and tract frontages adjacent to public right-of-way. Street names shall be provided in accordance with the County numbered street sequence for the north/south streets. East/west streets shall be approved by City staff based upon names of local area pioneers, community leaders or local flora or fauna. Include pedestrian trail signage where Tract "F" intersects with "A" Street and the alley, and in other appropriate street crossings to assure pedestrian safety.

4. Applicant shall comply with Washington County Fire District No. 2 regarding hydrant locations.

5. Applicant shall comply with the development standards of the City Zoning and Development Code Chapter 16.17 Neighborhood Community NC.

6. Applicant shall comply with City Zoning and Development Code Chapter 16.57 Subdivisions.

7. Applicant shall provide street intersection monumentation and elevation benchmarks per City and County Surveyor requirements.

8. All conditions of approval must be completed within one year of the date of this approval or the approval is void, unless specifically modified by an approved phased construction schedule, approval of an extension, or unless the applicant/owners provides assurances otherwise.

9. Prior to obtaining approval to begin construction of any public improvements, the applicant/owner shall provide a performance bond to the City in the amount of 125% of the total cost of such construction. Upon completion of all public improvements, the applicant/owner shall provide a maintenance bond to the City, in the amount of 40% of the total cost of such construction, guaranteeing said improvements for a period of one (1) year following City acceptance of said improvements. Comply with the recommended conditions of the Public Works Director.

10. All public facilities and improvements required for approval of the final plat of Phase 1 of North Plains East Subdivision (SD-07-0016) shall be completed before the approval of North Plains East Subdivision Phase 2.

11. Street lights on city local streets shall be installed as per IES standards using the PGE "Acorn" fixture, as well as County street light standards for a street lights on NW West Union and Jackson School Roads.

12. he applicant/owners shall have a licensed land surveyor prepare a Final Plat of the proposed subdivision and submit it to the City for City approval, and then record it with the Washington County Surveyor's Office and County Clerk's Office. The applicant/owners shall then send a copy of the recorded Plat to the City Recorder.

13. The applicant/owners agree to waive their right to remonstrate against the formation of a local improvement district or other mechanism to construct future improvements to the streets, storm water, water and sewer systems that may be assessed against the subject property.

14. Prior to City approval of the final subdivision plat for the subject property, the applicant/owners shall sign and record a Development Agreement with the City, covering all of the conditions of approval and pay all fees.

15. It shall be the responsibility of the Developer or his representative to coordinate all design requirements with the appropriate agencies and utilities. In addition to the City of North Plains, the Clean Water Services (CWS) and Washington County, must review and approve the proposed sanitary sewer /storm water sewer improvements and NW North Avenue improvements respectively. Also, the Fire District must review and approve the site plan for emergency access vehicles. Approval must be obtained in written form and any coordination work with all agencies shall be the Developers sole responsibility. Documentation of all written approvals and permits from affected agencies should be provided to the City for their records.

16. Approved plans do not guarantee the adequacy of the design, or guarantee that there will not be any design conflicts during construction. The design engineer should be notified of any design conflicts that are noted during construction and he/she should then immediately notify the City of North Plains. Modifications to the design must be approved by the City of North Plains and the appropriate Agency prior to continuing with any relevant construction activities.

17. After Planning Commission review the Developer must submit separate construction plans that meet all Conditions of Approval, City of North Plains Public Works Design Standards, 1990 APWA Standard Specifications for Public Works Construction with August 1996 revisions, and Clean Water Services to the City for review and approval. Prior to the start of construction the plans must be approved by the City and all City and Agency permits must be obtained.

ENFORCEMENT OF THIS AGREEMENT:

If the APPLICANT/OWNER fails to keep and execute the terms of this agreement, the CITY may, after 30 days written notification, perform the terms and conditions including, but not limited to, the improvement and maintenance of the provisions described above, and may charge the same as a valid and enforceable lien upon the property described above. In enforcing this agreement, the City Council of the CITY may use any of the remedies proscribed in Section 1.102.03, Violations, of the Zoning and Development Ordinance or may make a determination of the probate cost of the improvement and/or maintenance and shall give the APPLICANT/OWNER a period of 30 days in which to complete said program. If the APPLICANT/OWNER does not execute such program within the time limit, then the City Council may pass an ordinance requiring the same to be let out for bid by the lowest responsible bidder. The cost, plus any additional costs incurred by the CITY in enforcing performance shall be charged as a lien against the property described above, and shall be collectable as other CITY liens.

This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties, and is a condition and covenant running with the land and binding upon the above described real property.

If suit or action is brought to maintain or enforce any of the rights or obligations of either party arising out of or in connection with this agreement, the prevailing party in such suit or action shall be entitled to recover its reasonable attorney's fees, including attorney's fees on appeal.

FOR THE CITY OF NORTH PLAINS:

Cheri Olson

Cheri Olson, Mayor
CITY OF NORTH PLAINS

APPROVED AS TO FORM:

Donald H. Otterman

Donald H. Otterman, City Manager

ATTEST:

Lisa J. Gibson

City Recorder

Mailing Address:
City of North Plains
31360 NW Commercial Street
North Plains, Oregon 97133

LEGAL DESCRIPTION:

The premises are in the County of Washington and are described as follows:

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TOGETHER WITH THE NORTH ONE-HALF OF THE RIGHT-OF-WAY OF N.W. WEST UNION ROAD AND EAST ONE-HALF OF THE RIGHT-OF-WAY OF N.W. JACKSON SCHOOL ROAD ABUTTING THE NORTH AND EAST BOUNDARIES OF THE ABOVE DESCRIBED PARCELS, RESPECTIVELY.

THE PURPOSE OF THIS DESCRIPTION IS TO DESCRIBE AN AREA OF 69.87 ACRES EXCLUDING EXISTING RIGHTS-OF-WAY.

