



DEVELOPMENT REVIEW BOARD PANEL B AGENDA

July 25, 2022 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81495007189>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:
<https://www.ci.wilsonville.or.us/DRB-SpeakerCard>
and email testimony regarding Resolution No. 404
to Cindy Luxhoj AICP, Associate Planner at
luxhoj@ci.wilsonville.or.us
by 2:00 PM on July 25, 2022.

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

Nicole Hendrix
Michael Horn
John Andrews

Jason Abernathy
Katie Dunwell

CITIZEN INPUT

CONSENT AGENDA

1. Approval of minutes of May 23, 2022 DRB Panel B meeting

PUBLIC HEARINGS

2. **Resolution No. 404 Wilsonville Industrial Yard: AAI Engineering – Applicant's Representative for Davidsons Boones Ferry Industrial LLC – Owner/Applicant.** The applicant is requesting approval of a Zone Map Amendment from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) for 0.55 acre (Tax Lot 800), and adopting findings and conditions approving a Stage 1 Master Plan, Stage 2 Final Plan, and Site Design Review for a 54,664-square-foot industrial yard. The subject site is located at 28505 and 28635 SW Boones Ferry Road on Tax Lots 800 and 900, Section 14A, Township 3 South,

Range 1 West, Willamette Meridian, Clackamas County, Oregon. Staff: Cindy Luxhoj, AICP, Associate Planner

Case Files:

DB22-0001 Wilsonville Industrial Yard

- Zone Map Amendment (ZONE22-0001)
- Stage 1 Master Plan (STG122-0001)
- Stage 2 Final Plan (STG222-0001)
- Site Design Review (SDR22-0001)

BOARD MEMBER COMMUNICATIONS

- [3.](#) Recent City Council Action Minutes

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Shelley White, Administrative Assistant at 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al *503-682-4960.*

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, JULY 25, 2022
6:30 PM**

Consent Agenda:

1. Approval of minutes from the May 23, 2022 DRB Panel B meeting



**DEVELOPMENT REVIEW BOARD PANEL B
MEETING MINUTES**

May 23, 2022 at 6:30 PM

City Hall Council Chambers & Remote Video Conferencing

CALL TO ORDER

A regular meeting of the Development Review Board Panel B was held at City Hall beginning at 6:30 p.m. on Monday, May 23, 2022. Chair Nicole Hendrix called the meeting to order at 6:30 p.m.

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

ROLL CALL

Present for roll call were: Nicole Hendrix, Jason Abernathy, Katie Dunwell, John Andrews and Michael Horn

Staff present: Daniel Pauly, Miranda Bateschell, Ryan Adams, Amy Pepper, Kim Rybold, Cindy Luxhoj, Shelley White, and Mandi Simmons

COMMUNITY INPUT – This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

CONSENT AGENDA

1. Approval of minutes of March 28, 2022 DRB Panel B meeting

Chair Hendrix noted on Page 1, the first sentence under Call to Order should state, "...Development Review Board Panel **B**..."

Katie Dunwell moved to approve the **March 28, 2022 DRB Panel B meeting minutes as corrected**. **Jason Abernathy** seconded the motion, which passed unanimously.

2. Approval of minutes of April 25, 2022 DRB Panel B training session

Jason Abernathy moved to approve the **April 25, 2022 DRB Panel B minutes as presented**. The motion was seconded by **John Andrews** and passed unanimously.

PUBLIC HEARINGS

3. Resolution No. 403 Black Creek Group Industrial Project: Lee Leighton, AICP, Mackenzie – Representative For BTC III Grahams Ferry IC LLC – Applicant and Gary S.

Rychlick As Trustee of the Eileen Rychlick Trust and individually, and Susan M. Rychlick – Owners. The applicant is requesting approval of a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Waivers, Class 3 Sign Permit and Type C Tree Removal Plan for development of a 148,279 square foot warehouse / manufacturing building with accessory office space located between SW Grahams Ferry Road and SW Garden Acres Road. The subject site is located at 25020 and 25190 SW Grahams Ferry Road on Tax Lot 100 of Section 3D, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon. Staff: Cindy Luxhoj, AICP, Associate Planner

Case Files:

- DB21-0085 Stage 1 Preliminary Plan
- DB21-0086 Stage 2 Final Plan
- DB21-0087 Site Design Review
- DB21-0088 Waivers
- DB21-0089 Class 3 Sign Permit
- DB21-0090 Type C Tree Removal Plan

Chair Hendrix called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. Chair Hendrix, Jason Abernathy, Katie Dunwell, and John Andrews declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Cindy Luxhoj, Associate Planner, announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City’s website.

The following exhibits were entered into the record:

- Exhibit A3: Staff’s memorandum to the DRB dated May 23, 2022, summarizing revisions to the Staff report in response to the Applicant's requests.
- Exhibit B4: Applicant's email dated May 19, 2022, summarizing requested changes to findings and including revised Sheet C1.11, which was the Site Plan.

Ms. Luxhoj presented the Staff report via PowerPoint, briefly noting the project’s location and surrounding features, and reviewing the application requests with these key comments

- The Black Creek Group industrial site, outlined in red, was mostly undeveloped and contained a single residence with accessory agricultural buildings. The property was located in Washington County and zoned Future Development 20-acre (FD-20). The current city limit was delineated in yellow. (Slide 2)
 - Surrounding land uses included contractors' establishments to the south and southwest, a correctional facility to the northwest, and rural residential-agricultural to the north and east.
 - The City adopted the Coffee Creek Industrial Form-Based Code and Pattern Book in February 2018. Slide 3 highlighted the Coffee Creek Design Overlay District Master Plan Area in orange, with the Black Creek Group project highlighted in blue. It was bordered by addressing streets SW Garden Acres Rd on the east and SW Grahams Ferry Rd on the

west. A required supporting street bordered the property on the south and the SW Cahalin Rd right-of-way was located on the property's north side.

- The project had been reviewed using all applicable standards in the Coffee Creek Farm-Based Code and Pattern Book and complied with the Coffee Creek review process.
- Consistent with review procedures in Coffee Creek, City Council had reviewed the Annexation and Zone Map Amendment and both ordinances were unanimously approved by City Council. The appeal period for both ordinances would end on June 15, 2022.
- Proper noticing was followed for the subject application. The notice included clarifying background information about the project and outlined adaptations for the hearing process and providing testimony that were adopted by the City in response to Covid-19.
 - Due to the nature of the revised review process for projects within Coffee Creek, the public notice was mailed and posted on April 14, 2022, as well as again on May 3, 2022. No public comments were received during the comment period for the project.
- Of the six requests before the DRB tonight, five were objective in nature, as they involved verifying compliance with Code standards. The request for seven waivers involved discretionary review.
- The Stage 1 Preliminary Plan proposed a speculative industrial development intended for a range of uses from a high cube parcel fulfillment center/sort warehouse facility to light industrial warehouse and manufacturing with two endcaps designed for accessory office space.
- The Stage 2 Final Plan reviewed the function and design of the proposed project, including assuring the proposal met all the performance standards of the PDI-RSIA Zone and the Coffee Creek Industrial Design Overlay District and Pattern Book.
 - The 148,297 sq ft structure was designed for one or two industrial tenants with the ultimate use determined once tenants were secured. Based on the proposed use, 71 passenger vehicle parking spaces were required, and the project provided 71 spaces, including 49 in the front of the building facing SW Garden Acres Rd and 22 on the building's north side. (Slide 8)
 - There were 25 semi-truck loading docks and two drive-in loading doors at the back of the building on its west side.
 - Roughly 17.5 percent of the project site was landscaped with plantings on all sides of the building, along all street frontages, around the perimeter of the parking area, in the preserved grove of Douglas Fir trees at the northeast corner of the site, and in the wayside required by the Coffee Creek Form-Based Code along SW Garden Acres Rd. Landscaping occupied about 14.6 percent of the parking area.
 - Proposed site improvements met or exceeded City standards for parking circulation areas, pedestrian connections, landscaping, utilities, outdoor lighting, and other site features.
 - All five intersections evaluated in the Traffic Study would remain at Level of Service (LOS) C or better, which exceeded the minimum standard of LOS D. (Slide 9)
- With respect to Site Design Review, the Applicant used appropriate professional services to design structures and landscaped areas onsite using quality materials. The structure was a tilt-up concrete building that utilized several different paint colors in neutral tones ranging from light to dark gray and a medium blue. Panels of smooth sheet metal, sheet mesh panels, and glass helped add texture, break up the building planes, and define the base, body, and top of the structure.

- The Applicant had designed an attractive and functional industrial wayside that would provide a resting place for employees and visitors. Located at the northeast corner of the building west of SW Garden Acres Rd, the wayside would provide a secluded seating area with attractively designed furnishings and lush landscaping.
- Ten existing mature Douglas Fir trees were proposed for preservation. The trees were located at the northeast corner of the site between the proposed building and the SW Garden Acres Rd right-of-way. The understory of the trees would be planted with native shrubs such as Oregon grape, oceanspray, and Red Flowering Currant, Sword Fern, and native seed mix.
- Class 3 Sign Permit. The Applicant proposed one monument sign on SW Garden Acres Rd at its intersection with the supporting street. Two building signs were proposed, one on the east front façade, and one on the north side façade, at the entrances to the two office endcaps. The monument sign was designed to accommodate signage for one or two tenants. Signs for the individual tenants would be reviewed administratively once tenants were determined.
- Type C Tree Removal Plan. Of the 534 trees inventoried on and off the site, 520 onsite trees were proposed for removal, including 13 dead trees and 302 agricultural trees, highlighted in yellow, that did not require mitigation and 205 onsite trees that required mitigation. Additionally, there were four offsite trees, highlighted in orange, whose removal and possible mitigation for were contingent upon agreement between the Applicant and the owners of the neighboring properties. The ten Douglas fir trees at the northeast corner of the site, outlined by a red dashed line were being retained. (Slide 12)
 - The Applicant proposed planting 178 trees, 27 fewer than the 1:1 ratio required for the 205 trees proposed for removal. Because it was not possible to plant the remaining trees on the site and no alternative offsite location had been identified, the Applicant proposed to pay \$8,100 into the City Tree Fund. That amount was equivalent to the cost of purchasing and installing 27 replacement trees at \$300 per tree. The fee must be paid by the Applicant prior to issuance of the required Type C Tree Removal Permit, which must be obtained prior to Grading Permit issuance.
- The request for seven waivers required discretionary review by the DRB. Pursuant to Development Code Section 4.118.03, "Waivers must implement, or better implement, the purpose and objectives of the Plan Development Regulations. Further, in cases where the applicant elected to apply for the waiver tract, instead of the clear and objective tract within Coffee Creek, the design guidelines, including intent statements and other contents within the Pattern Book, guide approval of the project. The DRB may approve or deny the requested waivers based upon review of evidence submitted by the applicant."
 - All the requested waivers related to the Development Standards Table in Section 4.134.11 of the Coffee Creek Industrial Design Overlay District Standards, and specifically to Tables CC-3 Site Design and CC-4 Building Design within the Development Standards Table.
- For ease of review, Staff divided the requested waivers into two categories. The first group, Waivers 1, 4, 5, 6, and 7, did not require additional scrutiny per the Code as they were straightforward and related to Code standards that likely would change when the Form-Based Code was revisited in the future. These waiver requests were more routine in nature and met the intent of the standards through alternative design; therefore, Staff supported their approval. (Slide 15)

- The second group, Waivers 2 and 3, were less routine, more specific to the proposed development, and intended to improve design while meeting the intent of the standards. (Slide 16) As those waivers warranted more review and discussion by the DRB, she provided more details about the requests as follows.
 - Waiver 2 related to parking location and extent on an addressing street. A maximum of 16 passenger vehicle parking spaces, limited to one, double-loaded bay of parking designed for short-term visitor and disabled parking, was allowed between the right-of-way of an addressing street and the front of a building. An allowed adjustment would permit a maximum of 20 spaces.
 - The Applicant proposed to locate 49 of 71 parking spaces between the right-of-way of SW Garden Acres Rd, an addressing street, and the front of the building. Additionally, the Applicant proposed to use the spaces for employee parking, as well as permitted uses of short-term visitor and disabled parking. To reduce visibility from the public right-of-way of the double-loaded bay of parking in the north half of the eastern parking area, the Applicant proposed landscaping to the High Screen Standard in the area shown in yellow on Slide 17.
 - Waiver 3 related to the parking area setback on an addressing street. The standard parking area setback was a minimum of 20 ft from the right-of-way of an addressing street. The Applicant proposed a narrower 9-ft setback from the right-of-way of the addressing street SW Garden Acres Rd, which was 11 ft fewer than the minimum. (Slide 18)
- The Applicant would address the waiver criteria and explain how the requested waivers met the purpose of the standards in their presentation, and at this time, she was available to answer any questions from the DRB.

John Andrews noted Garden Acres Rd did not connect to Day Rd where the top circle was shown, and currently, there was a turnaround on SW Garden Acres Rd before Day Rd. He asked if there was a plan to have Garden Acres and Day Rd connect. (Slide 3)

Amy Pepper, Development Engineering Manager, confirmed that intersection would be improved, likely in 2024 or 2025, with either a roundabout or traffic signal. The City was waiting for enough funding from the Urban Renewal District to make that improvement.

Mr. Andrews stated that Cahalin Rd appeared to be a dirt road with some barriers on it. He asked if that road would connect to Cahalin Rd on the other side at SW Grahams Ferry Rd.

Ms. Pepper replied it would not connect through because it was too close to the intersection. The subject project would construct a private access road that would have no connection to SW Grahams Ferry Rd.

Mr. Andrews asked if the street shown at the bottom of the blue-shaded area, the subject site, would be an actual road or just part of the development.

Ms. Pepper replied it would connect all the way through.

Michael Horn asked what the rationale was for the parking location/extent and parking setback standards. (Slides 17 & 18)

Kim Rybold, Senior Planner, replied the parking location and setback was discussed in the Pattern Book, and the design intent was to reduce the visibility of parking from the right-of-way. The design intent in limiting the number of parking spaces between the building and right-of-way was to ensure the building, landscaping, and green space were the most prominent features visible from the right-of-way as opposed to a building that was setback somewhat extensively from the street behind many bays of parking. The parking location and extent standard was one way to achieve that visual appearance. Standards around how far the building entrance could be located from the right-of-way also addressed that issue. She was not aware of the rationale behind the 20-ft minimum parking setback standard but assumed there was some degree of green space/landscaping buffer in between parking and the right-of-way.

Mr. Horn understood that the Applicant tried to address that with taller landscaping to reduce the visibility of the parking lot from the street.

Ms. Rybold deferred to the Applicant to explain their rationale regarding how they believed they were meeting the design intent of that standard.

Jason Abernathy asked if allowing the setback waiver would affect any utility easements.

Ms. Pepper confirmed it would not. Flatwork and paving were allowed within public utilities. Only structures were prohibited within the easements.

Katie Dunwell asked if the intent of the setback standard within the Coffee Creek Industrial Area was to add uniformity to all of the commercial and industrial buildings in the area.

Ms. Rybold responded that she could not speak to how 20 ft became the standard number as the Code was developed prior to her time with the City; however, the reason behind the clear and objective numerical standards was to take some of the better design features that had been in place among other industrial developments in the city and enact a numeric standard by which a development that met everything laid out in the Code could be approved without having to go through a public hearing process. The numbers were one way of achieving that. The other path was the waiver process, which was why the Applicant was before the DRB. She believed there had been a recognition that along industrial corridors such as 95th Ave, landscaping was a distinctive feature. The standards adopted with the Form-Based Code were intended to mimic some of those other best practices seen throughout the city. She believed 20 ft was the number agreed upon for setbacks to provide space for landscaping. If a developer proposed a project with a 20-ft setback, the standard would be considered to have been met. However, the waiver process was available for developments that wished to deviate from the standard to accommodate the design elements they were proposing. She noted the Applicant's team could speak to the design decisions made.

Ms. Dunwell asked if the intent of that standard was to bring consistency to the development similar to what was on 95th Ave.

Ms. Rybold replied that she did not believe consistency was the correct word. She would have to consult the Pattern Book to see if any specific design guidelines explained why the number

was 20 ft. She understood that many of the landscaping-related site design numbers were adopted due to provisional landscaping along the right-of-way. As such, she was not sure that it was for consistency between properties more so than the actual provisional landscaping.

Miranda Bateschell, Planning Manager, replied that was correct. She recalled that there was some desire to have good, cohesive design, which was partly why there were certain numerical standards in the Pattern Book that were somewhat consistent with other industrial areas in the city that had good design and provided that landscaping. A lot of the clear and objective standards in the Pattern Book allowed a fast-track administrative approval process that the industrial and business community wanted but was not available for other types of developments. A secondary tract had been put in the Pattern Book because the City also supported some flexibility in design when it made sense and was still harmonious with surrounding designs. While a cookie-cutter look was not necessary, the City wanted certain design standards that elevated the design of the buildings in the industrial areas. To balance that when flexibility was offered, it went through the DRB process to ensure it was cohesive even if somewhat different.

Mr. Abernathy asked if this waiver had come before the Board historically with other developers and been approved.

Ms. Rybold noted the subject application was only the second application in Coffee Creek. The first one had other waivers, but she did not believe the parking setback was one of them.

Chair Hendrix called for the Applicant's presentation.

Zach Desper, Black Creek Group, 4675 MacArthur Court, Suite 625, Newport Beach, CA, 92660 stated that they had enjoyed a very collaborative experience working with City Staff to bring the subject project forward and thanked all the Staff members who played a part in the project. He noted that in July 2021 Black Creek Group was acquired by Ares Industrial Management. The subject project was a part of their larger industrial platforms, and they were extremely excited to be developing their first building in Wilsonville. He provided an overview of the planning process completed to date through collaboration with City Staff to address many of the site-specific challenges and requirements of the Coffee Creek Design Standards with the following key comments:

- The project had seven waivers, all of which the Applicant believed were necessary and defensible for the site. The site was very constrained with streets on all four sides, making it difficult to meet the intent of the Coffee Creek Design Standards and more complicated than a typical project. Additionally, the Applicant had designed the subject project to be a Class A industrial facility for a high-end corporate user.
- Due to conversations with Staff about the initial Site Plans and requests to accommodate certain aspects, the Applicant went through six or seven different iterations before settling on the Site Plan before the DRB tonight. The Applicant and Staff had collaborated to find compromises that would work for the site, and he believed they had achieved that.
- The Applicant had worked with consultants and brought in their contractors early to assess the site conditions and minimize potential issues such as tree retention, soil import and export, and retaining wall heights. Those issues stemmed from the site being surrounded by three, fixed right-of-way elevations, and per the Coffee Creek Design Standards, the

Applicant had fixed driveway locations at the Cahalin Rd right-of-way and the supporting street.

- The site's grade was sloped north to south, and a significant number of trees were a factor into the Site Plan before the DRB tonight. The Applicant had worked with the City to balance many overlapping requirements between departments for the tree retention, the water quality and management, water line extension, and the right-of-way improvements. As a result, the Applicant proposed seven waivers, many of which were requested for similar reasons and were industry standard.
- The Applicant had enjoyed a great experience with City Staff and considered the project a very attractive industrial building that incorporated the Coffee Creek Design criteria. They were excited to deliver a high-quality industrial building for the Wilsonville community.

Lee Leighton, Land Use Planner, Mackenzie, 1515 SE Water Ave, Portland, OR, 97214

introduced the team members present with him and presented the Applicant's proposed application via PowerPoint with these key comments:

- The waivers were a very important consideration; however, he had enjoyed listening to the discussion about the purpose of the Coffee Creek Design Standards and the guidelines in the Pattern Book because he believed they were intended to encourage a high-quality environment and enable an applicant, where possible, to go straight through the most streamlined approval process possible without requiring a public hearing. The minimum standards in the Coffee Creek Code were designed to act as a safe harbor. An applicant that met all the criteria could sail right through as discretion would not be involved.
 - Conversely, the Master Plan and policy recognized that the parcels in Coffee Creek were not all large, rectangular parcels with access from local streets. They had to play a role presenting a good public face on the addressing streets and have a naturalistic character, in addition to conserving trees, etc.
- The waivers were designed to provide the necessary flexibility for development, especially of the difficult, irregularly shaped parcels or those zoned for industrial use, implying a large flat building, but the site had a 15 ft grade change from the north to the south. Addressing those vertical differences was the subject of the six to seven site plan iterations the Applicant had done to respond to the site and adapt the design to meet all of the City's requirements, from tree conservation to the points of access, all of which resulted in completely reorientating the proposed building multiple times to achieve the proposal.
 - The purpose of these efforts was to achieve a high-quality environment for the people living in, working in, and passing through the environment. By understanding how that was accomplished, he believed the Applicant was in a good position to further discuss how any individual waiver request satisfied the approval criteria should the Board want to go to that level of detail.
- Both SW Grahams Ferry Rd and SW Garden Acres Rd were addressing streets that required improvements of the street, a dedication of right-of-way, construction of a sidewalk, and a separate bicycle path on SW Garden Acres Rd. He indicated the curbside stormwater planter that would also have street trees, as well as a dedicated bicycle lane separated from the vehicle roadway by a landscape strip. A second landscape strip and sidewalk were located at the outside edge of the right-of-way, and then the site's landscaping began at the property line.
 - The result was that SW Garden Acres Rd would have three different tiers of landscaping with trees and shrubs shifting places in relation to each other, providing layers of depth

and making it appear deeper than it actual was to passersby. This known and applicable design technique allowed the Applicant to work with what was available and make it possible to access the site.

- In the northeast corner, trucks could enter, go around to the shipping dock doors to the facility's dock doors and trailer storage in the southwest. Another driveway would be at the new supporting street to the south which would be constructed as part of the project. The driveway would also serve a limited amount of vehicle parking for the northern part of the office space. The building was configured to accommodate one or two tenants, with separate office space and divisible in the middle. The truck routing around the outside crescent allowed the main parking to be separate from the truck traffic entirely. Separating the circulation and parking of passenger vehicles and trucks was safer for pedestrians walking in, as well as the passenger vehicles, because there would be no conflicts with trucks. This area would feature the larger of the two parking lots.
- The proposed building was oriented with its long access north-south for a critically important performance reason.
- For the target market Aries was seeking with the project, and in the Wilsonville subregional marketplace for the Portland area, these kinds of distribution businesses, with plenty of dock doors for shipping, handling, and moving material, were of very high value. In doing the different site plans for the site, the Applicant had determined an east-west access could not produce as much usable area with adequate dock doors to be an efficient development. If it was not efficient, no one could afford to build it, and no one would want to rent it.
 - The north-south orientation was important because it allowed for a long bay of accessible truck doors, a main value-driver for the project. Design standards wanted buildings that presented one side close to the street with some visitor parking and move all employee parking and other needs off to the side, away from the building's front face on the addressing street. The site's north-south orientation with the long access did not work to fit the conceptual mold that went into the design concepts. Consequently, the Applicant had to design something a little different than what had been anticipated in the prescriptive standards.
- For the group of 49 parking spaces, the Applicant had a two-part ask. Waiver 2 was to allow the parking area between the building and the street to have more than 20 spaces and be usable by employees, a feature not allowed per the standards. Locating employee parking to the rear or to the side was not practical in this instance, and the waiver provided an opportunity for the Applicant to locate the parking where it was functional and allowed both employees and visitors to use it.
 - The parking area was single loaded. In a retail environment, loop circulation was preferred for parking, but when parking was primarily used by employees, single loaded was much more manageable because visitors could park close to the entrance door with employees farther away. The number of employees would be known, and parking would work satisfactorily.
 - After discussion with the Fire Marshall, the parking design included a driveway apron that enabled access to TVF&R's emergency vehicles.
- The Applicant had asked for a waiver to reduce the width of the planter strip along the east edge of the site. He reminded that 20-ft was simply what the Applicant could use to avoid quasi-judicial review; however, discretionary approval was requested to reduce the width to 9-ft. The strip could still be planted densely with a variety of species to achieve the level of screening desired along the street.

- He reviewed key features of the site, displaying a variety of images of the project, which were included in the meeting packet, including the monument sign at the southeast corner on Garden Acres Rd, the multitude of water quality treatment and filtration facilities distributed around the site to meet low impact development standards, and the driveway into the vehicle parking area. Also noted was the multi-tiered planter depth with a stormwater quality treatment swale at the curb line, the adjacent bike strip, shrubs and trees in the planter strip, then a sidewalk and onsite landscaping. The trees and onsite landscaping created a very nice colonnade for pedestrians to walk through.
- When approaching from the new supporting street to the south, the floor level of the building was approximately 9-ft high, so the entrance was accessed up a flight of exterior stairs. The glazing on the first-floor level was from the floor level to the 12-ft ceiling height. From inside the building looking out, there would not be any header at the top of the window. The ceiling would match right to the top of the window line, providing a nice view and lots of light. The canopy was located at that level to match the 12-ft height. Both inside and outside the building, the Applicant had aligned that 12-ft height to define that first-floor level in a readable way.
- To the north, the path stayed more level and went quite a way up into the parking lot to reach the crossing to connect to the sidewalk to provide an ADA-accessible path from the sidewalk to the main entrance at the southeast corner of the building. That design resulted from the 15-ft grade change from the north to the south end of the site. Because Cahalin Rd was to the north and the supporting street was to the south, the Applicant had to match grade at both of those streets so the future property owners on the other side could make their connections and use those streets for their own access.
- Due to spacing restrictions on addressing streets, driveways could not be located on Grahams Ferry Rd or Garden Acres Rd. In practical terms, the Applicant could not install a retaining wall at either end of the property and flatten everything in between because that would create an abrupt elevation shift at the property line. Those property lines had to be level with neighboring properties, which created a difficult constraint for the Applicant to work with on grading.
- To the north of the driveway along Garden Acres Rd, the Applicant transitioned to street trees, which did not extend clear to the corner to provide visibility at the intersection and a nice view of the building and its front entrance. Additionally, the Applicant had wanted to establish that naturalistic character landscaping with the dense tree plantings along Garden Acres Rd. Along the north edge of the site, he indicated the pedestrian pathway that transitioned across the drive aisle and to the main entrance at the southeast corner.
- The northeast corner of the site faced Cahalin Rd, a public right-of-way that would have a special designed section so it would not connect to form an intersection at Grahams Ferry Rd; rather, it would create the north driveway for the subject property and the property to the north in the future. He noted a wayside, and the path entering the site from the sidewalk at the north, and another entrance to the building with parking spaces to service that entrance.
- The stand of ten mature Douglas fir trees were in good condition and would be saved in between the building and the street, creating a very nice feature along the corridor, which would be complemented by all the other dense plantings, and a nice environment for the northern part of the building.

- At the street level, he noted the separated bicycle path outside the curb line with the sidewalk and a view into the site.
- Near the southwest corner of the building, the main truck access driveway came from the new supporting street along the south edge of the property, which was where the truck activity would be concentrated, including the trailer storage area. Because this was not a supporting and not an addressing street, its purpose was to enable people to come and go from all the industrial development.
- Some additional grading was needed, as the site was a bit higher at the entrance door while the dock doors were 4 ft lower. However, on the west side of the site, Grahams Ferry Rd was several feet above the elevation of the proposed paving in order to make the circulation work. Consequently, retaining walls were necessary on the west side against Grahams Ferry Rd to lower the site, including the waste enclosure, so it was set lower than the street. Between screening, landscaping, and fencing with slats and other visual techniques, the Applicant would be able to screen along Grahams Ferry Rd so that area was less visible.
- The wayside near the northeast corner was situated just south of the path leading from the sidewalk into the site and contained a waste enclosure, bollard lighting, and seating for people to enjoy the outdoor space. The orientation was designed to give people a choice of seating and to support its use during different weather throughout the year.
- At the southwest corner of the property, street tree plantings along Grahams Ferry Rd and the sidewalk, as well as plantings within the site were very dense in order to screen the site from view on Grahams Ferry Rd.
- These were the design techniques the Applicant used to make the site contribute to the kind of people-friendly environment that the Coffee Creek Design Standards and Pattern Book intended to foster, and the Applicant believed the proposed design satisfied the intent of the Coffee Creek Design Standards, and therefore, was eligible for approval through the waiver process.
- He invited the Applicant's landscape architect, who designed the planting plans to provide more detail on how the 9-ft-wide strip would provide the kinds of plantings that would achieve that naturalistic character.

Nicole Ferreira, Landscape Architect, Mackenzie, stated that with the plantings, the Applicant was trying to accomplish [inaudible]. but could not get the whole 20 ft together, so they looked at how they could create the appearance of density. The portion closest to the parking area had a mix of evergreen and deciduous shrubs that would range in height from 4 ft to 8 ft, and the largest portion that formed the foundation of the screen were 6 ft to 8-ft evergreen shrubs. To avoid creating a tunnel effect and provide visual access for pedestrian safety purposes, the middle of the screen area was lower.

Kim Schoenfelder, KG Investment Properties, Ares Construction Manager, stated she had worked in Wilsonville for 35 years on various approved projects and had a good understanding of the activity on the industrial development side. She reiterated that through collaboration with City Staff, they had undergone multiple revisions to the Site Plan that resulted in the final product before the DRB tonight.

- An extensive amount of challenging public improvements was required to develop the site. A considerable amount of right-of-way and public utility easement dedications which played into the collaborative site planning effort with the City. Overall, approximately \$2 million of

public improvements would be constructed as part of the development between the Grahams Ferry Rd extension, and the road's stormwater work, and undergrounding public utilities. The Applicant had met with PGE and the other utilities, and it would be challenging, but doable.

- Other improvements included the concrete half-street improvement along Garden Acres Rd, the supporting street improvements, and extensive utility extensions in the supporting street to loop the water line up and through SW Grahams Ferry Rd. Typically, such public improvements ranged in cost between \$6 to \$7 per building square ft; however, the subject improvements cost approximately \$16 a building square ft. Despite this, Ares was very dedicated to developing the site.
- The Applicant had worked to have the parking along the supporting street prior to understanding the extent of developing a supporting street and providing access for the neighbors to the south. The final parking configuration was a result of moving parking from the supporting street into the Garden Acres right-of-way, as well as ensuring tree retention.
- She explained that she wanted to highlight these features, so the Board would have an understanding of the number of public improvements and the extensive collaboration between the Applicant and the City to create a balanced development that met the Coffee Creek Design Standards.

Chair Hendrix thanked the Applicant and Staff for their thorough presentations, adding she appreciated hearing about their collaboration and the flexibility with the design guidelines in working with the site, which was a bit more complex, as well as the public improvements.

Ms. Dunwell understood the project was a speculative industrial development, but it seemed that the number of truck bays and dedication to a truck yard were already defined. She asked if the Applicant had already identified the type of lessee intended to occupy the space because it seemed that it could be developed without the waivers and still meet the standards. Given that it was already speculative, she did not understand why the Applicant was going to such an extent to move the parking out front.

Mr. Desper replied that it was for marketability of the building. Such buildings were designed to accommodate a wide range of tenants, and tenants did not typically start submitting letters of intent to lease a building until construction began. The Applicant was at least five or six months away from that point assuming work started in July. The waivers were the Applicant's attempt to make the most attractive building for the market.

Ms. Schoenfelder added that high-quality, institutional-grade tenants had very specific needs when looking at a site plan, such as parking close to the office entrance and separating automobile parking from truck activities, which were important to them. On the operational side, things like having their operations intact and the ability to store trailers in a trailer parking area was very important and had become so over the last six or so years. Having trailer parking was very attractive to the institutional quality tenants the Applicant was seeking. Those tenants had matrixes of how many trailer stalls per dock doors or how many dock doors per building square footage, so the Applicant was trying to key into that institutional quality tenant and their needs which was represented very well with the Site Plan.

Ms. Dunwell stated she understood the purpose, particularly if it was speculative as the Applicant wanted to be future forward. What drove her question, though, was tying the moving of the parking up front plus reducing the setback. The renderings looked beautiful in the Plan but the trees were also very mature. She was uncertain how quickly the trees would grow, but also questioned whether the trees would be able to grow as large as depicted in the renderings in such a narrow space with such a significant amount of pavement around them.

Ms. Ferreira replied the Applicant was starting out with 2-inch caliper trees, larger than the minimum, and those particular trees would mature in height from 25-ft to 40 ft or 50-ft tall. She expected it would be approximately 20-years for the tree growth to match the renderings, but given the size of the trees, the area would still have pretty good coverage within ten years of the development. The trees would be planted fairly densely, which would help the canopies join together sooner.

Ms. Dunwell stated climate change was also a factor in her question, noting that trees in her neighborhood were experiencing a lot more tree death, so the vulnerability of that seemed to be more of an issue in this area of the country than in the past. She asked if that had been taken into consideration.

Ms. Ferreira confirmed it had. Preparing soil and ensuring it contained good organic matter would help the mycelial network grow and find resources to help those trees and plants survive and have more drought tolerance and resiliency to extreme heat and cold.

Mr. Horn stated he did not understand the depth from the street to the parking lots due to the bike path and walkway and asked if it was a total of 9 ft from the road to the parking spots.

Ms. Ferreira replied that the first planter for stormwater was approximately 3 ft to 4-ft wide. Next to that was the bike path and then another 4.5 ft wide planter between the bike path and the pedestrian sidewalk, and then the planter between the pedestrian sidewalk and the parking lot was 9-ft wide. Between the middle planter and the planter closest to the parking lot, which was where the trees and shrubs were, there was 13.5 ft of planting area. It was 30 ft from the back of public curb to the face of parking lot curb.

Mr. Horn stated the Applicant had seemed to suggest a return-on-investment calculation based on the number of bay doors, which had informed the orientation of the building, and asked if that was correct.

Mr. Desper responded the financial analysis was based on the total square footage of the building and the number of dock doors was a factor in that analysis. The typical ratio was one dock door per 8,000 sq ft, and the subject building was approximately 7,500 sq ft to one dock door, which was within reason and a good marketability. Orienting the building in the other direction would result in a significant loss of dock doors. The first iteration of the Site Plan had angled the building up along Grahams Ferry Rd with the dock doors facing Garden Acres Rd, resulting in a much larger building than the building in the currently proposed Site Plan.

Chair Hendrix called for a brief recess at 7:55 pm and reconvened the meeting at 7:59 pm.

Chair Hendrix asked with regard to the parking lot waiver if the parking lot was open or would have dedicated ADA and visitor parking spaces separate from employees.

Mr. Desper replied the parking was open but had the required ADA stalls, which could be adjusted, and different types of parking could be designated, if a tenant desired.

Ms. Dunwell noted during the presentation that there was also parking on the north side of the building and asked if that was also open parking and about the intent of that parking.

Mr. Desper replied the Applicant was required to meet a certain number of parking spaces based on the square footage and uses, so the intent was to provide extra parking, meet the City's required number of spaces, and provide ADA parking for the northern office.

Ms. Dunwell stated that as a cycling enthusiast, she appreciated the bike path but was surprised to see it on the Site Plan as the area did not seem conducive to cyclists. She asked if there was a requirement to include a bike path or if it was simply requested by the developer.

Mr. Leighton confirmed it was a City design requirement for that type of arterial street. As more developments occurred and implemented those new standards, there would increasingly be a network of segregated bike paths in these areas of the city. Segregated bike paths on arterial streets were very beneficial for cyclists who were not comfortable riding openly on the street with vehicular traffic.

Mr. Andrews stated he was very impressed by the proposal and the presentations. He believed the development would be a showpiece for the area and something other developments in the Coffee Creek area would have to strive to match in terms of aesthetics and utility.

Ms. Dunwell asked if the email and memo received by the Board from Staff today were additions or modifications to the Staff report.

Ms. Luxhoj confirmed they were revisions that would be included in the amended adopted Staff report issued tomorrow.

Ryan Adams, Assistant City Attorney, clarified the revisions did not need to be read into the record, but simply included in the record.

Chair Hendrix called for public testimony regarding the application and confirmed with Staff that no one was present at City Hall to testify and no one on Zoom indicated they wanted to testify.

Ms. Dunwell stated she was initially concerned that the project was deviating from standard with the waivers and would become the new standard for future waivers. She wanted to state for the record that after looking at the site, and the shape and conditions of the site, she understood why those changes were made and why those waivers were presented.

Chair Hendrix confirmed there were no further questions or discussion and closed the public hearing at 8:08 pm.

Katie Dunwell moved to approve the Staff report with the addition of Exhibits A3 and B4. Jason Abernathy seconded the motion. The motion passed unanimously.

Katie Dunwell moved to adopt Resolution No. 403, including the approved Staff report. The motion was seconded by Jason Abernathy and passed unanimously.

Chair Hendrix read the rules of appeal into the record.

Board Member Communications:

4. Results of the April 11, 2022 DRB Panel A meeting
5. Recent City Council Action Minutes

Chair Hendrix thanked Staff for sending out the training PowerPoint for how to make motions as it was very helpful.

STAFF COMMUNICATIONS

Daniel Pauly, Planning Manager, hoped everyone who attended the retreat had a good time, adding he enjoyed finally meeting some of the Board in person. City Hall was still under construction and depending on COVID-19, he would communicate as soon as he had any information about when in-person meetings could resume.

Adjournment

John Andrews moved to adjourn the DRB-Panel B meeting. Katie Dunwell seconded the motion, which passed unanimously.

The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, LLC. for
Shelley White, Planning Administrative Assistant

MONDAY, JULY 25, 2022
6:30 PM

Public Hearing:

2. **Resolution No. 404 Wilsonville Industrial Yard: AAI Engineering – Applicant's Representative for Davidsons Boones Ferry Industrial LLC – Owner/Applicant.** The applicant is requesting approval of a Zone Map Amendment from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) for 0.55 acre (Tax Lot 800), and adopting findings and conditions approving a Stage 1 Master Plan, Stage 2 Final Plan, and Site Design Review for a 54,664-square-foot industrial yard. The subject site is located at 28505 and 28635 SW Boones Ferry Road on Tax Lots 800 and 900, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Staff: Cindy Luxhoj, AICP, Associate Planner

Case Files:

- DB22-0001 Wilsonville Industrial Yard
- Zone Map Amendment (ZONE22-0001)
 - Stage 1 Master Plan (STG122-0001)
 - Stage 2 Final Plan (STG222-0001)
 - Site Design Review (SDR22-0001)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 404**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF A ZONE MAP AMENDMENT FROM FUTURE DEVELOPMENT AGRICULTURAL-HOLDING (FDA-H) TO PLANNED DEVELOPMENT INDUSTRIAL (PDI) FOR 0.55 ACRE (TAX LOT 800), AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN, STAGE II FINAL PLAN, AND SITE DESIGN REVIEW FOR A 54,664-SQUARE-FOOT INDUSTRIAL YARD. THE SUBJECT SITE IS LOCATED AT 28505 AND 28635 SW BOONES FERRY ROAD ON TAX LOTS 800 AND 900, SECTION 14A, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON. BETH ZAUNER, AAI ENGINEERING – REPRESENTATIVE FOR DAVIDSONS BOONES FERRY INDUSTRIAL LLC – OWNER/APPLICANT.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated July 18, 2022, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on July 25, 2022, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated July 18, 2022, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to City Council approval of the Zone Map Amendment Request (Case File No. ZONE22-0001) for:

DB22-0001: Stage 1 Preliminary Plan (STG122-0001), Stage 2 Final Plan (STG222-0001), and Site Design Review (SDR22-0001).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of July, 2022, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

Nicole Hendrix, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Wilsonville Industrial Yard

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

Hearing Date:	July 25, 2022
Date of Report:	July 18, 2022

Application Nos.:	DB22-0001 Wilsonville Industrial Yard <ul style="list-style-type: none"> - Zone Map Amendment (ZONE22-0001) - Stage 1 Preliminary Plan (STG122-0001) - Stage 2 Final Plan (STG222-0001) - Site Design Review (SDR22-0001)
Request/Summary:	The requests before the Development Review Board include a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review for a 54,664-square-foot industrial yard with an existing house and site improvements.
Location:	28505 and 28635 SW Boones Ferry Road. The property is specifically known as Tax Lots 800 and 900, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner/Applicant:	Davidsons Boones Ferry Industrial LLC (Contact: William "Gregg" Davidson)
Applicant's Representative:	AAI Engineering (Contact: Beth Zauner)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	Tax Lot 800: Current: Future Development Agricultural-Holding (FDA-H) Proposed: Planned Development Industrial (PDI) Tax Lot 900: Current: PDI Proposed: No change
Staff Reviewers:	Cindy Luxhoj AICP, Associate Planner Amy Pepper, Development Engineering Manager Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Recommend approval to City Council of the Zone Map Amendment, and **approve with conditions** the requested Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review contingent on City Council approval of the Zone Map Amendment.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.034	Application Requirements
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.120	Future Development Agricultural-Holding (FDA-H) Zone
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.137.5	Screening and Buffering (SB) Overlay Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recyclables Storage
Section 4.197	Zone Changes
Section 4.199	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.450 as applicable	Site Design Review
Sections 4.600 through 4.640 as applicable	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map



Background:

The subject property is comprised of Tax Lots 800 and 900 located at 28505 and 28635 SW Boones Ferry Road, respectively. The Walnut Mobile Home Park is adjacent to the property's west and north sides and at its southwest corner. The lots front on SW Boones Ferry Road to the east. Tax Lot 800, the northern portion of the property, includes 0.55 ac and is zoned Future Development Agricultural-Holding (FDA-H). There is a vacant house on this part of the property that is proposed to remain; no improvements are proposed to the house and it will not be used as part of the current application. The applicant proposes to rezone Tax Lot 800 from FDA-H to Planned Development Industrial (PDI) as part of the current application. Tax Lot 900, the southern portion of the property, includes 0.79 acre and is zoned PDI. There are currently no structures on this part of the property. However, an existing house was demolished and a manufactured dwelling placed on the site in 2011.

In 2021, the manufactured dwelling was removed from the southern part of the site with City of Wilsonville approval. In addition, 11 trees were removed from both parts of the property and the property was cleared, graded, and covered in gravel without City permits. The prior owner subsequently applied for a retroactive Tree Removal Permit (Case File No. TR21-0002) and replanted trees on the site in accordance with an approved mitigation plan. The current

application is intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Summary:

Zone Map Amendment (ZONE22-0001)

The request for a Zone Map Amendment is to rezone the north part of the subject property (Tax Lot 800), comprised of 0.55 acre, from Future Development Agricultural-Holding (FDA-H) to Planned Development Industrial (PDI) consistent with the Comprehensive Plan designation of Industrial.