FOR THE APPLICANT/OWNERS:

Don Maltase, Applicant/Owner
JACKSON UNION, LLC

Mailing Address:

Mr. Don Maltase
Jackson Union, LLC
1440 SW Taylor Street
Portland, OR 97205

State of Oregon)

County of Multnomah)

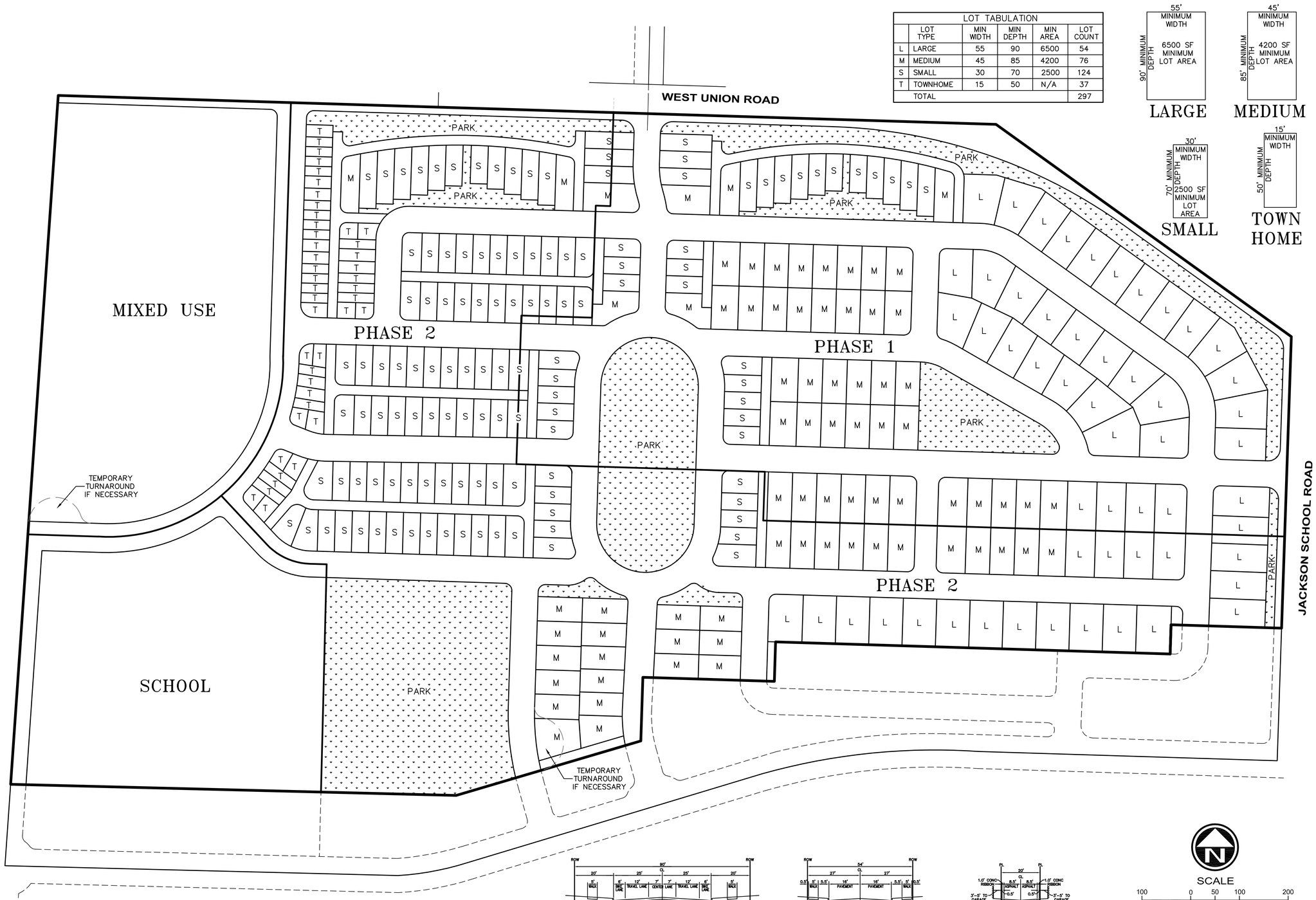
THIS INSTRUMENT IS PERSONALLY ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, 2008

NOTARY PUBLIC SEAL:

OFFICIAL SEAL
CHRIS STEIERT
NOTARY PUBLIC - OREGON
COMMISSION NO. 419820
MY COMMISSION EXPIRES OCTOBER 8, 2011

Chris Steiert
Notary Public State of Oregon
My commission expires: 10/8/11

LOT TABULATION					
	LOT TYPE	MIN WIDTH	MIN DEPTH	MIN AREA	LOT COUNT
L	LARGE	55	90	6500	54
M	MEDIUM	45	85	4200	76
S	SMALL	30	70	2500	124
T	TOWNHOME	15	50	N/A	37
TOTAL					297



alpha COMMUNITY DEVELOPMENT

9200 SW Nimbus Ave.
Beaverton, Or 97008
[T] 503-452-8003 [F] 503-452-8043
www.alphacommunity.com

DATE:

REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST MASTER PLAN

LAND USE & PHASING PLAN OPTION B

alpha COMMUNITY DEVELOPMENT

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

4A

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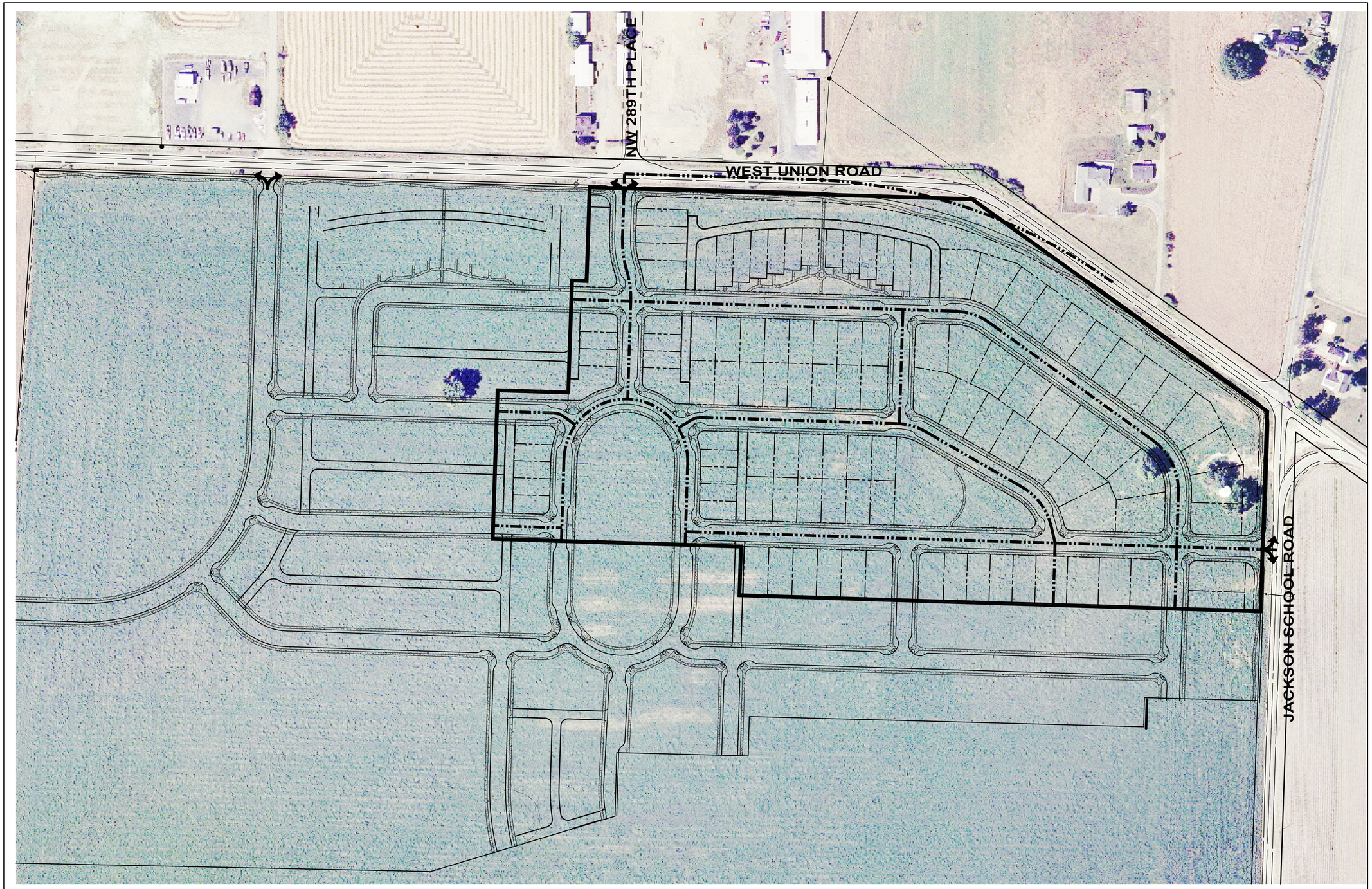

PROJECT SITE

VEHICULAR WAY

N

SCALE

100 0 50 100 200

1 IN = 100 FT

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DATE:

REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

AERIAL PHOTO / CIRCULATION PLAN

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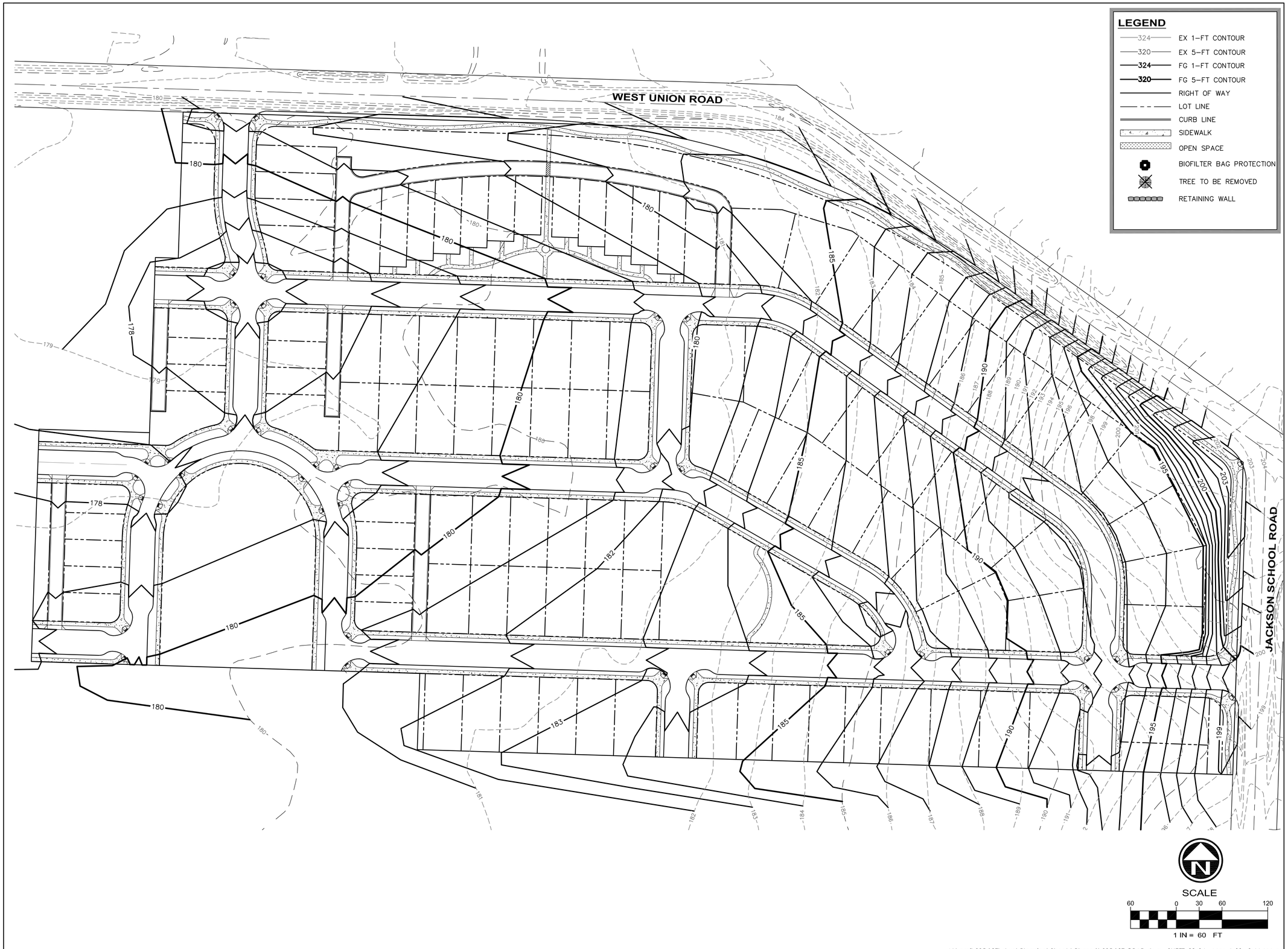
PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