Stage 1 Preliminary Plan (STG122-0001)

The request for a Stage 1 Preliminary Plan proposes to use the subject property, both Tax Lots 800 and 900, for a 54,664-square-foot industrial yard with an existing house and site improvements. The current application is intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Stage 2 Final Plan (STG222-0001)

The Stage 2 Final Plan reviews the function and design of the Stage 1 Preliminary Plan, including assuring the proposal meets all the performance standards of the PDI zone.

Traffic and Vehicle Access

The Traffic Impact Memorandum prepared by the City’s traffic consultant, DKS Associates, calculates that the proposed development will result in 20 daily trips and 5 PM peak hour trips (1 in, 4 out). It will generate 0 PM peak hour trips through the I-5/Elligsen Road interchange and 3 PM peak hour trips through the I-5/Wilsonville Road interchange area. As this particular land use is not provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual and there is not an existing site with a similar land use that is known where vehicle data could be collected, these estimates are based on the number of employees and vehicle trips provided by the applicant. (See Exhibit B1 for full Transportation Impact Memorandum.)

TABLE 1: VEHICLE TRIP GENERATION

LAND USE	SIZE	DAILY TRIPS	P.M. PEAK HOUR TRIPS		
			IN	OUT	TOTAL
RENTAL STORAGE SPACE FOR HEAVY EQUIPMENT, CONSTRUCTION MATERIALS, OR CONTRACTOR FLEET VEHICLES	1.25 acres	20	1	4	5

The site’s access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70

feet away, respectively. Based on the City's design standards, the minimum access spacing on SW Boones Ferry Road (Collector) is 100 feet and the desired spacing is 300 feet. The southern site access to the project site is located less than 100 feet from the site access to the car repair shop on the adjacent property to the south. Therefore, it is recommended that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation.

Industrial Performance Standards

The PDI zone prohibits development that does not meet an exhaustive list of performance standards including, but not limited to: no off-site vibrations, screened outdoor storage, no heat or glare, no dangerous substances, and no noise violating the City's noise ordinance. The proposed development can meet all the performance standards or will meet the standards with Conditions of Approval.

Pedestrian Access and Circulation

No structures are proposed on the site, therefore, improvements on the property frontage on SW Boones Ferry Road, including pedestrian access to the site, are not required. No other on-site pedestrian walkways are required or proposed as part of the project.

Parking

Because no structures are proposed on the site and the existing vacant house will remain without improvements, the proposed development is not required to provide off-street vehicle or bicycle parking spaces and none are proposed.

Site Design Review (SDR22-0001)

The existing vacant house on the north part of the property is proposed to remain without improvements. Therefore, Site Design Review focuses on landscaping throughout the site intended to bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use. The landscaping includes plantings in the Screening and Buffering (SB) Overlay Zone along the north, west and southwest property boundaries adjacent to the Walnut Mobile Home Park; preservation and protection of three (3) mature existing trees; preservation of 11 maple trees, shrubs and groundcover planted as required mitigation for the retroactive tree removal permit (TR21-0002); fencing location and design; and other site improvements.

Neighborhood and Public Comments:

No public comments have been received.

Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board's consideration of discretionary review items as noted in the next section of this report.

Area of Special Concern E, and Screening and Buffering (SB) Overlay Zone

The subject property is located in Area of Special Concern E in the Comprehensive Plan. It is planned for industrial use, however, there are concerns related to continuity in design with other development in the area and protection of the Walnut Mobile Home Park, which is zoned FDA-H and located immediately to the north and west.

The Zone Map Amendment request to rezone the north half of the subject property from FDA-H to PDI is conditioned to give consideration to the design objectives of Area of Special Concern E. See Conditions of Approval PDA 1 and PDA 2 under the Zone Map Amendment (Request A).

In addition, the Stage 1 Preliminary Plan request includes Conditions of Approval PDB 2 through PDB 4, which are specific to the Screening and Buffering (SB) Overlay Zone. The SB Overlay Zone, defined in Subsection 4.137.5 of the Code, requires appropriate screening and buffering for areas where residential and nonresidential land uses abut. For industrial properties, the SB Overlay Zone requires a 10-foot-deep buffer with landscaping to the High Wall standard or a 20-foot-deep buffer with landscaping to the High Screen standard. Further, there are restrictions on motor vehicle access, exterior operations, and signs, and the Development Review Board may impose additional landscape requirements to minimize visual impacts of any approved vehicle access points.

Proposed improvements consistent with the requirements of the SB Overlay Zone are reflected in the current application with one exception. It came to staff's attention during compliance review that a roughly 25-foot-long section along the south property line, at the southwest corner of the site, also is adjacent to the Walnut Mobile Home Park. This area of the property should be buffered and screened to meet the requirements of the SB Overlay Zone. Conditions of Approval PDB 2 and PDC 5 require that this area be screened in accordance with the standard.

The applicant's narrative indicates that no new buildings or structures are proposed on the site at this time and the existing house is not proposed to be used. However, the drive aisle that provides access to the proposed industrial yard and is the main entry point for trucks is located within about 40 feet from the south property boundary of the Walnut Mobile Home Park, a residential use in the FDA-H zone. Therefore, the Stage 2 Final Plan request includes Condition of Approval PDC 2 specific to Industrial Performance Standard E (Subsection 4.135 (.05) E.) prohibiting truck maneuvering within 100 feet of the north boundary of the subject property between the hours of 10:00 pm and 7:00 am so long as the property to the north is used for

residential purposes, and requires this area be clearly marked with signs or by other means indicating this limitation.

Allowed Uses

The applicant proposes to use the property as an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This type of use could be considered “industrial services”, which is a permitted use in the PDI zone per Subsection 4.135 (.03) N. of the Code provided the use complies with all industrial performance standards, standards for outdoor storage, and other requirements of the zone.

The applicant has previously indicated an interest in including an area for power washing of vehicles or placement of a temporary office trailer on the site. None of the materials provided by the applicant as part of the current application propose these uses; therefore, additional land use review would be required in the future in the event such uses are proposed on the site. Conditions of Approval PDB 1 and PDC 1 ensure this requirement is met.

Code Compliance – Impervious Surface and Stormwater

As discussed earlier in this staff report, in 2021, a manufactured dwelling on the subject property was removed from the southern part of the site with City of Wilsonville approval. In addition, 11 trees were removed from both parts of the property and the property was cleared, graded, and covered in gravel without City permits.

The owner subsequently applied for a retroactive Tree Removal Permit (Case File No. TR21-0002) and replanted trees on the site in accordance with an approved mitigation plan. These and the remaining three trees on the site are proposed to be retained and protected during construction of site improvements.

To mitigate for impervious surface created when gravel was placed on the properties, the applicant proposes an appropriately-sized stormwater facility along the west side of the site within the SB Overlay Zone buffer area. By constructing the stormwater facility and providing the required screening and buffering areas adjacent to the Walnut Mobile Home Park, the current application will bring the property into compliance with applicable City standards for an industrial yard within the PDI zone located adjacent to a residential use (Walnut Mobile Home Park).

Public Improvements and Dedications

No buildings are proposed as part of the current application; therefore, half-street improvements along SW Boones Ferry Road are not required. However, as required, the applicant’s plans show a 20-foot-wide right-of-way (ROW) dedication along the frontage. When development is proposed, the applicant will be required to complete half-street improvements within the dedicated ROW including new road paving, curb, sidewalk, landscaping, street lighting, and

stormwater retention areas. The Engineering Division Conditions included below address these required improvements (see also Exhibit C1).

Discussion Points – Discretionary Review:

The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant. There are no discretionary review requests included as part of the proposed application.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. The staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this staff report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board recommend approval to City County or approve, as relevant, the proposed application (DB22-0001) with the following conditions:

Planning Division Conditions:

Request A: Zone Map Amendment (ZONE22-0001)

This action recommends to the City Council adoption of the Zone Map Amendment for the subject properties. The Stage 1 Preliminary Plan (STG122-0001), Stage 2 Final Plan (STAG222-0001), and Site Design Review (SDR22-0001) are contingent on City Council action on the Zone Map Amendment request.	
PDA 1.	General: The proposed project shall be carefully designed to promote continuity in design with other development in Comprehensive Plan Area of Special Concern E and sufficiently buffered to minimize disturbance for residents of the Walnut Mobile Home Park immediately north, west and southwest of the subject property. See Findings A1 through A4.
PDA 2.	General: The proposed project shall be designed to minimize traffic (truck) conflicts with residential activities, including pedestrians. See Finding A4.

Request B: Stage 1 Preliminary Plan (STG122-0001)

Approval of the Stage 1 Preliminary Plan (STG122-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDB 1.	General: Minor changes in an approved preliminary development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of a staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDB 2.	Prior to Storage Yard Use: The proposed project shall provide appropriate screening and buffering to assure adequate separation of potentially conflicting land uses specifically related to the residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north and west and at the southwest corner of the site. Final function and design of the required screening and buffering will be reviewed with the Stage 2 Final Plan and Site Design Review. See Finding B14.
PDB 3.	General: The SB Overlay Zone shall be applied along the north, west, and a portion of the south boundaries of the subject property abutting the Walnut Mobile Home Park property. See Finding B15.
PDB 4.	Ongoing: No motor vehicle access shall be allowed through the landscaped area required in the SB Overlay Zone area. See Finding B16.

Request C: Stage 2 Final Plan (STG222-0001)

Approval of the Stage 2 Final Plan (STG222-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDC 1.	General: The approved final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of a staged development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
PDC 2.	Ongoing: Within 100 feet of the north and west property boundaries adjacent to the Walnut Mobile Home Park, loading and unloading operations and truck maneuvering is prohibited between the hours of 10:00 pm and 7:00 am so long as the property to the north and west is used for residential purposes. The areas of the proposed industrial yard and circulation area within 100 feet of the north and west property boundaries shall be clearly marked with signs or by other means indicating this limitation. Noises produced in violation of the Noise Ordinance shall be subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations. See Finding C26.
PDC 3.	Ongoing: The outdoor storage area shall be maintained in an orderly manner at all times; shall be gravel surface or better and suitable for the materials being handled and stored; and shall be suitably paved if a gravel surface is not sufficient to meet the performance standards for the use. See Finding C26.
PDC 4.	Prior to Storage Yard Use: The outdoor storage yard shall be screened from public view from adjacent properties and public right-of-way by a sight obscuring fence or planting not less than 6 feet in height, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on the development permit. Sufficient high shrubs to form a continuous screen at least 6 feet high and 95% opaque, year-round must be provided. In addition, one tree every 30 linear feet of landscaped area or as otherwise required to provide a tree canopy over the landscaped area, and ground cover plants that fully cover the remainder of the landscaped area are required. A 6-foot-high masonry wall or berm may be substituted for the shrubs, but the trees and ground cover plants are still required. See Findings C26, C44, and C45.
PDC 5.	Prior to Storage Yard Use: The portion of the south property boundary adjacent to the Walnut Mobile Home Park (southwest corner of the site) shall be screened with a 20-foot-deep area landscaped to at least the High Screen Standard as required by the Screening and Buffering (SB) Overlay Zone. See Finding C30.
PDC 6.	Prior to Storage Yard Use: All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See Finding C44.

PDC 7.	<u>Prior to Storage Yard Use:</u> The outdoor storage area shall not begin operation until required fencing is installed and landscape plantings are in place and approved by the City, or until posting by the applicant of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence and/or planting and their installation. See Finding C45.
PDC 8.	<u>Prior to Storage Yard Use:</u> All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding C47.

Request D: Site Design Review (SDR22-0001)

Approval of Site Design Review (SDR22-0001) is contingent on City Council approval of the Zone Map Amendment request (ZONE22-0001).	
PDD 1.	<u>Ongoing:</u> Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding D3.
PDD 2.	<u>Prior to Storage Yard Use:</u> All landscaping required and approved by the Development Review Board shall be installed prior to use of the proposed storage yard unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Development Review Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding D10.
PDD 3.	<u>Ongoing:</u> The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Findings D11 and D13.
PDD 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board, unless altered as allowed by the Wilsonville Development Code. See Finding D12.
PDD 5.	<u>Prior to Storage Yard Use:</u> All trees shall be balled and burlapped and conform in grade to “American Standards for Nursery Stock” current edition. Tree size shall be a minimum of 2-inch caliper. See Finding D21.
PDD 6.	<u>Prior to Storage Yard Use:</u> The following requirements for planting of shrubs and ground cover shall be met:

- Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch.
- Native topsoil shall be preserved and reused to the extent feasible.
- Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings.
- All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10- to 12-inch spread.
- Shrubs shall reach their designed size for screening within 3 years of planting.
- Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4-inch pot spaced 2 feet on center minimum, 2-1/4-inch pots spaced at 18 inches on center minimum.
- No bare root planting shall be permitted.
- Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within 3 years of planting.
- Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.
- Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding D27.

PDD 7. Prior to Storage Yard Use: Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding D27.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department, or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, performance standards, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Findings and Conditions:

PFA 1.	General: Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	Prior to Issuance of the Public Works Permit: Applicant shall apply for City of Wilsonville Erosion Control, Grading and Building Permits. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PFA 3.	Prior to Issuance of the Public Works Permit: A final stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. Prior to Final Approval of the Public Works Permit: Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility.
PFA 4.	Prior to Final Approval of the Public Works Permit: The applicant shall provide a site distance certification by an Oregon Registered Professional Engineer for the northern driveway access per the Traffic Impact Study. The southern driveway access shall remain closed.
PFA 5.	Prior to Final Approval of the Public Works Permit: The applicant shall record a 20-foot right-of-way dedication along SW Boones Ferry Road.
PFA 6.	Prior to Final Approval of the Public Works Permit: The applicant shall record a 10-foot public utility easement along SW Boones Ferry Road.

Master Exhibit List:

Entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The list below includes exhibits for Planning Case File No. DB22-0001 and reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning staff Materials

- A1. Staff report and Findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

B1. Applicant's Narrative and Materials

- Application Form
- Narrative
- DKS Traffic Memorandum
- Ownership Information
- Retroactive Tree Removal Approval (TR21-0002)
- Engineering Pre-Application Notes
- Pre-Application Addendum and Submittal Checklist
- Zone Change Exhibits
- Zoning Map Exhibit
- Boones Ferry Dedication Exhibits
- Utility Easement (Recorded Document 2010-067718)
- Utility Easement (Recorded Document 2010-067719)
- Stormwater Report
- Infiltration Report
- Response to Incomplete Notice (March 13, 2022)
- Response to Second Incomplete Notice (May 6, 2022)

B2. Applicant's Drawings and Plans

- C0.1 General Notes
- C0.2 Existing Conditions
- C0.3 Demolition Plan
- C1.0 Site Plan
- C2.0 Grading Plan
- C3.0 Utility Plan
- C4.0 Details
- C4.1 Details
- L1.0 Landscape Plan

L2.0 Landscape Details
EX1.0 Truck Turning Exhibit

Development Review Team Correspondence

C1. Public Works Plan Submittal Requirements and Other Engineering Requirements

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on January 24, 2022. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on February 23, 2022. The applicant submitted additional materials on March 21, 2022. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on April 19, 2022. On May 6 and 25, 2022, the applicant submitted additional materials, and Planning staff deemed the application complete on June 2, 2022. The City must render a final decision for the request, including any appeals, by September 30, 2022.

2. Surrounding land uses are as follows:

Compass Direction	Zone	Existing Use
North	FDA-H	Residential (Walnut Mobile Home Park)
East	NA	City right-of-way and Interstate-5
South	PDI	Automobile service and repair
West	FDA-H	Residential (Walnut Mobile Home Park)

3. Previous Planning Approvals:

TR21-0002 Type B Tree Removal Permit – Retroactive permit for removal of 11 trees

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures - In General Section 4.008

The application is being processed in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has been submitted on behalf of the property owner/applicant, William "Gregg" Davidson, Davidsons Boones Ferry Industrial LLC, and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

A pre-application conference was held on July 8, 2021 (PA21-0017) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsections 4.035 (.04) A. and 4.035 (.05)

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning - Generally Section 4.110

The proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.140 through 4.199.

Request A: Zone Map Amendment (ZONE22-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Comprehensive Plan

Areas of Special Concern-Area E-Summary and Special Considerations

A1. The subject property is located in Comprehensive Plan Area of Special Concern E (Area E), an area planned for industrial use bounded by SW Boeckman Road (north), SW Barber Street (south), SW Boones Ferry Road (east), and railroad tracks (west). As stated in the Comprehensive Plan, primary concerns for Area E relate to protection of the Walnut Mobile Home Park; specifically that “the life of the park can be prolonged through careful design considerations of surrounding development and doing so will help retain one of the City’s affordable housing opportunities”. The subject property shares its north and west, and a small portion of its southwest boundaries with the mobile home park and, therefore, is subject to the specific design considerations of Area E. This requirement is or will be satisfied by Condition of Approval PDA 1.

Areas of Special Concern-Area E-Consolidation of Smaller Lots

Design Objective 1

A2. The applicant proposes to develop two smaller lots (Tax Lots 800 and 900) as one consolidated Stage 1 Preliminary Plan consistent with this Design Objective.

Areas of Special Concern-Area E-Buffers to Mobile Home Park

Design Objective 2

A3. A condition of approval for the Zone Map Amendment is that the proposed project be carefully designed to promote continuity in design with other development in Area E and that adequate buffering be included in the site design to minimize disturbance for residents of the Walnut Mobile Home Park immediately north, west, and southwest of the subject property. This requirement is or will be satisfied by Condition of Approval PDA 1 (see Finding A1).

Areas of Special Concern-Area E-Minimize Traffic (Truck) Conflicts

Design Objective 3

A4. The applicant proposes one (1) driveway entrance on SW Boones Ferry Road, the centerline of which would be located within roughly 40 feet of the north property line shared with the adjacent Walnut Mobile Home Park. It is anticipated that there will be truck traffic associated with use of the site, an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This use is expected to generate about 20 daily trips, some of which are expected to be trucks and

contractor fleet vehicles. To comply with this Design Objective, the proposed development must be designed to minimize truck traffic conflicts with residential activities, including pedestrians. This requirement is or will be satisfied by Condition of Approval PDA 2.

Development Code

Zoning Consistent with Comprehensive Plan Section 4.029

- A5.** Concurrently with a Stage 1 Preliminary Plan for the entirety of the subject property, the applicant is applying for a zone change from FDA-H to PDI for the north part of the site (Tax Lot 800) comprising 0.55 acre. This change is consistent with the Comprehensive Plan designation of Industrial. As discussed above, the subject property is located in Area E in the Comprehensive Plan, which requires special consideration to design of development surrounding the Walnut Mobile Home Park, adequate buffering, and reduced truck traffic conflicts with residential activities. This requirement is or will be satisfied by Conditions of Approval PDA 1 and PDA 2.

Base Zones Subsection 4.110 (.01)

- A6.** The requested zoning designation of PDI is among the base zones identified in this subsection.

Standards for Planned Development Industrial Zone

Purpose of PDI Subsection 4.135 (.01)

- A7.** The zoning will allow a variety of industrial operations and associated uses such as those proposed by the applicant consistent with the purpose stated in this subsection.

Uses Typically Permitted Section 4.135 (.03)

- A8.** The applicant proposes to use the property as an industrial storage yard for a range of possible businesses such as a construction company, agricultural services, property maintenance, or logistics, which include parking and storage of commercial vehicles and equipment. This type of use could be considered “industrial services”, which is a permitted use in the PDI zone per Subsection 4.135 (.03) N. provided the use complies with all industrial performance standards, standards for outdoor storage, and other requirements of the zone.

Zone Change Procedures Subsection 4.197 (.02) B. and C. 1.

- A9.** The request for a Zone Map Amendment has been submitted as set forth in the applicable code sections including Section 4.008, Subsection 4.197 (.02) B. and C., and Section 4.140.

Conformance with Comprehensive Plan Map, etc.
Subsection 4.197 (.02) C. 2.

A10. The proposed Zone Map Amendment is consistent with the Comprehensive Map designation of Industrial with consideration given to Design Objectives for Area E in the Comprehensive Plan (see Findings A1 through A4 and Conditions of Approval PDA 1 and PDA 2).

Public Facility Concurrency
Subsection 4.197 (.02) C. 4. and C. 8.

A11. Based on existing nearby utilities and utility master plans, and the Transportation System Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning. A preliminary review of the application materials appears to confirm the site can be adequately served by streets and utilities when development is proposed in the future. Details of required street and utility connections and improvements will be established with review of subsequent modifications of the Stage 1 Preliminary Plan and Stage 2 Final Plan.

Impact on Significant Resource Overlay Zone (SROZ) Areas
Subsection 4.197 (.02) C. 5.

A12. No SROZ areas or identified natural or geologic hazards are located within the area to be rezoned.

Development within 2 Years
Subsection 4.197 (.02) C. 6.

A13. The applicant's code response narrative states a commitment to begin construction within two (2) years of approval of the Zone Map Amendment. In the scenario where the applicant or their successors do not start development within 2 years, thus allowing related land use approvals to expire, the zone change shall remain in effect.

Development Standards and Conditions of Approval
Subsection 4.197 (.02) C. 7.

A14. As can be found in the findings for the accompanying request for a Stage 1 Preliminary Plan (Request B), the applicable development standards will be met either as proposed or as a Condition of Approval.

Request B: Stage 1 Preliminary Plan (STG122-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- B1.** The property is of sufficient size to be developed in a manner consistent with the purposes and objectives of Section 4.140. The subject property, comprised of two tax lots, is less than two (2) acres in size, and is designated Industrial in the Comprehensive Plan. Concurrently with the request for a Stage 1 Preliminary Plan, the applicant proposes to rezone the north part of the property (Tax Lot 800) to PDI consistent with the Comprehensive Plan designation.

Ownership Requirements

Subsection 4.140 (.03)

- B2.** All the land subject to change under the proposal is under a single ownership.

Professional Design Team

Subsection 4.140 (.04)

- B3.** As can be found in the applicant's submitted materials, appropriate professionals have been involved in the planning and permitting process. Beth Zauner, Project Manager/Planner/Landscape Architect, with AAI Engineering is the applicant's representative.

Planned Development Permit Process

Subsection 4.140 (.05)

- B4.** The applicant submitted for a Zone Map Amendment (for the north part of the site), Stage 1 Preliminary Plan, Stage 2 Final Plan, and Site Design Review, which comprise the current application. The property will be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency

Subsection 4.140 (.06)

- B5.** The subject property (Tax Lots 800 and 900) is designated Industrial and located in Area E in the Comprehensive Plan. The Zone Map Amendment (Request A), which proposes to rezone the north part of the subject property (Tax Lot 800) from FDA-H to PDI, has been conditioned to give consideration to the Design Objectives of Area E (see Conditions of Approval PDA 1 and PDA 2). Findings under the Stage 2 Final Plan (Request C) and Site Design Review (Request D) demonstrate the proposed development is designed to promote continuity with other development in the area, sufficiently buffered to minimize

disturbance for residents of the mobile home park, and designed to minimize truck traffic conflicts with residential activities. In addition, the Stage 1 Preliminary Plan includes conditions specific to the Screening and Buffering (SB) Overlay Zone (see discussion under Findings B13 through B19 of this staff report).

Application Requirements

Subsection 4.140 (.07)

- B6.** Review of the proposed Stage 1 Preliminary Plan has been scheduled for a public hearing before the Development Review Board in accordance with this subsection and the applicant has met all the applicable submission requirements as follows:
- The property affected by the Stage 1 Preliminary Plan is under the sole ownership of William “Gregg” Davidson, Davidsons Boones Ferry Industrial LLC, and the application has been signed by the property owner.
 - The application for a Stage 1 Preliminary Plan has been submitted on a form prescribed by the City.
 - The professional design team and coordinator have been identified.
 - The applicant has stated the various uses involved in the Stage 1 Preliminary Plan and their locations.
 - The boundary affected by the Stage 1 Preliminary Plan has been clearly identified and legally described.
 - Sufficient topographic information has been submitted.
 - Information on the land area to be devoted to various uses has been provided.
 - Phasing information has been provided.
 - Any necessary performance bonds will be required.
 - Waiver information has been submitted.

Planned Development Industrial (PDI) Zone

Purpose of Planned Development Industrial (PDI) Zone

Subsection 4.135 (.01)

- B7.** The subject property is proposed for a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Uses Typically Permitted

Subsection 4.135 (.03)

- B8.** The uses proposed in the Stage 1 Preliminary Plan are limited to industrial uses consistent with the list established in this subsection

Block and Access Standards

Subsections 4.135 (.04) and 4.131 (.03)

- B9.** No changes to blocks are proposed. The site’s access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70 feet away, respectively. Based on the City’s

design standards, the minimum access spacing on SW Boones Ferry Road (Collector) is 100 feet and the desired spacing is 300 feet. The southern site access to the project site is located less than 100 feet from the site access to the car repair shop on the adjacent property to the south. Therefore, it is recommended that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation.

PDI Performance Standards

Industrial Performance Standards

Subsections 4.135 (.05) A. through N.

B10. The Stage 1 Preliminary Plan enables conformance with the Industrial performance standards. Final compliance of the Phase 1 development with the Industrial performance standards is reviewed under Stage 2 Final Plan (Request C).

Other Standards for PDI Zone

Lot Size and Maximum Lot Coverage

Subsections 4.135 (.06) A. and B.

B11. Nothing in the Stage 1 Preliminary Plan prevents the minimum individual lot size, maximum lot coverage, and minimum landscape requirements from being met.

Setbacks

Subsections 4.135 (.06) C. through E.

B12. The existing house on the property meets the applicable setback standards of the FDA-H zone (30-foot front and rear; 10-foot side), but not those of the PDI zone (30-foot front, rear and side). With the proposed change in zoning from FDA-H to PDI, the house will become legal nonconforming with respect to the side setback from the north property line. No other buildings are proposed as part of the current application; therefore, building setbacks do not apply. As noted elsewhere in this staff report, special care must be taken related to the setbacks and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Area E of the Comprehensive Plan and the SB Overlay Zone.

Screening and Buffering (SB) Overlay Zone

Purpose of SB Overlay Zone

Subsection 4.137.5 (.01)

B13. The SB Overlay Zone requires appropriate screening and buffering for areas where residential and nonresidential land uses abut. For industrial properties, the SB Overlay Zone requires a 10-foot-deep buffer area with landscaping to the High Wall standard or a 20-foot-deep buffer area with landscaping to the High Screen standard. Further, there are restrictions on motor vehicle access, exterior operations, and signs, and the Development

Review Board may impose additional landscape requirements to minimize visual impacts of any approved vehicle access points.

The subject property is proposed for a variety of nonresidential uses consistent with the PDI zone and abuts a residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north, west and southwest. This meets the purpose for applying the SB Overlay Zone and requiring appropriate screening and buffering to assure adequate separation of potentially conflicting land uses.

Application of SB Overlay Zone

Subsection 4.137.5 (.02)

- B14.** The criteria for applying the SB Overlay Zone is met along the north, west, and southwest boundaries of the subject property, which abut the Walnut Mobile Home Park. In response, the applicant proposes a 20-foot-wide landscaped buffer to the High Screen standard along the north and west boundaries of the subject site, which meets the requirements. The buffer area is proposed to include an existing six-foot-tall chain link fence with privacy slats along the north, west, and south boundaries of the property, providing a partially sight-obscuring fence adjacent to the mobile home park. In addition, the north buffer area includes deciduous trees roughly 30-feet on center, arborvitae between the trees, and kinnikinnick groundcover inside the fence. Similarly the west buffer area includes deciduous trees and arborvitae. However, rather than kinnikinnick groundcover, the remainder of the west buffer area contains a stormwater facility planted with a variety of native trees, shrubs and groundcover.

Condition of Approval PDB 2 through PDB 4 ensure compliance of the Stage 1 Preliminary Plan with the requirements of the SB Overlay Zone, including that buffering and screening also be provided at the southwest corner of the site, abutting the mobile home park. In addition, compliance is discussed in more detail under the Stage 2 Final Plan (Request C).

Landscaped Areas-Industrial Properties

Subsection 4.137.5 (.03) B.

- B15.** Landscaping of the site is reviewed as part of the Stage 2 Final Plan. As noted elsewhere in this staff report, special care needs to be taken related to buffering and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Comprehensive Plan language for Area E.

Ingress and Egress

Subsection 4.137.5 (.04)

- B16.** No motor vehicle access is allowed, and none is proposed in the current application, through the landscaped area required in the SB Overlay Zone.

Exterior Work

Subsection 4.137.5 (.05)

B17. As reviewed in the Stage 1 Preliminary Plan no exterior manufacturing, storage, sales, or other similar work is proposed in the SB Overlay Zone area.

Signs

Subsection 4.137.5 (.06)

B18. No signs are proposed in the SB Overlay Zone area.

Performance Standards and Off-Site Impacts

Subsection 4.137.5 (.07)

B19. Review of conformance with the PDI zone performance standards occurs with the Stage 2 Final Plan (Request C).

Request C: Stage 2 Final Plan (STG222-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations

Planned Development Purpose

Subsection 4.140 (.01)

C1. The proposed Stage 2 Final Plan for development of the site is consistent with the Planned Development Regulations purpose statement.

Planned Development Lot Qualifications

Subsection 4.140 (.02)

C2. The subject property is of sufficient size (1.28 acres) to be developed in a manner consistent with the purposes and objectives of Section 4.140. It allows for development of the proposed uses while meeting applicable landscaping and other site requirements indicating it is of sufficient size.

Ownership Requirements

Subsection 4.140 (.03)

C3. The subject property is in a single ownership by Davidsons Boones Ferry Industrial LLC, whose owner, William "Gregg" Davision, has signed the application.

Professional Design Team

Subsection 4.140 (.04)

C4. As can be found in the applicant's submitted materials, the design team, led by Beth Zauner of AAI Engineering, is composed of appropriate professionals, including survey,

geotechnical engineering, civil and landscape, architectural, planning and structural design, and a commercial general contractor.

Planned Development Permit Process

Subsection 4.140 (.05)

- C5. The subject property is fewer than 2 acres and designated Industrial in the Comprehensive Plan. Tax Lot 800 is currently zoned FDA-H; however, the applicant has requested rezoning of the property to PDI (see Request A). Tax Lot 900 is currently zoned PDI. The property will be developed as a planned development in accordance with this subsection.

Consistency with Comprehensive Plan and Other Applicable Plans

Subsections 4.140 (.06) and 4.140 (.09) J. 1.

- C6. As discussed earlier in this staff report, the Zone Map Amendment and Stage 1 Preliminary Plan are conditioned to give consideration to design objectives and standards of Area E in the Comprehensive Plan and the SB Overlay Zone. Adherence to the proposed conditions ensure compliance with the standards.

Stage 2 Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

- C7. The applicant is requesting both Stage 1 Preliminary Plan and Stage 2 Final Plan approval, together with Site Design Review, as part of this application. The Stage 2 Final Plan provides sufficient information regarding conformance with both the Stage 1 Preliminary Plan and Site Design Review.

Development Review Board Role

Subsection 4.140 (.09) B.

- C8. The Development Review Board is considering all applicable permit criteria set forth in the Wilsonville Development Code and staff is recommending the Development Review Board approve the application with Conditions of Approval.

Stage 1 Conformance and Submission Requirements

Subsection 4.140 (.09) C.

- C9. The Stage 2 Final Plan substantially conforms to the Stage 1 Preliminary Plan, which has been submitted concurrently. The applicant has provided the required drawings and other documents showing all the information required by this subsection.

Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- C10.** The applicant has provided sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan and landscape plans.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- C11.** No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- C12.** The Stage 2 Final Plan approval and other associated applications will expire two (2) years after approval, unless an extension is approved in accordance with these subsections. The applicant intends to construct the proposed improvements in one implementation phase promptly after land use approval, and well within the allotted time period.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- C13.** As shown in the Traffic Impact Memorandum prepared by the City's traffic consultant, DKS Associates, included in Exhibit B1, a total of 5 trips (4 in, 1 out) are expected to be generated during the p.m. peak hour and a total of 20 daily trips. The proposed land use is expected to generate 0 p.m. peak hour trip (5% of estimated trips) through the I-5/SW Elligsen Road interchange area and 3 p.m. peak hour trips (50% of estimated trips) through I-5/SW Wilsonville Road interchange area.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- C14.** Facilities and services, including utilities in SW Boones Ferry Road, are available and sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

- C15.** A Condition of Approval will ensure adherence to approved plans except for minor revisions approved by the Planning Director through the Class I Administrative Review process if such changes are consistent with the purposes and general character of the development plan. See Condition of Approval PDB 1.

Standards Applying to All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

C16. No new buildings are proposed as part of the current application; therefore, this standard does not apply.

Underground Utilities

Subsection 4.118 (.02)

C17. All utilities on the property are required to be underground. Per the applicant's code response narrative, the applicant will coordinate with the City to verify the layout and locations of all proposed utilities. As the existing house on the site is not proposed to be used, the overhead utility line to the house on its north side is not proposed to be changed as part of the current application. Existing overhead electrical lines central and along the south property boundary are proposed to be removed and existing poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2).

Waivers

Subsection 4.118 (.03) A. through D.

C18. The applicant has not requested any waivers to the standards applying to all planned development zones.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

C19. No additional requirements or restrictions are recommended pursuant to this subsection. Performance standards and requirements of the PDI zone address potential impacts from noise, odor, glare, etc.

Impact on Development Cost

Subsection 4.118 (.04)

C20. In staff's professional opinion, the determination of compliance or attached conditions do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

C21. No additional tracts are being required for recreational facilities, open space area, or easements.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

- C22.** Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City's stormwater standards will be met thus limiting adverse hydrological impacts on water resources, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of Planned Development Industrial (PDI) Zone

Subsection 4.135 (.01)

- C23.** The proposed development includes a variety of industrial operations and associated uses consistent with the purpose stated in this subsection.

Typically Permitted Uses

Subsection 4.135 (.03)

- C24.** The uses proposed in the Stage 2 Final Plan are consistent with the Stage 1 Preliminary Plan and with the purpose of and permitted uses in the PDI zone, including industrial services and outdoor equipment storage.

Block and Access Standards

Subsections 4.135 (.04) and 4.131 (.03)

- C25.** No changes to blocks are proposed. As discussed earlier in this staff report, the site's access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70 feet away, respectively. The Traffic Impact Memorandum for the project recommends that the southern project site access point continue to be closed and only the northern project access point provide access to the site. The applicant proposes to remove the south site access and use only the north access consistent with this recommendation. (See Finding B9.)

PDI Performance Standards

Industrial Performance Standards

Subsections 4.135 (.05) A. through N.

- C26.** The proposed project meets the performance standards of this subsection as follows:
- **Pursuant to Standard A** (enclosure of uses and activities), the existing house on the site will not be used for industrial or commercial activities, no new non-parking/loading activities and uses required to be completely enclosed in buildings are anticipated on the site and outdoor storage is permitted when appropriately screened as proposed.
 - **Pursuant to Standard B** (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
 - **Pursuant to Standard C** (emissions), there is no indication that odorous gas or other odorous matter will be produced by the proposed use.

- **Pursuant to Standard D** (open storage), the proposed 54,664-square-foot outdoor storage yard is proposed to be fenced and landscaped as required to comply with the provisions of Sections 4.176 and 4.137.5.
- **Pursuant to Standard E** (operations and residential areas), the northern drive aisle, which provides access to the proposed outdoor storage area and is the entry point for trucks is located within 100 feet of the south property boundary of the Walnut Mobile Home Park, a residential use in the FDA-H zone. As no new buildings are proposed on the subject property, the applicant's narrative does not address night operations. The narrative also states: "The proposed use is a storage yard. As such, it will not incur frequent/daily truck trips to the property." However, to minimize noise intrusion into the mobile home part, a Condition of Approval prohibits truck maneuvering within 100 feet of the north property boundary between the hours of 10:00 pm and 7:00 am so long as the property to the north is used for residential purposes, and requires this area be clearly marked with signs or by other means indicating this limitation.
- **Pursuant to Standard F** (heat and glare, exterior lighting), no exterior operations are proposed creating heat and glare, and no exterior lighting is proposed that would produce light on adjacent residential uses.
- **Pursuant to Standard G** (dangerous substances), there are no prohibited dangerous substances expected on the development site.
- **Pursuant to Standard H** (liquid and solid wastes), there is no evidence that the standards for liquid and solid waste will be violated.
- **Pursuant to Standard I** (noise), there is no evidence that noise generated from the proposed operations will violate the City's Noise Ordinance, however, as discussed under Standard E, above, the site is located within 100 feet of and shares a property boundary with a residential district and is, therefore, subject to certain noise limitations. Noises produced in violation of the Noise Ordinance are subject to the enforcement procedures established in Wilsonville Code (WC) 6.204 for such violations. A Condition of Approval will ensure compliance with the Noise Ordinance.
- **Pursuant to Standard J** (electrical disturbances), no functions or construction methods are proposed that would interfere with electrical systems, and any construction activity that may require temporary electrical disruption for safety or connection reasons will be limited to the project site and coordinated with appropriate utilities.
- **Pursuant to Standard K** (discharge of air pollutants), there is no evidence that any prohibited discharge will be produced by the proposed project.
- **Pursuant to Standard L** (open burning), no open burning is proposed on the development site.
- **Pursuant to Standard M** (outdoor storage), a Condition of Approval will ensure compliance with this standard including that the outdoor storage area will be maintained in an orderly manner at all times, that the area will be gravel surface or better and suitable for the materials being handled and stored, that the area will be suitably paved if a gravel surface is not sufficient to meet the performance standards for the use, and that the area will be concealed from view at the abutting property lines by a sight obscuring fence or planting not less than six feet in height.

- **Pursuant to Standard N** (unused area landscaping), the subject site will be completely developed with outdoor storage, circulation area, landscaping, and other site improvements.

Other Standards for PDI Zone

Lot Size and Maximum Lot Coverage

Subsections 4.135 (.06) A. and B.

- C27.** The subject site is of sufficient size to accommodate the proposed stormwater facility, landscaping, and other improvements.

Setbacks

Subsections 4.135 (.06) C. through E.

- C28.** The existing house on the property meets the applicable setback standards of the FDA-H zone (30-foot front and rear; 10-foot side), but not those of the PDI zone (30-foot front, rear and side). With the proposed change in zoning from FDA-H to PDI, the house will become legal nonconforming with respect to the side setback from the north property line. No other buildings are proposed as part of the current application; therefore, building setbacks do not apply. As noted elsewhere in this staff report, special care must be taken related to the setbacks and screening from the Walnut Mobile Home Park to the north, west and southwest consistent with Comprehensive Plan Area E and the SB Overlay Zone.

Screening and Buffering (SB) Overlay Zone

Purpose and Application of SBOZ

Subsections 4.137.5 (.01) and (.02)

- C29.** The subject property is proposed for a variety of nonresidential uses consistent with the PDI zone and abuts a residentially zoned (FDA-H) residential use (Walnut Mobile Home Park) to the north, west, and southwest, which meets the purpose for applying the SB Overlay Zone. Appropriate screening and buffering is required to assure adequate separation of potentially conflicting land uses. See Findings B13 and B14.

Landscaped Areas-Industrial Properties

Subsection 4.137.5 (.03) B.

- C30.** For land zoned PDI, the SB Overlay Zone requires either a 20-foot-deep area landscaped to at least the High Screen Standard, or a 10-foot-deep area landscaped to at least the High Wall Standard along all property lines where the SB Overlay Zone is applied. To provide buffering and screening from the Walnut Mobile Home Park to the north and west, consistent with the High Screen Standard, the applicant is proposing a 20-foot-wide landscaped buffer, which includes an existing six-foot-tall chain link fence with privacy slats providing a partially sight-obscuring fence. In addition, the north buffer area includes deciduous trees roughly 30-feet on center, arborvitae between the trees, and kinnikinnick groundcover inside the fence. Similarly the west buffer area includes deciduous trees and

arborvitae. However, rather than kinnikinnick groundcover, the remainder of the west buffer area contains a stormwater facility planted with a variety of native trees, shrubs and groundcover. The southwest corner of the site also is adjacent to the mobile home park and subject to the requirements of the SB Overlay Zone. A Condition of Approval ensures that this area is landscaped to comply with the applicable buffering and screening requirements. Conditions of Approval PDB 2 through PDB 4 ensure compliance of the Stage 1 Preliminary Plan with the requirements of the SB Overlay Zone; no additional conditions are needed. See Finding B15.

Ingress and Egress, Exterior Work, Signs, Performance Standards and Off-Site Impacts

Subsections 4.137.5 (.04) through (.07)

C31. Within the SB Overlay Zone:

- No motor vehicle access is allowed, and none is proposed. See Finding B16.
- No exterior manufacturing, storage, sales, or other similar work is allowed, and none is proposed; however, there are stricter standards that apply to truck loading and unloading activities as discussed elsewhere in this staff report related to Industrial Performance Standards. See Finding B17.
- No signs other than approved monument signs are allowed, and none are proposed. See Finding B18.

As discussed in this staff report the proposed development complies with, or will with Conditions of Approval, performance standards of the PDI zone to limit impacts on surrounding properties and the overall community. See Finding B19.

On-site Pedestrian Access and Circulation

Continuous Pathway System, Vehicle Pathway Separation, Width and Surface, Pathway Signs

Subsection 4.154 (.01) B.1. through B.6.

C32. No structures are proposed on the site, therefore, improvements on the property frontage on SW Boones Ferry Road, including pedestrian access to the site, are not required. No other on-site pedestrian walkways are required or proposed as part of the project.

Parking Standards

Minimum and Maximum Parking

Section 4.155 (.03) G.

C33. The existing house on the site is not proposed to be used as part of the current application and no buildings or structures are proposed on the site that require provision of passenger vehicle or bicycle parking. Therefore, the standards of this section do not apply.

Other Parking Design Standards
 Subsections 4.155 (.02) and (.03)

C34. The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
K. Surfaced with asphalt, concrete or other approved material.	☒	Outdoor storage area surfaced in gravel, which is allowed; paving is not required.
Drainage meeting City standards	☒	Drainage of storage area is professionally designed and being reviewed to meet City standards.
L. Lighting that does not shine into adjoining structures or into the eyes of passersby.	☒	No lighting of outdoor storage area is proposed.
Subsection 4.155 (.03) Minimum and Maximum Off-Street Parking Requirements		
A. Access and maneuvering areas adequate.	☒	Access and maneuvering area is adequate to serve functional needs of site.
A.1. Circulation patterns clearly marked.	☒	Truck circulation will occur throughout the site per the Circulation Plan (see Sheet EX1.0 in Exhibit B2).

Other Development Standards

Access, Ingress, and Egress
 Section 4.167

C35. Access to SW Boones Ferry Road (one driveway) will be located at a defined point approved by the City.