8



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REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

GRADING PLAN

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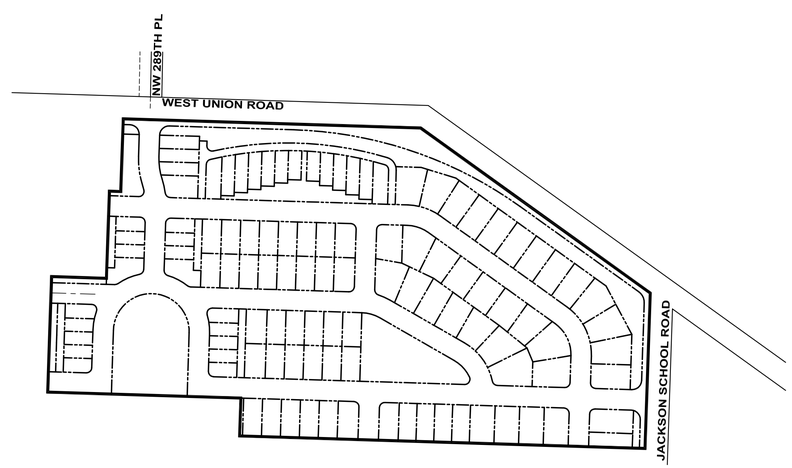
PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

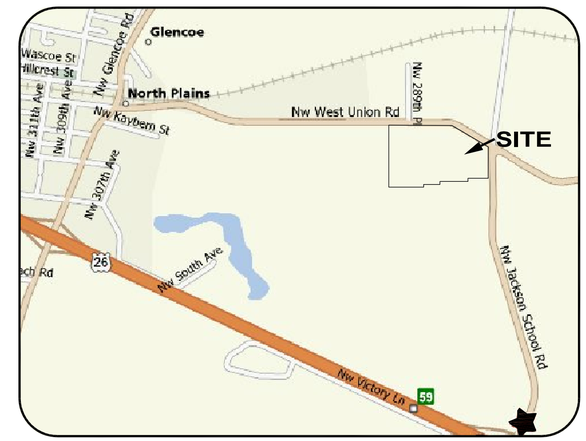
6

NORTH PLAINS EAST

PHASE 1 SUBDIVISION

TOWNSHIP 1 NORTH, RANGE 2 WEST, SECTION 7
NORTH PLAINS, WASHINGTON COUNTY, OREGON





VICINITY MAP

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. SITE PLAN
5. UTILITY PLAN
5A. STORM OUTFALL TO WATER QUALITY SWALE
5B. STORM OUTFALL FROM WATER QUALITY SWALE
6. GRADING PLAN
7. STREET TREE PLAN
8. AERIAL PHOTO / CIRCULATION PLAN

OWNER
JACKSON UNION, LLC
1440 SW TAYLOR ST
PORTLAND, OR 97205

APPLICANT
POLYGON NORTHWEST
109 E. 13TH
VANCOUVER, WA 98660
PH: (360) 695-7700
FAX: (360) 693-4442
CONTACT: FRED GAST

PLANNER
ALPHA COMMUNITY DEVELOPMENT
9200 SW NIMBUS AVE.
BEAVERTON, OR 97008
PH: (503) 452-8003
FAX: (503) 452-8043
CONTACT: TOM McCONNELL

CIVIL ENGINEER
ALPHA COMMUNITY DEVELOPMENT
9200 SW NIMBUS AVE.
BEAVERTON, OR 97008
PH: (503) 452-8003
FAX: (503) 452-8043
CONTACT: JIM LANGE

NOTES:

SITE AREA:	24.33 ACRES
LAND USE:	NC NEIGHBORHOOD COMMUNITY
TAX MAP:	1N2-7
TAX LOT:	1200
NUMBER OF LOTS:	108
AVERAGE LOT SIZE:	4,924 SF