Double-Frontage Lots
 Sections 4.169 (.01) and (.02)

C36. The proposal does not have any double-frontage lots.

Natural Features and Other Resources
 Section 4.171

C37. The subject property does not contain natural environmental and scenic features, and no part of the site is protected as part of the City’s Significant Resource Overlay Zone (SROZ). There are three (3) existing trees, including a 30-inch d.b.h. Douglas-fir, a 22-inch d.b.h. maple, and a 50-inch d.b.h. sequoia, located on the eastern part of the site that will be preserved. In addition, trees and shrubs planted as mitigation for the retroactive tree removal permit (TR21-0002) will be retained. There are no structures of any historic or cultural designation on the subject site and no hillsides, wooded areas, or hazard areas needing protection on the site. An overhead powerline runs along the south property boundary and caution will need to be taken when construction activities occur in this area.

There are no high voltage powerline easements or rights of way or petroleum pipeline easements on the site.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsection 4.175 (.01)

C38. Fencing with a security gate that encloses the outdoor storage yard on all sides provides security of the site.

Lighting to Discourage Crime

Subsection 4.175 (.04)

C39. No lighting is required and none proposed to illuminate the outdoor storage yard to discourage crime and ensure public safety.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

C40. Through complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage 2 Final Plan is in compliance with the landscaping and screening purpose statement.

Landscape Code Compliance

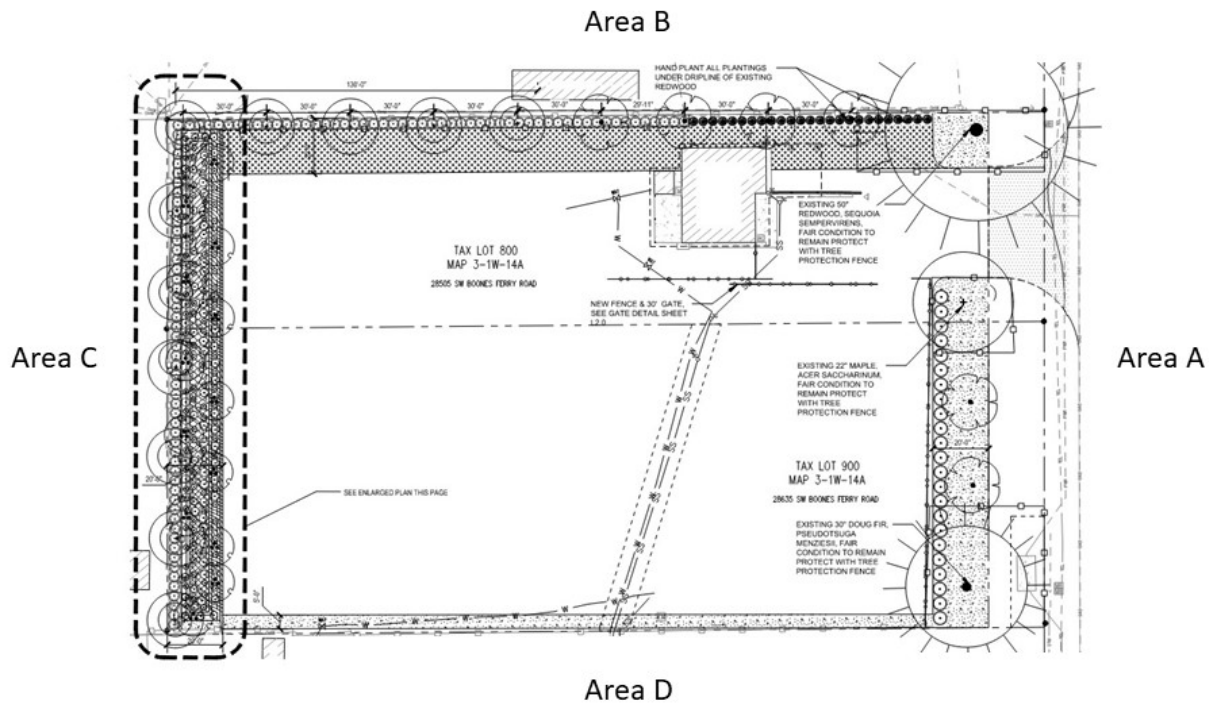
Subsection 4.176 (.02) B.

C41. No waivers or variances to landscape standards have been requested, thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

C42. As shown on Sheets L1.0 and L2.0 (Exhibit B2), materials required to meet landscaping standards are provided as follows:



Landscape Areas A and D:

- Area Description:** East and south sides of site
- Landscaping Standard:** High Screen
- Comments on Intent:** Provides visual separation and sight-obscuring screen of outdoor storage yard from adjacent properties and public right-of-way
- Required Materials:** Fully cover, 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.
- Materials Provided:**

Area A – East side along SW Boones Ferry Road: Euonymus hedge and native meadow mix grass in front (on street side) of 6-foot chain link fence with privacy slats provides screening. Tree canopy includes three (3) preserved trees (30-inch d.b.h. Douglas-fir, 22-inch d.b.h. maple, 50-inch d.b.h. sequoia) and two (2) red maple trees.

Area D – South side along adjacent property: Native meadow mix grass in front (inside property) of six (6)-foot fence with privacy slats. Seven (7) trees, but not shrubs or groundcover, were planted along the south boundary of the property as required mitigation for the retroactive tree removal permit (TR21-0002); however, no hedge or trees are shown on landscape plan in this area. The southwest corner of Area D is adjacent to the mobile home park and subject to the requirements of the SB Overlay Zone. Conditions of Approval ensure that the south

boundary of the property is landscaped to comply with the applicable landscaping, buffering and screening requirements.

Landscape Areas B and C:

Area Description: North and west sides of site along property line shared with Walnut Mobile Home Park

Landscaping Standard: High Screen or High Wall required– SB Overlay Zone applies

Comments on Intent: Screening and buffering required between development and residential use to north, west, and southwest

Required Materials: High Screen: Fully cover, 6-foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area. High Wall: 6-foot masonry wall, trees every 30 feet or as required to provide canopy over landscape area. SB Overlay Zone: 20-foot buffer area with High Screen or 10-foot buffer area with High Wall.

Materials Provided: Area B – North side adjacent to mobile home park: 20-foot-wide buffer area provided between south property line of mobile home park and gravel area of industrial yard. Six (6)-foot chain link fence with privacy slats on north side of buffer. Arborvitae hedge with kinnikinnick groundcover on south side of fence (inside property). Tree canopy includes nine (9) red maples roughly 30 feet on center.

Area C – West side adjacent to mobile home park: 20-foot-wide buffer area provided between east property line of mobile home park and gravel area of industrial yard. Six (6)-foot chain link fence with privacy slats on west side of buffer. Arborvitae hedge and stormwater facility with native plantings on east side of fence (inside property). Tree canopy includes six (6) red maples roughly 30 feet on center.

Landscape Area and Locations

Subsection 4.176 (.03)

C43. The applicant indicates that 9,249 square feet (16.9%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site as described above. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

Buffering and Screening

Subsection 4.176 (.04) A. through F.

C44. In addition to the standards of this subsection, the requirements of the Section 4.137.5 (SB Overlay Zone) are applied to the proposed development:

- **Pursuant to Standard A** (screening between intensive and less intensive developments), the proposed development will be screened and buffered from the

adjacent Walnut Mobile Home Park consistent with requirements of the SB Overlay Zone.

- **Pursuant to Standard B** (buffering and screening of activity areas on commercial and industrial sites from adjacent residential areas), buffering and screening to the High Screen Standard, as required by the SB Overlay Zone, is provided along the north and west property boundaries adjacent to the Walnut Mobile Home Park. A condition of approval requires that similar buffering and screening is provided at the southwest corner of the site, which also abuts the mobile home park.
- **Pursuant to Standard C** (mechanical and utility equipment screening), all exterior, roof and ground mounted, mechanical and utility equipment must be screened from ground level off-site view from adjacent streets or properties. No roof or ground-mounted mechanical equipment is shown on the submitted plans; however, a Condition of Approval will ensure that all equipment is screened as required.
- **Pursuant to Standard D** (screening of outdoor storage areas), outdoor storage must be screened from public view unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on the development permit. The submitted plans (Sheets L1.0 and L2.0 in Exhibit B2) show landscaping on the north, east, and west sides of the proposed outdoor storage yard that includes a 6-foot chain link fence with privacy slats, trees at 30 feet on center, and shrubs (arborvitae and euonymus) that reach six (6) feet or more at maturity, which should be adequate to achieve the required visual screening. Insufficient landscaping is shown on the south side of the outdoor storage yard and a Condition of Approval requires that appropriate tree, shrub and groundcover be provided to meet the requirements. .
- **Pursuant to Standard E** (screening of loading areas and truck parking not in industrial zones), the proposed development is an industrial use in the PDI zone and, therefore, is not required to screen loading areas and docks, and truck parking.
- **Pursuant to Standard F** (fences over six (6) feet high), no fence over six (6) feet high is proposed on the project site.

Installation of Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

- C45.** A 6-foot chain link fence with privacy slats and landscaping will enclose the proposed outdoor storage area on all sides. Landscaping proposed along the south side of the storage area does not appear adequate to screen the yard from the adjacent property as it includes a native meadow mix grass in front (inside property) of the fence but no shrubs or trees (see Sheet L1.0). A Condition of Approval has been included to require that adequate landscaping and screening is provided along this property boundary. Another Condition of Approval will ensure that the outdoor storage area will not begin operation until the fence is erected and landscaping is in place and approved by the City, or until posting by the applicant of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence and/or planting and their installation.

Landscape Plan Requirements

Subsection 4.176 (.09)

- C46.** The Landscape Plans (Sheets L1.0 and L2.0 in Exhibit B2) provide the required information including proposed landscape areas, type, installation size, number and placement of materials, plant material list, and proposed method of irrigation.

Other Development Standards

Access Drives and Travel Lanes

Subsection 4.177 (.01) E.

- C47.** The access driveway is designed to provide clear travel, free from obstructions. The interior circulation area of the site is surfaced in gravel, as is allowed for an outdoor industrial yard, and no travel lanes are proposed within the site. Should travel lanes be added in the future, a Condition of Approval ensures they are capable of carrying a 23-ton load. Because no buildings or structures are proposed on the site and the existing house is accessible from the street, emergency access lanes are not required by Tualatin Valley Fire and Rescue (TVF&R).

Mixed Solid Waste and Recyclables Storage-Adequate Storage Area

Subsection 4.179 (.01) and 4.430 (.02) and (.03)

- C48.** No new buildings or structures are proposed on the site, which will be used as an outdoor industrial storage yard. Therefore, no storage area for mixed solid waste and recyclables is required or proposed.

Mixed Solid Waste and Recycles Storage-Review by Franchise Garbage Hauler

Subsection 4.179 (.07)

- C49.** As no new buildings or structures are proposed on the project site, no mixed solid waste and recyclables storage is proposed or required. Therefore, review by Republic Services, the franchise garbage hauler, is not required.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

- C50.** The proposed development is not required to meet the Outdoor Lighting Standards because no new buildings or structures are proposed as part of the current application. See Request C.

Underground Installation

Sections 4.300 through 4.320

- C51.** Per the applicant's code response narrative, the applicant will coordinate with the City to verify the layout and locations of all proposed utilities. Existing overhead electrical lines central to and along the south boundary of the site are proposed to be removed and existing

poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2).

Request D: Site Design Review (SDR22-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriate Design

Subsection 4.400 (.01) and Subsection 4.421 (.03)

D1. Staff summarizes compliance with this subsection as follows:

- **Excessive Uniformity:** The proposed development is unique to the particular development context and does not create excessive uniformity.
- **Inappropriate or Poor Design of the Exterior Appearance of Structures:** This standard does not apply as no new buildings or structures are proposed on the site.
- **Inappropriate or Poor Design of Signs:** This standard does not apply as no signs are proposed on the site.
- **Lack of Proper Attention to Site Development:** The appropriate professional services have been used to design the site, demonstrating attention being given to site development.
- **Lack of Proper Attention to Landscaping:** Landscaping is provided, has been professionally designed by a landscape designer, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

D2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), the proposed site layout allows for landscaping requirements to be met on the site and creates a visual environment that is compatible with other surrounding industrial uses.
- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), site landscaping is designed to screen the open storage yard and provide a pleasing environment for the neighboring residential property.
- **Pursuant to Objective C** (discourage inharmonious development), professional design of the proposed landscaping supports a quality visual environment and thus prevents monotonous, drab, unsightly, and dreary development.
- **Pursuant to Objective D** (conserve natural beauty and visual character), design of the proposed site layout addresses the public at the street while maintaining flexibility for

future development phases. Landscaping improves the general aesthetic of the site and harmonizes with the visual character of the PDI zone.

- **Pursuant to Objective E** (protect and enhance City’s appeal), development of the site with well-designed landscaping will enhance this industrial area, which could attract additional investment in surrounding properties.
- **Pursuant to Objective F** (stabilize property values/prevent blight), developing the site, which currently is gravel surfaced with a house and some landscaping, will enhance the site and surrounding industrial area, helping to prevent future blight.
- **Pursuant to Objective G** (insure adequate public facilities), the proposal does not impact the availability or orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), the outdoor storage area is clearly delineated with fencing and a security gate. A 20-foot-wide buffer with landscaping and fencing provide separation and screening to the adjacent mobile home park property on the north, west, and southwest.
- **Pursuant to Objective I** (foster civic pride and community spirit), the project will foster civic pride by enhancing a gravel lot with attractive landscaping, while being sensitive to the adjacent mobile home park.
- **Pursuant to Objective J** (sustain favorable environment for residents), the proposed development includes a 20-foot-wide landscaped buffer area and 6-foot-tall chain link fence with privacy slats adjacent to the Walnut Mobile Home Park, which meets the requirements of the SB Overlay Zone and ensures the comfort and health of residents.

Development Review Board Jurisdiction Section 4.420

- D3.** A Condition of Approval will ensure construction, site development, and landscaping are carried out in substantial accordance with the DRB-approved plans, drawings, sketches, and other documents. No building permits will be granted prior to Development Review Board approval. No variances are requested from site development requirements.

Design Standards Subsection 4.421 (.01)

- D4.** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:
- **Pursuant to Standard A** (Preservation of Landscape), there are no natural features on the site, landscaping that was recently planted as mitigation for tree removal will be preserved and protected during site development, and three (3) existing mature trees also will be preserved and protected. The site slopes gently from 184 ft elevation on the east side to 178 ft on the west and site layout minimizes tree and soil removal to the extent practicable. The proposed stormwater facility along the west property boundary is located appropriately as the lowest elevation of the site, and grade changes are integrated with the general appearance and topography of neighboring developed areas.

- **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the site slopes gently from east (184 ft elevation) to west (178 ft elevation) and does not have naturally sensitive areas. Surrounding uses in the general area to the south and in the broader industrial area are of similar intensity, and landscaping and screening at the site perimeter provides appropriate buffering to adjacent properties including the Walnut Mobile Home Park as required by Sections 4.137.5 and 4.176.
- **Pursuant to Standard C** (Drives, Parking, and Circulation), one (1) existing access driveway on SW Boones Ferry Road will be retained while a second driveway will be removed, and industrial vehicles will enter and exit using the single driveway (see Sheet EX1.0 in Exhibit B2). As no frontage improvements are required and no structures are proposed, internal pedestrian circulation is not proposed or required.
- **Pursuant to Standard D** (Surface Water Drainage), required stormwater facilities are proposed and no adverse impacts to surface water drainage are expected to result from the proposal.
- **Pursuant to Standard E** (Utility Service), no above ground utility installations are proposed. Stormwater and sanitary sewage disposal facilities are indicated on the applicant's Grading and Utility Plans, shown in Exhibit B2.
- **Pursuant to Standard F** (Advertising Features), no signs are proposed as part of the current application; therefore, this standard does not apply.
- **Pursuant to Standard G** (Special Features), the proposed 54,664-square-foot outdoor storage area will be appropriately screened.

Applicability of Design Standards

Subsection 4.421 (.02)

D5. Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval

Subsection 4.421 (.05)

D6. No additional conditions of approval are recommended to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

D7. The existing house on the site will not be used and is not part of the current application. No new buildings or structures are proposed; therefore, this standard does not apply.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

D8. The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

Time Limit on Site Design Review Approvals

Time Limit on Approval Section 4.442

- D9.** The applicant has indicated that they will pursue development within two (2) years of receiving approval. It is understood that the approval will expire after two (2) years if a building permit has not been issued, unless an extension has been granted by the Development Review Board.

Installation of Landscaping

Landscape Installation or Bonding Subsection 4.450 (.01)

- D10.** A Condition of Approval will assure installation or appropriate security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director, is filed with the City assuring such installation within six (6) months of occupancy.

Approved Landscape Plan Subsection 4.450 (.02)

- D11.** Action by the City approving a proposed landscape plan is binding on the applicant. A Condition of Approval will ensure that substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan will not be made without official action of the Planning Director or Development Review Board and provide ongoing assurance the criterion is met.

Landscape Maintenance and Watering Subsection 4.450 (.03)

- D12.** A Condition of Approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping Subsection 4.450 (.04)

- D13.** A Condition of Approval will provide ongoing assurance that this criterion is met by preventing modification or removal of landscaping without appropriate City review.

Natural Features and Other Resources

Protection Section 4.171

- D14.** The proposed design provides for protection of natural features and other resources consistent with the proposed Stage 2 Final Plan for the site, as well as the purpose and objectives of site design review.

Landscaping Standards

Landscape Standards Code Compliance

Subsection 4.176 (.02) B.

D15. No waivers or variances to landscape standards have been requested, thus all landscaping and screening must comply with the standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

D16. The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is occurring concurrently with the Stage 2 Final Plan, which includes a thorough analysis of the functional application of the landscaping standards.

Landscape Area and Locations

Subsection 4.176 (.03)

D17. The proposed Stage 2 Final Plan shows that 9,249 square feet (16.9%) of the site will be landscaped, which exceeds the required 15% of total lot area. Landscaping is proposed throughout the site. Materials achieve a balance between various plant forms, textures, and heights, and native plant materials are used where practicable.

Buffering and Screening

Subsection 4.176 (.04)

D18. Consistent with the Stage 2 Final Plan, adequate screening is proposed.

Sight-Obscuring Fence or Planting

Subsection 4.176 (.05)

D19. A 6-foot-high chain link fence with privacy slats and landscaping is proposed around the perimeter of the outdoor storage area. Consistent with the Stage 2 Final Plan, adequate screening is proposed and a Condition of Approval ensures compliance with the standard.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

D20. Proposed shrubs on the applicant's Landscape Plans (Sheets L1.0 and L2.0 in Exhibit B2) are in 3-gallon containers or 4 feet in height (arborvitae), exceeding the required 2-gallon minimum. A Condition of Approval will require that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

D21. Perimeter trees in the applicant's Landscape Plan (Sheet L1.0 in Exhibit B) are proposed to be 1.5-inch caliper (deciduous), which is not consistent with the 2-inch caliper requirement

of this subsection. A Condition of Approval will require all trees to be a minimum of 2-inch caliper, balled and burlapped (B&B), well-branched, and typical of their type as described in Current American Association of Nurserymen (AAN) Standards.

Plant Materials-Buildings Larger than 24 Feet in Height or Greater than 50,000 Square Feet in Footprint Area

Subsection 4.176 (.06) C.

D22. No buildings or structures are proposed in the current application; therefore, this standard does not apply.

Plant Materials-Street Trees

Subsection 4.176 (.06) D.

D23. SW Boones Ferry Road is classified as a collector street, requiring 2-inch minimum caliper street trees. However, the current application does not propose any new buildings or structures on the site and is not required to construct frontage improvements or install street trees. Therefore, this standard does not apply.

Types of Plant Species

Subsection 4.176 (.06) E.

D24. The applicant has provided sufficient information in their Landscape Plans showing the proposed landscape design meets the standards of this subsection.

Tree Credit

Subsection 4.176 (.06) F.

D25. The applicant is not proposing to preserve any trees to be counted as tree credits.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

D26. The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

D27. Conditions of Approval ensure that installation and maintenance standards are or will be met including that plant materials be installed to current industry standards and properly staked to ensure survival, and that plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Notes on the applicant's Landscape Plan (Sheet L1.0 in Exhibit B2) provide for an irrigation system.

Landscape Plans
Subsection 4.176 (.09)

D28. The applicant's submitted plans provide the required information, and Sheet L1.0 (Exhibit B2) identifies water usage area for site landscaping.

Completion of Landscaping
Subsection 4.176 (.10)

D29. The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability
Sections 4.199.20 and 4.199.60

D30. Per the applicant's code response narrative, no outdoor lighting is proposed with the current application. In addition, existing overhead electrical lines are proposed to be removed and existing poles are proposed to be removed or abandoned in place (see Sheets C0.3 and C3.0 in Exhibit B2). Therefore, the Outdoor Lighting standards do not apply.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
<u>Commercial General Liability:</u>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<u>Business Automobile Liability Insurance:</u>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<u>Workers Compensation Insurance</u>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville City Code Section 8.317.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LID facilities (Low Impact Development): provide plan and profile views of all LID facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for water quality facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Composite franchise utility plan.
 - r. City of Wilsonville detail drawings.
 - s. Illumination plan.
 - t. Striping and signage plan.
 - u. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with City Code Section 8.317 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and approved by the City of Wilsonville prior to paving.

14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.

25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey

shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division
 Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

July 8, 2021

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: William G. Davidson (Gregg Davidson)

Company: _____

Mailing Address: 10152 SW Murdock Street

City, State, Zip: Tigard, OR 97224

Phone: 503-349-4886 Fax: _____

E-mail: williamgddavidson@icloud.com

Property Owner:

Name: Davenport

Company: _____

Mailing Address: 8450 NE Parrett Mountain Rd

City, State, Zip: Newberg, OR 97132

Phone: 503-708-2575 Fax: _____

E-mail: oilman2575@aol.com

Authorized Representative:

Name: Beth Zauner

Company: AAI Engineering

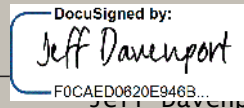
Mailing Address: 4875 SW Griffith Dr. #100

City, State, Zip: Beaverton, OR 97005

Phone: 503-620-3030 Fax: _____

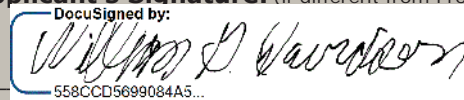
E-mail: bethz@aaieng.com

Property Owner's Signature:

DocuSigned by:

 F0CAED0620E946B...

Printed Name: Jeff Davenport Date: 8/17/2021

Applicant's Signature: (if different from Property Owner)

DocuSigned by:

 558CCD5699084A5...

Printed Name: William G. Davidson Date: 8/16/2021

Site Location and Description:

Project Address if Available: 28505 and 28635 SW Boones Ferry Road. Suite/Unit _____

Project Location: _____

Tax Map #(s): 31W14A Tax Lot #(s): 00800, 00900 County: Washington Clackamas

Request:

The person buying the properties intent is to find a tenant to lease the existing fenced and graveled yard area to help him carry the site until a true "industrial building" development is feasible. Approval for the 4 Land Use applications is requested.

Project Type: **Class I** **Class II** **Class III**

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input checked="" type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input checked="" type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |



Wilsonville Gravel Lot

Site Design Review
Zone Map Amendment
Stage I Master Plan
Stage II Final Master Plan applications

Prepared for:
City of Wilsonville, Planning Department
29799 SW Town Center Loop E
Wilsonville, OR 97070

Prepared by:
AAI Engineering
4875 SW Griffith Drive Suite 300
Beaverton, OR 97005
(503) 352-7678
(503) 620-5539, fax
Email: craigh@aaieng.com

June 2022
A21126.30

Wilsonville Gravel Lot

Site Design Review
Zone Map Amendment
Stage I Master Plan
Stage II Final Plan

NARRATIVE and ATTACHMENTS Summary

Project Location and Identification

The property is fronts on the westside of SW Boones Ferry Rd. in the City of Wilsonville. More specifically, the property is located on Tax Map 31W14A, Tax Lots 00800 and 00900. The property is currently zoned Residential; however, this application seeks a zone change to the PDI zone. The project site is 1.28 acres in size (total both lots),

Statement of Intent

This project proposes code required improvements to an existing (not permitted) gravel parking lot. No other improvements are proposed beyond those required by code. No improvements are proposed to the existing house on site. The house will not be used in any way as part of this application.

This project includes four Land Use applications:

- Stage I Master Plan
- Stage II Final Master Plan
- Site Design Review
- Zone Map Amendment

Applicable Standards

The following Standards and Regulations have been addressed within this Narrative.
Wilsonville Development Code

CHAPTER 4

ADMINISTRATION

Section 4.035 (.04) Site Development Permits

STAGE I PRELIMINARY PLAN:

Section 4.140 (.07) Planned Development Regulations

STAGE II FINAL PLAN

Section 4.140 (.09) Planned Development Regulations

SITE DESIGN REVIEW

Section 4.421 Criteria and Application of Design Standards

Section 4.117 Standards Applying to Industrial Developments in any Zone

Section 4.118 Standards Applying to all Planned Development Zones

Section 4.135 PDI- Planned Development Industrial Zone

Section 4.154 On-Site Pedestrian Access and Circulation
Section 4.155 Parking, Loading and Bicycle Parking
Section 4.171 Protection of Natural and Other Features
Section 4.175 Public Safety and Crime Prevention
Section 4.176 Landscaping Screening and Buffering
Section 4.177 (0.8) Street Improvement Standards
Section 4.179 (0.7) Mixed Solid Waste and Recycling
Section 4.199. (.00 - .06) Outdoor Lighting
Section 4.300 4.320 Underground Utilities
Section 4.400
Section 4.620 Tree Protection During Construction

ZONE MAP AMENDMENT

Section 4.197 Zone Change

WILSONVILLE DEVELOPMENT CODE: CHAPTER 4

ADMINISTRATION

Section 4.035. Site Development Permits.

(.04) Site Development Permit Application.

A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.

1. A completed Permit application form, including identification of the project coordinator, or professional design team.

Response: This application includes an Application form. The project Applicant, Property Owner and Authorized Representative are all identified on the Application form. The Civil Engineering and Landscape Architecture portions of the project will be completed by AAI Engineering. No Architectural services are proposed.

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

Response: The statement of intent is included in this Narrative document. (page 2 above).

3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.

Response: The project site is under contract to the Applicant as listed on the Application form. Please refer to the Vesting Deed included in this application package.

4. Legal description of the property affected by the application.

Response: A Title Report with a legal description of both lots is included in this application package.

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent properties; and except as otherwise specified in this Code, shall be accompanied by the following information

Response: This information is provided on the plans and within the Narrative document.

6. Unless specifically waived by the Director, the submittal shall include: ten (10) copies folded to 9" x 12" or (one (1) set of full-sized scaled drawings and nine (9) 8 1/2" x 11" reductions of larger drawings) of the proposed Site Development Plan, including a small scale vicinity map and showing:

Response: This application will be submitted, as required via the City of Wilsonville, via email.

STAGE I PRELIMINARY PLAN

Section 4.140. Planned Development Regulations

(.07) Preliminary Approval (Stage One):

A. Applications for preliminary approval for planned developments shall:

1. Be made by the owner of all affected property or the owner's authorized agent; and

Response: These applications are being made by the buyer of the property with authorization from the seller/current owner.

2. Be filed on a form prescribed by the City Planning Department and filed with said Department.

Response: An application form is included in this multi-land-use package.

3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.

Response: The project team includes a Civil Engineer and Landscape Architect, both registered in the state of Oregon.

4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response: The project proposes a single use; Storage Yard.

B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:

1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.

Response: Please refer to the Existing Conditions Plan on Sheet C0.2.

2. Topographic information as set forth in Section 4.035

Response: Please refer to the Grading Plan on Sheet C2.0.

3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

Response: As proposed, the entire lot (except the existing building) will be devoted to the Storage Yard use.

4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.

Response: The Stage I and Stage II applications are being processed together.

5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.

Response: See above.

6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.

Response: The final development will not be executed in phases.

7. Statement of anticipated waivers from any of the applicable site development standards.

Response: No waivers are anticipated at this time.

C. An application for a Stage I approval shall be considered by the Development Review Board as follows:

Response: This project is a combination of 4 different Land Use applications. (Site Design Review, Zone Map Amendment, Stage I Master Plan and Stage II Final Plan). All four of these applications will be processed concurrently.

STAGE II FINAL PLAN

Section 4.140 Planned Development Regulations

(.09) Final Approval (Stage Two):

B. The Development Review Board or Planning Director, as applicable, shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application. [Section 4.140 Section (.09)B amended per Ordinance No. 812, 02/22/18]

Response: Both the Stage I and Stage II applications will be processed at the same time, as discussed above.

C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:

- 1. The location of water, sewerage and drainage facilities,

Response: Please refer to the Utilities plan on Sheet C3.0

- 2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;

Please refer to the Landscape Plan on Sheets L1.0 and L2.0.

- 3. The general type and location of signs;

Response: No signs are proposed at this time.

- 4. Topographic information as set forth in Section 4.035;

Response: Please refer to the Existing Conditions plan and the Grading plans, Sheets C0.2 and C2.0.

- 5. A map indicating the types and locations of all proposed uses; and

Response: Please refer to the Site Plan, Sheet C1.0.

- 6. A grading plan.

Response: Please refer to the Grading Plan, Sheet C2.0.

D. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.

Response: This project is a combination of 4 different Land Use applications. (Site Design Review, Zone Map Amendment, Stage I Master Plan and Stage II Final Plan)

These applications are being packaged together and reviewed concurrently.

E. Copies of legal documents required by the Development Review Board or Planning Director, as applicable, for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

Response: All required legal documents are included in this application package, including but not limited to; Title Report, Legal descriptions of the right-of-way dedication and easements.

SITE DESIGN REVIEW

Section 4.421 Criteria and Application of Design Standards

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: (3) Existing mature trees along with 130 arborvitae, and 7 red maple trees will be preserved.

B. Relation of Proposed Buildings to Environment.

Response: No new buildings are proposed at this time.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: The project will use the single, existing access driveway into the site. The proposed use (gravel storage yard) does not require parking or vehicular/pedestrian circulation.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: Proposed stormwater management for this site will be completed through the installation of a filtration rain garden along the western property boundary to ensure that the facility captures all stormwater runoff and does not direct stormwater offsite to adjacent properties.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: The sanitary sewer for the site is existing and shown on the submitted plans. The proposed stormwater design and layout is included on the submitted plans and is in accordance with the City requirements and will meet this code.

F. Advertising Features.

Response: No signs or advertising features are proposed.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: The exposed outdoor storage yard has been screened as required with an existing site obscuring fence and existing landscape Arborvitae hedge. Please refer to the Landscape Plan on Sheet L1.0

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: No such features are proposed.

Section 4.117 Standards Applying to Industrial Developments in any Zone

(.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4.135 (.05) (PDI Zone).

Response: Please refer to Section 4.135, below.

Section 4.118 Standards Applying to all Planned Development Zones

(.06) Nothing in this Code shall prevent the owner of a site that is less than two (2) acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.

Response: The project site is less that 2 ac. A Zone Map Amendment application to change the zoning to from residential to PDI, is included in this package.

Section 4.135 PDI- Planned Development Industrial Zone

(.03) Uses that are typically permitted:

B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.

Response: The proposed use (storage yard) is allowed in the PDI zone.

(.05) Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

Response: This project proposes a gravel storage yard use.

B. Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.

Response: No equipment will be used on this site which will create vibrations perceptible at the property lines.

C. Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.

Response: No emissions or odorous gas will be produced by the Storage yard.

D. Any open storage shall comply with the provisions of Section 4.176, and this Section.

Response: The proposed storage yard will be screen as required.

E. No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any residential district.

Response: No new building is proposed at this time. Use of the existing building is not included in this application.

F. Heat and Glare:

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.

2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.

Response: No operations producing heat or glare will be conducted at the storage yard. No outdoor lighting is proposed at this time.

G. Dangerous Substances: Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

Response: Storage of dangerous or hazardous materials will not be stored at the storage yard.

H. Liquid and Solid Wastes:

1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.

3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited

to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

Response: No liquid or solid wastes will be stored at the site.

I. Noise: Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7/16/07]

Response: The proposed storage yard will produce minimal noise.

J. Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

Response: This use will not cause electrical disturbances.

K. Discharge Standards: There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Response: No air pollution will be created by the proposed use.

L. Open burning is prohibited.

Response: Noted.

M. Storage:

1. Outdoor storage must be maintained in an orderly manner at all times.

Response: Noted.

2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.

Response: The proposed storage yard will have a gravel surface.

3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six (6) feet in height.

Response: The exposed outdoor storage yard is screened as required with an existing site obscuring fence and existing landscape Arborvitae hedge. Please refer to the Landscape Plan on Sheet L1.0

N. Landscaping:

1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board.

Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass

Response: All areas not utilized are proposed to be planted with trees, shrubs, and groundcovers. Please see sheet L1.0.

2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.

Response: All areas of the project site are proposed to be utilized or planted.

3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

Response: Noted.

(.06) Other Standards:

A. Minimum Individual Lot Size: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

B. Maximum Lot Coverage: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

C. Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

D. Rear and Side Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

E. No setback is required when side or rear yards abut on a railroad siding.

F. Corner Vision: Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.

Response: The project does not propose the use of an existing structure or any building additions, therefore, this criterion does not apply.

G. Off-Street Parking and Loading: As provided in Section 4.155.

Response: No off-street parking and loading is proposed or required.

H. Signs: As provided in Sections 4.156.01 through 4.156.11

Response: No signage is proposed at this time.

Section 4.137.5:

(.02) Where the "SB" Overlay Zone is to be Applied. The Screening and Buffering Overlay Zone is to be applied primarily along the edge of nonresidential zones abutting, or located directly across the street from, residential zones. As with any zoning, the "SB" Overlay Zone is only applied where established by action of the City Council.

Response: The North property line is buffered with 20 feet of landscaping which includes an evergreen hedge of Arborvitae that will reach 6 feet tall, slatted chain

link fence, deciduous shade trees at 30 feet on center, min. Ground cover will be planted in the remaining buffer area.

The West property line is buffered with 20 feet of landscaping which includes an evergreen hedge of Arborvitae that will reach 6 feet tall, slatted chain link fence, deciduous shade trees at 30 feet on center, min. The remaining buffer area is part of the proposed storm water facility and planted as required by the storm water facility type.

Section 4.154 On-Site Pedestrian Access and Circulation

(.01) On-site Pedestrian Access and Circulation

Response: The proposed use (gravel storage yard) does not require parking or vehicular/pedestrian circulation.

Section 4.155 Parking, Loading and Bicycle Parking

Response: No parking, bicycle parking or loading is proposed or required for the outdoor storage yard use.

Please refer to the truck turning diagrams included in this application.

Section 4.171 Protection of Natural and Other Features

Response: There are no natural or other features on the site that need to be protected.

Section 4.175 Public Safety and Crime Prevention

(.01) All developments shall be designed to deter crime and ensure public safety.

Response: The project proposes a lockable gate across the vehicular access point, to provide security. There is no exterior lighting required or proposed at this time.

Section 4.176 Landscaping Screening and Buffering

(.02) Landscaping and Screening Standards.

Subsections “C” through “I,” below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

(.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials.

Response: 16.9% of the site is proposed to be landscaped. Please see sheet L1.0.

(.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

Response: The activity on the site is screened from the adjacent residential use by a site obscuring fence and arborvitae hedge.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

Response: No such equipment is proposed.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

Response: A 6-foot evergreen hedge, deciduous trees, and eco lawn are proposed as required by the high screen standard. Deciduous trees have been added between the two existing street trees to remain.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

Response: After the zone change is complete, this will be an industrial use in an industrial zone, therefore, this does not apply, and screening has been provided.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: No fencing over 6-foot in height is proposed.

(.07) Installation and Maintenance.

Approved irrigation system plans shall specify one of the following:

Response: An above ground drip irrigation system to be installed by the owner is proposed.

Section 4.177. Street Improvement Standards

(.08). Access Drive and Driveway Approach Development Standards.

Response: The existing driveway in the NE corner of the site will be used. Additionally, a 20-foot dedication will be provided on SW Boones Ferry Rd.

Section 4.179. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

(.07) The applicant shall work with the City’s franchised garbage hauler to ensure that site plans provide adequate access for the hauler’s equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

Response: This project does not propose a new building or use of the existing structure on site. Therefore, this criterion does not apply.

Section 4.199. (.00 - .06) Outdoor Lighting

Response: No outdoor Lighting is proposed at this time.

Section 4.300-4.320 Underground Utilities

Section 4.300. General.

(.01) The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.

Response: All proposed utility connections will be completed underground with no aerial utilities or connections proposed.

(.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.

Response: All proposed utility connections will be completed underground with no aerial utilities or connections proposed.

(.03) The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.

Response: All proposed utilities are designed to meet the City's public works standards.

Section 4.320. Requirements.

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

Response: All proposed utility connections will be completed underground with no aerial utilities or connections proposed. All proposed utilities are designed to meet the Public Utility Standards.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

Response: Coordination will be completed with the City to verify the layout and locations of all proposed utilities. Existing overhead electrical lines to be removed and existing poles to be removed or abandoned in place.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

Response: Outside of any possible Public Utility Easement requested by the City, no other public utility easements are anticipated for this project.

Section 4.400; Purpose.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the

optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

Response: This project seeks to improve the appearance and provide screening and buffering for a gravel storage lot. The project does not include any structures at this time.

Section 4.450: Installation of Landscape

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: Landscaping will be installed prior to Occupancy or in this case project close out.

Section 4.620.10 – Tree Protection During Construction.

(.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:

- A. All trees required to be protected must be clearly labeled as such.
- B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing

irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.

D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

1. Rights-of-Way and Easements. Street right-of-way and utility easements may be cordoned by placing stakes a minimum of 50 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.

2. Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.

Response: Tree protection fencing has been added to the plans for the three large trees to remain and the landscape plants that were installed per requirements of TR21-0002 Decision.

ZONE MAP AMENDMENT

Section 4.197 Zone Change

(.02) The following procedures shall be followed for zone map amendments All other quasi-judicial zone map amendments shall be reviewed by the Development Review Board to make a recommendation to City Council and all legislative zone map amendments shall be reviewed by the Planning Commission to make a recommendation to City Council.

Response: Noted. This project is a combination of 4 different Land Use applications. (Site Design Review, Zone Map Amendment, Stage I Master Plan and Stage II Final Plan). All four of these applications will be processed concurrently.

C. In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:

1. That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and [Amended by Ord 557, adopted 9/5/03]

Response: This Narrative document addresses Section 4.140 for a Planned Development.

2. That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text; and

Response: The Comprehensive Plan map indicates that the project site is designated Industrial. The proposed change to PDI complies with the intent of the Comprehensive Plan.

3. In the event that the subject property, or any portion thereof, is designated as "Residential" on the City's Comprehensive Plan Map; specific findings shall be made addressing substantial compliance with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text; and [Amended by Ordinance No. 538, 2/21/02.]

Response: The Comprehensive Plan map indicates that the project site is designated Industrial. Therefore, this criterion does not apply.

4. That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to ensure that all primary facilities are available and are adequately sized; and

Response: The proposed storage yard will have minimal impact on the primary public facilities. Please refer to the Final DKS Memo included in this application.

5. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard.

Response: The project site is not located within a Significant Resource Overlay Zone.

6. That the applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change; and

Response: The applicant will commit to begin construction of the storage yard facility within 2 years of the approval of the zone change.

7. That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached that ensure that the project development substantially conforms to the applicable development standards.

Response: As proposed, the storage yard meets all applicable code requirements and standards.

8. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property. The applicant shall demonstrate compliance with the Transportation Planning Rule, specifically by addressing whether the proposed amendment has a significant effect on the transportation system pursuant to OAR 660-012-0060. A Traffic Impact Analysis (TIA) shall be prepared pursuant to the requirements in Section 4.133.05.(01).

Response: This project will be dedicating 20-feet to the SW Boones Ferry right-of-way. Please refer to the Final DKS Memo included in this application for additional findings and recommendations regarding compliance with this code section.

Comprehensive Plan: Area of Special Concern E;

AREA E

The Walnut Park mobile home park is also located in this area. While economics may ultimately force redevelopment of the park to industrial use, the life of the park can be prolonged through careful design considerations of surrounding development. Doing so will help to retain one of the City's affordable housing opportunities.

Design Objectives

1. Encourage consolidation of smaller lots to allow for master planning of large areas.
2. Provide buffers adjacent to the mobile home park, e.g., increased landscaped setbacks, or complementary uses.
3. Minimize traffic (truck) conflicts with residential activities, including pedestrians.
4. Provide an attractive and easily accessible park and ride facility in conjunction with a commuter rail station. If necessary to meet these objectives, prepare a master plan for the area around the selected rail station site.
5. Determine the appropriate alignment for a road connecting 95th Ave. and Kinsman Rd. through this area.

Response: Future development of this property will result in property consolidation and redevelopment of an Industrial use facility. Until then, the Walnut Park mobile home park is screened as required along the northern edge of the property. The proposed use is a storage yard. As such, it will not incur frequent/daily truck trips to the property.

The property does not abut a commuter rail station. A park and ride facility is not a realistic use at this time. The property does not front on either 95th Ave. or Kinsman and does not propose a new road.

MEMORANDUM

DATE: October 18, 2021

TO: Matt Palmer | City of Wilsonville

FROM: Scott Mansur, P.E., PTOE | DKS Associates
Jenna Bogert, P.E. | DKS Associates

SUBJECT: Wilsonville Construction Storage Yard Trip Generation



P19006-020

This memorandum documents the trip generation estimates for the proposed construction storage yard located at 28505/28635 Boones Ferry Road in Wilsonville, Oregon. The applicant proposes to use the site as rental storage space for heavy equipment and/or construction materials or contractor fleet vehicle storage at the existing gravel lot. The property is approximately 1.25 acres in total and currently contains a single-story building on-site.

The purpose of this memorandum is to determine how much additional traffic the proposed land use would generate through the City’s transportation system. This memorandum will also include an evaluation of the site accesses and on-site circulation.

PROJECT TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles that are added to the roadway network by the proposed project during a specified period (e.g., p.m. peak hour).

Typically, trip generation for sites are estimated using the trip rates provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.¹ However, this particular land use is not provided in the ITE *Trip Generation Manual* nor is there an existing site with a similar land use that is known where vehicle data could be collected. However, the applicant has provided the following estimated number of employees and vehicle trips per day based on the proposed land use.²

- Employees On-Site: 0 to 4 employees
- Daily Vehicle Trips: 10- 20 trips, with most trips leaving the site prior to the AM peak hour and returning to the site during the AM peak hour. Few trips occur during the PM peak hour.