UTILITIES & SERVICES

WATER:	CITY OF NORTH PLAINS
STORM:	CLEAN WATER SERVICES
SEWER:	CLEAN WATER SERVICES
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	FIRE DISTRICT 2
POLICE:	CITY OF NORTH PLAINS
SCHOOL:	HILLSBORO SCHOOL DISTRICT
PARKS:	CITY OF NORTH PLAINS

N

SCALE
200 0 100 200 400
1 IN = 200 FT

N:\proj\395-127\dwg\Planning\Sheets\Phase 1\395-127-TITLE.dwg - SHEET: 22x34 Mar 04, 2008 - 8:22am rxe

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REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS
EAST
PHASE 1

TITLE SHEET

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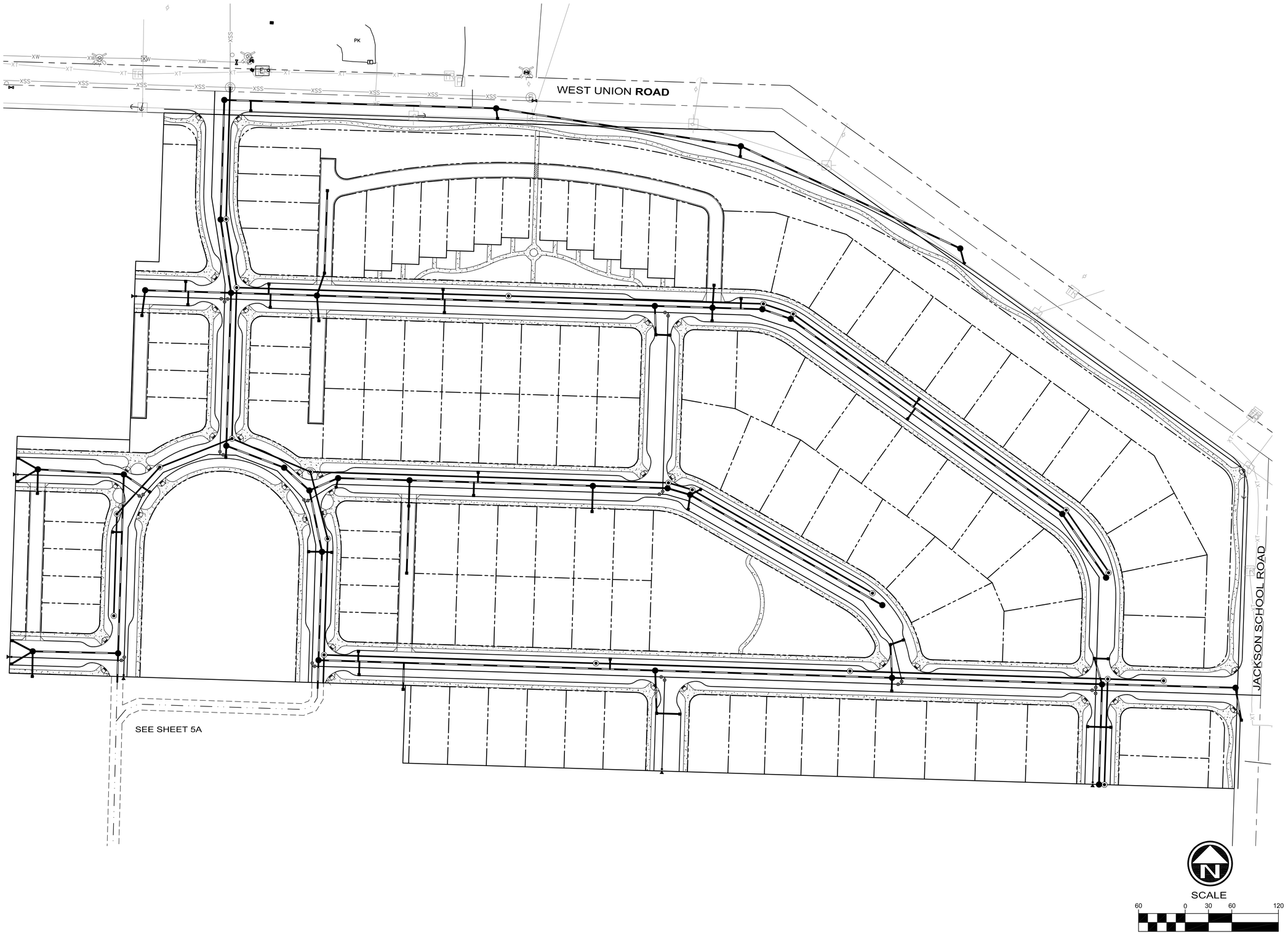
PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

1



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REVISIONS

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NORTH PLAINS EAST PHASE 1

UTILITY PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

5

SCALE

60 0 30 60 120

1 IN = 60 FT

N:\proj\395-127\dwg\Planning\Sheets\Phase 1\395-127-UTIL.dwg - SHEET: Outfall 1 Mar. 4, 08 - 8:41 AM rxr

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REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