¹ Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.

² Email from Matt Palmer on September 21, 2021.

Table 1 shows the estimated number of daily trips and p.m. peak hour trips based on the information provided by the applicant for the proposed site. As shown, a total of 5 trips (4 in, 1 out) are expected to be generated during the p.m. peak hour and a total of 20 daily trips.

TABLE 1: VEHICLE TRIP GENERATION

LAND USE	SIZE	DAILY TRIPS	P.M. PEAK HOUR TRIPS		
			IN	OUT	TOTAL
RENTAL STORAGE SPACE FOR HEAVY EQUIPMENT, CONSTRUCTION MATERIALS, OR CONTRACTOR FLEET VEHICLES	1.25 acres	20	1	4	5

PROJECT TRIPS THROUGH I-5 INTERCHANGE AREAS

Using the City of Wilsonville Travel Demand Model, the number of project trips through the interchange were estimated. The model showed that 5% of the trips generated by the site are expected to travel through the I-5/Elligsen Road interchange and 50% are expected to travel through the I-5/Wilsonville Road interchange. Therefore, the proposed land use is expected to generate 0 p.m. peak hour trip (5% of estimated trips) through the I-5/Elligsen Road interchange area and 3 p.m. peak hour trips (50% of estimated trips) through I-5/Wilsonville Road interchange area.

SITE ACCESS

There are two existing curb cuts on Boones Ferry Road that provide access to the project site. Currently, site access at the south curb cut is blocked by large rock boulders. The site’s access points are spaced approximately 115 feet apart (centerline to centerline), with the nearest other driveways to the north and south being located approximately 120 feet and 70 feet away, respectively. Based on the City’s design standards,³ the minimum access spacing on a Boones Ferry Road (Collector) is 100 feet and the desired spacing is 300 feet. The southern site access to project site is located less than 100 feet from the site access to the car repair shop on the adjacent property to the south. Therefore, it is recommended that the southern project site access point continue to be closed (i.e., do not remove existing rock boulders) and only the northern project access point provide access to the site.

Based on a preliminary evaluation, the northern project access point appears to have sufficient sight distance. However, prior to occupancy, sight distance at any existing or proposed access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

³ Table 2.12 Access Spacing Standards, Public Works Standards, City of Wilsonville, 2017.

SUMMARY

Key findings for the proposed rental storage space for heavy equipment and/or construction materials or contractor fleet vehicle storage at the existing gravel lot land use in Wilsonville, Oregon are as follows:

- The estimated number of p.m. peak hour trips from proposed additional services is 5 trips (1 in, 4 out).
- It is expected that 3 p.m. peak hour trips will travel through I-5/Wilsonville Road interchange area and 0 p.m. peak hour trips will travel through the I-5/Elligsen Road interchange area.
- It is recommended that the existing southern project site access point continue to be closed (i.e., do not remove existing rock boulders) in order to meet the City's minimum access spacing standard for Boones Ferry Road.
- Prior to occupancy, sight distance at any existing or proposed access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

Please let us know if you have any questions.

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Paula Kingsley
Email: Paula.Kingsley@fnf.com Supplement 2: Date,
Updated
Phone: 503-222-2424
File No.: 45142118621

Property Address: 28505 SW Boones Ferry Road, Wilsonville, OR 97070

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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 One. 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 Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One 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



Fidelity National Title

Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
 (503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Paula Kingsley
 Paula.Kingsley@fnf.com
 503-222-2424

TITLE OFFICER: Meg Clark Kilcoyne
 meg.clarkkilcoyne@fnf.com
 (503)796-6661

TO: Fidelity National Title Company of Oregon
 900 SW 5th Avenue
 Portland, OR 97204

ESCROW LICENSE NO.: 901000243

OWNER/SELLER: Jeffrey Davenport and Lynn Fowler Davenport

BUYER/BORROWER: Davidsons Boones Ferry Industrial, LLC

PROPERTY ADDRESS: 28505 SW Boones Ferry Road, Wilsonville, OR 97070

ORDER NO.: 45142118621
Supplement 2: Date, Updated
 Property Address, Vesting, Legal
 Description, Liability Amount, and
 Exceptions

EFFECTIVE DATE: September 9, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ 475,000.00	\$ 1,300.00
Owner's Standard		

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:

Jeff Davenport and Lyn Davenport, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF WILSONVILLE, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

A part of Lot 9, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe at the Northwest corner of said Lot 9, BOBERG; from said place of beginning; thence North 89°42' East along the North line of said Lot 9, 539.96 feet to an iron pipe in the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West along said Westerly right of way line, 185.00 feet to an iron pipe; thence leaving said Westerly right of way line, South 89°42' feet West, 540.12 feet to an iron pipe in the Easterly line of a 40.00 foot county road being also the Westerly line of said Lot 9; thence North 0°09' East along said Easterly right of way line, 185 feet to the place of beginning.

EXCEPTING THEREFROM the South 110.0 feet of the East 315.12 feet of the West 540.12 feet as sold to Bernard N. Kuensting, et ux, on Contract by instrument recorded in Book 35, Page 236, Clackamas County Miscellaneous Records.

ALSO EXCEPTING THEREFROM the West 225 feet as conveyed to Nicholas Woliczynski, et ux, by Deed recorded under Recorder's Fee No. 69-011674, Clackamas County Records.

ALSO EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, in Book 449, Page 452, Clackamas County Records.

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. Any 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 which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are 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 and not shown by the Public Records. 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, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
7. City Liens, if any, in favor of the City of Wilsonville. None found as of June 30, 2021.
8. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its Department of Transportation, Highway Division
 Recording Date: October 10, 1951
 Recording No.: [Book 449, Page 452](#)

Amended by Grant of Access, by the State of Oregon, regarding the frontage road, including the terms and provisions thereof,

Recording Date: June 30, 1961
 Recording No.: [Book 588, Page 746](#)

9. [Intentionally Deleted]

10. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Utility Easement

Recording Date: October 26, 2010

[Recording No.: 2010-067718](#)

11. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Utility Easement

Recording Date: October 26, 2010

[Recording No.: 2010-067719](#)

12. [Intentionally Deleted]

13. [Intentionally Deleted]

14. 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.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

15. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

16. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021

Amount: \$2,475.28

Levy Code: 003-023

[Account No.: 00809986](#)

Map No.: 31W14A-00800

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.

Supplement 2: Date, Updated Property Address, Vesting, Legal Description, Liability Amount, and Exceptions

- B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:
- Parties: Davidsons Boones Ferry Industrial, LLC, an Oregon limited liability company
- D. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.
- Limited Liability Company: Davidsons Boones Ferry Industrial, LLC, an Oregon limited liability company
- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- E. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- F. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- 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.

Supplement 2: Date, Updated Property Address, Vesting, Legal Description, Liability Amount, and Exceptions

I. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Roderick Olsen and Fabienne C. Olsen, Trustees of the Roderick and Fabienne C. Olsen Family Trust, signed the 5th day of November, 1991
Grantee: Jeff Davenport and Lyn Davenport, as tenants by the entirety
Recording Date: September 30, 2020
Recording No: [2020-081257](#)

J. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

K. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year: July 1st through June 30th
Taxes become a lien on real property, but are not yet payable: July 1st
Taxes become certified and payable (approximately on this date): October 15th
First one third payment of taxes is due: November 15th
Second one third payment of taxes is due: February 15th
Final payment of taxes is due: May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

L. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:
Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR. 97201

EXHIBIT ONE**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 or governmental regulation (including but not limited 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 the 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 the 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**

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 or governmental regulation (including but not limited 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 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 the Covered Risk 9 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 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) 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.

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Paula Kingsley
Email: Paula.Kingsley@fnf.com
Phone: 503-222-2424
File No.: 45142125338

Property Address: 28635 SW Boones Ferry Road, Wilsonville, OR 97070

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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 One. 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 Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One 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

A handwritten signature in black ink, appearing to read "K. M. H. S. S. S. S. S.", written over a horizontal line.



Fidelity National Title

Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
 (503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Paula Kingsley
 Paula.Kingsley@fnf.com
 503-222-2424

ORDER NO.: 45142125338

TITLE OFFICER: Meg Clark Kilcoyne

TO: Fidelity National Title Company of Oregon
 900 SW 5th Avenue
 Portland, OR 97204

ESCROW LICENSE NO.: 901000243

OWNER/SELLER: Jeffrey Davenport and Lyn Fowler Davenport

BUYER/BORROWER: Davidsons Boones Ferry Industrial, LLC

PROPERTY ADDRESS: 28635 SW Boones Ferry Road, Wilsonville, OR 97070

EFFECTIVE DATE: September 9, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ 944,000.00	\$ 2,016.00

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:

Jeffrey Davenport and Lyn Fowler-Davenport, as tenants by the entirety

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF WILSONVILLE, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

A tract of land situated in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, and being a part of Lot 9, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows, to-wit:

Beginning at an iron pipe on the Westerly right of way line of the Baldock Freeway access road which is South 0°06' West 185 feet from the North line of said Lot 9; thence South 89°42' West 315.12 feet to the Southeast corner of a tract described in contract of sale to Nicholas Woliczynski, et ux, as recorded in Book 649, page 4, Deed Records; thence North 0°06' East tracing the Easterly line of said Woliczynski Tract 110 feet; thence North 89°42' East 315.12 feet to the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West tracing the Westerly right of way line of the Baldock Freeway access road 110 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. Any 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 which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are 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 and not shown by the Public Records. 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, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
7. City Liens, if any, in favor of the City of Wilsonville. None found as of June 30, 2021.
8. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its Department of Transportation, Highway Division
 Recording Date: October 10, 1951
 Recording No.: [Book 449, Page 452](#)

Amended by Grant of Access, by the State of Oregon, regarding the frontage road, including the terms and provisions thereof,

Recording Date: June 30, 1961
 Recording No.: [Book 588, Page 746](#)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
 Purpose: Underground distribution line
 Recording Date: August 23, 2010
[Recording No: 2010-050915](#)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Neighboring property owners
 Purpose: Utilities
 Recording Date: October 26, 2010
 Recording No: 2010-067719

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$475,000.00
 Dated: December 28, 2020
 Trustor/Grantor: Jeffrey L. Davenport who took title as Jeffrey Davenport and Lyn K Fowler-Davenport, who took title as Lyn Fowler-Davenport, as tenants by the entirety
 Trustee: Lawyers Title of Oregon, LLC, an Oregon Limited Liability Corporation
 Beneficiary: Clackamas County Bank
 Loan No.: 459434001
 Recording Date: December 29, 2020
 Recording No: 2020-111040

12. An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown as item no. schedule A4

Assigned to: Clackamas County Bank
 Recording Date: December 29, 2020
[Recording No: 2020-111041](#)

13. 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.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

14. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

15. Any encroachment (of existing improvements located on the subject Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject Land.

The Company will require a survey of the Land by a professional surveyor, and this exception may be eliminated or limited as a result thereof.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
 Amount: \$3,581.74
 Levy Code: 003-023
Account No.: 00809995
 Map No.: 31W14A-00900

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.

- B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

- C. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Davidsons Boones Ferry Industrial, LLC, an Oregon limited liability company

- D. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Davidsons Boones Ferry Industrial, LLC, an Oregon limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- E. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- F. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

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.

I. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Mickey Henson and Melinda K. Henson and Mel-Mic Enterprises, Inc., an Oregon corporation dba M & M Towing & Auto Sales
 Grantee: Jeffrey Davenport and Lyn Fowler-Davenport, as tenants by the entirety
 Recording Date: May 22, 2020
[Recording No: 2020-037594](#)

J. Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

K. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1 st through June 30 th
Taxes become a lien on real property, but are not yet payable:	July 1 st
Taxes become certified and payable (approximately on this date):	October 15 th
First one third payment of taxes is due:	November 15 th
Second one third payment of taxes is due:	February 15 th
Final payment of taxes is due:	May 15 th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
 If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

L. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:
Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR. 97201

EXHIBIT ONE**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 or governmental regulation (including but not limited 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 the 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 the 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**

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 or governmental regulation (including but not limited 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 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 the Covered Risk 9 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 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) 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.

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

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Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



After recording return to:
Jeffrey Davenport and Lyn Fowler-
Davenport
8450 NE Parret Mountain Road
Newberg, OR 97132

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Davenport and Lyn Fowler-
Davenport
8450 NE Parret Mountain Road
Newberg, OR 97132

File No.: 7000-3414058 (DA)
Date: March 04, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

FIRST AMERICAN 3414058-20

STATUTORY WARRANTY DEED

Mickey Henson and Melinda K. Henson and Mel-Mic Enterprises, Inc., an Oregon corporation dba M & M Towing & Auto Sales, Grantor, conveys and warrants to Jeffrey Davenport and Lyn Fowler-Davenport, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$750,000.00**. (Here comply with requirements of ORS 93.030)

APN: 00809995

Statutory Warranty Deed
- continued

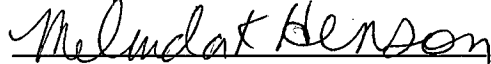
File No.: 7000-3414058 (DA)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19 day of May, 2020.



Mickey Henson



Melinda K. Henson



Mickey Henson, *pres*
Mel-Mic Enterprises, Inc.

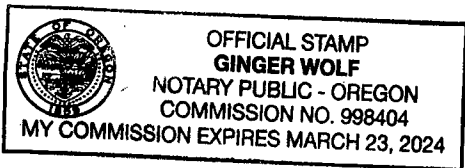
APN: 00809995

Statutory Warranty Deed
- continued

File No.: 7000-3414058 (DA)

STATE OF Oregon)
)ss.
County of Clackamas)

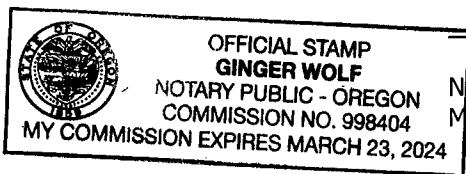
This instrument was acknowledged before me on this 21 day of May, 2020
by **Mickey Henson as an individual and as President** of **Mel-Mic Enterprises, Inc.**



Notary Public for Oregon
My commission expires: [Signature] March 23, 2024

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 19 day of May, 2020
by **Melinda K. Henson.**



Notary Public for Oregon
My commission expires: [Signature] March 23, 2024

APN: 00809995

Statutory Warranty Deed
- continued

File No.: 7000-3414058 (DA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land situated in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, and being a part of Lot 9, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows, to-wit:

Beginning at an iron pipe on the Westerly right of way line of the Baldock Freeway access road which is South 0°06' West 185 feet from the North line of said Lot 9; thence South 89°42' West 315.12 feet to the Southeast corner of a tract described in contract of sale to Nicholas Woliczynski, et ux, as recorded in Book 649, page 4, Deed Records; thence North 0°06' East tracing the Easterly line of said Woliczynski Tract 110 feet; thence North 89°42' East 315.12 feet to the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West tracing the Westerly right of way line of the Baldock Freeway access road 110 feet to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.



Explanation of Notice of Pending Administrative Action and Opportunity to Comment

Retroactive Tree Removal and Replacement at 28505 and 28635 SW Boones Ferry Rd

This notice provides you an opportunity to comment on the retroactive removal of approximately eleven (11) trees removed in order to gravel the lots located at 28505 and 28635 SW Boones Ferry Rd without a permit and a mitigation plan to replace the trees and screen the property with eleven (11) deciduous trees, one hundred and thirty (130) arborvitae, and twenty-five (25) ground cover plants along the west and north borders of the properties.

Comments are encouraged to address specific criteria established in City Code. A list of criteria applicable to review can be found in the attached Notice of Pending Administrative Action.

Comments should be submitted in writing and must be submitted within 10 Days of This Notice.

Frequently Asked Question about Providing Written Comments:

To whom should I address my written comments?

Please address comments to Planning Division staff member reviewing the application, Georgia McAlister.

How do I submit written comments?

Email is best. Comments can be emailed to the Planning Division staff member reviewing the application, Georgia McAlister, at gmcaster@ci.wilsonville.or.us. They can also be mailed to: Planning Division, Attn: Georgia McAlister, 29799 SW Town Center Loop East, Wilsonville, OR 97070 or delivered in person 8:00 to 5:00 on days City Hall is opened (typically Mon-Fri) at the address above.



Notice of Pending Administrative Action

NOTICE IS HEREBY GIVEN that the City of Wilsonville Planning Director, pursuant to Sections 4.030 and 4.035 of the Wilsonville Code, is considering approval of the proposed revisions to a previously approved site development plan.

Case File Number: TR21-0002 Retroactive Removal of Trees and Mitigation at 28505 and 28635 SW Boones Ferry Rd.

Owners/Applicant: Jeffery Davenport

Location: 28505 and 28635 SW Boones Ferry Rd. The properties are specifically known as Tax Lots 0800 & 0900, Section 14A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Applicable Criteria: Section 4.008, Section 4.009, Section 4.035, Sections 4.600-4.600.30, Sections 4.600.50-4.610.30, and 4.620.00

The Planning Director shall approve, approve with conditions, deny or refer the application to the Development Review Board for a hearing. You are invited to submit information within ten (10) days of the date of this notice relevant to the standards pertinent to the proposal and giving reasons why the application should or should not be approved or proposing conditions you believe are necessary for approval according to City standards. **If you would like further information regarding this request, please call Georgia McAlister, Assistant Planner, with the Planning Division at 503-682-4960.**

Note: A decision of the Planning Director may be appealed by an affected party or by three (3) Board members in accordance to Section 4.022, except that the review shall be of the record supplemented by oral commentary relevant to the record presented on behalf of the applicant and Planning Director. Any appeal must be filed with the City Recorder within fourteen (14) calendar days of notice of the decision. The notice of appeal shall be in writing and indicate the specific issues(s) being appealed and the reason(s) thereof.

NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.



Engineering Division

PRE-APPLICATION NOTES

Site Addresses: 26835 and 28505 SW Boones Ferry Rd – Wilsonville, OR 97070
 Tax Lots: 31W14A 00800 and 00900
 Site Description: Existing Building
 Proposed Development: Leasable Gravel Storage Yard/Small Office
 Zoning: Residential Agriculture Holding Industrial and Planned Development Industrial



TRANSPORTATION

BOONES FERRY ROAD

Classification: Major Collector
Jurisdiction: City of Wilsonville

EXISTING CONDITIONS

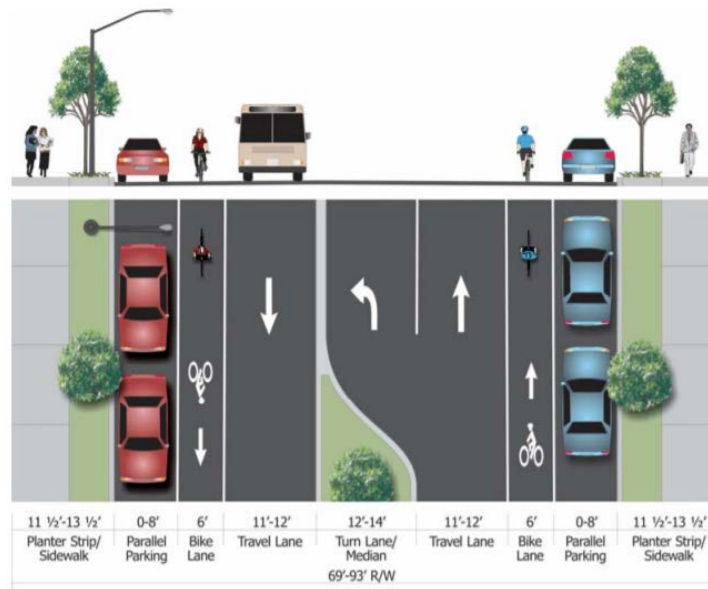
Boones Ferry Road is a two-way road with a small shoulder without curb or sidewalk. Current right-of-way width is assumed to be 50-feet (although difficult to be absolutely sure without professional survey due to blending with ODOT right-of-way to the east).



REQUIRED IMPROVEMENTS

Dedicate sufficient right-of-way to accommodate Boones Ferry Road as a seventy (70) foot Collector. An assumed 20-foot right-of-way dedication will be required. Of the 20-foot dedication, applicant shall provide 10.0 feet at no cost to the City (Applicant's obligation). Since Boones Ferry Road abuts the I-5 right-of-way, the City of Wilsonville will be responsible for purchasing the additional 10.0 feet of right-of-way dedication required. Payment will be made in the form of Transportation SDC Credit.

FIGURE 3-8. COLLECTOR CROSS-SECTION



ACCESS DRIVEWAY SPACING

Driveway access spacing must follow the requirements City’s Public Works Standards (page 89):

Table 2.12. ACCESS SPACING STANDARDS

Roadway Functional Classification	Access Spacing Desired	Access Spacing Minimum
Major Arterial	1320 feet	1000 feet
Minor Arterial	1000 feet	600 feet
Collector	300 feet	100 feet
Local Street	Access to Each Lot	

When access spacing standards cannot be met, driveway consolidation and shared driveways shall be considered. Turning restriction may also be required pending recommendations from traffic impact study.

TRAFFIC IMPACT STUDY

A traffic impact study is required when three (3) new vehicular trips are generated. Provide the use and square footage information of the previous and proposed uses for the determination of new trips. If in fact there are three (3) new vehicular trips created, the City will contact DKS, Traffic Consultants, for scope of work of the traffic impact study. For new trip between 3 and 25, a full-scale traffic impact

study may not be necessary; a trip generation memo will be sufficient. The traffic analysis performed may identify improvements or mitigations required to address impacts from the newly generated trips.

The applicant will be responsible to pay for the consultant's fee plus 15% overhead to the City.

STREET LIGHTS

Street lights will not be required.

OVERHEAD UTILITIES.

There are no existing overhead utilities. New services must be underground.

SANITARY SEWER

EXISTING CONDITIONS



According to City Utility Billing, both tax lots are currently being billed for sanitary sewer service. GIS records are not clear where service laterals are located.

There is an existing public sanitary sewer manhole located within Boones Ferry Road approximately 145 feet to the south. There is also an existing public sanitary sewer main located within an easement south of the subject site which runs east-west.

REQUIRED IMPROVEMENTS

Sanitary sewer improvements are not anticipated.

Provide all locations of sanitary sewer service laterals serving the taxlots.

DOMESTIC WATER

EXISTING CONDITIONS



There is an existing public water main and fire hydrant located on Boones Ferry Road approximately 150 feet to the south of the subject sites. The subject sites currently show water meter connections but GIS records are not clear where these service connections are made to City water system – this needs to be verified.

REQUIRED IMPROVEMENTS

2012 Water System Master Plan calls for the installation of an 8-inch water main on Boones Ferry Road along the frontage of the subject sites. Due to the size of the proposed development, construction of the 8-inch water main within Boones Ferry Road will not be required at this time.

Provide all locations of water service laterals serving the taxlots.

STORMWATER

EXISTING CONDITIONS:



There is no existing stormwater main located on Boones Ferry Road in front of the subject sites except for one culvert approximately 215 feet to the south (as measured along the right-of-way line).

IMPROVEMENTS:

If the proposed development will create more than 5,000 square feet of new impervious area, it must address the City's Standards Requirements for stormwater treatment, retention, and flow control. Stormwater facilities: rain gardens and/or infiltration basins are subject to engineering review and approval. A PW Permit will be required prior to the construction of the stormwater facilities. A stormwater maintenance and easement agreement between the City and the Developer shall be recorded prior to Certificate of Occupancy.

Stormwater main extension is required per the City Code and PW Standards. The area must be looked at holistically to determine whether variations from the Code and Standards may be allowed.

EASEMENTS

There may be private easements on the sites and adjacent properties for the benefits of the subject sites. All easements information will need to be provided by a surveyor on site plans submitted for land use permit and approval.

Pre-app Email Addendum w/Submittal Checklist.
via Kim Rybold; Senior Planner. City of Wilsonville.
7/16/2021

Thank you for taking the time to discuss your project with us last week. I am writing to follow up with additional information as we discussed during the pre-application meeting. Please forward this information to other members of your project team as appropriate.

An audio recording of the meeting can be found here:
<https://app.box.com/s/yzc7dz8r71w6fao25yoivo7h4gunog3v>

The Engineering Division's Pre-application Notes are available here:
<https://app.box.com/s/9t05w8yfaab51eecum4oxe2z5imgytuk>

As you look at what you need to submit for land use review the following list will aid you in what to submit and what code criteria to respond to in your project narrative. If you have further questions of what a project narrative should look like or what to submit please don't hesitate to contact a planner and ask. You can access the City's Development Code in pdf and Microsoft Word document formats at <https://www.ci.wilsonville.or.us/planning/page/development-code>. Please keep in mind the burden to show compliance with applicable City standards falls on the applicant (see Wilsonville Code 4.014). For planned development proposals Wilsonville Code requires a professional design team including, but not limited to, a registered architect, a registered landscape architect, a certified planner or planner with extensive experience taking projects through public review processes, and a professional engineer. We have found it typically difficult for applicants to prepare a complete and satisfactory application without this full team of professionals.

As a reminder the land use review process is separate from and occurs prior to building and other construction permitting. We do allow for some concurrent review of building permits, but do not submit building permits prior to your land use application being complete and a public hearing being scheduled. Building permits cannot be issued until the land use decision is final after the conclusion of the local appeal period. For more information on other steps in the development process subsequent to the land use review visit our [Development Process Guidelines page](#).

This email includes 5 sections:

1. [Land Use Review Steps](#)
2. [Anticipated/Potential Land Use Applications for Project](#)
3. [Submittal Requirements](#)
4. [Applicable Development Code Sections](#)
5. [Other Specific Concerns/Discussion Items for Project](#)

1. Land Use Review Steps

Land use review has a number of steps as follows:

Step 1. Submittal (see Section 3 and attached checklist for more details on submittal requirements): Applicant submits application including:

- Signed application form
- All land use application fees
- 3 paper copies, and 1 electronic copy in flattened pdf format on CD, DVD, flash drive, or via file storage site or email of the following:
 - o Project narrative (please include in MS Word document format in addition to pdf)
 - o Full size, and reduced (11X17 or smaller) set of plans related to land use review
 - o Reports such as arborist report, stormwater drainage report, traffic report

Step 2. Initial City Review “Completeness Review”: The assigned Wilsonville planner reviews the application to determine if all materials required to review the application are submitted. We call this step “completeness review.” It concludes with a determination of whether the submitted application package is “complete” or “incomplete.” The applicant will be notified by letter about the determination. If the determination is “incomplete” the letter includes the specific items needed to make the application “complete.” If the application is “complete” the next step is Step 6.

Step 3. Indication of Intention for Incomplete Applications: If the application is “incomplete” the applicant either indicates whether they intend to submit the items identified in the “incompleteness letter.” This is done by signing and returning a page enclosed with the “incompleteness letter.” If the applicant refuses to submit additional materials the application will proceed to Step 6, noting that failure to provide sufficient information can be grounds for denying an application.

Step 4. Applicant Prepares Additional Requested Materials and Resubmits Application: If the application is “incomplete” and the applicant intends to address the items identified in the “incompleteness letter” the applicant prepares the identified items. Once the applicant prepares all the items they resubmit the application as identified in Step 1. Occasionally if the additional materials are minor the previous submittal package can be supplemented or pages switched out. In most cases complete new copies of the entire submittal package will be submitted.

Step 5. City Reviews Resubmitted Package “2nd Completeness Review.” The assigned Wilsonville planner reviews the revised application to determine if all materials required to review the application are submitted. A determination of “complete” or “incomplete” will again occur with the corresponding letter being sent to the applicant.

Step 6. Hearings Scheduled, City Staff Prepares Report, Public Notice and Comment Period. Once the application is “complete” the project is scheduled for a hearing before one of two Development Review Board panels. The hearings are typically scheduled 30-45 days from when the application is deemed “complete.” Twenty days prior to the hearing the assigned planner sends out a Public Hearing Notice soliciting comments from the public. The assigned planner also solicits comments and conditions of approval from various City Departments and Divisions as well as partner agencies and service providers

such as TVF&R, NW Natural, and Republic Services (franchise waste collector). One week prior to each of the hearings a Staff Report is published for public review.

Step 7. DRB Public Hearing. Development Review Board (DRB) public hearings are typically 6:30 p.m. on the 2nd and 4th Monday of the month at Wilsonville City Hall. The public hearing typically follows the following format:

- The assigned planner presents their report to the DRB often with support from Engineering and Natural Resource staff and answers the Board's questions. The staff presentation typically thoroughly describes the project including layout, design, and impacts.
- The applicant is given the opportunity to present. The applicant can say as little as they want, but the DRB typically prefers some description and explanation of the motivation behind and goals of the project adding color to staff's description of the project. The DRB can ask questions of the applicant.
- Others in attendance can testify, the DRB can ask questions of them.
- The applicant gets an opportunity to rebut any testimony
- After all testimony and questioning the DRB chair closes the Public Hearing.
- A DRB member makes a motion
- DRB discussion and deliberation
- DRB decision

Step 8. Notice of Decision and Appeal Period. Typically the next day a Notice of Decision is sent by the City. In most cases this includes a form accepting the conditions of approval the applicant must sign and return. The Notice of Decision includes notification of the 14-day appeal period from the date the decision is mailed.

Step 9. City Council Adoption of Zone Map Amendment. Once the DRB issues a decision, the Zone Map Amendment is scheduled for public hearing before the City Council. City Council public hearings are typically held at 7:00 p.m. on the 1st and 3rd Monday of the month at Wilsonville City Hall. The format of this meeting is the same as the DRB meeting, although presentations to the City Council are generally shorter in length. To adopt ordinances related to this application type, two readings of the ordinance are required. The first reading occurs on the night of the public hearing, and the second reading takes place at the next City Council meeting after the public hearing. The Zone Map Amendment will be in effect 30 days after the ordinance is adopted.

Step 10. After the ordinance is in effect, if the appeal period lapses with no appeal and the form accepting conditions of approval is signed and returned, construction permits consistent the DRB approval can then be processed and issued.

2. Anticipated/Potential Land Use Applications for Project

- Zone Map Amendment (28505 SW Boones Ferry Rd)
- Stage I Master Plan
- Stage II Final Plan
- Site Design Review
- Class III Sign Plan (if signage is proposed)

3. Submittal Requirements (can use as a checklist)

We have tried to make this as complete as possible, and may not include everything required.

The submittal package needs to include:

1. An application form signed by the property owner
2. All applicable planning application fees
3. A project narrative including the following sections (paper copy, pdf, and ms word):
 - a. Summary of Proposal (1-2 pages typically) including key numbers (i.e. acreage, square feet of buildings, number of units, etc.)
 - b. Background Information (1-2 pages typically)
 - c. Discussion of key issues or discussion items (1-2 pages), include discussion of any neighborhood outreach
 - d. Response Findings to Code Criteria (numerous pages), in the following basic format:
 - Code Criteria Reference and Language
 - Response (from applicant): The written response needs to be specific and clear. It needs to go beyond saying a criteria is met to clearly and specifically explaining how it is met. As an example, if the criteria is “Parking standards shown in Table A shall be met,” the response should state, “the proposal provides 52 parking spaces, 2 more than the 50 parking spaces required. See parking layout on the site plan, Exhibit B2” not something unspecific like “the proposal provides sufficient parking”.
4. Plan set including the information in the attached “Plan Set Submittal Checklist”: (you can use the sheet reference field to write in a reference to where the information is).
5. Other reports and documents (traffic report, arborist report, etc.). Include in notebook or packet with narrative. A checklist of requirement documents is attached as “Reports and Other Documents Checklist”.
4. Applicable Development Code Sections

These are the applicable code sections to consider in preparing your narrative and designing your site. For the most part it does not include code sections related to procedures. The code can be accessed online by following [this link](#).

Industrial Development Standards and Industrial Zoning

- Planned Development Industrial (PDI) Zones and Industrial Standards: Sections 4.117 and 4.135

Planned Development Standards and Regulations for all Planned Development (PD) Zones

- Standards applying to all Planned Development (PD) Zones: Section 4.118
- Planned Development Regulations: Section 4.140

General Development Regulations and Standards

- On-Site Pedestrian Access and Circulation: Section 4.154
- Parking, Loading, and Bicycle Parking: Section 4.155
- Protection of Natural and Other Features: Section 4.171
- Public Safety and Crime Prevention: 4.175
- Landscaping, Screening, and Buffering: Section 4.176
- Street Improvement Standards: Section 4.177
- Mixed Solid Waste and Recycling: Section 4.179
- Outdoor Lighting: Sections 4.199 through 4.199.60
- Underground Utilities: Sections 4.300 through 4.320

Site Design Review (Detailed Review of Architecture, Landscaping, Signs and other Design Elements)

- Site Design Review: Sections 4.400 through 4.450

Signs

- Signs: Sections 4.156.01 through 4.156.11

Zone Changes

- Zone Changes: Section 4.197

Definitions of Terms

- Definitions of Terms: Section 4.001

5. Contact Information/Discussion Items for Project

We encourage you to reach out with any questions you may have as you continue to develop the plans for your project.



1815 NW 169th Place, Suite 2090
Beaverton, OR 97006
Telephone: 503-848-2127

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWS: 06/30/22

Item 2.

Exhibit A

SW Boones Ferry Road

(Zone Boundary Change)

May 6, 2022

NWS Project Number 2354

A tract of land being that property conveyed to Davidsons Boones Ferry Industrial, LLC by a deed recorded on September 17, 2021, as Documents Number 2021-085059, Clackamas County Deed Records (Tax Lot 800 Map 3-1W-14A), also being a portion of Lot 9 of "Boberg", located in the northeast one-quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 2 of Partition Plat No. 2020-034, said point being marked by a 5/8 inch iron rod with a yellow plastic cap stamped "Foster LS 1934", and being on the westerly right-of-way line of SW Boones Ferry Road (25.00 feet westerly from the centerline thereof, when measured at right angles); Thence along the westerly right-of-way line of said SW Boones Ferry Road, South 00°00'40" East 329.74 feet to the northeast corner of that property described in said Document Number 2021-085059, and the Point of Beginning;

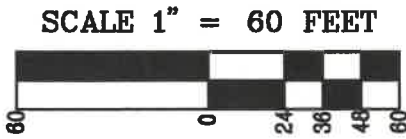
Thence continuing along said westerly right-of-way line of SW Boones Ferry Road, South 00°00'40" East 75.34 feet to the northeast corner of that property conveyed to Davidsons Boones Ferry Industrial, LLC by a deed recorded on September 17, 2021, as Documents Number 2021-085079, Clackamas County Deed Records (Tax Lot 900 Map 3-1W-14A); Thence along the north line of said Tax Lot 900, South 89°30'45" West 314.93 feet to the northwest corner thereof, said point also being located on the easterly line of Parcel II of that property conveyed to Walnut Mobile Home Park, LLC by a deed recorded on May 2, 2013, as Document Number 2013-030203; Thence along the easterly line of said Parcel II, North 00°00'15" West 75.34 feet to a point located on the southerly line of Parcel I of said Document Number 2013-030203; Thence along the southerly line of said Parcel I, North 89°30'45" East 314.92 feet to the Point of Beginning.

The above described tract contains 0.545 acres, more or less.

The basis of bearings for this description is Survey Number 24055, Clackamas County Survey Records.

EXHIBIT B

LOCATED IN THE NE 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, W.M.,
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
DATE: MAY 6, 2022



PARCEL 2
PARTITION PLAT NO. 2020-034

TAX LOT 600
MAP 3-1W-14A

POINT OF COMMENCEMENT

PARCEL 1
DOC NO. 2013-030203

POINT OF BEGINNING

S00°00'40"E
329.74'

25' 25'

DOC NO.
2021-085059

N89°30'45"E 314.92'

TAX LOT 800
MAP 3-1W-14A

**ZONE CHANGE
BOUNDARY**

**ZONE CHANGE AREA
23,725 SQUARE FEET**

S00°00'40"E 75.34'

S89°30'45"W 314.93'

N00°00'15"W 75.34'

TAX LOT 700 MAP 3-1W-14A
PARCEL II
DOC NO. 2013-030203

TAX LOT 900
MAP 3-1W-14A

DOC NO. 2021-085079

RIGHT-OF-WAY CENTERLINE

RIGHT-OF-WAY LINE

SW BOONES FERRY ROAD
(FRONTAGE ROAD)

25' 25'

INTERSTATE HIGHWAY 5

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWS: 06/30/22

PREPARED FOR:

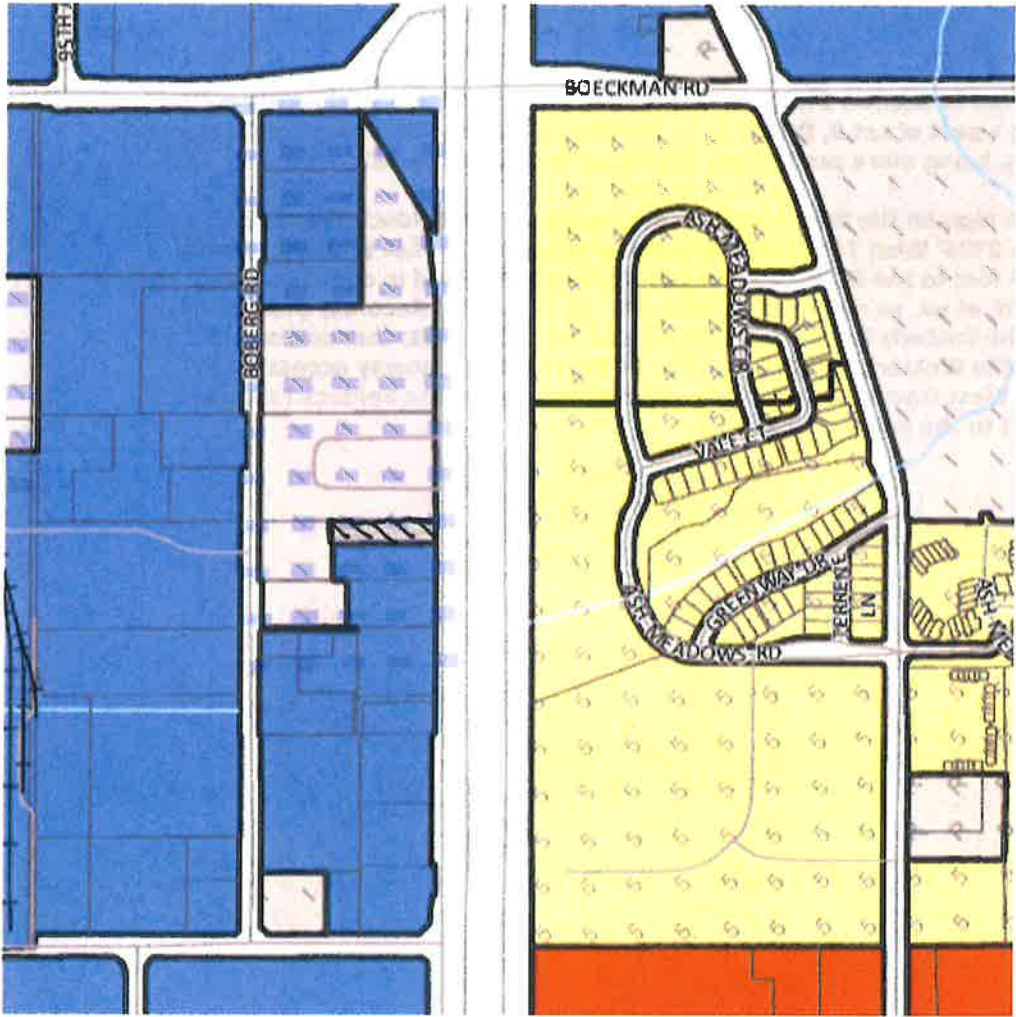
DAVIDSONS CONSOLIDATED
8915 SW COMMERCIAL #38
TIGARD, OR 97223

JOB NAME:	DAVIDSONS
JOB NUMBER:	2354
DRAWING NUMBER:	2354 ZONING
DRAWN BY:	BJA
CHECKED BY:	CHS

NORTHWEST SURVEYING, Inc.


1815 NW 169th PLACE,
SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-848-2127
FAX: 503-848-2179
nwsurveying@nwsrvy.com

ZONING MAP EXHIBIT



Zoning Designations

-  Residential Agricultural Holding (RA-H)
-  Residential (R)
-  Planned Development Residential (PDR)
-  Village (V)
-  Planned Development Commercial (PDC)
-  Planned Development Commercial Town Center (PDC-TC)
-  Planned Development Industrial (PDI)
-  PDI - Regionally Significant Industrial Area (PDI-RSIA)
-  Public Facility (PF)
-  Public Facility - Corrections (PF-C)
-  Exclusive Farm Use (EFU)

 CHANGE FROM RA-H TO PDI.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land situated in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, and being a part of Lot 9, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follows, to-wit:

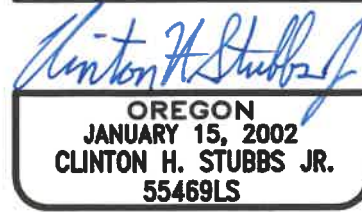
Beginning at an Iron pipe on the Westerly right of way line of the Baldock Freeway access road which is South 0°06' West 185 feet from the North line of said Lot 9; thence South 89°42' West 315.12 feet to the Southeast corner of a tract described in contract of sale to Nicholas Woliczynski, et ux, as recorded in Book 649, page 4, Deed Records; thence North 0°06' East tracing the Easterly line of said Woliczynski Tract 110 feet; thence North 89°42' East 315.12 feet to the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West tracing the Westerly right of way line of the Baldock Freeway access road 110 feet to the point of beginning.



1815 NW 169th Place, Suite 2090
Beaverton, OR 97006
Telephone: 503-848-2127



Item 2.



OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWS: 06/30/22

Exhibit A

SW Boones Ferry Road

(Right-of-way Dedication)

December 16, 2021

NWS Project Number 2354

A tract of land being located in the properties conveyed to Davidsons Boones Ferry Industrial, LLC by two deeds recorded on September 17, 2021, as Documents Number 2021-085059 and 2021-085079, Clackamas County Deed Records, also being a portion of Lot 9 of "Boberg", located in the northeast one-quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of Parcel 2 of Partition Plat No. 2020-034, said point being marked by a 5/8 inch iron rod with a yellow plastic cap stamped "Foster LS 1934", and being on the westerly right-of-way line of SW Boones Ferry Road (25.00 feet westerly from the centerline thereof, when measured at right angles); Thence along the westerly right-of-way line of said SW Boones Ferry Road, South 00°00'40" East 329.74 feet to the northeast corner of that property described in said Document Number 2021-085059, and the Point of Beginning;

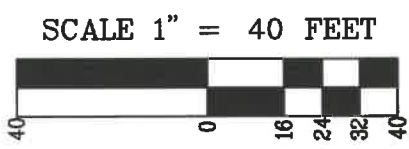
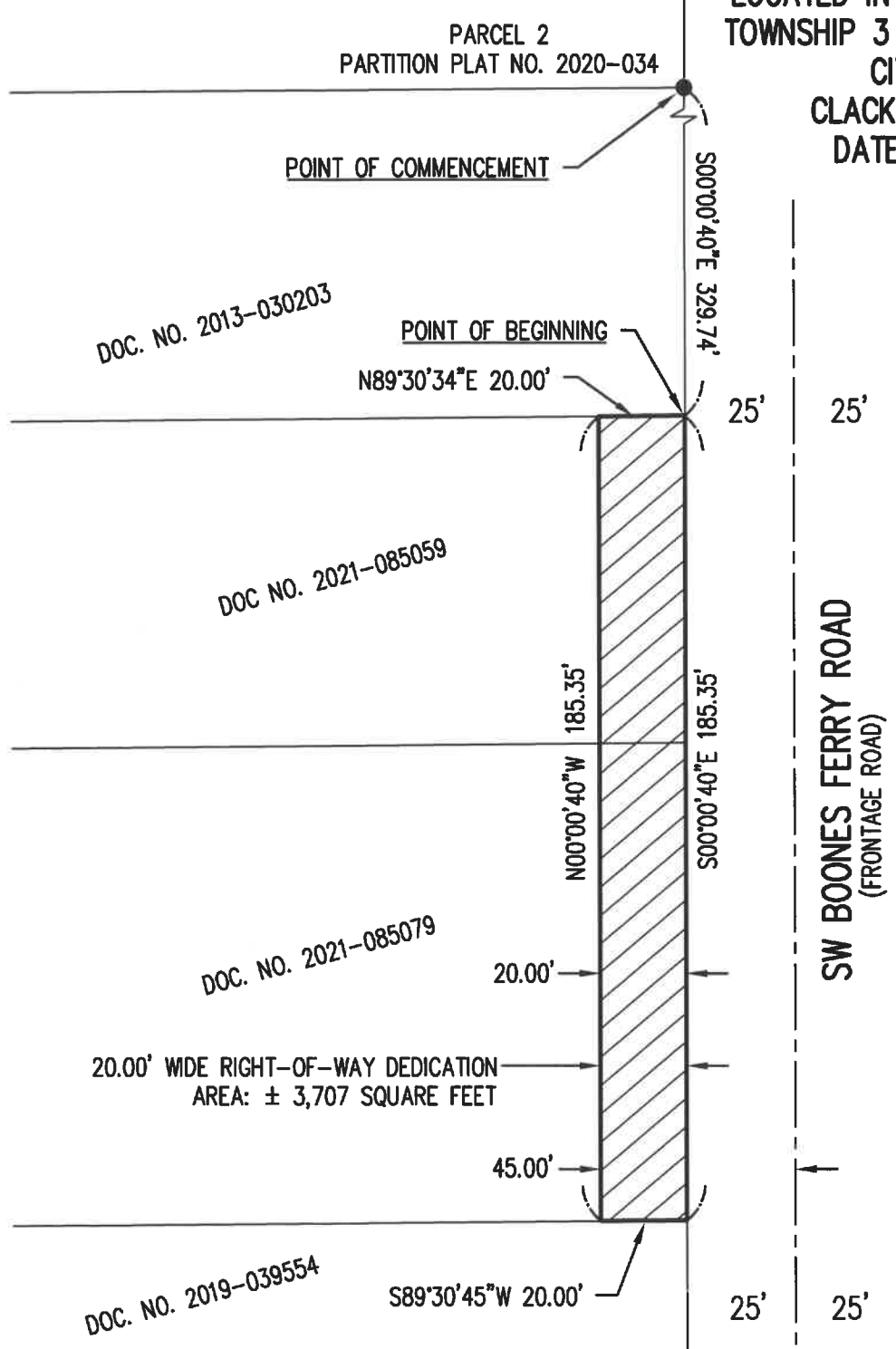
Thence continuing along said westerly right-of-way line of SW Boones Ferry Road, South 00°00'40" East 185.35 feet to the southeast corner of that property described in said Document Number 2021-085079; Thence along the south line of that property described in said Document Number 2021-085079, South 89°30'45" West 20.00 feet to a point located 45.00 feet westerly from the centerline of SW Boones Ferry Road, when measured at right angles; Thence parallel with and 45.00 feet westerly from the centerline of said SW Boones Ferry Road, when measured at right angles, North 00°00'40" West 185.35 feet to the north line of that property described in said Document Number 2021-085059; Thence along the north line of that property described in said Document Number 2021-085059, North 89°30'34" East 20.00 feet to the Point of Beginning.

The above described tract contains 3,707 square feet, more or less.

The basis of bearings for this description is said Survey Number 24055, Clackamas County Survey Records.

EXHIBIT B

LOCATED IN THE NE 1/4 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, W.M.,
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
DATE: DECEMBER 16, 2021



INTERSTATE HIGHWAY 5



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clinton H. Stubbs Jr.

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS

RENEWS: 06/30/22

PREPARED FOR:
DAVIDSONS CONSOLIDATED
8915 SW COMMERCIAL #38
TIGARD, OR 97223

JOB NAME: DAVIDSONS
JOB NUMBER: 2354
DRAWING NUMBER: 2354 DEDI
DRAWN BY: BJA
CHECKED BY: CHS


NORTHWEST
SURVEYING, Inc.

1815 NW 169th PLACE,
SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-848-2127
FAX: 503-848-2179
nwsurveying@nwsrvy.com

after recording,
please mail to:

6p

Rod Olsen
12375 SW Tooze Rd
Sherwood OR 97140

Clackamas County Official Records
Sherry Hall, County Clerk
2010-Item 2.

01445343201000677180060061 \$72.00
10/26/2010 02:31:29 PM
D-E Cnt=1 Str=1 JANSKEL
\$30.00 \$18.00 \$16.00 \$10.00

UTILITY EASEMENT

DATED October 25, 2010

PARTIES: GENESIS ASSETS, Wayne Bixel,
AS TRUSTEE holding title in TRUST
for the benefit of the BENEFICIARIES
OF Genesis Assets "A TRUST"
18450 SW Corral Creek Rd
Newberg, Or 97132

GRANTOR

and

RODERICK OLSEN and FABIENNE
C. OLSEN, Trustees, of the RODERICK
and FABIENNE C. OLSEN FAMILY
TRUST
26063 NE Butteville Rd
Aurora, Or 97002

GRANTEE

RECITALS:

(A) Grantor is the owner of certain real property situate in Clackamas County, Oregon,
hereinafter referred to as Parcel 1, a legal description of which is as follows:

PARCEL 1: (Tax Lot 1000)

Part of Lot 9, according to the duly filed plat of BOBERG, in the County of
Clackamas and State of Oregon, described as follows:

Beginning at the Southeasterly corner of the tract conveyed to Clifford A. Alford
et ux, by deed recorded August 19, 1964 in Deed Book 654, Page 31, being a
point on the South line of said Lot 9, 270.0 feet East along said line from the
Southwest corner of said Lot; thence North 145.0 feet along the East line of said

Alford tract to the South line of the tract conveyed to Guy Shough et ux, by deed recorded April 15, 1960 in Deed Book 569, Page 846; thence East along said last mentioned line 270.0 feet, more or less, to the Westerly line of the tract conveyed to the State of Oregon by deed recorded October 10, 1951 in Deed Book 449, Page 452; thence South along said West line 145.0 feet, more or less, to the South line of said Lot 9; thence West 270.0 feet, more or less, along said South line of said Lot 9 to the point of beginning.

- (B) Grantee is the owner of certain real property situate in Clackamas County, Oregon, hereinafter referred to as Parcel 2, a legal description of which is as follows:

PARCEL 2: (Tax Lot 800)

A part of Lot 9, BOBERG, in Clackamas County, Oregon, described as follows: BEGINNING at an iron pipe at the Northwest corner of said lot 9, BOBERG. From said place of beginning, thence North 89°42' East along the North line of said Lot 9, 539.96 feet to an iron pipe in the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West along said Westerly right of way line, 185.00 feet to an iron pipe; thence leaving said Westerly right of way line, South 89°42' feet West, 540.12 feet to an iron pipe in the Easterly line of a 40.00 foot county road being also the Westerly line of said Lot 9; thence North 0°09' East along said Easterly right of way line, 185 feet to the place of beginning.

EXCEPTING THEREFROM the South 110.0 feet of the East 315.12 feet of the West 540.12 feet as sold to Bernard N. Kuensting, et ux, on Contract by instrument Recorded in Book 35, Page 236, Clackamas County Miscellaneous Records.

ALSO EXCEPTING therefrom the West 225 feet as conveyed to Nicholas Wolicynski, et ux, by Deed Recorded under Recorder's Fee No. 69-11674, Clackamas County Records.

ALSO EXCEPTING all that portion conveyed to the State of Oregon, in Book 449, Page 452, Clackamas County Records.

- (C) Grantee, the owner of Parcel 2, has requested a utility easement from Grantor for the use and benefit of Parcel 2. Grantor, the owner of Parcel 1, is willing to grant said easement to Grantee for the use and benefit of Parcel 2.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. GRANT OF EASEMENT

1.1 Grantor does hereby grant and convey to Grantee, a permanent, nonexclusive easement on, over and across that certain portion of Parcel 1 described as follows:

A portion of that property granted to "Genesis Assets" in fee number 2009-076450, County of Clackamas, State of Oregon, also being a portion of Lot 9 of the "Plat of Boberg," in the Northeast Quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 14; thence North 89°32'37" East along the North line of said Section 14, a distance of 679.81 feet; thence South 00°02'45" East a distance of 1505.65 feet to the Westerly extension of the North line of said Genesis Assets deed; thence North 89°30'26" East along said Westerly extension, a distance of 270.10 feet to the Northwest corner of said Genesis Assets deed; thence continuing North 89°30'26" East along the North line of said Genesis Assets deed, a distance of 110.39 feet to the POINT OF BEGINNING; thence South 00°02'45" East a distance of 145.00 feet to the South line of said Genesis Assets deed, also being the North line of the 12 foot sewer easement to the City of Wilsonville recorded as fee number 72-31034; thence North 89°30'26" East along said North line, a distance of 10.00 feet; thence North 00°02'45" West a distance of 145.00 feet to the North line of said Genesis Assets deed; thence South 89°30'26" West along said North line of Genesis Assets deed, a distance of 10.00 feet to the POINT OF BEGINNING.

A survey diagram of the location of said Utility Easement is attached hereto marked Exhibit A and by this reference incorporated herein.

1.2 The aforesaid easement is granted over and along the full width and length of the real property described in Section 1.1 herein, with the right, privilege and authority to the Grantee to construct, maintain, replace, reconstruct, remove, and add to, a utility pipeline or pipelines, with all appurtenances incident thereto or necessary therewith in, under and across the said premises, and to cut and remove from said right of way any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines, or appurtenances attached or connected therewith; and the right of ingress and egress to and over the above described premises at any time and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

1.3 Grantee shall, upon each and every occasion that such utility facility is constructed, maintained, replaced, reconstructed or removed, or added to, restore the premises of the Grantor and any improvement disturbed by Grantee to as good a condition as they were prior to any such installation or work.

1.4 The rights and easement conveyed hereby shall be appurtenant to and benefit Parcel 2 and shall run with the land and to all property burdened and benefited by this easement and right of use, including any division or partition of such property. The rights,

covenants and obligations contained in this agreement shall bind, benefit and burden each party's successors, assigns, mortgagees and beneficiaries under a deed of trust for the term of this easement.

SECTION 2. CONSIDERATION

The consideration for this easement, which shall be paid by Grantee to Grantor, is the sum of ~~two thousand dollars (\$2,000)~~. *Two thousand five hundred dollars R.O. (2500.00)*

SECTION 3. MAINTENANCE AND REPAIR OF UTILITIES

The cost of periodic maintenance and necessary repairs of the utilities or utility lines placed within the easement shall be borne exclusively by Grantee and the owner of the property described as Parcel 2, and Grantee, its successors and assigns, shall indemnify and hold Grantor, its successors and assigns, harmless from any and all liability, costs, claims or demand occasioned by repair, maintenance or replacement of the aforesaid utilities.

SECTION 4. ATTORNEY FEES

In the event of any litigation arising under this agreement, the prevailing party shall be entitled to recover from the losing party the prevailing party's reasonable attorney fees at trial or on appeal as adjudged by the trial or appellate court.

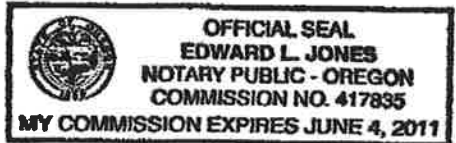
GRANTOR:

Wayne Bixel Trustee
Wayne Bixel, as Trustee holding title in Trust for the benefit of the Beneficiaries of GENESIS ASSETS "A TRUST"

GRANTEE:

Roderick Olson
Roderick Olson and
Fabienne C. Olsen
Fabienne C. Olsen, Trustees, of the Roderick and Fabienne C. Olsen Family Trust

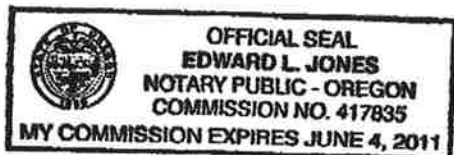
STATE OF OREGON)
) ss.
County of ~~Marion~~)
 Washington



The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2010, by WAYNE BIXEL, as Trustee holding title in Trust for the benefit of the Beneficiaries of GENESIS ASSETS "A TRUST" GENESIS ASSETS.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of ~~Marion~~)
 WASHINGTON



The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2010, by RODERICK OLSEN and FABIENNE C. OLSEN, Trustees, of the RODERICK AND FABIENNE C. OLSEN FAMILY TRUST.



Notary Public for Oregon

N 1/4 CORNER
SECTION 14

N 89°32'37" E 2648.14

679.81'

1988.33'

NE CORNER
SECTION 14

(8)

N 89°30'26" E

224.88'

314.88'
ROD OLSON
TAX LOT 800

TAX LOT
700

S 89°30'26" W 315.00'

(9)

POINT OF
BEGINNING

MICKY HENSON
TAX LOT 900

S 89°30'26" W 10.00'

224.87'

N 89°30'26" E 279.10'

N 89°30'26" E

315.00'

NY 002
FEE# 2008-070450

GENESIS
TAX LOT
FEE#

ASSETS
1000
2008-078480

PROPOSED UTILITY
EASEMENT

MANHOLE

EXIST. SEWER

MANHOLE

CITY PROPERTY

N 89°30'26" E 10.00'

12' EASEMENT TO
CITY OF WILSONVILLE
FEE #72-3103A

(12)

TAX LOT 1201

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones
OREGON
JULY 16, 1982
ERRIC D. JONES
1998

EXPIRES: 8-30-11

**PROPOSED UTILITY EASEMENT
FOR ROD OLSON
OVER GENESIS ASSETS (T.L. 1000)**

OVER TAX LOT 1000 BEING
A PORTION OF LOT 9 "BOBERG"
SITuated IN THE
N.E. 1/4 OF SECTION 14, T. 3 S., R. 1 W., WM.
CITY OF WILSONVILLE, COUNTY OF CLATSOP, STATE OF OREGON

CHASE JONES ^{PT} & ASSOCIATES INC.
716 S. E. 11TH AVE. PORTLAND, OREGON 97214
PHONE (503) 228-9844
PROJECT NO.: 12826 DATE: OCTOBER 12, 2010 SCALE: 1"=100'

after recording
please mail to:

Rod Olsen
12375 SW Tooze Rd
Sherwood OR

Clackamas County Official Records
Sherry Hall, County Clerk

Item 2.
2010-007719



\$72.00

10/26/2010 02:31:29 PM

D-D Cnt=1 Stn=1 JANSKEL
\$30.00 \$10.00 \$16.00 \$16.00

LP

UTILITY EASEMENT

DATED October 25, 2010

PARTIES: MICKY HENSON and
MELINDA K. HENSON
947 South Pacific Hy
Woodburn, Or 97071

GRANTOR

and

RODERICK OLSEN and FABIENNE
C. OLSEN, Trustees, of the RODERICK
and FABIENNE C. OLSEN FAMILY
TRUST
26063 NE Butteville Rd
Aurora, Or 97002

GRANTEE

RECITALS:

(A) Grantor is the owner of certain real property situate in Clackamas County, Oregon, hereinafter referred to as Parcel I, a legal description of which is as follows:

PARCEL 1: (Tax Lot 900)

A tract of land situated in Section 14, Township 3 South, Range 1 West of the Willamette Meridian, and being a part of Lot 9, BOBERG, in the City of Wilsonville, County of Clackamas and State of Oregon, being more particularly described as follow, to-wit:

Beginning at an iron pipe on the Westerly right of way line of the Baldock Freeway access road which is South 0°06' West 185 feet from the North line of said Lot 9; thence South 89°42' West 315.12 feet to the Southeast corner of a

tract described in contract of sale to Nicholas Wolliczynski, et ux, as recorded in Book 649, page 4, Deed Records; thence North 0°06' East tracing the Easterly line of said Wolliczynski Tract 110 feet; thence North 89°42' East 315.12 feet to the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West tracing the Westerly right of way line of the Baldock Freeway access road 110 feet to the point of beginning.

- (B) Grantee is the owner of certain real property situate in Clackamas County, Oregon, hereinafter referred to as Parcel 2, a legal description of which is as follows:

PARCEL 2: (Tax Lot 800)

A part of Lot 9, BOBERG, in Clackamas County, Oregon, described as follows: BEGINNING at an iron pipe at the Northwest corner of said lot 9, BOBERG. From said place of beginning, thence North 89°42' East along the North line of said Lot 9, 539.96 feet to an iron pipe in the Westerly right of way line of the Baldock Freeway access road; thence South 0°06' West along said Westerly right of way line, 185.00 feet to an iron pipe; thence leaving said Westerly right of way line, South 89°42' feet West, 540.12 feet to an iron pipe in the Easterly line of a 40.00 foot county road being also the Westerly line of said Lot 9; thence North 0°09' East along said Easterly right of way line, 185 feet to the place of beginning.

EXCEPTING THEREFROM the South 110.0 feet of the East 315.12 feet of the West 540.12 feet as sold to Bernard N. Kuensting, et ux, on Contract by instrument Recorded in Book 35, Page 236, Clackamas County Miscellaneous Records.

ALSO EXCEPTING therefrom the West 225 feet as conveyed to Nicholas Wolliczynski, et ux, by Deed Recorded under Recorder's Fee No. 69-11674, Clackamas County Records.

ALSO EXCEPTING all that portion conveyed to the State of Oregon, in Book 449, Page 452, Clackamas County Records.

- (C) Grantee, the owner of Parcel 2, has requested a utility easement from Grantor for the use and benefit of Parcel 2. Grantor, the owner of Parcel 1, is willing to grant said easement to Grantee for the use and benefit of Parcel 2.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

SECTION 1. GRANT OF EASEMENT

1.1 Grantor does hereby grant and convey to Grantee, a permanent, nonexclusive easement on, over and across that certain portion of Parcel 1 described as follows:

A portion of that property described in the Contract Deed to Micky & Melinda Henson recorded as fee number 2002-050212, County of Clackamas, State of Oregon, also being a portion of Lot 9 of the "Plat of Boberg," in the Northeast Quarter of Section 14, Township 3 South, Range 1 West, Willamette Meridian, being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 14; thence North 89°32'37" East along the North line of said Section 14, a distance of 679.81 feet; thence South 00°02'45" East a distance of 1505.65 feet to the Westerly extension of the North line of the property granted to "Genesis Assets" in fee number 2009-076450, County of Clackamas, State of Oregon; thence North 89°30'26" East along said Westerly extension, a distance of 270.10 feet to the Northwest corner of said Genesis Assets deed; thence North 89°30'26" East along the North line of said Genesis Assets deed, a distance of 110.39 to the POINT OF BEGINNING; thence North 00°02'45" West a distance of 1.57 feet; thence North 16°55'15" East a distance of 113.64 feet to the North line of said Contract Deed; thence North 89°30'26" East along said North line, a distance of 10.48 feet; thence South 16°55'15" West a distance of 115.28 to the North line of said Genesis Assets deed; thence South 89°30'26" West along said North line of Genesis Assets deed, a distance of 10.00 feet to the POINT OF BEGINNING.

A survey diagram of the location of said Utility Easement is attached hereto marked Exhibit A and by this reference incorporated herein.

1.2 The aforesaid easement is granted over and along the full width and length of the real property described in Section 1.1 herein, with the right, privilege and authority to the Grantee to construct, maintain, replace, reconstruct, remove, and add to, a utility pipeline or pipelines, with all appurtenances incident thereto or necessary therewith in, under and across the said premises, and to cut and remove from said right of way any trees and other obstructions which may endanger the safety or interfere with the use of said pipelines, or appurtenances attached or connected therewith; and the right of ingress and egress to and over the above described premises at any time and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

1.3 Grantee shall, upon each and every occasion that such utility facility is constructed, maintained, replaced, reconstructed or removed, or added to, restore the premises of the Grantor and any improvement disturbed by Grantee to as good a condition as they were prior to any such installation or work.

1.4 The rights and easement conveyed hereby shall be appurtenant to and benefit Parcel 2 and shall run with the land and to all property burdened and benefited by this easement and right of use, including any division or partition of such property. The rights, covenants and obligations contained in this agreement shall bind, benefit and burden each party's successors, assigns, mortgagees and beneficiaries under a deed of trust for the term of this easement.

SECTION 2. CONSIDERATION

The consideration for this easement, which shall be paid by Grantee to Grantor, is the sum of \$ 1.00 (one dollar)


SECTION 3. MAINTENANCE AND REPAIR OF UTILITIES

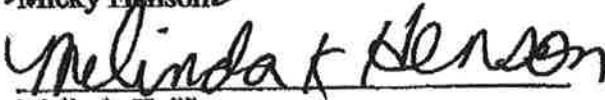
The cost of periodic maintenance and necessary repairs of the utilities or utility lines placed within the easement shall be borne exclusively by Grantee and the owner of the property described as Parcel 2, and Grantee, his successors and assigns, shall indemnify and hold Grantor, his successors and assigns, harmless from any and all liability, costs, claims or demand occasioned by repair, maintenance or replacement of the aforesaid utilities.

SECTION 4. ATTORNEY FEES

In the event of any litigation arising under this agreement, the prevailing party shall be entitled to recover from the losing party the prevailing party's reasonable attorney fees at trial or on appeal as adjudged by the trial or appellate court.


GRANTOR:


Micky Henson

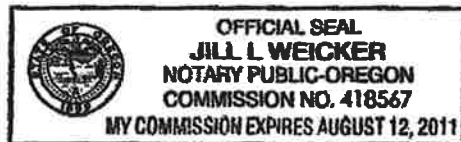

Melinda K. Henson

GRANTEE:


Roderick Olson and


Fabienne C. Olsen, Trustees, of the
Roderick and Fabienne C. Olsen Family
Trust

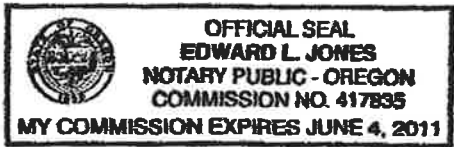
STATE OF OREGON)
) SS.
County of Marion)



The foregoing instrument was acknowledged before me this 26 day of October, 2010, by MICKY HENSON and MELINDA K. HENSON.


Notary Public for Oregon

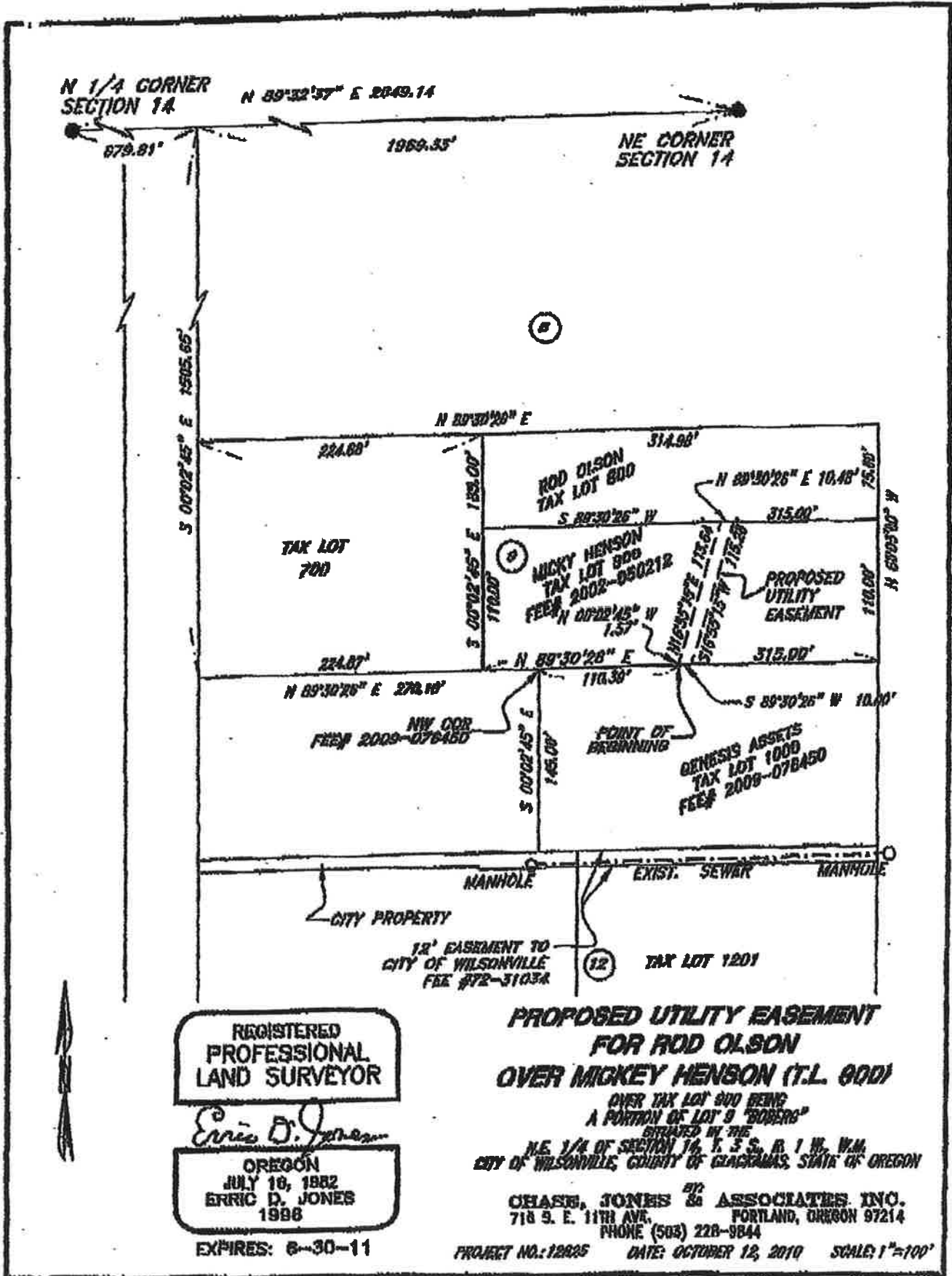
STATE OF OREGON)
) ss.
County of Marion)
 WASHINGTON)



The foregoing instrument was acknowledged before me this 25TH day of OCTOBER, 2010, by **RODERICK OLSEN** and **FABIENNE C. OLSEN**, Trustees, of the **RODERICK AND FABIENNE C. OLSEN FAMILY TRUST**.



Notary Public for Oregon



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 18, 1982
ERRIC D. JONES
1988

EXPIRES: 8-30-11

**PROPOSED UTILITY EASEMENT
FOR ROD OLSON
OVER MICKEY HENSON (T.L. 900)**

OVER TAX LOT 900 BEING
A PORTION OF LOT 9 "BOBERS"
GRANTED BY THE
N.E. 1/4 OF SECTION 14, T. 3 S., R. 1 W., W.M.
CITY OF WILSONVILLE, COUNTY OF CLATSOP, STATE OF OREGON

CHASE, JONES & ASSOCIATES, INC.
718 S. E. 11TH AVE. PORTLAND, OREGON 97214
PHONE (503) 228-9844

PROJECT NO.: 12825 DATE: OCTOBER 12, 2010 SCALE: 1"=100'

Wilsonville Gravel Yard

Stormwater Report

SW Boones Ferry Rd
Wilsonville, OR

May 4, 2022

The information contained in this report was prepared by
and under direct supervision of the undersigned:



EXPIRES: 6/30/2023

Craig Harris, PE
AAI Engineering
4875 S.W. Griffith Drive
Suite 100
Beaverton, Oregon 97005
PH 503.620.3030 FX 503.620.5539
craigh@aieng.com
AAI Project Number: A21126.10

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- II. Water Quality Design
- III. Water Quantity Design
- IV. Downstream Analysis

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Appendix C
Utility Plan

Appendix D
BMP Sizing Tool

Appendix E
Conveyance Calculations

Appendix F
Web Soil Survey

Wilsonville Gravel Yard

I. Project Overview

The project is located on Tax Lots 800 and 900 on SW Boones Ferry Rd in Wilsonville, Oregon. The site is currently 58,371 SF and after the 20' wide right of way dedication, the site will be 54,66 SF. The existing site contains a single-story building and cover carport with a large gravel pad and slopes from the east to the west. The existing building will remain post-construction, and a small portion of the gravel yard will be removed to install the stormwater facility along the western property line and the driveway access will be replaced.

See Appendix A – Existing Conditions

The existing building and carport accounts for 1,933 SF of impervious roof area and the existing gravel pad accounts for 43,045 SF for a total of 44,978 SF of impervious area. The remaining 9,686 SF is pervious. Post construction, 1,577 SF of existing gravel will be removed to install a filtration rain garden stormwater facility adjacent to the western property line. Post construction, there will be 43,401 SF of impervious area and 11,263 SF of pervious area, including the 2,280 SF stormwater facility.

Conveyance pipe sizing has been designed using the 25-year storm intensity (3.9in/hr).

Conveyance pipe sizing was performed using Manning's Equation ($Q = \frac{0.463D^{8/3}S^{1/2}}{n}$), where D is pipe diameter in feet, S is pipe slope in feet/feet, and n is the Manning's Coefficient and is based on the pipe material.

See Appendix C Utility Plan

See Appendix D BMP Sizing Tool

See Appendix E Conveyance Calculations

II. Stormwater Calculations

The stormwater quality and quantity required for the project are designed according to City of Wilsonville and the BMP sizing tool. Per City of Wilsonville Standards, infiltration testing is not required for projects which create less than 5,000 SF of new or replaced impervious surface. The driveway entrance to SW Boones Ferry Rd is being reconstructed and accounts for 1,370 SF of new or replaced impervious area, therefore infiltration testing for this project is not required. Our company has a previous project three tax lots away (Tax Lots 300 & 500 3S1W14A) to the north of subject site off SW Boberg Rd from 2018. Given the close proximity to this project, the soil characteristics of our previous project were assumed to be very similar to the soils on the subject site and the stormwater model was designed with those assumptions. According to that project and the Web Soil Survey, the infiltration rates were assumed to be very low and therefore an infiltration facility was not utilized in the design.

The onsite stormwater facility has been modeled to meet treatment and flow control requirements. The sizing of the rain garden does not use a 25% reduction factor. Onsite stormwater management will be accomplished by a 2,280 SF filtration rain garden which is greater than the minimum required size of 1,980 SF per the BMP sizing tool.

See Appendix D BMP Sizing Tool

III. Stormwater Design

The proposed stormwater facility is designed to capture all runoff currently draining to the western property line. All impervious runoff on the property will be managed on site and will not drain to adjacent properties. Onsite stormwater management will be accomplished by a 2,280 SF filtration rain garden which is greater than the minimum required size of 1,980 SF per the BMP sizing tool.

Per City of Wilsonville Public Works Design Standards dated December 2015, onsite stormwater management facilities were designed using the WES BMP Sizing Tool. The existing site and gravel pad drains to the west toward the western property line at about 2%-3% and therefore will naturally drain to the stormwater facility. Per City of Wilsonville Standards, the top of the rain garden facility is 5' from all property lines. Stormwater will enter the perforated pipe embedded in the 12" drain rock and be treated through the 18" growing medium.

The facility has also been sized to detain the runoff. The overflow inlet is 1' above the bottom of the facility to detain the runoff and allow the runoff to infiltrate through the growing media before directed through a proposed 12" storm main that runs east to west in the private drive before connecting to an existing stormwater stub at the intersection with SW Boberg Rd. There is a ditch inlet at the top of the facility as an emergency overflow. The conveyance calculations of the proposed 12" storm pipe will be designed per City of Wilsonville Design Standards using the 25-year design storm of 3.9 inches.

See Appendix D BMP Sizing Tool

VI. Downstream Analysis

The existing site is draining to the west without detention or treatment and we are removing imperious area from the site. The proposed filtration rain garden will detain the flows leaving the site and discharge the flows into the public system at a slower rate than pre-developed conditions. Therefore, there will be downstream impacts.

Wilsonville Gravel Yard

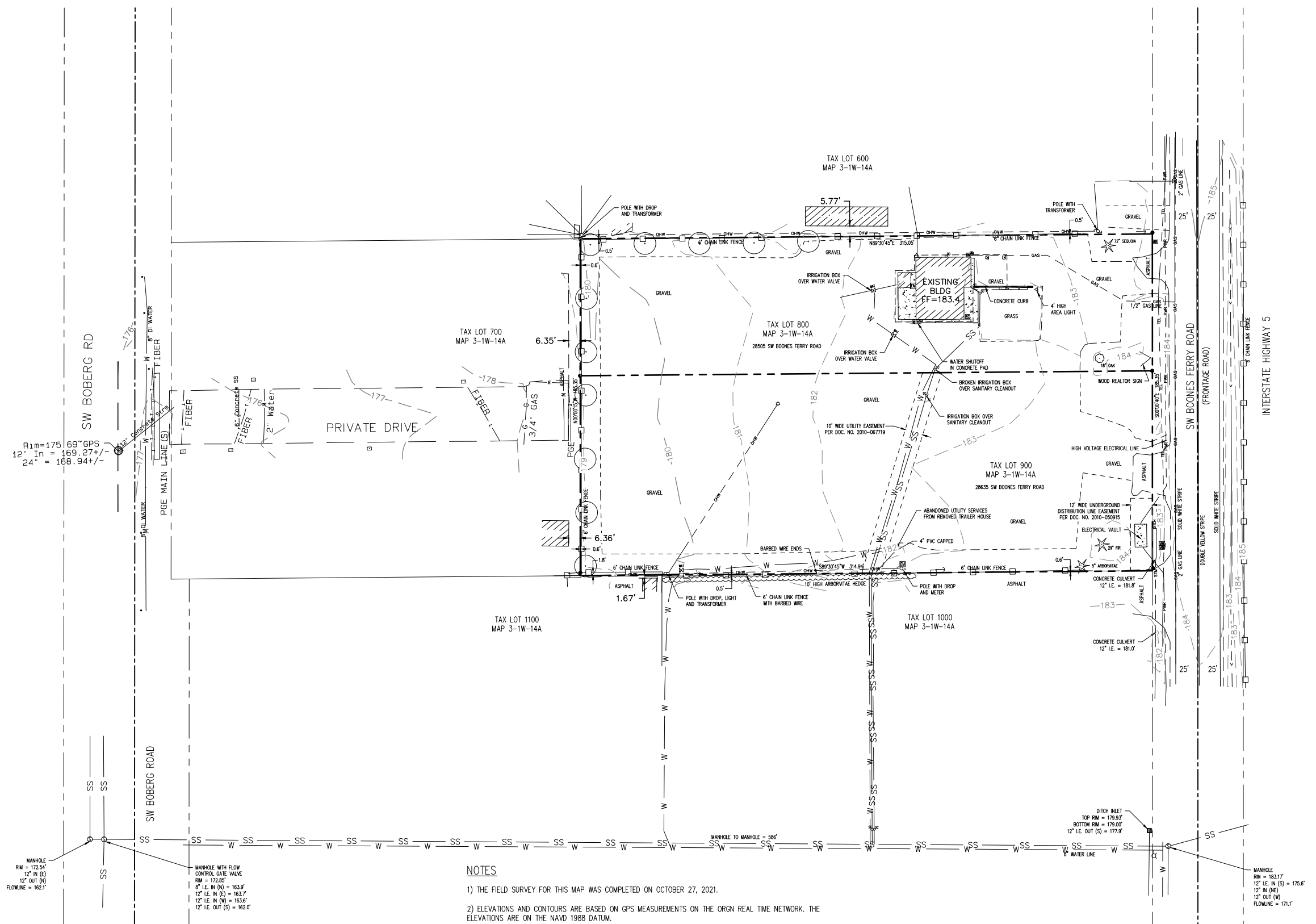
Item 2.

Appendix A – Existing Conditions

LEGEND

DECIDUOUS TREE		GAS METER	
CONIFEROUS TREE		GAS VALVE	
FIRE HYDRANT		GUY WIRE ANCHOR	
FIRE DEPARTMENT CONNECTION		UTILITY POLE	
WATER BLOWOFF		POWER VAULT	
WATER METER		ELECTRICAL METER	
WATER VALVE		POWER JUNCTION BOX	
IRRIGATION VALVE		HVAC UNIT	
WATER VAULT		AREA LIGHT	
AIR RELEASE VALVE		LIGHT POLE	
SANITARY SEWER CLEAN OUT		TELEPHONE/TELEVISION VAULT	
SANITARY SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
STORM SEWER CLEAN OUT		TELEPHONE/TELEVISION RISER	
STORM SEWER CATCH BASIN		SIGNAL JUNCTION BOX	
STORM SEWER MANHOLE		SIGN	
MAILBOX		BOLLARD	
		FOUND SURVEY MONUMENT	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND BOUNDARY	
TRAFFIC SIGNAL WIRE	



R1m=175.69~GPS
 12" In = 169.27+/-
 24" = 168.94+/-

MANHOLE
 RM = 172.54'
 12" I.E. IN (E) = 169.27'
 12" OUT (N) = 162.1'

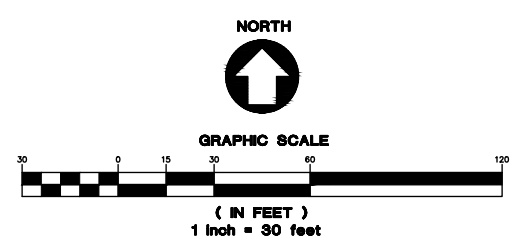
MANHOLE WITH FLOW CONTROL GATE VALVE
 RM = 172.85'
 8" I.E. IN (N) = 163.1'
 12" I.E. IN (S) = 163.7'
 12" I.E. IN (W) = 163.6'
 12" I.E. OUT (S) = 162.0'

MANHOLE
 RM = 163.17'
 12" I.E. IN (S) = 175.6'
 12" IN (NE) = 175.6'
 12" OUT (W) = 171.1'
 FLOWLINE = 171.1'

- NOTES**
- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON OCTOBER 27, 2021.
 - 2) ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS ON THE ORGN REAL TIME NETWORK. THE ELEVATIONS ARE ON THE NAVD 1988 DATUM.
 - 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 24055, CLACKAMAS COUNTY SURVEY RECORDS.
 - 4) THE RIGHT-OF-WAY WIDTH WAS ESTABLISHED USING INFORMATION FROM DEEDS, RECORD SURVEYS AND THE TAX ASSESSOR'S MAP.
 - 5) THE EASEMENTS SHOWN ON TAX LOT 900 MAP 3-1W-14A, ADDRESS 28635 SW BOONES FERRY ROAD, ARE BASED ON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, WITH ORDER NUMBER 45142125338 AND WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2021 AT 8:00 AM. THE SURVEYOR WAS NOT PROVIDED WITH A TITLE REPORT FOR TAX LOT 800, MAP 3-1W-14A, ADDRESS 28505 SW BOONES FERRY ROAD, AND IT IS UNKNOWN IF ANY EASEMENTS ENCUMBER OR BENEFIT THE PROPERTY.
 - 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 21291355 AND A PRIVATE UTILITY LOCATING COMPANY.

UTILITY STATEMENT

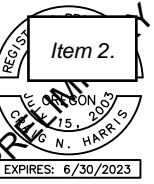
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Wilsonville Gravel Yard

Item 2.