STORM OUTFALL TO WATER QUALITY SWALE

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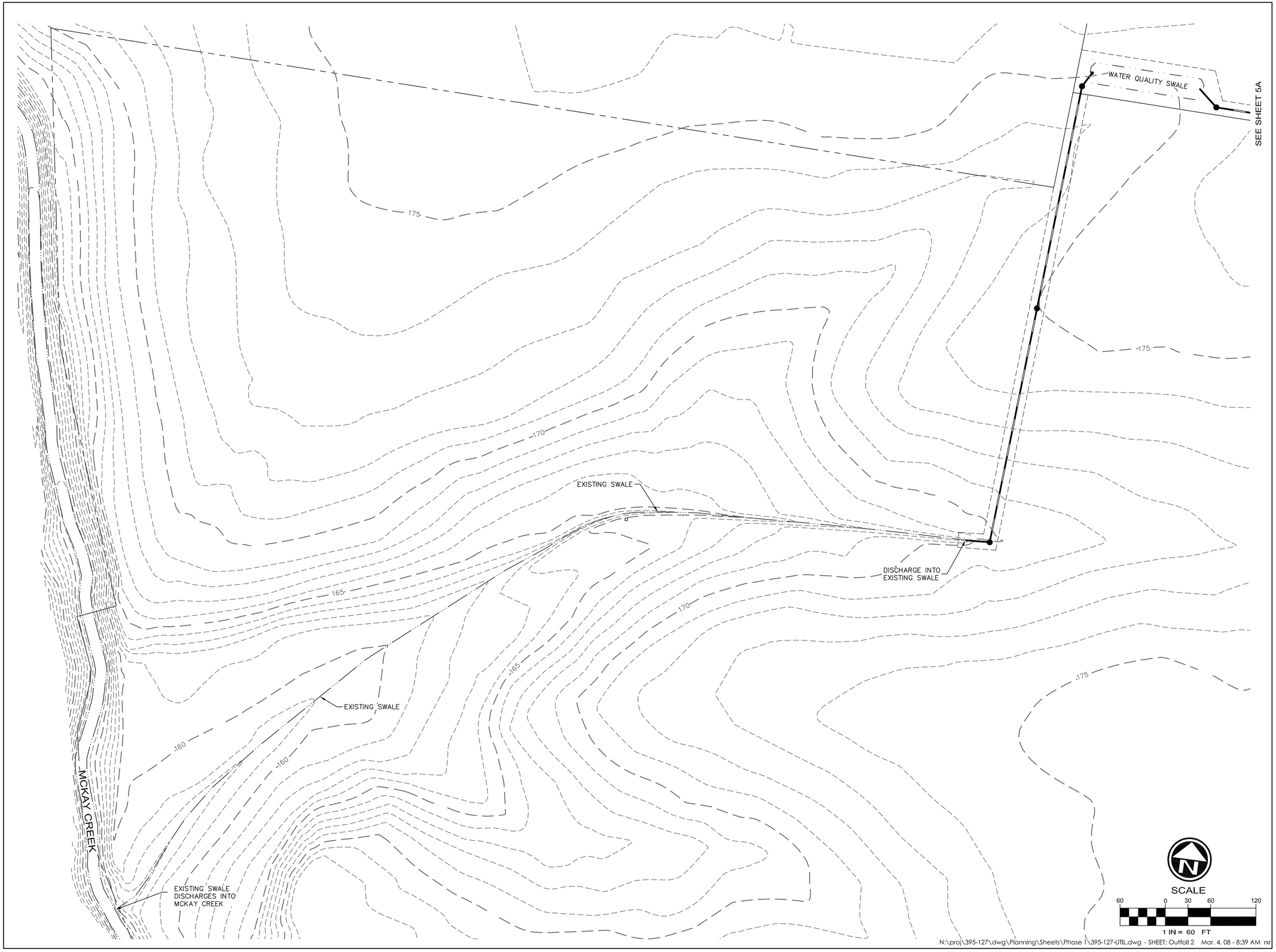
PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

5A



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DATE: 3-04-08

REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

STORM OUTFALL FROM WATER QUALITY SWALE

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PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