Appendix B – Site Plan



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE

SITE PLAN

DATE: 08/26/2021

DRAWN: JMS

CHECKED: NWS

REVISIONS:

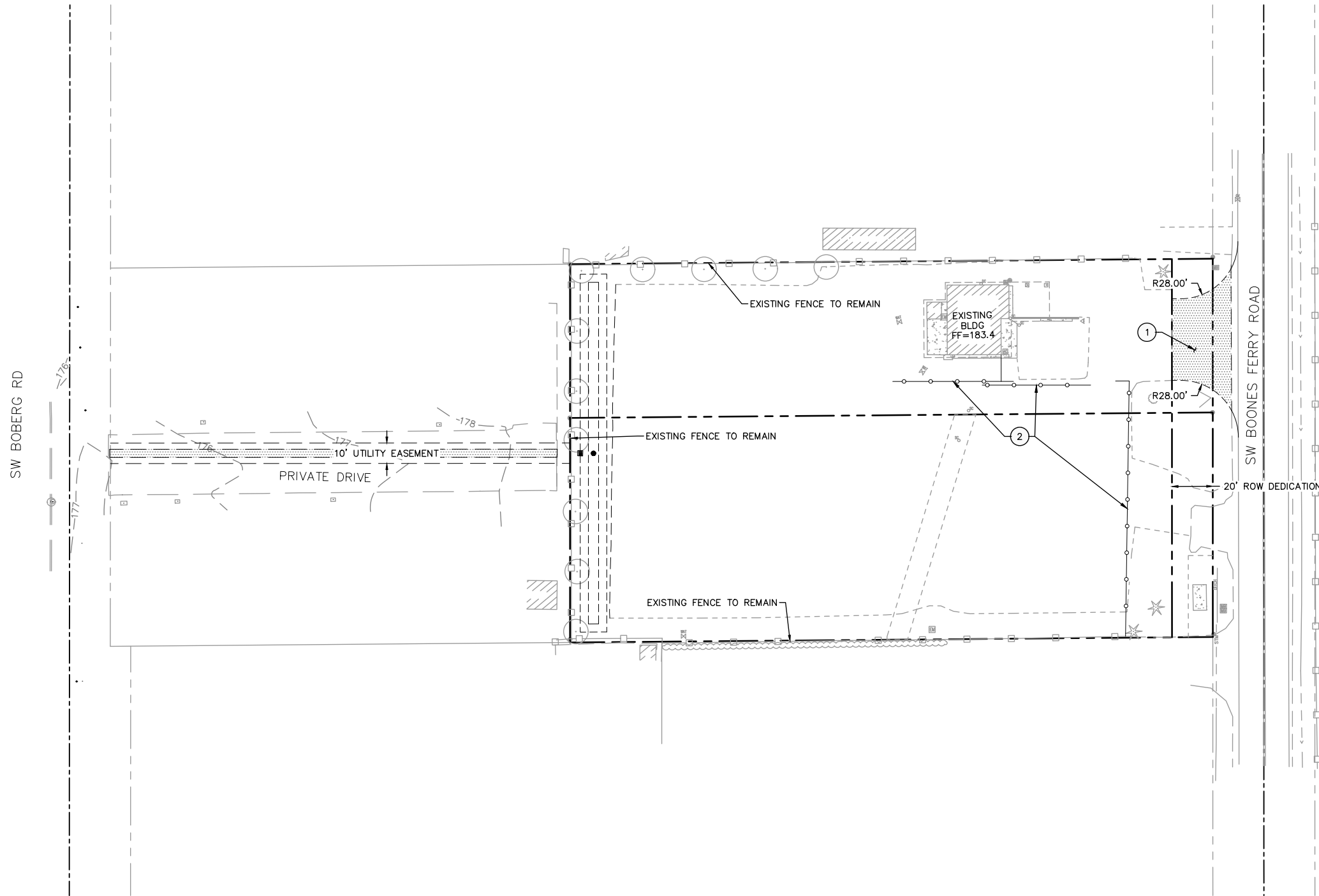
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SHEET NUMBER

C1.0

167
 JOB NUMBER: 221126.10



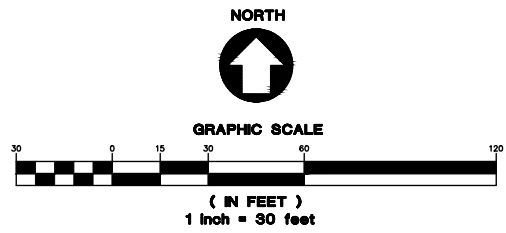
LEGEND

PROPERTY LINE	
ASPHALT SURFACING	

- CONSTRUCTION NOTES**
- 1 INSTALL 40' WIDE COMMERCIAL DRIVEWAY PER CITY OF WILSONVILLE DETAIL RD-1085/C4.1
 - 2 INSTALL NEW FENCE AND GATE. SEE LANDSCAPE PLANS FOR DETAILS

AREA CALCULATIONS

	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS ROOF	1,933	1,933
IMPERVIOUS GRAVEL	43,045	41,468
PERVIOUS LANDSCAPE	9,686	8,983
PERVIOUS STORMWATER FACILITY	0	2,280
TOTAL SITE AREA	54,664	54,664

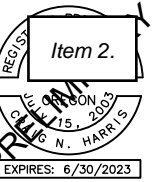


03/21/22 - DESIGN REVIEW

F:\2021\A21126.10 - Wilsonville Gravel Lot - Civil\Civil Cad\Streets\Onsite\A21126.C1D.Hardscape.dwg : Mar. 16, 22 - 1:54 PM jsparrrowgrove

Wilsonville Gravel Yard

Appendix C – Utility Plan



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
3. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 1/C4.0.
4. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
5. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
6. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
7. INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
8. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS

- UTILITY LENGTH
- UTILITY SIZE
- XXLF - XX" XX ← UTILITY TYPE
- S=X.XX% ← SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

- UTILITY TYPE (FP= FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER)
- STRUCTURE TYPE (SEE BELOW)
- XX XX-XX ← ID NUMBER (WHERE APPLICABLE)
- RIM=XX.XX ← STRUCTURE INFO (WHERE APPLICABLE)
- IE IN=XX.X ← STRUCTURE INFO (WHERE APPLICABLE)
- IE OUT=XX.X ← STRUCTURE INFO (WHERE APPLICABLE)

STRUCTURE TYPES

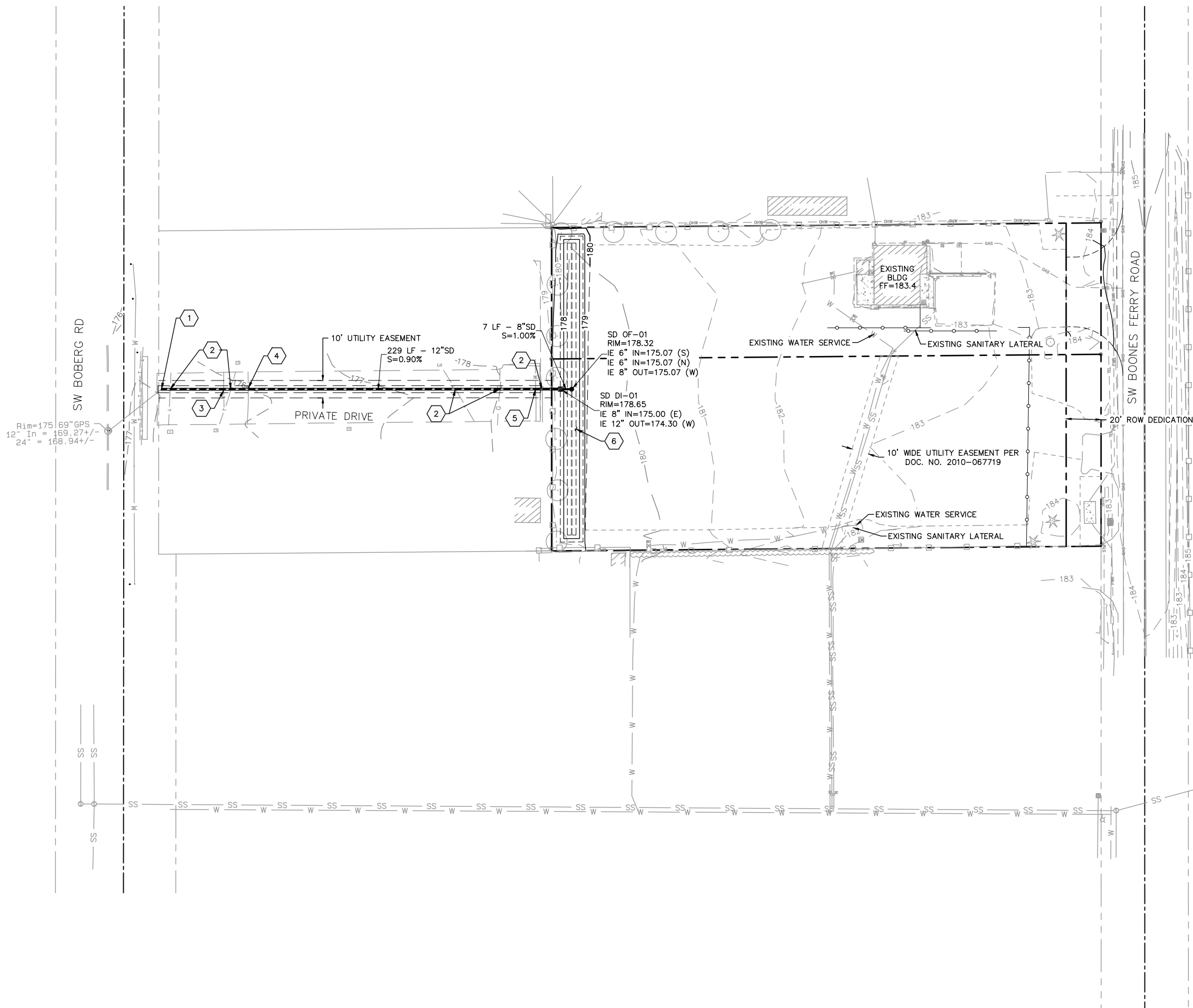
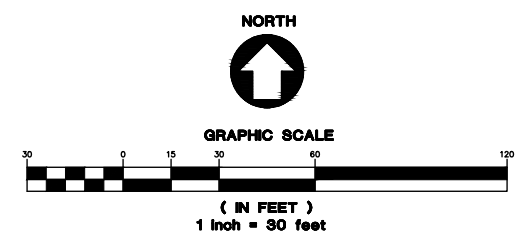
- | TYPE | DESCRIPTION |
|------|---|
| DI | DITCH INLET WITH FLOW CONTROL PER DETAIL 6/C4.0 OF OVERFLOW INLET PER DETAIL 7/C4.0 |

LEGEND

- STORM LINE
- PERFORATED STORM PIPE

STORM NOTES

1. CONNECT TO EXISTING STORMWATER STUB IE=172.2' (CONTRACTOR TO VERIFY)
2. CONTRACTOR TO POTHOLE AND VERIFY EXISTING TELEPHONE AND GAS UTILITY CROSSINGS PRIOR TO CONSTRUCTION
3. INSTALL STORMWATER MAIN UNDER EXISTING 6" SANITARY MAIN
4. ADJUST EXISTING 2" WATER LINE TO CROSS UNDERNEATH PROPOSED STORM MAIN
5. INSTALL STORMWATER MAIN UNDER EXISTING WATER LINE
6. INSTALL FILTRATION RAIN GARDEN PER DETAIL ST-6020/C4.1



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE

UTILITY PLAN

DATE: 08/26/2021

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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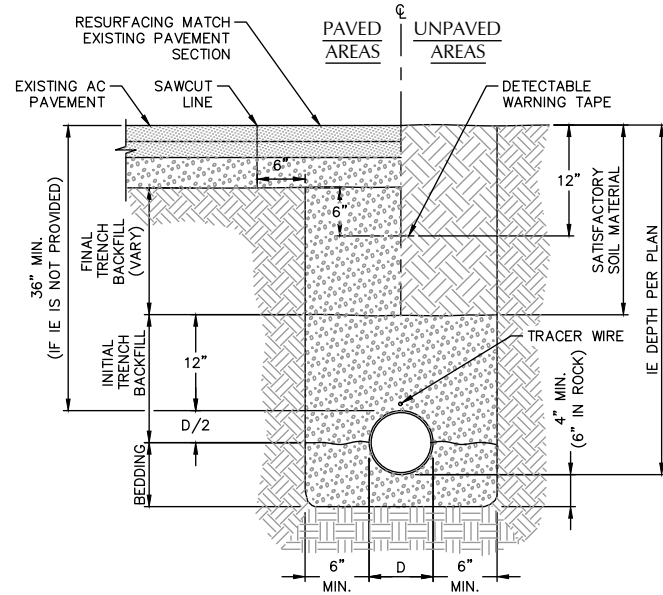
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C3.0

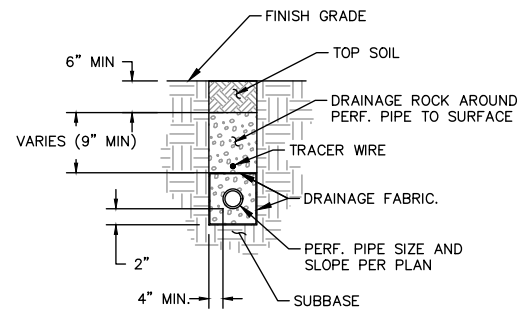
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03/21/22 - DESIGN REVIEW

JOB NUMBER: 221126.10

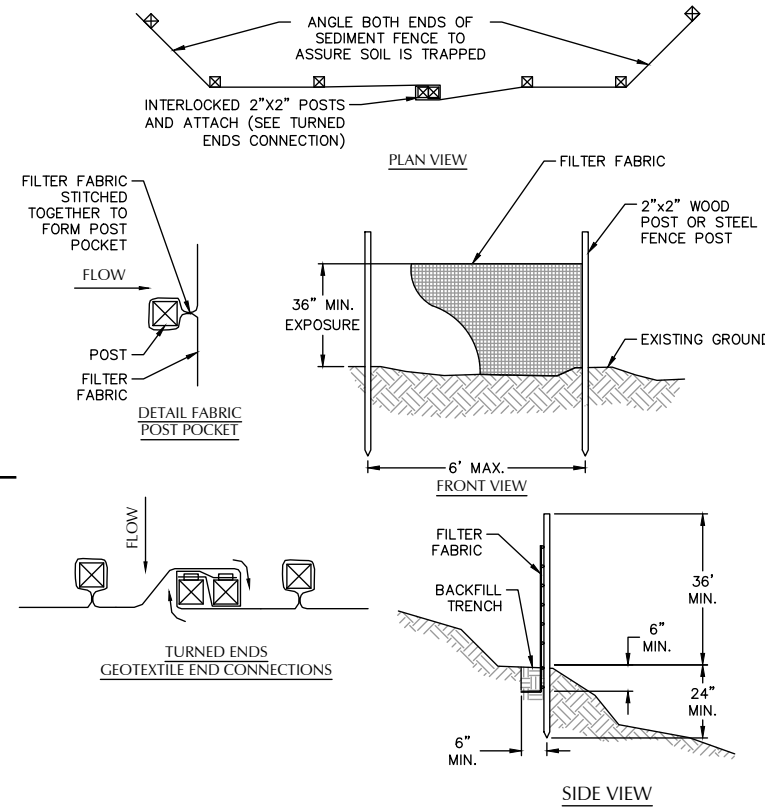


1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



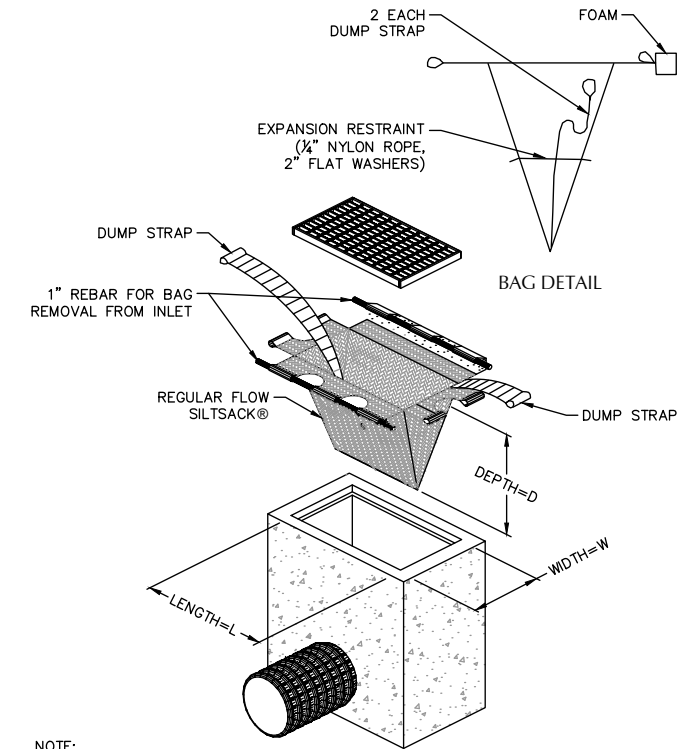
- NOTE:**
- CROSS CONNECT DRAIN PIPE TRACER WIRE TO FORM SINGLE CIRCUIT.
 - DRAINAGE FABRIC SHALL BE INSTALLED TO WRAP BACKFILL AREA INDICATED WITH 6" OF OVERLAP AT SEAMS.

2 PERFORATED DRAIN PIPE
SCALE: NTS



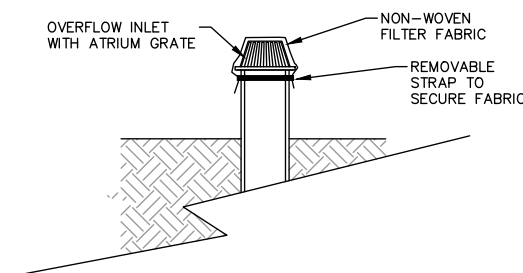
- NOTES:**
- THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
 - THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6- FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
 - THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
 - STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-HILL SIDE OF THE SLOPED AREA.
 - FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
 - FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

3 SEDIMENT FENCE
SCALE: NTS

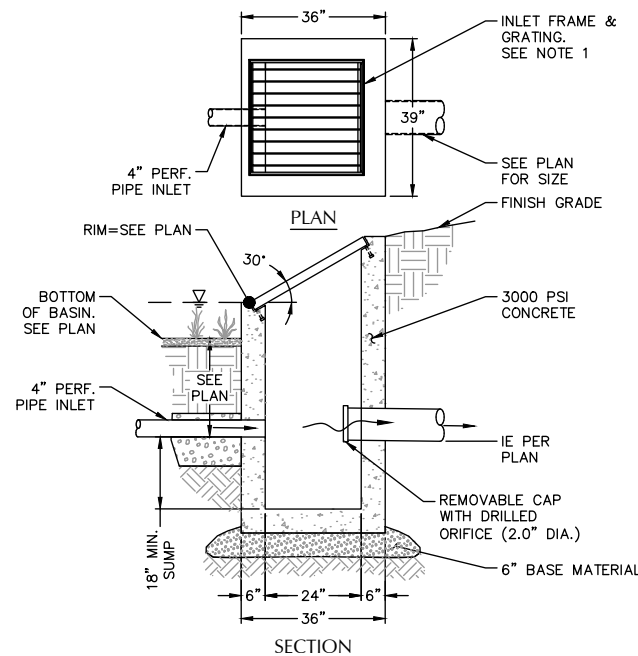


- NOTE:**
- DO NOT USE HIGH FLOW INSERT BAGS.

4 INLET SEDIMENT PROTECTION
SCALE: NTS

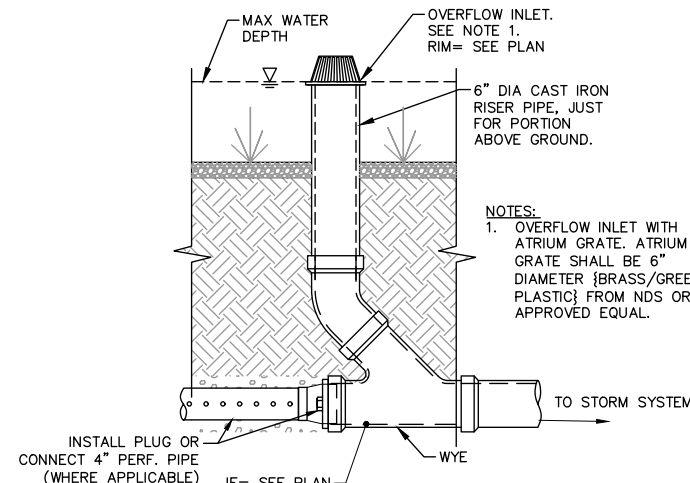


5 OVERFLOW INLET PROTECTION
SCALE: NTS

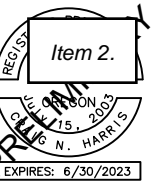


- NOTE:**
- GRATING AND FRAME SHALL BE GALVANIZED STEEL MEDIUM DUTY.

6 DITCH INLET W/ FLOW CONTROL
SCALE: NTS



7 OVERFLOW INLET
SCALE: NTS



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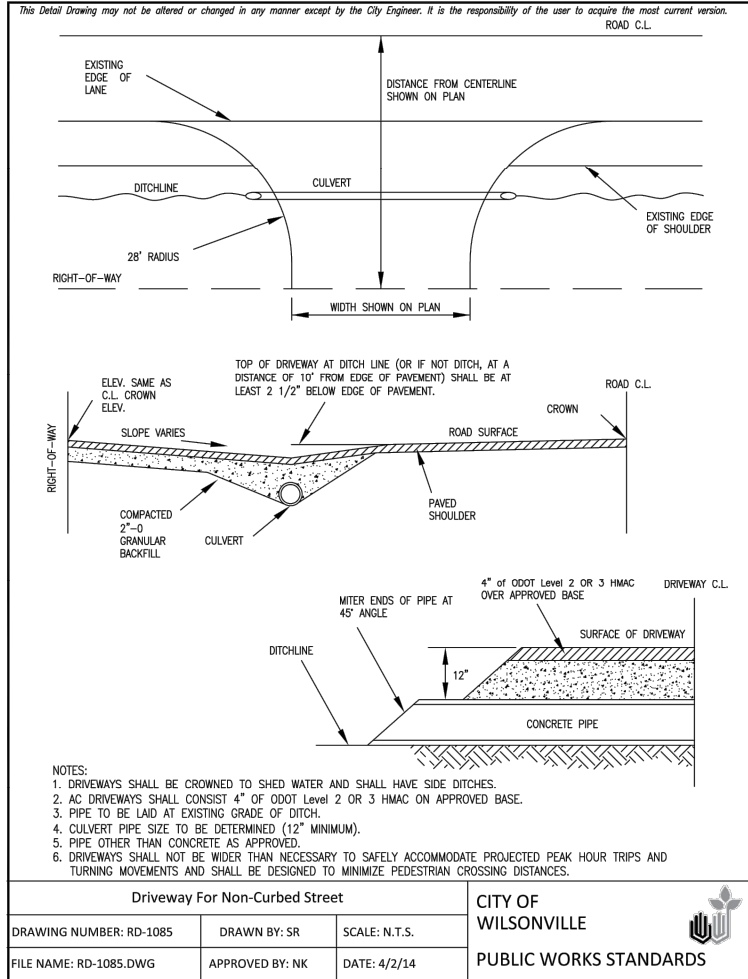
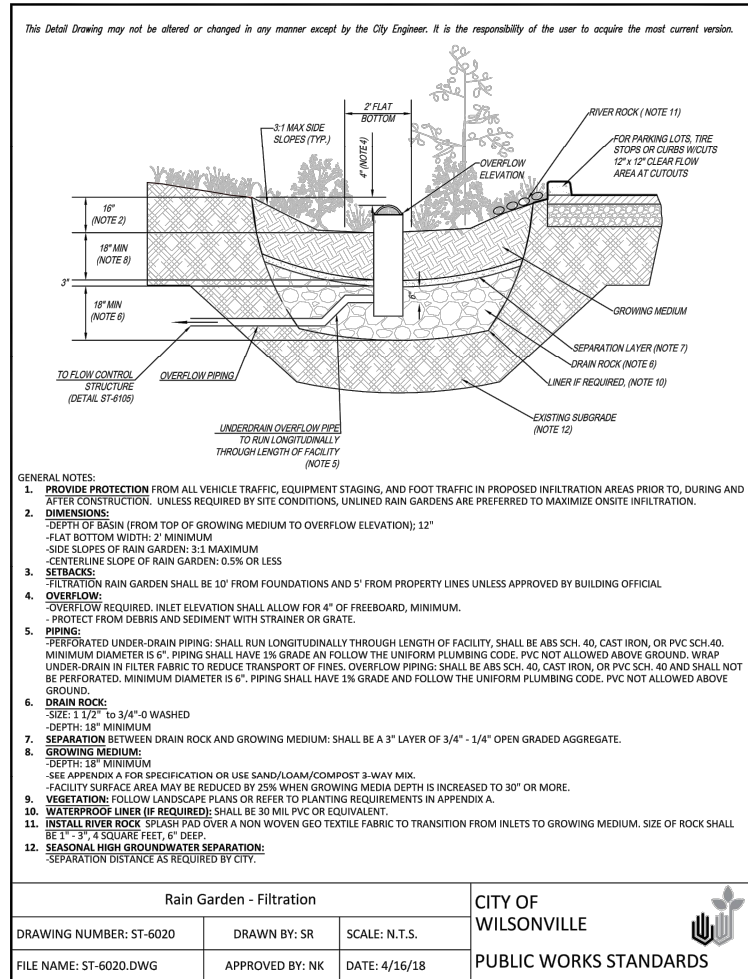
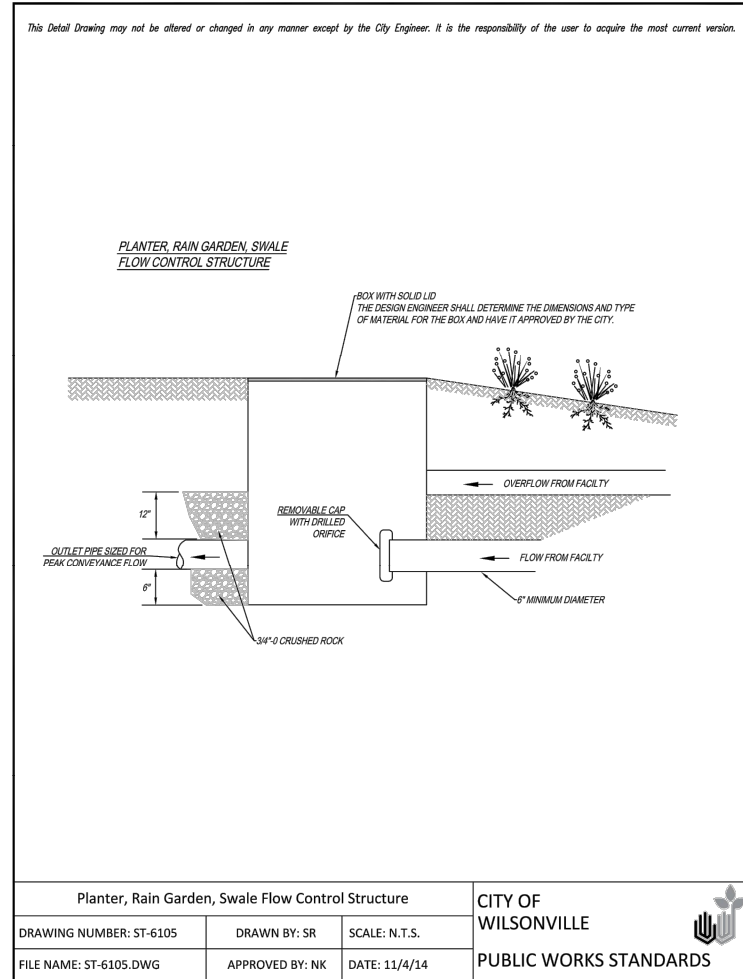
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28635 & 28505 SW BOONES FERRY RD
WILSONVILLE, OR

SHEET TITLE
DETAILS
DATE: 08/26/2021
DRAWN: JMS
CHECKED: NWS
REVISIONS:

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C4.0

170
JOB NUMBER: 221126.10



Wilsonville Gravel Yard

Appendix D – BMP Sizing Tool

WES BMP Sizing Report

Project Information

Project Name	21126 Wilsonville Gravel
Project Type	Commercial
Location	28505/28635 SW Boones Ferry
Stormwater Management Area	54664
Project Applicant	
Jurisdiction	OutofDistrict

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
Impervious Gravel	41,468	Grass	CrushedAggreg ate	C	Rain Garden
Impervious	1,933	Grass	Roofs	C	Rain Garden
Pervious	8,983	Grass	LandscapeCsoil	C	Rain Garden

LID Facility Sizing Details

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
Rain Garden	FlowControlA ndTreatment	Rain Garden - Filtration	D1	1,979.9	2,280.0	2.0

Pond Sizing Details

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only
2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).
3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.
4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Wilsonville Gravel Yard

Appendix E – Conveyance Calculations

Project Name: Wilsonville Gravel Lot
 Project #: A21126.10

Design Frequency: 25yr

Designed By: JMS
 Checked By: NWS

Date: 3/7/2021

Item 2.

Upstream Structure	downstream Structure	Area (A) sqft	Area (A) acres	Runoff Coeff. (c)	Equiv. Area (cA) acres	Total Drainage Area (cA) acres	Time of Concent. Or Flow Time (t) min	Total Time of Concent. (T) min	Average Rainfall Intensity (I) in/hr	Design Discharge (Q) cfs	IE (in) ft	IE (out) ft	Pipe Length (L) ft	Min. Invert Slope (s) %	Pipe Size (D) in	Capacity Flowing Full (Q) cfs	Velocity Flowing Full (V) fps	Flow Time (t) min
FC/DI	STUB	43401	0.996	0.90	0.897	0.897	5.0	5.0	3.90	3.497	174.27	172.24	225.22	0.9%	12	3.67	4.68	0.8
			0.000	0.90	0.000	0.000	5.0	5.0	3.90	0.000								
			0.000	0.90	0.000	0.000	5.0	5.0	3.90	0.000								
			0.000	0.90	0.000	0.000	5.0	5.0	3.90	0.000								

Wilsonville Gravel Yard

Appendix F – Web Soil Survey

Custom Soil Resource Report for Clackamas County Area, Oregon

Item 2.



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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- References**..... 17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Item 2.



Map Scale: 1:703 if printed on A landscape (11" x 8.5") sheet.


0 10 20 40 60 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84


MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
 Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2019—Sep 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
88A	Willamette silt loam, wet, 0 to 3 percent slopes	0.3	11.8%
91A	Woodburn silt loam, 0 to 3 percent slopes	2.1	87.9%
91B	Woodburn silt loam, 3 to 8 percent slopes	0.0	0.2%
Totals for Area of Interest		2.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clackamas County Area, Oregon

88A—Willamette silt loam, wet, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 227q
Elevation: 150 to 350 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Willamette, wet, and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Willamette, Wet

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Stratified glaciolacustrine deposits

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.57 to 1.98 in/hr)
Depth to water table: About 30 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes
 (G002XY004OR)
Hydric soil rating: No

91A—Woodburn silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 227y
Elevation: 150 to 400 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodburn and similar soils: 85 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Stratified glaciolacustrine deposits

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 38 inches: silty clay loam
H3 - 38 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 25 to 32 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components**Huberly**

Percent of map unit: 3 percent
Landform: Swales on terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Dayton

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Aquolls

Percent of map unit: 1 percent
Landform: Flood plains
Hydric soil rating: Yes

91B—Woodburn silt loam, 3 to 8 percent slopes**Map Unit Setting**

National map unit symbol: 227z
Elevation: 150 to 400 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodburn and similar soils: 90 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn**Setting**

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Stratified glaciolacustrine deposits

Typical profile

- H1 - 0 to 16 inches: silt loam*
- H2 - 16 to 38 inches: silty clay loam*
- H3 - 38 to 60 inches: silt loam*

Properties and qualities

- Slope: 3 to 8 percent*
- Depth to restrictive feature: More than 80 inches*
- Drainage class: Moderately well drained*
- Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)*
- Depth to water table: About 25 to 32 inches*
- Frequency of flooding: None*
- Frequency of ponding: None*
- Available water supply, 0 to 60 inches: High (about 12.0 inches)*

Interpretive groups

- Land capability classification (irrigated): 2e*
- Land capability classification (nonirrigated): 2e*
- Hydrologic Soil Group: C*
- Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)*
- Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)*
- Hydric soil rating: No*

Minor Components

Huberly

- Percent of map unit: 2 percent*
- Landform: Swales on terraces*
- Landform position (three-dimensional): Tread*
- Down-slope shape: Linear*
- Across-slope shape: Linear*
- Other vegetative classification: Poorly Drained (G002XY006OR)*
- Hydric soil rating: Yes*

Dayton

- Percent of map unit: 1 percent*
- Landform: Terraces*
- Landform position (three-dimensional): Tread*
- Down-slope shape: Linear*
- Across-slope shape: Linear*
- Other vegetative classification: Poorly Drained (G002XY006OR)*
- Hydric soil rating: Yes*

Aquolls

- Percent of map unit: 1 percent*
- Landform: Flood plains*
- Hydric soil rating: Yes*

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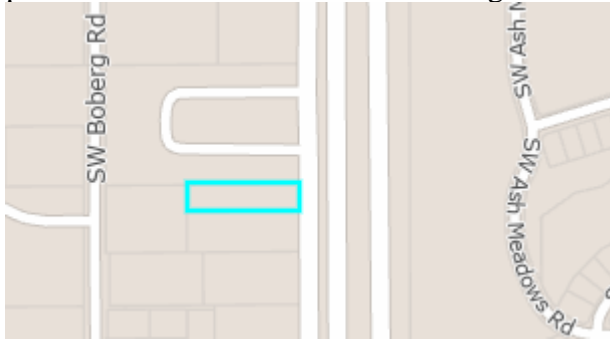
18 May 2022

Re: Infiltration testing for 28505 SW Boones Ferry Road, Wilsonville, OR

Dear Mr. Davidson,

Field Investigation:

Rapid Soil Solutions (RSS) has performed a total of one (1) infiltration test. The figure below shows the site RSS found a mixture of fine-grained Missoula Flood Deposits, Qff. Testing was performed for future storm water design. Location shown of the site below.



Infiltration Testing and ground water

Infiltration testing was performed as per the Wilsonville Storm Water Manual. RSS excavated two (2) test holes at a depth of 4ft. HA#1 rate was 4in/hr. and HA#2 was rate was 2in/hr. after a 4hour constant pre-soak and three (3) hours of testing. See the attached infiltration sheet and locations of the tests.

Groundwater

The nearest well log less than 0.5miles away and at the same elevation has ground water at a depth of 12.5ft. See the attached log.

Conclusion

The proposed shallow infiltration facility is ideal for this site.

The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of explorations. Any questions regarding this report please contact me at the below number or email.

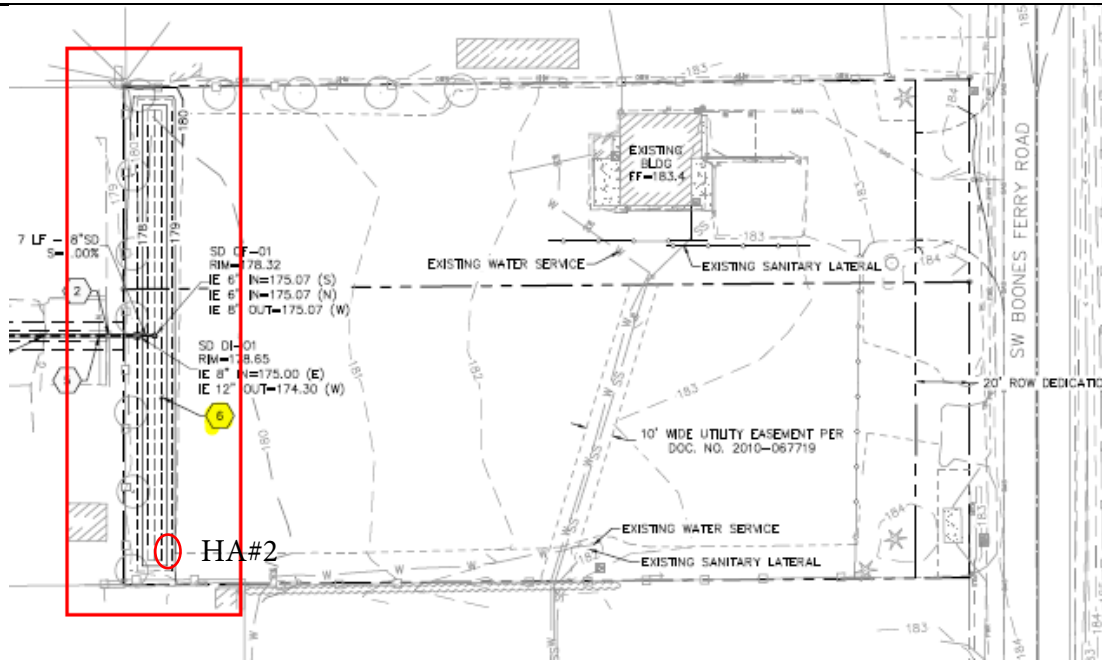
Sincerely,



Mia Mahedy, PE GE

Rapid Soil Solutions Infiltration Test Results

Item 2.



Preliminary Information

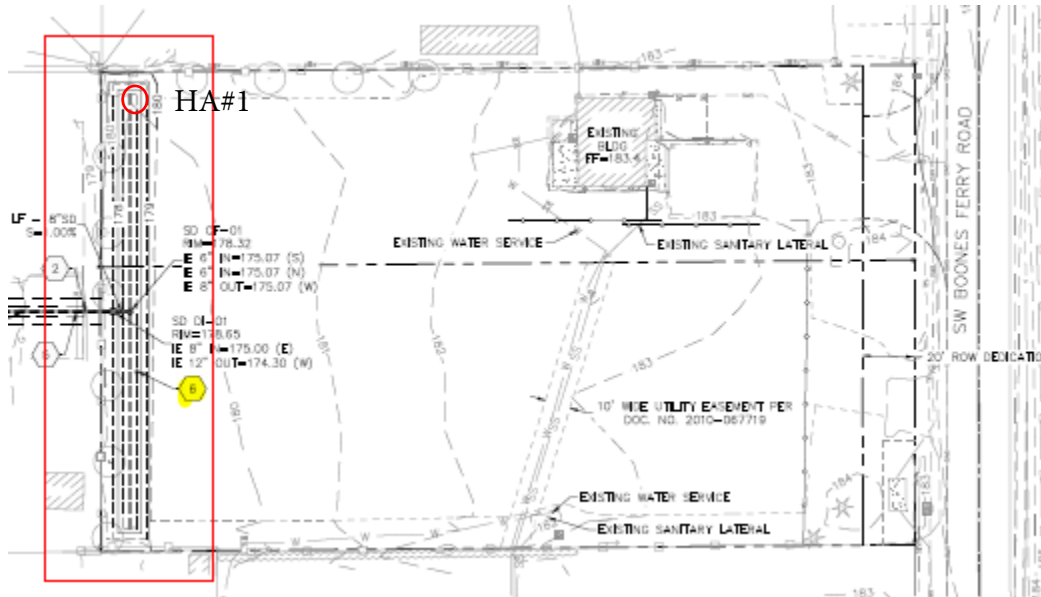
Location:	28505 SW Boonesferry Rd, Wilsonville	Performed By: (Supervised by Mia Mahedy, PE, GE)	Rick Sands
Date & Time:	5-17-22, 8:15am	Instrument Used:	4 inch hand auger
Weather:	Sunny	Depth:	4 FT

HA #2 south

Soil	2ft light brown,damp, medium stiffness ,silty clay ,3-4ft light brown ,damp ,stiff silty clay		
Presoak	8:50 15 ¼, 9:50 12, fill 15, 10:50 12, fill 17 ½, 11:50 12 ½, fill 15, 12:50 13 1/2		
Time	Measurement (inches)	Level Refilled To (inches)	Rate (inches/hour)
1:10	15		
1:30	14 1/4		
1:50	13 1/2		
2:10	13 1/4	17 1/4	
2:30	16		
2:50	15 1/4		
3:10	14 1/4	16 1/4	
3:30	15 1/4		
3:50	15		
4:10	14 1/4		
Site Infiltration Rate (inches/hour)			2in/hr

Rapid Soil Solutions Infiltration Test Results

Item 2.



Preliminary Information

Location:	28505 SW Boonesferry Rd, Wilsonville OR	Performed By: (Supervised by Mia Mahedy, PE, GE)	Rick Sands
Date & Time:	5-17-22, 8:15 am	Instrument Used:	4 inch hand auger
Weather:	Sunny	Depth:	4 FT

HA #1 north

Soil	2ft light brown , damp, silty clay , medium stiffness , 3-4 ft light brown damp, stiff silty clay
Presoak	8:45 16 ½, 9:45 12 ½, fill 15 ¼, 10:45 12, fill 15 ½, 11:45 12 ½, fill 15, 12:45 13 1/4

Time	Measurement (inches)	Level Refilled To (inches)	Rate (inches/hour)
1:05	15	15	
1:25	14 3/4		
1:45	14		
2:05	13 1/4	17 1/4	
2:25	15 3/4		
2:45	15		
3:05	13 1/4	15 1/4	
3:25	14		
3:45	12 1/2		
4:05	11 1/4		
Site Infiltration Rate (inches/hour)			4in/hr

STATE OF OREGON
MONITORING WELL REPORT JAN 18 1994
(as required by ORS 537.765 & OAR 690-240-095)

WATER RESOURCES DEPT
SALEM, OREGON

CLAC 19019 3S/1W/14E
Start Card # 62740 Item 2.

(1) OWNER/PROJECT: WELL NO. M.W.#3
Name Paulsen Drug Stores
Address 9275 SW Peyton Lane
City Wilsonville State OR Zip 97070

(6) LOCATION OF WELL By legal description
Well Location: County Clackamas
Township 3 (N or S) Range 1 (E or W) Section 14
1. SE 1/4 of SE 1/4 of above section.
2. Street address of well location 9275 SW Peyton Lane
Wilsonville, OR
3. Tax lot number of well location 191
4. ATTACH MAP WITH LOCATION IDENTIFIED.

(2) TYPE OF WORK:
 New construction Repair Recondition
 Conversion Deepening Abandonment

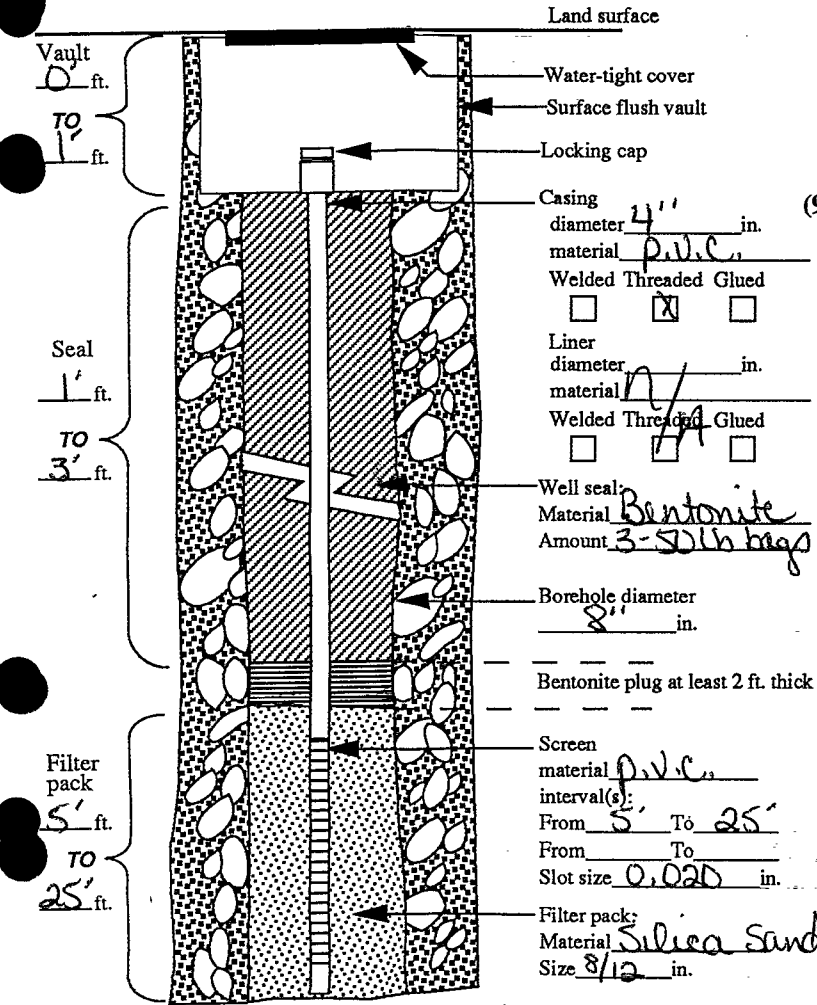
(3) DRILLING METHOD
 Rotary Air Rotary Mud Cable
 Hollow Stem Auger Other _____

(7) STATIC WATER LEVEL:
12.5 Ft. below land surface. Date 1-5-94
Artesian Pressure _____ lb/sq. in. Date _____

(4) BORE HOLE CONSTRUCTION
Special Standards Yes No Depth of completed well 25' ft.

(8) WATER BEARING ZONES:
Depth at which water was first found 12.5'

From	To	Est. Flow Rate	SWL
12.5'	25'	?	12.5'



(9) WELL LOG: Ground elevation _____

Material	From	To	SWL
Sandy silt, clay	0"	6'	
Fine sand, light yellowish-brown, moist, trace of clay, no odor.			
Clayey sand: Fine to coarse, brown, common rounded gravel up to 2", moist, no odor	6'	12'	12'
Clayey/sandy gravel	12'	25'	
Fine to 3" sandy wet, no odor			

(5) WELL TEST:
 Pump Bailer Air Flowing Artesian
Permeability _____ Yield _____ GPM
Conductivity _____ PH _____
Temperature of water 14°C °F/C Depth artesian flow found _____ ft.
Was water analysis done? Yes No
By whom? E.S.E.
Depth of strata to be analyzed. From 12' ft. to 25' ft.
Remarks: _____

(unbonded) Monitor Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.
Signed _____ MWC Number _____ Date _____

(bonded) Monitor Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
Signed Randy D. Crisman MWC Number 10013 Date 1-14-94

Name of supervising Geologist/Engineer John Day

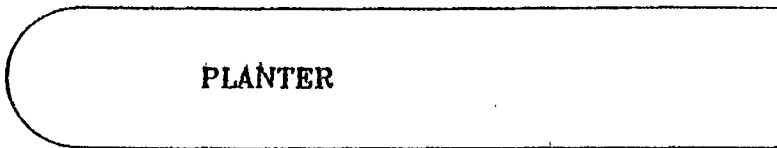
Signed Randy D. Crisman MWC Number 10013 Date 1-14-94

m.w.#1 62738

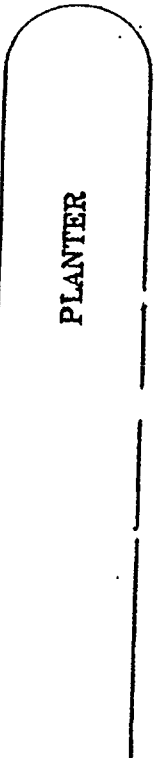
m.w.#2 62739

m.w.#3 62740

PEYTON LANE



PLANTER

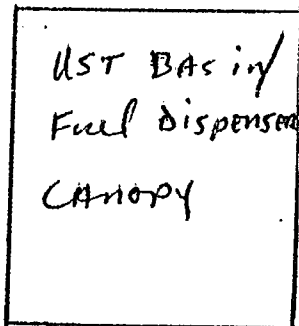


PLANTER

CASTING STREET

⊗ mw-2

⊗ mw-3



UST Basin
Fuel dispenser
Canopy

PARKING LOT

⊗ mw-1

ASPHALT



RECEIVED

JAN 18 1994

WATER RESOURCES DEPT.
SALEM, OREGON



PAYLESS DRUG STORES
9275 S.W. PEYTON LANE
WILSONVILLE, OR

LEGEND:

⊗ Monitoring WFL LOCATION

SITE MAP

DATE	PROJECT No.	FIG #
SHEET No. 1 of 1	DWG No.	SIZE 8.5 X 11
DRAWN BY:	APPROVED BY:	REV

March 13, 2022

City of Wilsonville Planning Department

Application Numbers: DB22-00001 though DR22-0004 SW Boones Ferry Rd. Gravel Yard

Proposal: Zone Map Amendment, Stage I Master Plan, Stage II Final Plan, Site Design Review

RE: Narrative Response to the incomplete items identified in the 2/23/2022 Letter of Incompleteness.

As submitted, the application has been deemed incomplete, based on the applicable provisions of ORS 227.178(2) and the Wilsonville Comprehensive Plan and Development Code (WC), due to the following missing items 1-5:

1. **Three (3) printed copies of all revised application materials, including but not limited to project narrative, findings, and reduced 11" by 17" plans, and full sheet plans drawn to scale and folded, plus an electronic copy of all application materials, including the project narrative and findings in both PDF and Word format.**

Response: This Incomplete response package includes: three full-size, folded plan sets, three 11"x17" plan sets, three copies of the Narrative Response to the incomplete items, and a thumb drive containing all these items.

2. **Legal description and zoning map exhibit of zone map amendment area.**

Response: A Zone Map Exhibit and Legal description is included in this submittal.

3. **Incomplete or insufficient written responses to applicable review criteria explaining how each standard is met as follows:**
 - **Comprehensive Plan: Area of Special Concern E – Buffering to adjacent Walnut Mobile Home Park; minimizing traffic (truck) conflicts with residential activities, including pedestrians**

Per the Comprehensive Plan: Area of Special Concern E;

AREA E

The Walnut Park mobile home park is also located in this area. While economics may ultimately force redevelopment of the park to industrial use, the life of the park can be prolonged through careful design considerations of surrounding development. Doing so will help to retain one of the City's affordable housing opportunities.

Design Objectives

1. Encourage consolidation of smaller lots to allow for master planning of large areas.
2. Provide buffers adjacent to the mobile home park, e.g., increased landscaped setbacks, or complementary uses.
3. Minimize traffic (truck) conflicts with residential activities, including pedestrians.
4. Provide an attractive and easily accessible park and ride facility in conjunction with a commuter rail station. If necessary to meet these objectives, prepare a master plan for the area around the selected rail station site.
5. Determine the appropriate alignment for a road connecting 95th Ave. and Kinsman Rd. through this area.

Response: Future development of this property will result in property consolidation and redevelopment of an Industrial use facility. Until then, the Walnut Park mobile home park is screened as required along the northern edge of the property. The proposed use is a storage yard. As such, it will not incur frequent/daily truck trips to the property.

The property does not abut a commuter rail station. A park and ride facility is not a realistic use at this time. The property does not front on either 95th Ave. or Kinsman and does not propose a new road.

- **Screening and Buffering Overlay Zone: Section 4.137.5 – Screening and buffering from Walnut Mobile Home Park on west and north sides of site**

Per code section 4.137.5:

(.02) Where the "SB" Overlay Zone is to be Applied. The Screening and Buffering Overlay Zone is to be applied primarily along the edge of nonresidential zones abutting, or located directly across the street from, residential zones. As with any zoning, the "SB" Overlay Zone is only applied where established by action of the City Council.

Response: The North property line is buffered with 20 feet of landscaping which includes an evergreen hedge of Arborvitae that will reach 6 feet tall, slatted chain link fence, deciduous shade trees at 30 feet on center, min. Ground cover will be planted in the remaining buffer area.

The West property line is buffered with 20 feet of landscaping which includes an evergreen hedge of Arborvitae that will reach 6 feet tall, slatted chain link fence, deciduous shade trees at 30 feet on center, min. The remaining buffer area is part of the proposed storm water facility and planted as required by the storm water facility type.

- **Parking, Loading and Bicycle Parking: Section 4.155 – On-site truck circulation; loading/unloading**

Response: Please see the truck circulation diagrams, included in this submittal. (EX1.0)

- **Public Safety and Crime Prevention: Section 4.175 – Addressing; design to allow surveillance; exterior lighting to discourage crime**

Response: As proposed, there is no exterior lighting required or proposed at this time.

- **Landscaping, Screening, and Buffering: Section 4.176 – Screening of outdoor storage areas from public view (Staff notes no fencing or landscaping is shown on plans along the SW Boones Ferry Road frontage; and inconsistencies between planted condition/location of “existing” plants and landscaping approved in TR21-0002)**

Response: A 6-foot evergreen hedge, deciduous trees, and eco lawn are proposed as required by the high screen standard. Deciduous trees have been added between the two existing trees to remain.

- **Outdoor Lighting: Section 4.199 – Compliance with outdoor lighting standards; existing outdoor lighting/overhead electrical lines; lighting for safety and crime prevention; minimizing light trespass/spillover to other properties**

Response: Outdoor lighting is not proposed or required at this time.

- **Underground Utilities: Section 4.320 – Undergrounding of existing overhead electrical lines**

Response: Existing overhead electrical lines to be removed and existing poles to be removed or abandoned in place.

- **Site Design Review: Sections 4.400 and 4.450 – Purpose and objectives of Site Design Review; installation of landscaping**

Per the Wilsonville development code, Section 4.400; Purpose.

(.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace,

health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

This project seeks to improve the appearance and provide screening and buffering for a gravel storage lot. The project does not include any structures at this time.

Response: This project seeks to improve the appearance and provide screening and buffering for a gravel storage lot. The project does not include any structures at this time.

Per the Wilsonville development code, Section 4.450; Installation of Landscape

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: Landscaping will be installed prior to Occupancy or in this case project close out.

- **Tree Preservation and Protection: Section 4.620.10 – Preservation of existing trees to remain; compliance with conditions of approval of TR21-0002**

Per the Wilsonville development code, Section 4.620.10 – Tree Protection During Construction.

(.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:

A. All trees required to be protected must be clearly labeled as such.

B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.

D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

1. Rights-of-Way and Easements. Street right-of-way and utility easements may be cordoned by placing stakes a minimum of 50 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.

2. Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.

Response: Tree protection fencing has been added to the plans for the three large trees to remain and the landscape plants that were installed per requirements of TR21-0002 Decision.

4. Insufficient detail in submitted plans and drawings. While some information is provided, the following specific information is missing or internally inconsistent:

- C0.2, Existing Conditions
 - Indicate distance to structures on adjacent properties

Response: This information has been added to the Existing Conditions Sheet. See Sheet CO.2

- C0.3, Demolition Plan
 - Indicate location of newly planted trees and landscaping (per Conditions of Approval of TR21-0002) considered “existing” and how plantings will be protected

Response: Plantings required by TR21-0002 Decision are shown as existing to remain and be protected during construction of the storm water facility.

- C1.0, Site Plan
 - Indicate location of proposed fencing and screening on all sides of site, and lockable gate across driveway (discussed on page 12 of narrative)
 - Provide cut sheet of fencing and locking gate
 - Provide a tabulation of land area, in square feet, to be devoted to various uses on the site (i.e., landscaping, stormwater, paving/gravel, etc.)
 - Indicate on-site truck circulation, entrance and egress

Response: Location of proposed fencing and gate shown on sheet C1.0. Cut sheet for fence and gate found on landscape sheets. Tabulation of existing and proposed areas added to sheet C1.0. Site circulation exhibit included.

- C2.0, Grading Plan
 - Show tree protection fencing around existing trees to remain

Response: This information has been added to the Grading and Landscape Plans. Please refer to Sheets C2.0 and L1.0.

- L1.0, Landscape Plan
 - Show accurate location of “existing” plant materials on the site; correct inconsistencies between planted condition/location of “existing” plants and landscaping approved in TR21-0002
 - Include inventory of all trees of 4” caliper or more on the site including common and botanical name, condition, size, spread and canopy
 - Provide screening/landscaping meeting the requirements of the Screening and Buffering Overlay Zone along the west and north sides of the site adjacent to the Walnut Mobile Home Park
 - Provide landscaping/screening along the SW Boones Ferry Road frontage that does not conflict with ROW dedication/future frontage improvements
 - Indicate water consumption categories (high, moderate, low, and interim or unique) for proposed landscaping

Response: Existing plant material as required by TR21-0002 Decision have been shown on the landscape plans. Existing trees greater than 4” have been identified on the landscape plan.

Landscape material satisfying the screening and buffering requirements along the North and West side have been added to the landscape plan.

Landscape material satisfying the screening and buffering requirements along SW Boones Ferry Road frontage have been added to the landscape plan.

Water consumption categories have been added to the planting legend.

5. Stormwater Drainage Report to determine adequacy of proposed stormwater facility.

Response: Please refer to the Stormwater Memorandum included in this submittal package.

Additionally, there are 2 comments from Planning and from Engineering, addressed below.

- A. Include a discussion in the narrative of any modifications made to the approved landscaping for TR21-0002, and accurately depict actual plantings on the Landscape Plan for the current application.

Response: No modifications of the approved landscape requirements from TR21-0002 are proposed. Tree protection fencing is proposed along the west property line for protection during construction of the storm water facility. Actual plantings are depicted on the plans.

- B. Provide copies of easements and dedications, including, as applicable, for existing water service, existing sewer lateral, and new storm sewer lateral.

Response: Existing easements shown on C0.2 for the water and sanitary services. Proposed utility easement for the storm line is shown on C3.0. Right of Way Dedication is shown on C1.0.

May 6, 2022

City of Wilsonville Planning Department

Application Numbers: DB22-00001 though DR22-0004 SW Boones Ferry Rd. Gravel Yard

Proposal: Zone Map Amendment, Stage I Master Plan, Stage II Final Plan, Site Design Review

RE: Narrative Response to the incomplete items identified in the 4/19/2022 Letter of Incompleteness.

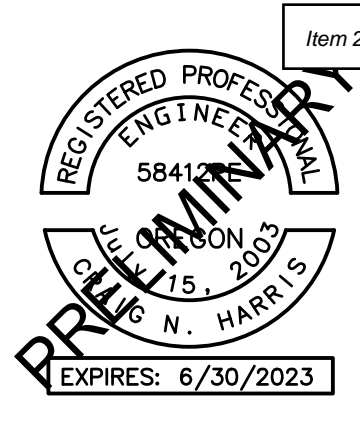
As submitted, the application has been deemed incomplete, based on the applicable provisions of ORS 227.178(2) and the Wilsonville Comprehensive Plan and Development Code (WC), due to the following missing items 1-2:

1. **Legal description and zoning map exhibit of Zone Map amendment area. The legal description and zoning map exhibit, which must be a metes and bounds survey, must be prepared by a registered professional land surveyor, indicate total acreage of the tax lot to be rezoned, and be internally consistent with one another.**

Response: Please see the attached Legal Description and zoning map exhibit.

2. **Stormwater Drainage Report to determine adequacy of proposed stormwater facility. The memo provided in the resubmittal materials is not adequate, as the project includes greater than 5,000 square feet of impervious area and requires a full draft drainage report.**

Response: Please see the attached Stormwater Drainage Report.



WILSONVILLE GRAVEL LOT
28635 & 28505 SW BONES FERRY RD
WILSONVILLE, OR

SHEET TITLE

GENERAL NOTES

DATE: 08/26/2021

DRAWN: JMS

CHECKED: NWS

REVISIONS:

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SHEET NUMBER

C0.1

JOB NUMBER: A21126-10

MATERIAL NOTES

1. GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
2. STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
3. PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
4. PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
5. CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

CONSTRUCTION NOTES

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2. EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4. ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5. CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
6. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1. CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2. BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
3. ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
4. ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

1. ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
2. ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
3. ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

1. CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
3. SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

1. SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

GENERAL NOTES

1. CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
2. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
3. PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4. WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
5. BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
6. CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
8. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
9. ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
11. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
12. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
14. TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
16. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
18. EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

DIG SAFELY

CALL THE OREGON ONE-CALL CENTER
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 EXT.4313
M-F 7am-5pm	
AFTER HOURS	503-226-4211
PGE	503-464-7777
QWEST	1-800-573-1311
VERIZON	1-800-483-1000



Know what's below.
Call before you dig.

NORTHWEST
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PH: (503) 848-2127 FAX: (503) 848-2179
 EMAIL: nwsurveying@nwsrvy.com

SURVEYING, INC.

AAI alghan associates, inc.
ENGINEERING
 4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005
 503.620.3030 tel | 503.620.5539 fax | www.aaieng.com

WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE
EXISTING CONDITIONS

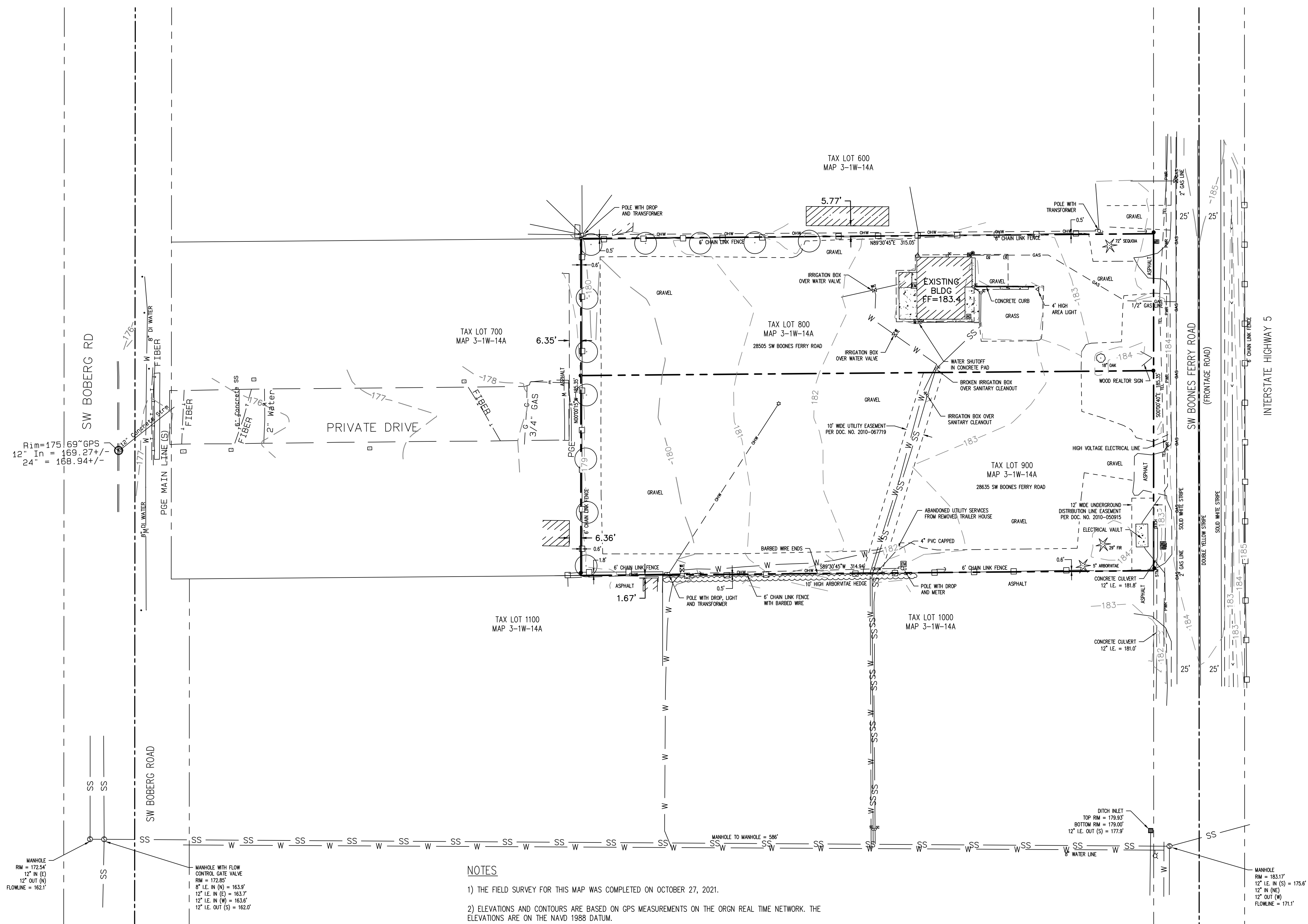
DATE: 08/26/2021
 DRAWN: JMS
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SHEET NUMBER

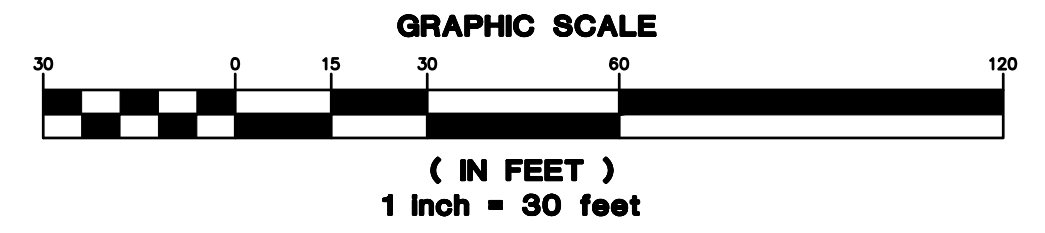
C0.2



LEGEND

DECIDUOUS TREE		GAS METER	
CONIFEROUS TREE		GAS VALVE	
FIRE HYDRANT		GUY WIRE ANCHOR	
FIRE DEPARTMENT CONNECTION		UTILITY POLE	
WATER BLOWOFF		POWER VAULT	
WATER METER		ELECTRICAL METER	
WATER VALVE		POWER JUNCTION BOX	
IRRIGATION VALVE		HVAC UNIT	
WATER VAULT		AREA LIGHT	
AIR RELEASE VALVE		LIGHT POLE	
SANITARY SEWER CLEAN OUT		TELEPHONE/TELEVISION VAULT	
SANITARY SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
STORM SEWER CLEAN OUT		TELEPHONE/TELEVISION RISER	
STORM SEWER CATCH BASIN		SIGNAL JUNCTION BOX	
STORM SEWER MANHOLE		SIGN	
MAILBOX		BOLLARD	
		FOUND SURVEY MONUMENT	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND BOUNDARY	
TRAFFIC SIGNAL WIRE	



NOTES

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON OCTOBER 27, 2021.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS ON THE ORGN REAL TIME NETWORK. THE ELEVATIONS ARE ON THE NAVD 1988 DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 24055, CLACKAMAS COUNTY SURVEY RECORDS.
- 4) THE RIGHT-OF-WAY WIDTH WAS ESTABLISHED USING INFORMATION FROM DEEDS, RECORD SURVEYS AND THE TAX ASSESSOR'S MAP.
- 5) THE EASEMENTS SHOWN ON TAX LOT 900 MAP 3-1W-14A, ADDRESS 28635 SW BOONES FERRY ROAD, ARE BASED ON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, WITH ORDER NUMBER 45142125338 AND WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2021 AT 8:00 AM. THE SURVEYOR WAS NOT PROVIDED WITH A TITLE REPORT FOR TAX LOT 800, MAP 3-1W-14A, ADDRESS 28505 SW BOONES FERRY ROAD, AND IT IS UNKNOWN IF ANY EASEMENTS ENCUMBER OR BENEFIT THE PROPERTY.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 21291355 AND A PRIVATE UTILITY LOCATING COMPANY.

UTILITY STATEMENT

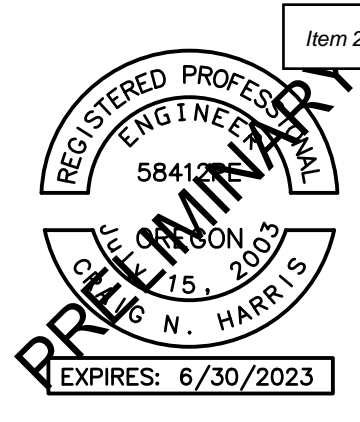
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

R1m=175.69 GPS
 12" In = 169.27 +/-
 24" = 168.94 +/-

MANHOLE
 RM = 172.54'
 12" IN (E)
 12" OUT (N)
 FLOWLINE = 162.1'

MANHOLE WITH FLOW CONTROL GATE VALVE
 RM = 172.85'
 8" I.E. IN (N) = 163.1'
 12" I.E. IN (S) = 163.7'
 12" I.E. IN (W) = 163.6'
 12" I.E. OUT (S) = 162.0'

MANHOLE
 RM = 163.17'
 12" I.E. IN (S) = 175.6'
 12" IN (NE)
 12" OUT (W)
 FLOWLINE = 171.1'



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE
DEMOLITION PLAN
 DATE: 08/26/2021
 DRAWN: JMS
 CHECKED: NWS
 REVISIONS:

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 SHEET NUMBER

C0.3

JOB NUMBER: A21126-10
 211

SHEET NOTES

- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
- PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
- PROTECT ALL EXISTING VEGETATION TO REMAIN.

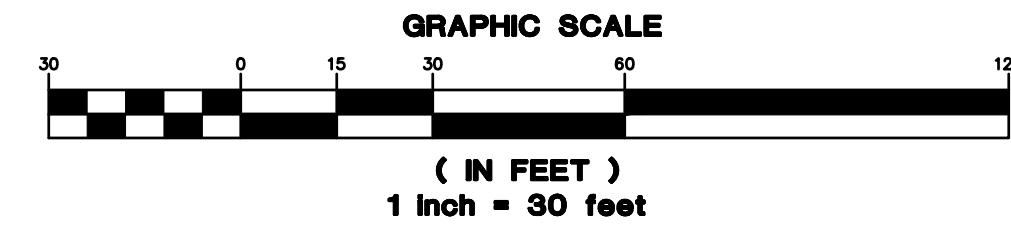
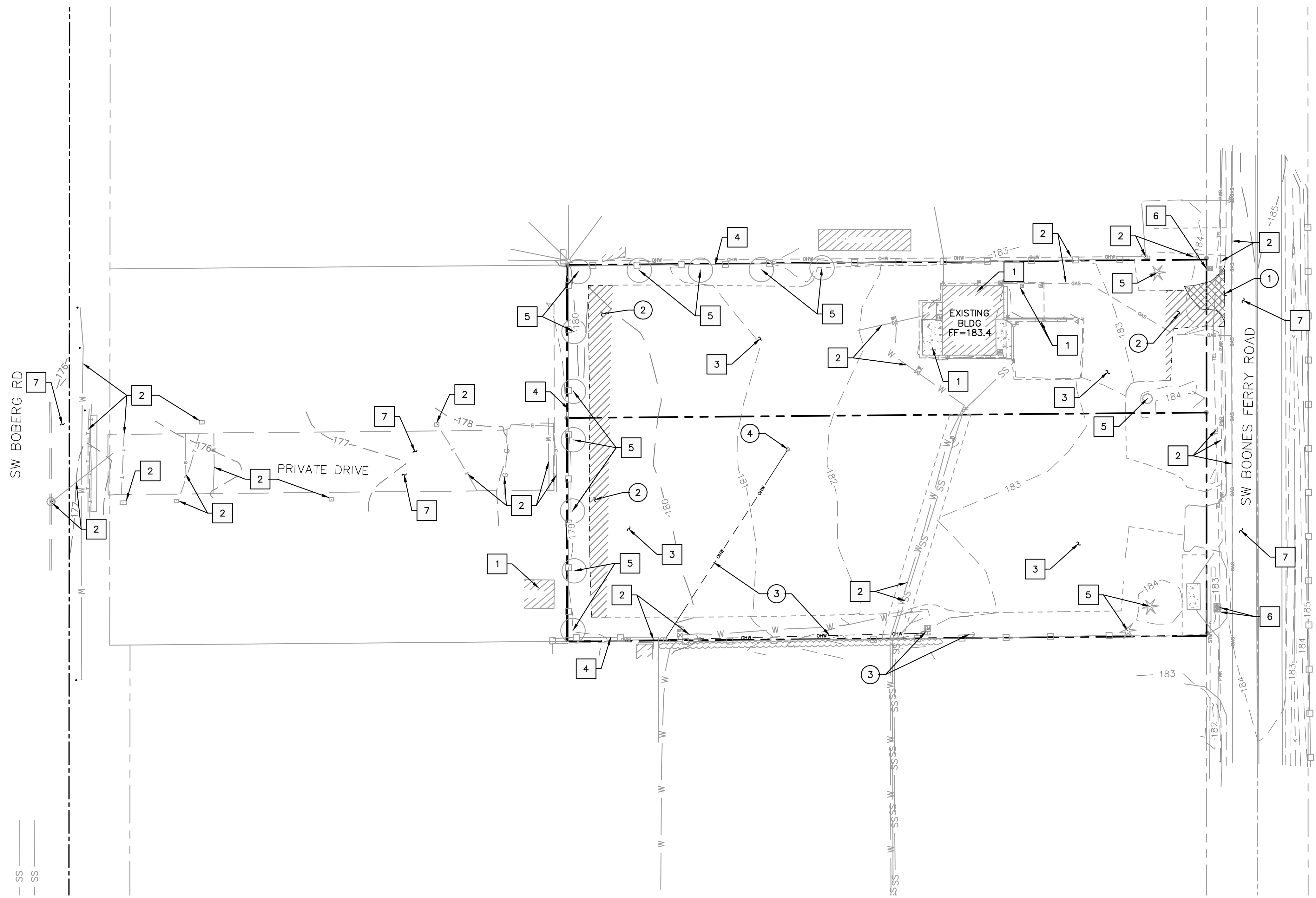
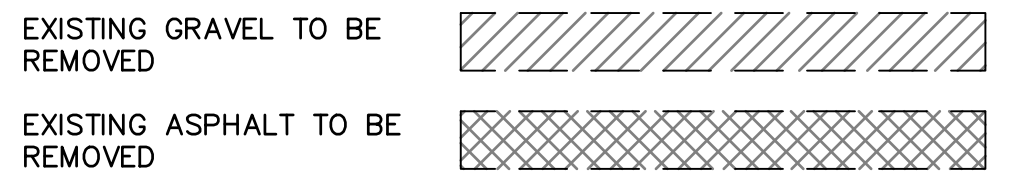
X PROTECTION NOTES

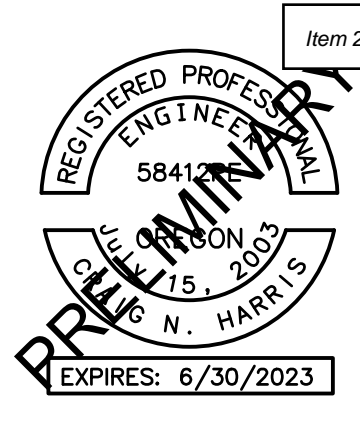
- PROTECT EXISTING STRUCTURE
- PROTECT EXISTING UTILITY
- PROTECT EXISTING GRAVEL
- PROTECT EXISTING FENCE
- PROTECT EXISTING TREE
- PROTECT EXISTING MAILBOX
- PROTECT EXISTING ASPHALT

X DEMOLITION NOTES

- SAWCUT AND REMOVE EXISTING AC
- REMOVE EXISTING GRAVEL
- REMOVE OR ABANDON EXISTING UTILITY POLE IN PLACE
- REMOVE EXISTING LIGHT POLE

LEGEND





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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE
SITE PLAN

DATE: 08/26/2021
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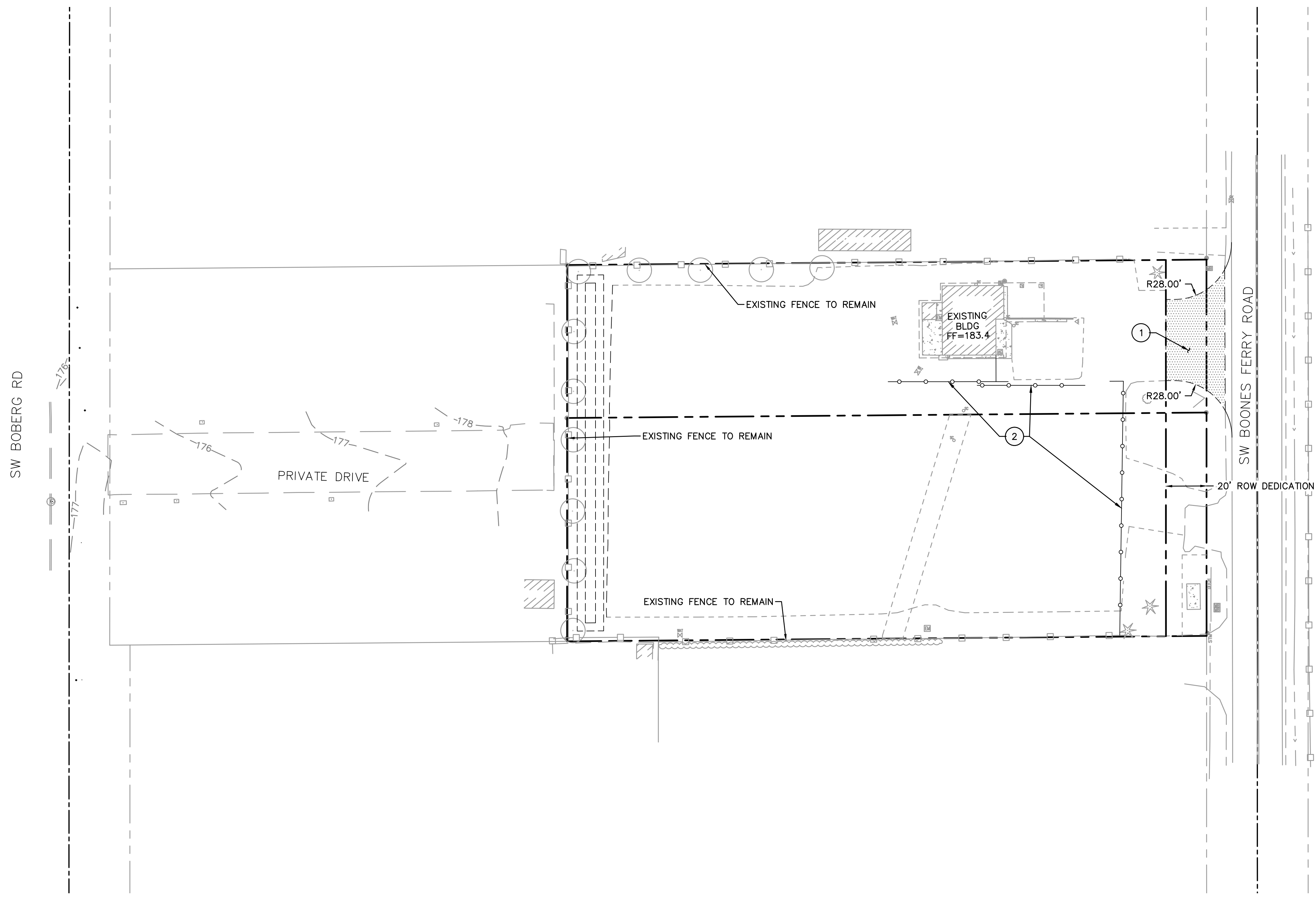
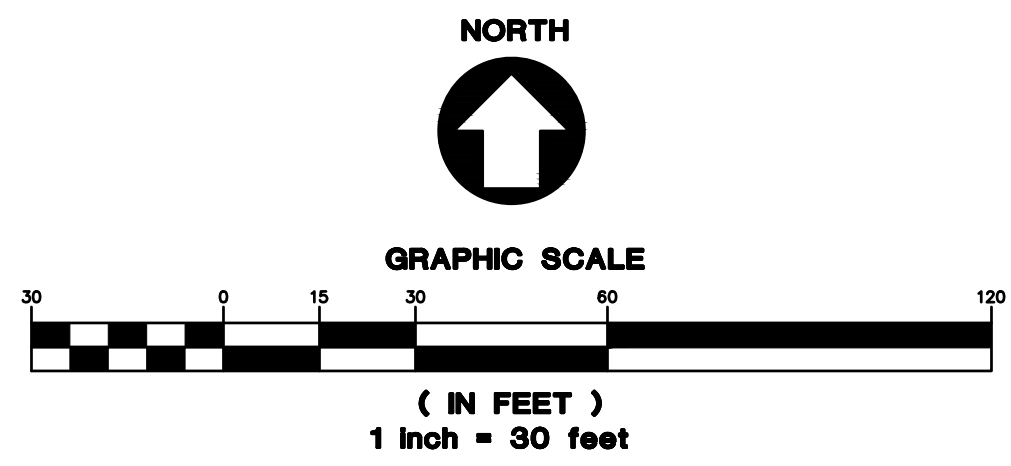
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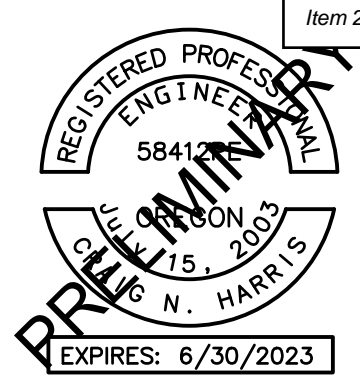
JOB NUMBER: A21126-10

LEGEND
 PROPERTY LINE
 ASPHALT SURFACING

- (X) CONSTRUCTION NOTES**
- 1 INSTALL 40' WIDE COMMERCIAL DRIVEWAY PER CITY OF WILSONVILLE DETAIL RD-1085/C4.1
 - 2 INSTALL NEW FENCE AND GATE. SEE LANDSCAPE PLANS FOR DETAILS

AREA CALCULATIONS		
	EXISTING AREA (SF)	PROPOSED AREA (SF)
IMPERVIOUS ROOF	1,933	1,933
IMPERVIOUS GRAVEL	43,045	41,468
PERVIOUS LANDSCAPE	9,686	8,983
PERVIOUS STORMWATER FACILITY	0	2,280
TOTAL SITE AREA	54,664	54,664





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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE
 GRADING PLAN
 DATE: 08/26/2021
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 SHEET NUMBER

C2.0

JOB NUMBER: A21126-10

SHEET NOTES

- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

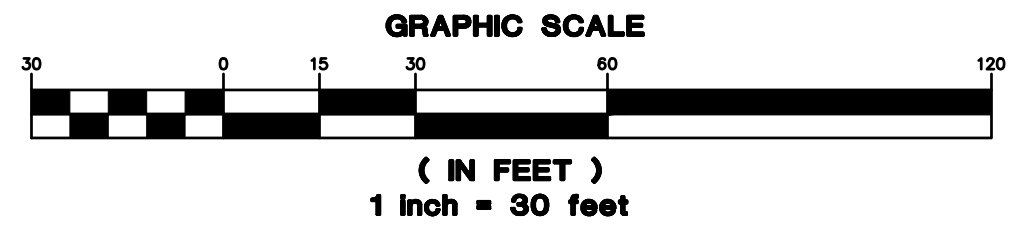
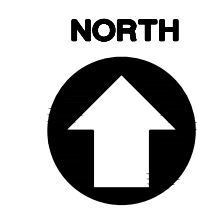
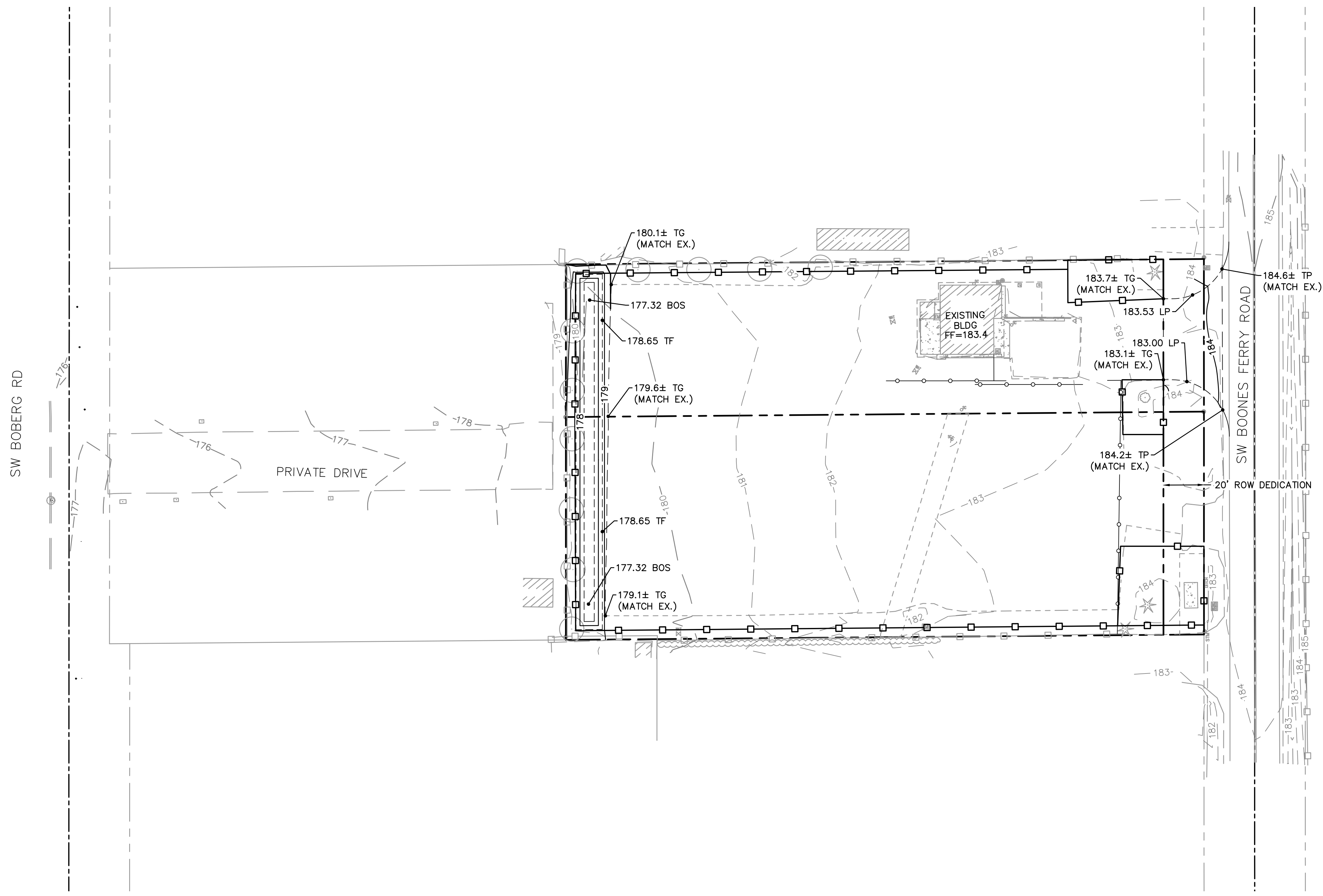
GRADING LABEL LEGEND

—	SPOT ELEVATION
XX.XX XX	DESCRIPTION LISTED BELOW.
BOS	BOTTOM OF SWALE/RAIN GARDEN
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
LP	LOW POINT
TG	TOP OF GRAVEL
TF	TOP OF FACILITY/RAIN GARDEN
TP	TOP OF PAVEMENT

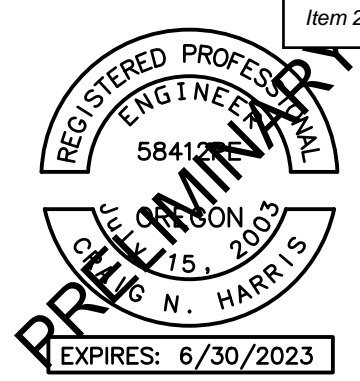
LEGEND

EXISTING CONTOUR MINOR	--- 102 ---
EXISTING CONTOUR MAJOR	--- 100 ---
PROPOSED CONTOUR MINOR	--- 102 ---
PROPOSED CONTOUR MAJOR	--- 100 ---
GRADE BREAK	— GB — GB —
SEDIMENT FENCE PER DETAIL 3/C4.0	— [] — [] — [] —

PROTECT ALL EXISTING INLETS NOT SHOWN ON THIS PLANS PER DETAIL 4/C4.0



05/23/22 – DESIGN REVIEW

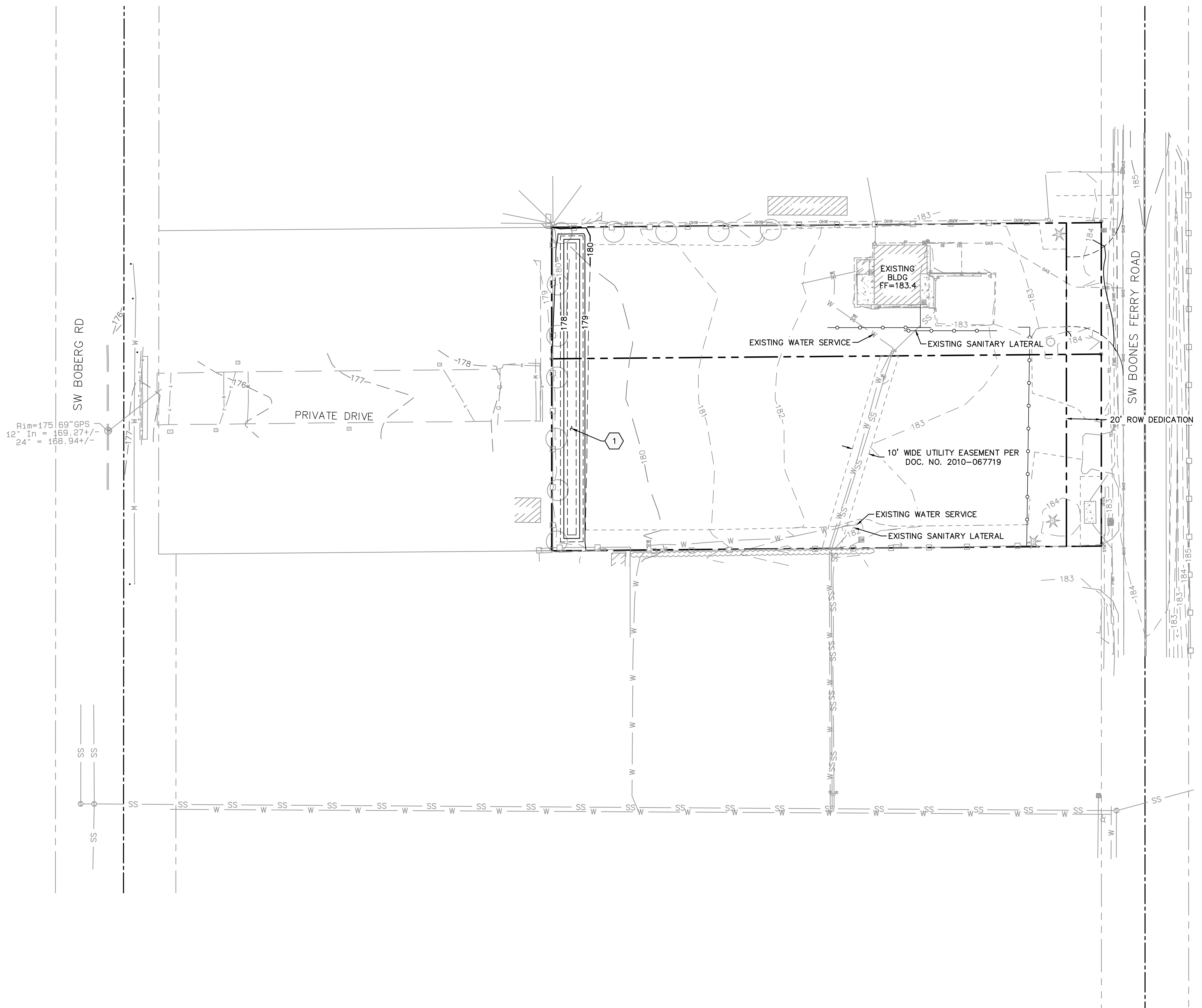


SHEET NOTES

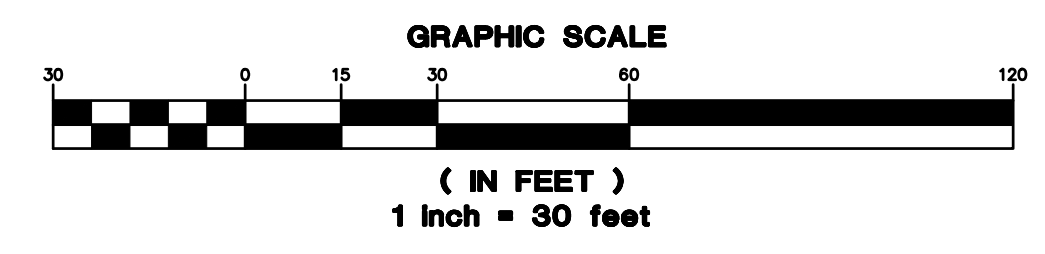
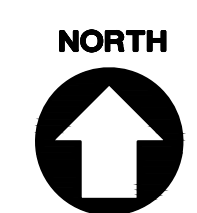
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
3. CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
4. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.