5B

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DATE: 3-04-08

REVISIONS

NO.	DATE	DESCRIPTION

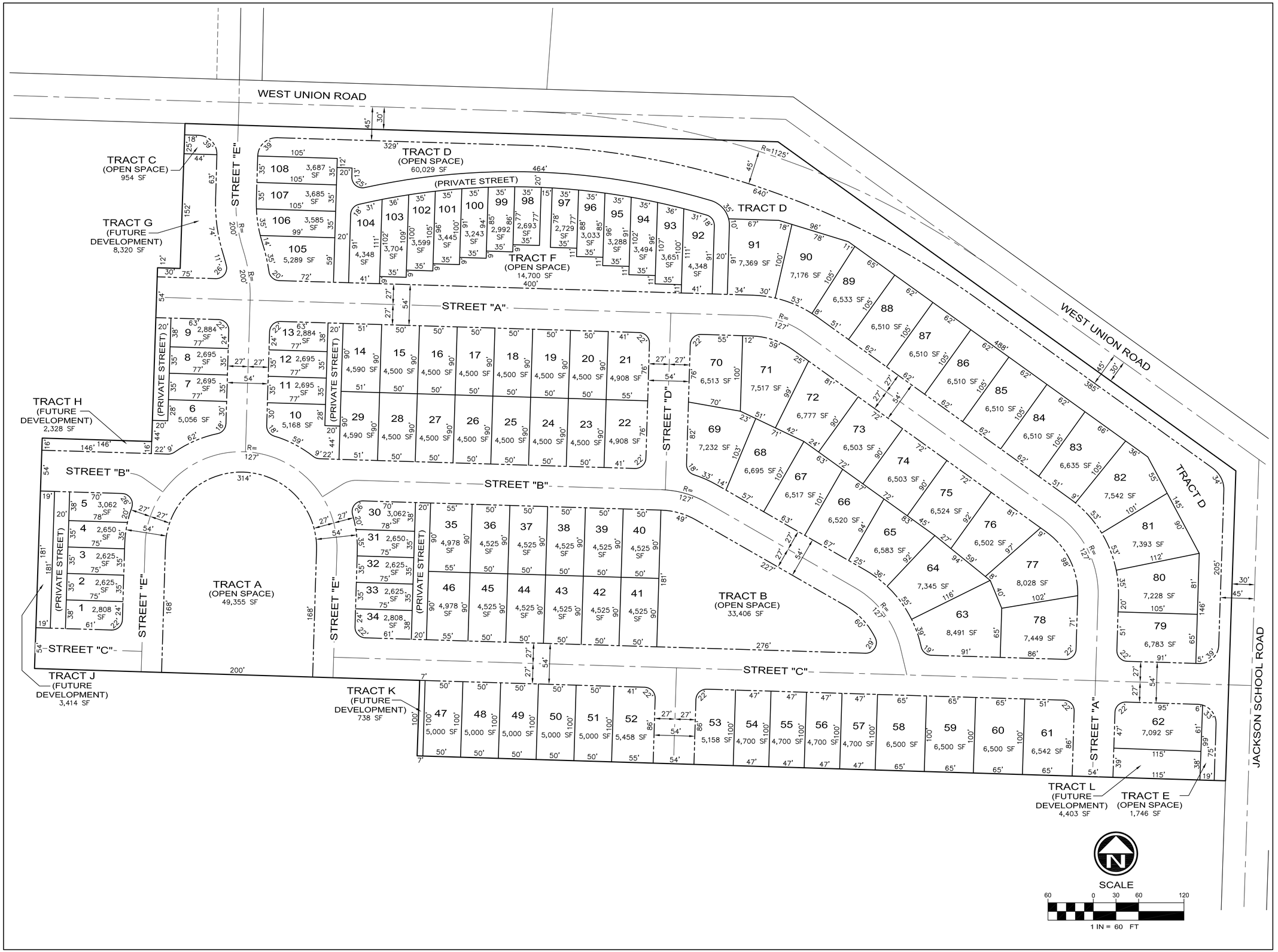
NORTH PLAINS
EAST
PHASE 1

EXISTING CONDITIONS PLAN

alpha
COMMUNITY DEVELOPMENT

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

2



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DATE: 3-04-08

REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

PRELIMINARY PLAT

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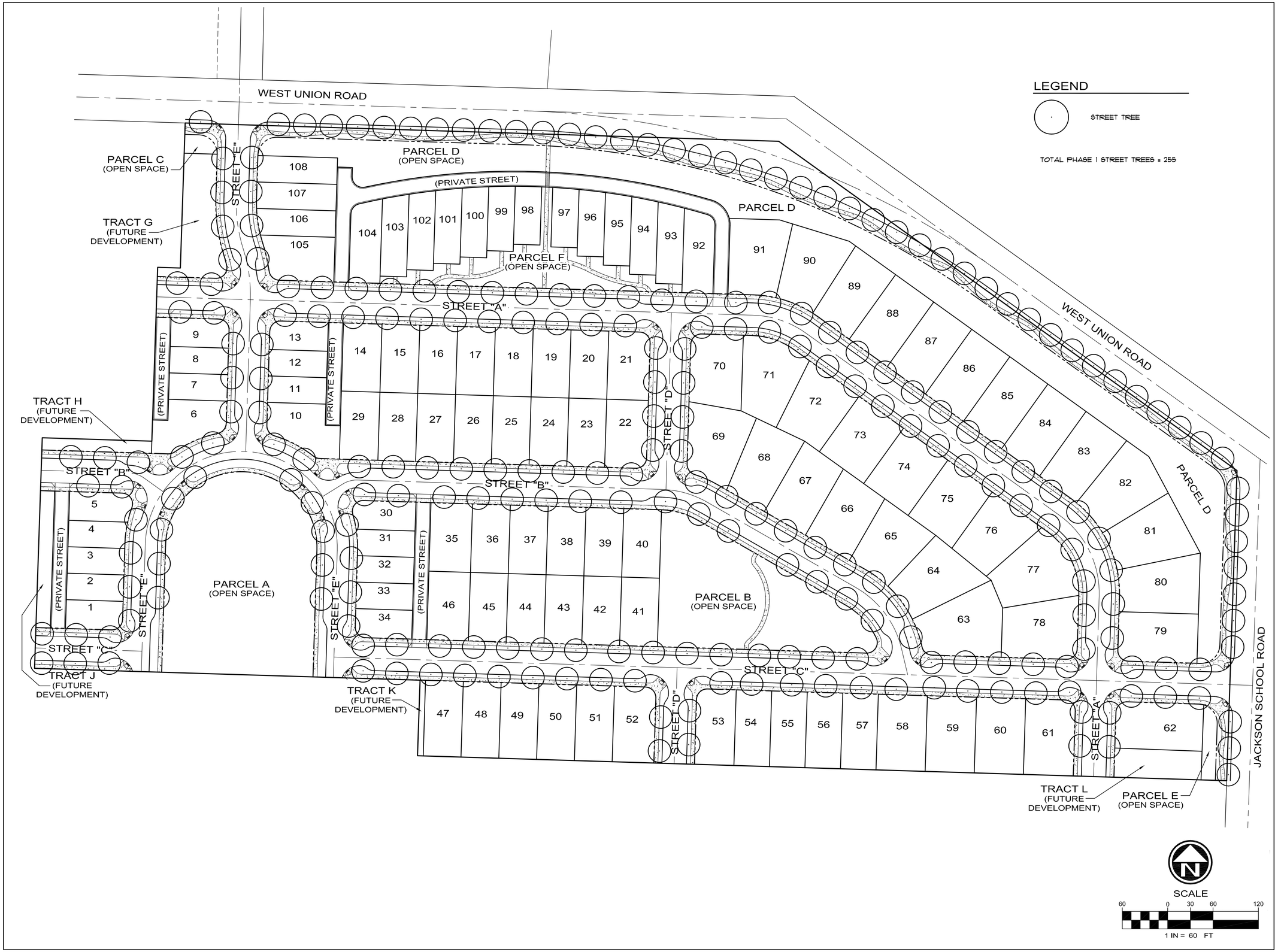
COMMUNITY DEVELOPMENT

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

3



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DATE: 3-04-08

REVISIONS

NO.	DATE	DESCRIPTION

NORTH
PLAINS
EAST

STREET TREE PLAN

alpha
COMMUNITY DEVELOPMENT

PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

7

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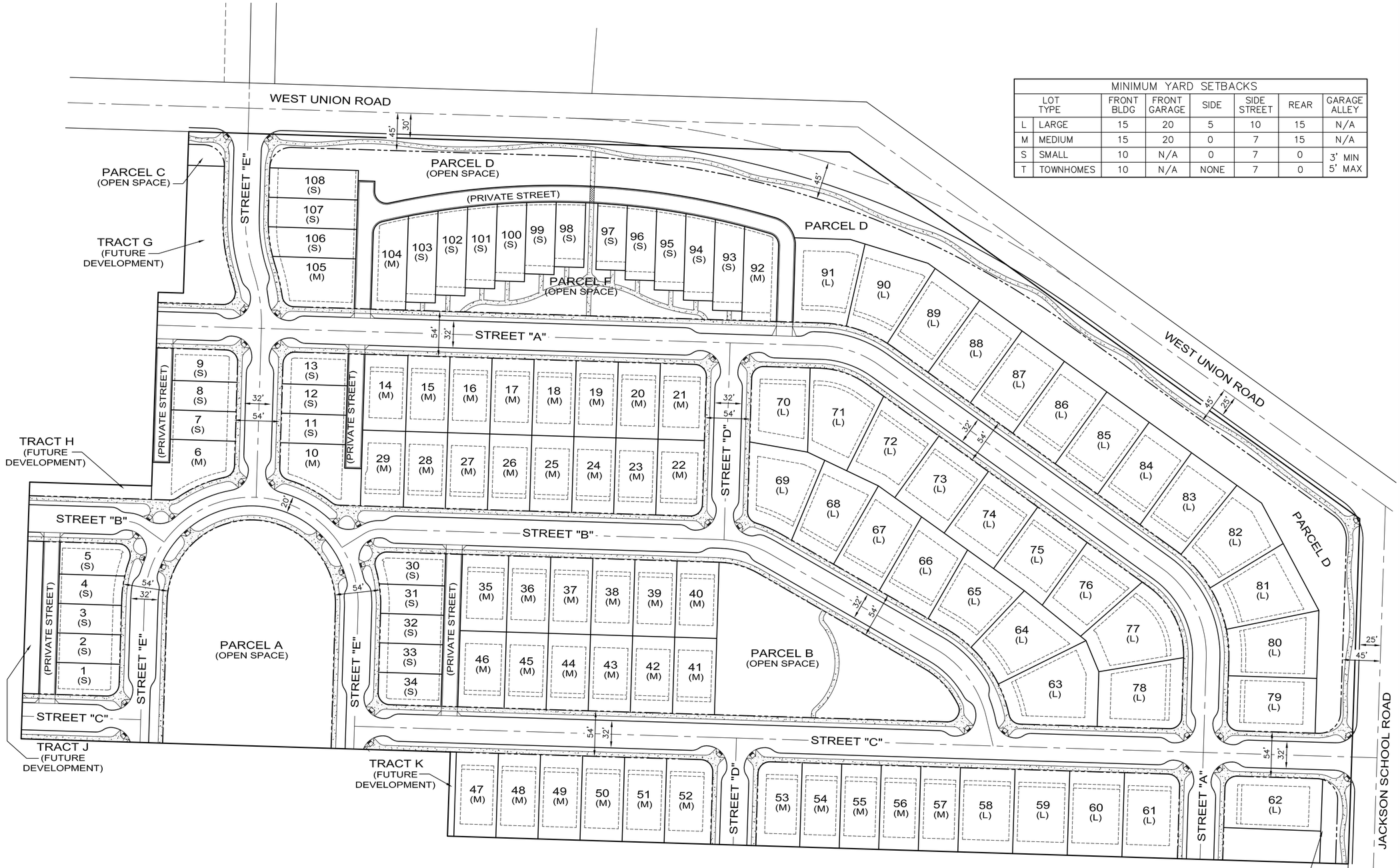
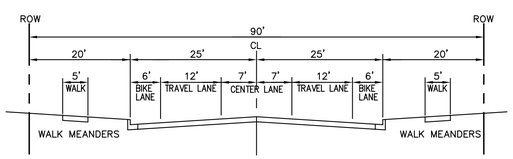
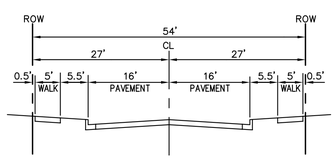


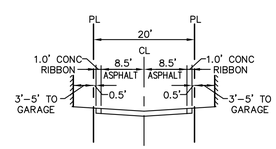
MINIMUM YARD SETBACKS							
LOT TYPE		FRONT BLDG	FRONT GARAGE	SIDE	SIDE STREET	REAR	GARAGE ALEY
L	LARGE	15	20	5	10	15	N/A
M	MEDIUM	15	20	0	7	15	N/A
S	SMALL	10	N/A	0	7	0	3' MIN 5' MAX
T	TOWNHOMES	10	N/A	NONE	7	0	



TYPICAL ARTERIAL STREET SECTION
NOT TO SCALE



TYPICAL LOCAL STREET SECTION
PARKING BOTH SIDES
NOT TO SCALE



TYPICAL ALLEY SECTION
NOT TO SCALE

SCALE
60 0 30 60 120
1 IN = 60 FT

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REVISIONS

NO.	DATE	DESCRIPTION

NORTH PLAINS EAST PHASE 1

SITE PLAN

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PROJECT NO.: 395-127
TYPE: PLANNING
REVIEWED BY:

4

N:\proj\395-127\dwg\Planning\Sheets\Phase 1\395127-PSITE.DWG - SHEET: EAST Mar. 4, 08 - 8:37 AM rxr