STORM NOTES

1. INSTALL INFILTRATION RAIN GARDEN PER DETAIL ST-6025/C4.1. BOTTOM WIDTH = 5'; TOP WIDTH = 13'



Rim=175.69~GPS
 12" In = 169.27+/-
 24" = 168.94+/-



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE

UTILITY PLAN

DATE: 08/26/2021

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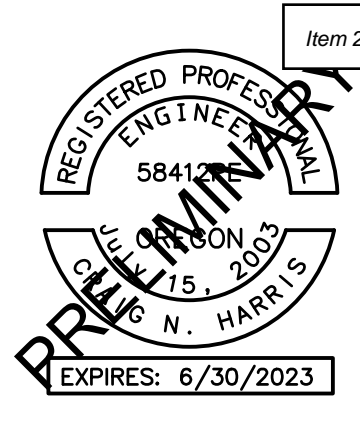
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SHEET NUMBER

C3.0

JOB NUMBER: A21126-10

05/23/22 - DESIGN REVIEW



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE

DETAILS

DATE: 08/26/2021

DRAWN: JMS

CHECKED: NWS

REVISIONS:

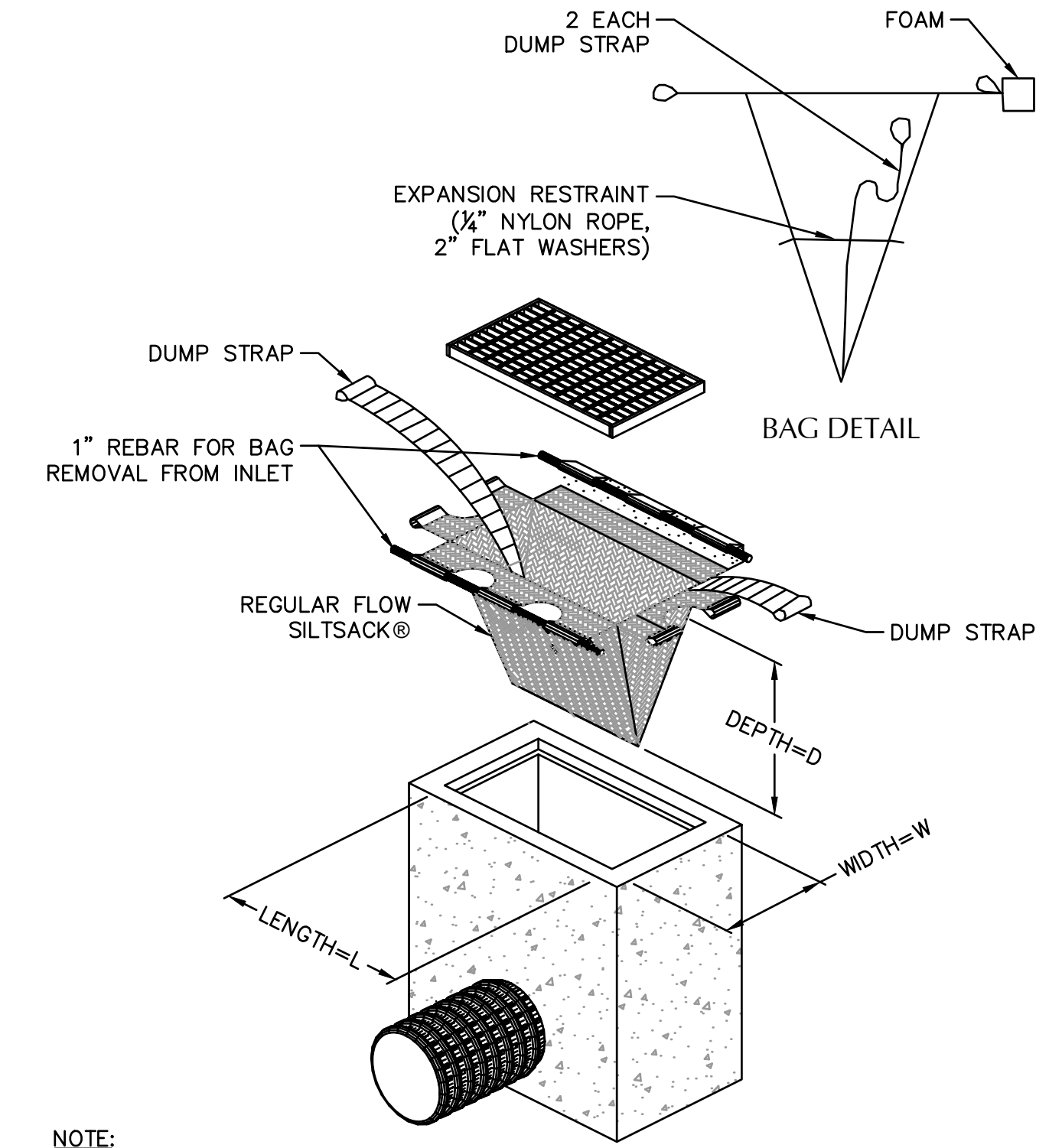
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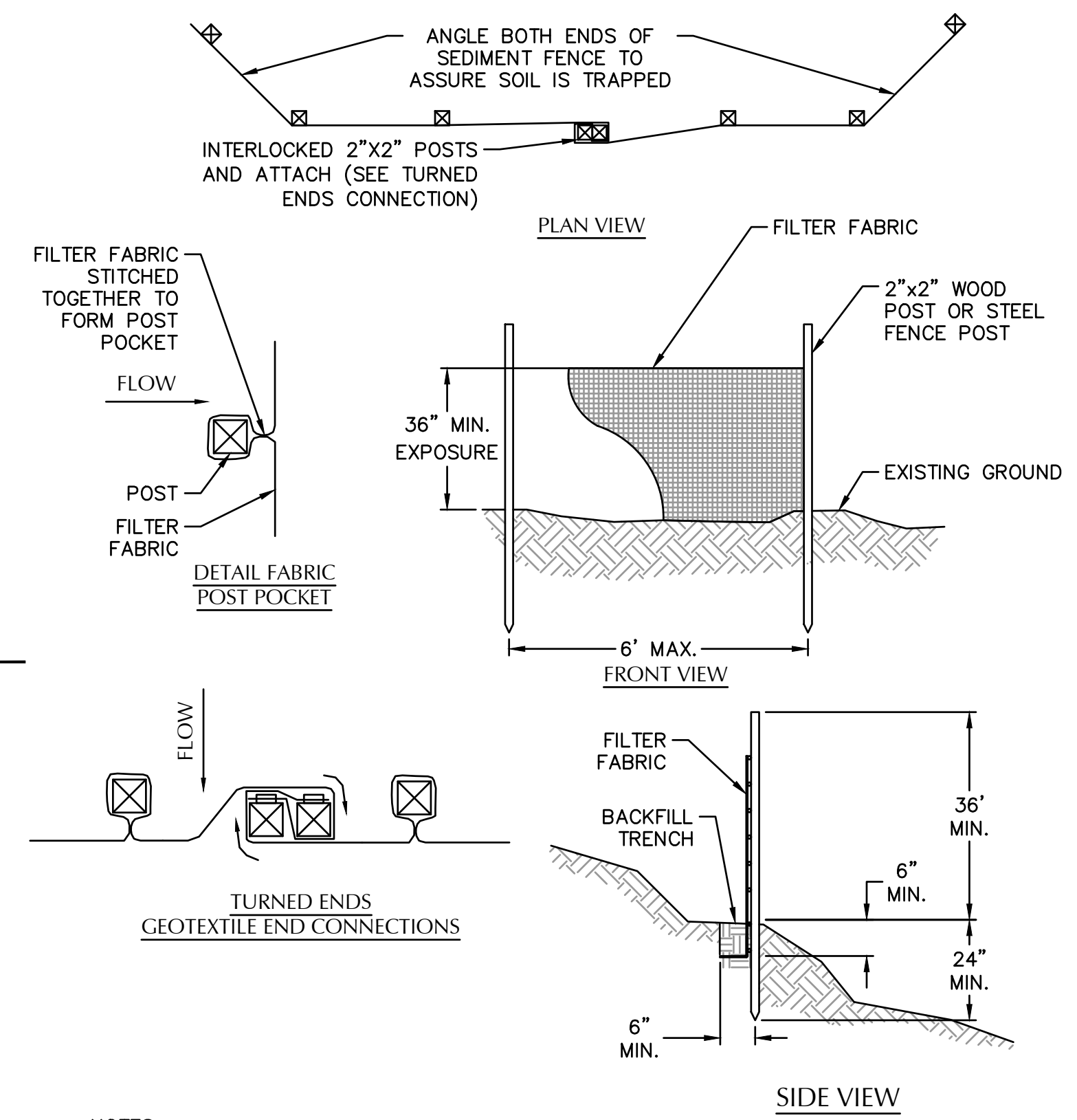
C4.0

JOB NUMBER: A21126-10



NOTE:
 1. DO NOT USE HIGH FLOW INSERT BAGS.

4 INLET SEDIMENT PROTECTION
 SCALE: NTS

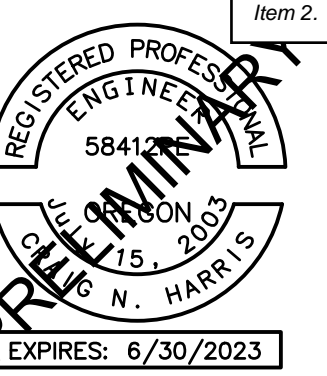


- NOTES:
1. THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
 2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6- FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
 3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
 4. STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-HILL SIDE OF THE SLOPED AREA.
 5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
 6. FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

3 SEDIMENT FENCE
 SCALE: NTS

2 NOT USED
 SCALE: NTS

1 NOT USED
 SCALE: NTS



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WILSONVILLE GRAVEL LOT
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 WILSONVILLE, OR

SHEET TITLE

DETAILS

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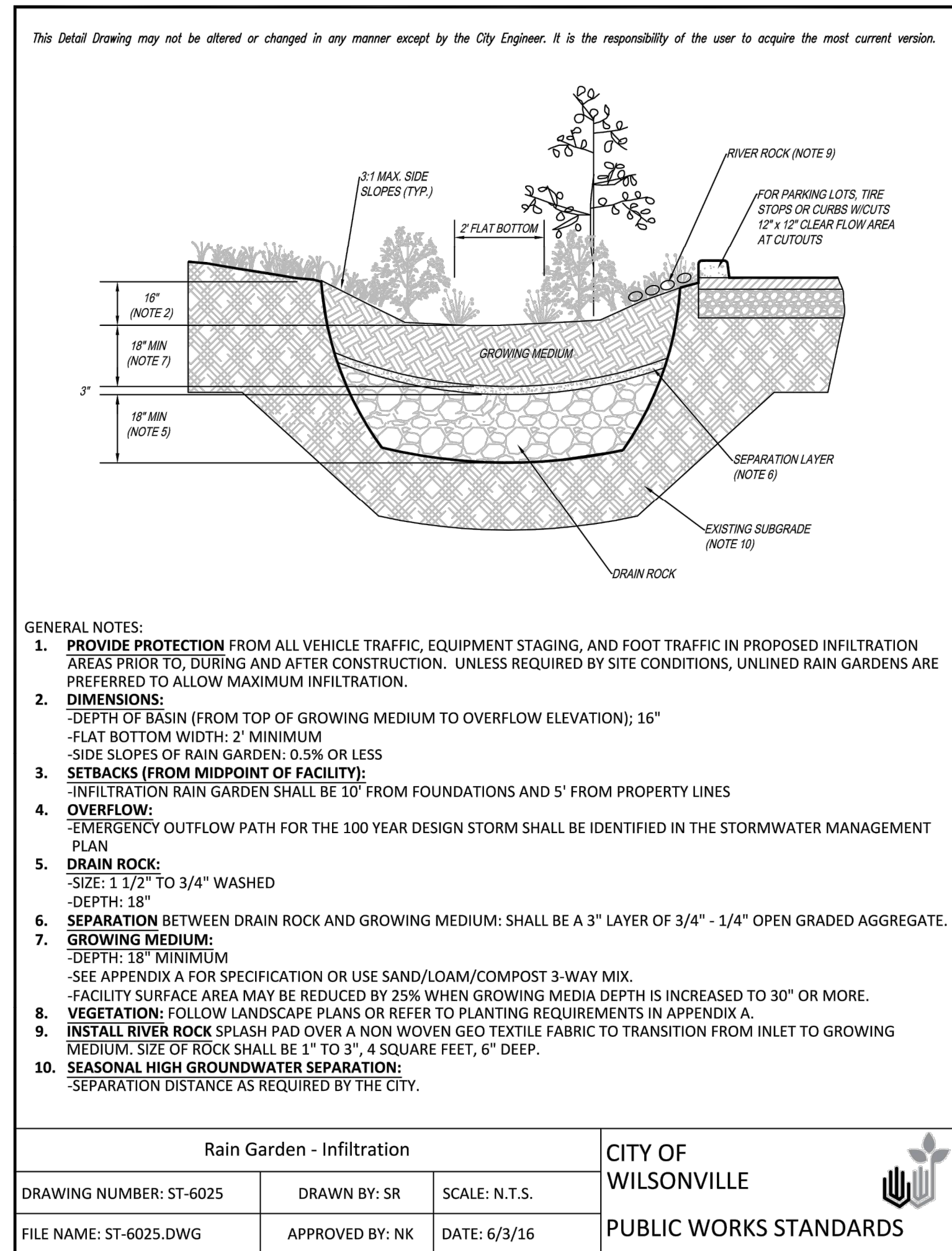
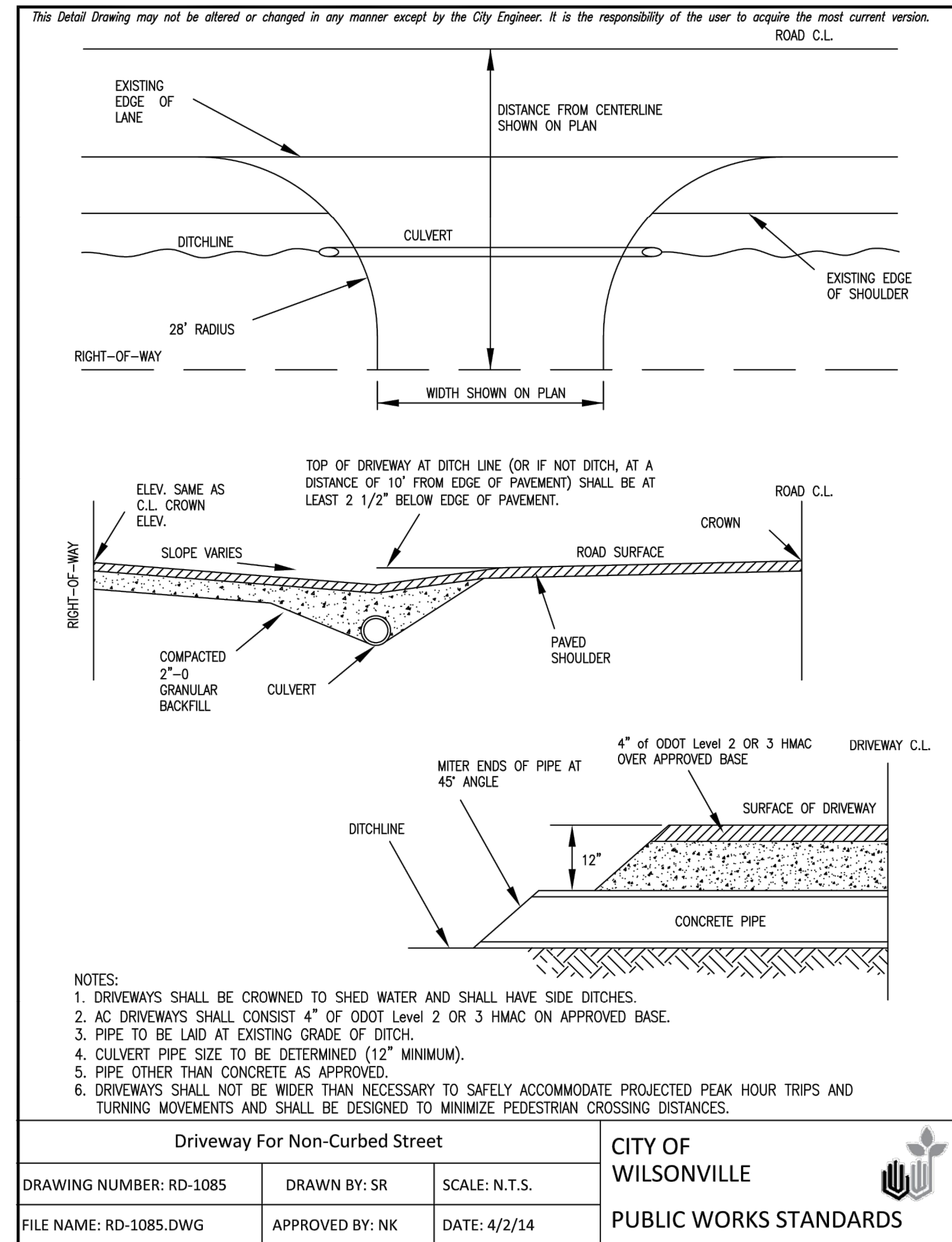
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SHEET NUMBER

C4.1

JOB NUMBER: A21126.10

216



LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	= 54,563 SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 8,185 SF
LANDSCAPE ARE PROPOSED 16.9% OF SITE	= 9,249 SF

LEGEND

(Symbol: Circle with crosshair)	EXISTING ARBORVITAE HEDGE TO REMAIN
(Symbol: Circle with plus)	EXISTING RED MAPLE TREES TO REMAIN
(Symbol: Square with crosshair)	TREE PROTECTION FENCE

TREE PROTECTION FENCE

1
L1.0

PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF WILSONVILLE STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.
- SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS SPECIFICALLY ACCEPTED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
- VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
- PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
- MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
- COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF WILSONVILLE STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING. ALL PLANTS SHALL BE IRRIGATED BY AN AUTOMATED, PERMANENT DESIGN BUILD DRIP IRRIGATION SYSTEM.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- COORDINATE INSTALLATION PLANTING MATERIALS WITH IRRIGATION. PLANT ONLY IN AREAS WHERE THE IRRIGATION SYSTEM IS COMPLETE AND FULLY OPERATIONAL.

PLANT HEALTH AND REPLACEMENT

- PROVIDE PLANT MATERIAL THAT IS HEALTHY NURSERY STOCK, WELL BRANCHED, AND FULL FOLIATED WHEN IN LEAF, AND FREE FROM DISEASE, INJURY, INSECTS, WEEDS AND WEED ROOTS.
- PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.

INITIAL INSPECTION OF PLANT MATERIAL

- ASSEMBLE ALL PLANTS FOR EACH INSPECTION AT ONE LOCATION FOR INSPECTION TO BE COMPLETED IN ONE VISIT. ANY FURTHER INSPECTION REQUIRED DUE TO PLANTS BEING UNAVAILABLE, REJECTED, AND OR NOT MEETING SPECIFICATIONS SHALL BE CHARGED TO THE CONTRACTOR AT THE CURRENT HOURLY RATE FOR THE LANDSCAPE ARCHITECT PERFORMING THE INSPECTION.
- OWNER RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
- REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
- REPLACE PLANT MATERIALS REJECTED BY OWNER AT NO ADDITIONAL EXPENSE TO OWNER.

PLANT LAYOUT AND INSPECTION

- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
- INSPECTION:** NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
- DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
- IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- COVER ENTIRE BED AREAS; APPLY EVENLY.

EDGING INSTALLATION

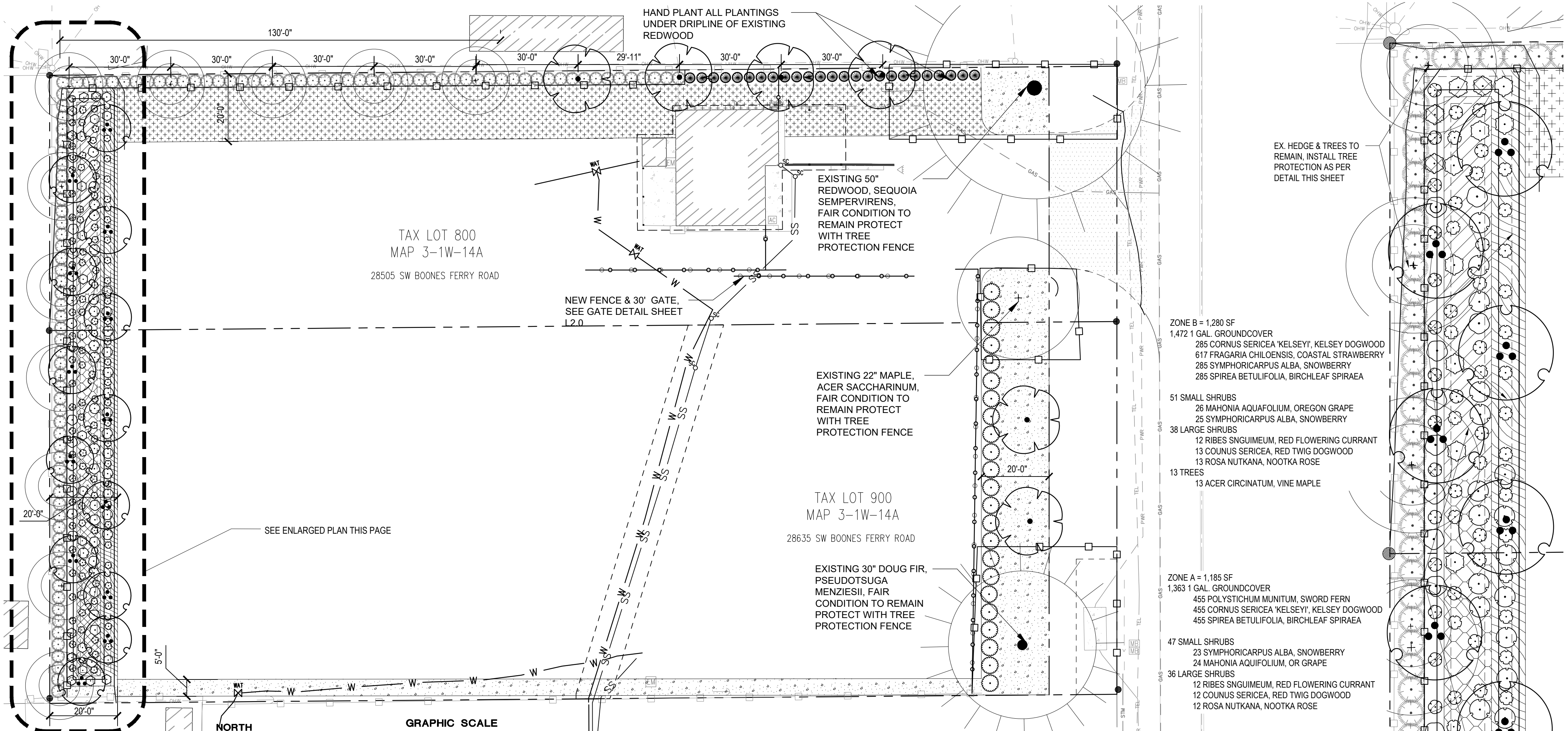
- SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.

MAINTENANCE

- MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
- MAINTAIN TREES, SHRUBS AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- WATER TREES BY DEEP ROOT WATERING METHOD.

WEEDING AND CLEANUP

- KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
- WEED ALL BEDS WEEKLY.
- APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.



ZONE B = 1,280 SF
1,472 1 GAL. GROUND COVER
285 CORNUS SERICEA 'KELSEY', KELSEY DOGWOOD
617 FRAGARIA CHILOENSIS, COASTAL STRAWBERRY
285 SYMPHORICARPUS ALBA, SNOWBERRY
285 SPIRAEA BETULIFOLIA, BIRCHLEAF SPIRAEA

51 SMALL SHRUBS
26 MAHONIA AQUIFOLIUM, OREGON GRAPE
25 SYMPHORICARPUS ALBA, SNOWBERRY
38 LARGE SHRUBS
12 RIBES SANGUINEUM, RED FLOWERING CURRANT
13 CORNUS SERICEA, RED TWIG DOGWOOD
13 ROSA NUTKANA, NOOTKA ROSE

13 TREES
13 ACER CIRCINATUM, VINE MAPLE

ZONE A = 1,185 SF
1,363 1 GAL. GROUND COVER
455 POLYSTICHUM MUNITUM, SWORD FERN
455 CORNUS SERICEA 'KELSEY', KELSEY DOGWOOD
455 SPIRAEA BETULIFOLIA, BIRCHLEAF SPIRAEA

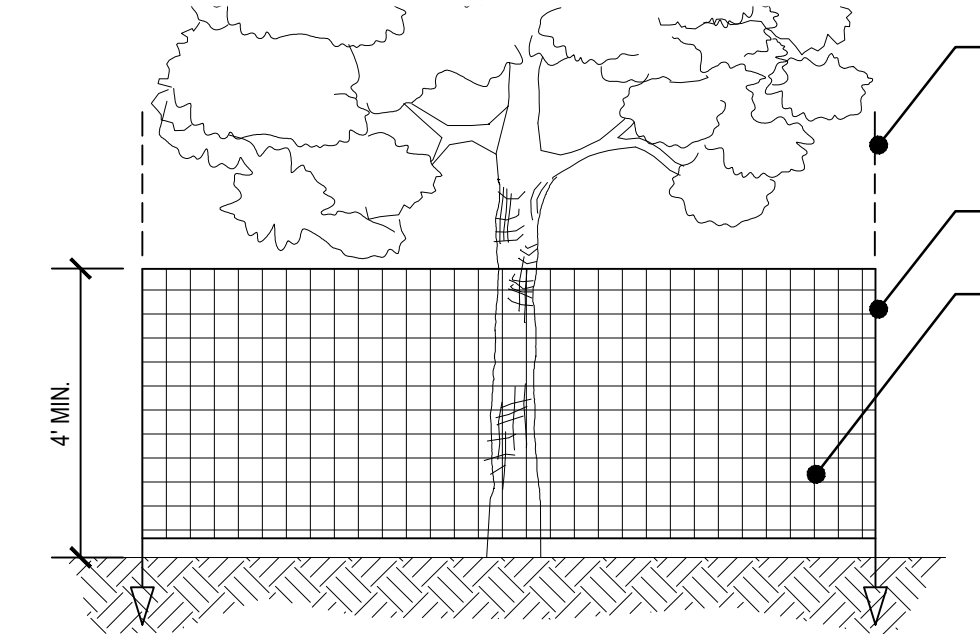
47 SMALL SHRUBS
23 SYMPHORICARPUS ALBA, SNOWBERRY
24 MAHONIA AQUIFOLIUM, OR GRAPE
36 LARGE SHRUBS
12 RIBES SANGUINEUM, RED FLOWERING CURRANT
12 CORNUS SERICEA, RED TWIG DOGWOOD
12 ROSA NUTKANA, NOOTKA ROSE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
(Symbol: Circle with crosshair)	AC	13	ACER CIRCINATUM MEDIUM WATER USE	VINE MAPLE	1" CAL.	
(Symbol: Circle with crosshair)	AR	6	ACER RUBRUM MEDIUM WATER USE	RED MAPLE	1.5" CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
(Symbol: Circle with crosshair)	TO	105	THUJA OCCIDENTALIS EXISTING MITIGATION TREES	AMERICAN ARBORVITAE	---	
(Symbol: Circle with crosshair)	TO2	25	THUJA OCCIDENTALIS MEDIUM WATER USE	AMERICAN ARBORVITAE	4' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
(Symbol: Circle with crosshair)	CR	25	CORNUS SERICEA MEDIUM WATER USE WATER FACILITY PLANT	RED TWIG DOGWOOD	1 GAL.	
(Symbol: Circle with crosshair)	ES	23	EUONYMUS JAPONICUS 'SILVER KING' LOW WATER USE	SILVER KING EUONYMUS	3 GAL.	
(Symbol: Circle with crosshair)	MA	50	MAHONIA AQUIFOLIUM LOW WATER USE WATER FACILITY PLANT	OREGON GRAPE	1 GAL.	
(Symbol: Circle with crosshair)	RS	24	RIBES SANGUINEUM LOW WATER USE WATER FACILITY PLANT	RED FLOWERING CURRANT	1 GAL.	
(Symbol: Circle with crosshair)	RN	25	ROSA NUTKANA MEDIUM WATER USE WATER FACILITY PLANT	NOOTKA ROSE	1 GAL.	
(Symbol: Circle with crosshair)	SA	48	SYMPHORICARPUS ALBUS LOW WATER USE WATER FACILITY PLANT	COMMON WHITE SNOWBERRY	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(Symbol: Dotted pattern)	AU	247	ARCTOSTAPHYLOS UVA-URSI LOW WATER USE	KINNIKINICK	1 GAL.	48" o.c.
(Symbol: Diagonal lines)	CK	740	CORNUS SERICEA 'KELSEY' MEDIUM WATER USE WATER FACILITY PLANT	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL.	24" o.c.
(Symbol: Horizontal lines)	FC	710	FRAGARIA CHILOENSIS MEDIUM WATER USE WATER FACILITY PLANT	BEACH STRAWBERRY	1 GAL.	12" o.c.
(Symbol: Vertical lines)	PM	455	POLYSTICHUM MUNITUM MEDIUM WATER USE WATER FACILITY PLANT	WESTERN SWORD FERN	1 GAL.	24" o.c.
(Symbol: Diagonal lines)	SB	740	SPIRAEA BETULIFOLIA MEDIUM WATER USE WATER FACILITY PLANT	BIRCHLEAF SPIREA	1 GAL.	24" o.c.
(Symbol: Dotted pattern)		4000 SF	PROTUME SEEDS: PT 542 CITY OF PORTLAND NATIVE MEADOW MIX APPLICATION RATE: 1 LB PER 1,000 SF			

TREE PROTECTION NOTES:

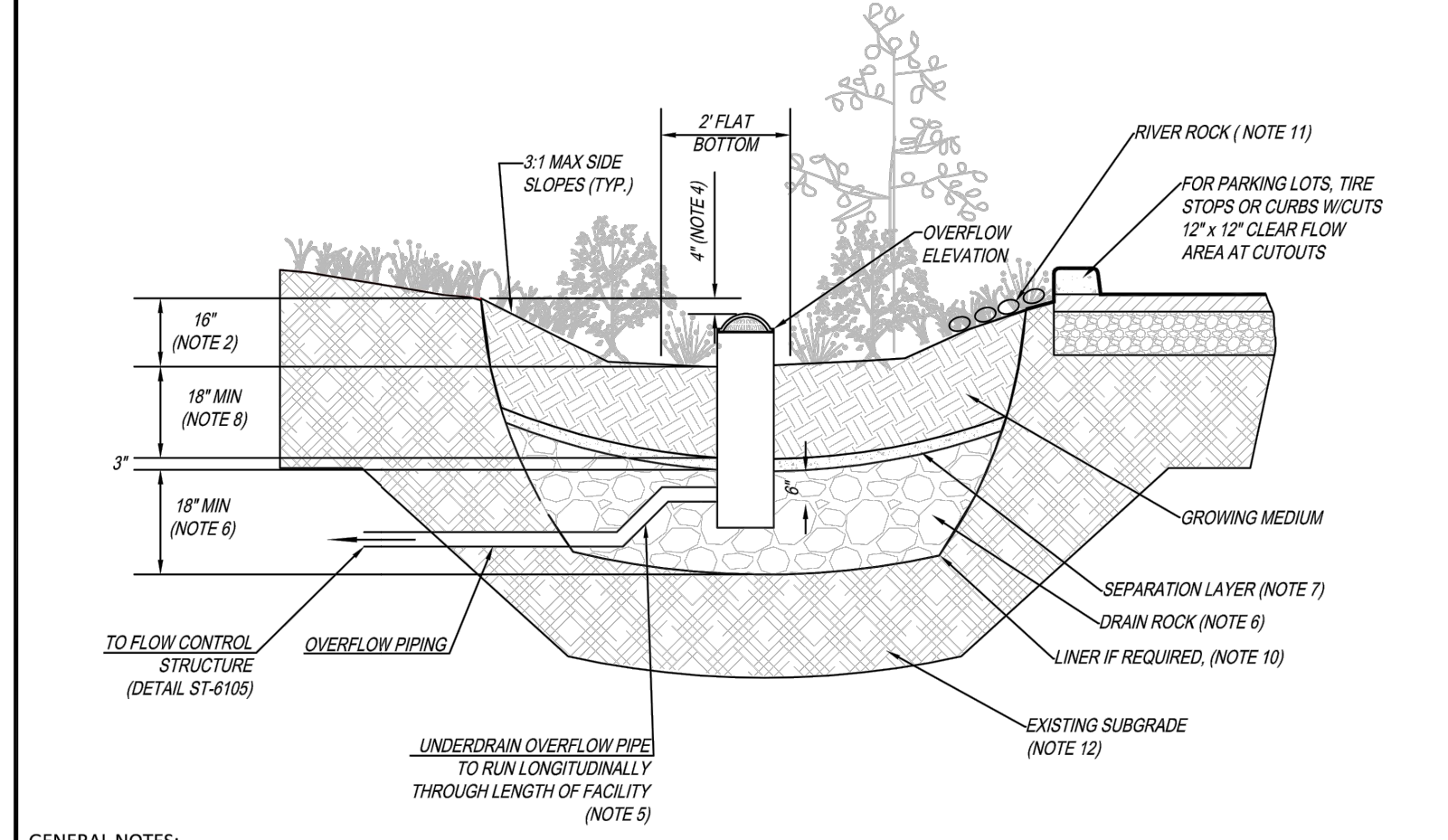
- BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
- NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
- INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. ROOT PROTECTION ZONE IS AN AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE CANOPY AND BETWEEN EXISTING CURB AND PROPOSED SIDEWALK.
- FENCING SHALL BE 4-FOOT HIGH, ORANGE CONSTRUCTION FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 6-FOOT METAL POSTS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FENCE SHALL BE INSTALLED PRIOR TO LAND CLEARING, FILLING OR ANY LAND ALTERATION AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE.
- NO EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES ALLOWED WITHIN THE PROTECTION FENCING.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
- WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND GROUPS OF TREES.
- DURING WORK, ANY ROOTS GREATER THAN TWO INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED & MONITORED BY THE PROJECT LANDSCAPE ARCHITECT.
- AFTER CONSTRUCTION IS COMPLETE, PROJECT LANDSCAPE ARCHITECT SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.



1 TREE PROTECTION FENCING DETAIL
N.T.S.

ENLARGED LANDSCAPE PLAN
SCALE = 1:10

This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.



- GENERAL NOTES:
- PROVIDE PROTECTION** FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED RAIN GARDENS ARE PREFERRED TO MAXIMIZE ONSITE INFILTRATION.
 - DIMENSIONS:**
 - DEPTH OF BASIN (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION); 12"
 - FLAT BOTTOM WIDTH: 2' MINIMUM
 - SIDE SLOPES OF RAIN GARDEN: 3:1 MAXIMUM
 - CENTERLINE SLOPE OF RAIN GARDEN: 0.5% OR LESS
 - SETBACKS:**
 - FILTRATION RAIN GARDEN SHALL BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL
 - OVERFLOW:**
 - OVERFLOW REQUIRED. INLET ELEVATION SHALL ALLOW FOR 4" OF FREEBOARD, MINIMUM.
 - PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
 - PIPING:**
 - PERFORATED UNDER-DRAIN PIPING: SHALL RUN LONGITUDINALLY THROUGH LENGTH OF FACILITY. SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 - UNDER-DRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES. OVERFLOW PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
 - DRAIN ROCK:**
 - SIZE: 1 1/2" TO 3/4"-0 WASHED
 - DEPTH: 18" MINIMUM
 - SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM:** SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
 - GROWING MEDIUM:**
 - SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
 - FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
 - VEGETATION:** FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
 - WATERPROOF LINER (IF REQUIRED):** SHALL BE 30 MIL PVC OR EQUIVALENT.
 - INSTALL RIVER ROCK SPLASH PAD** OVER A NON WOVEN GEO TEXTILE FABRIC TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" - 3", 4 SQUARE FEET, 6" DEEP.
 - SEASONAL HIGH GROUND/WATER SEPARATION:**
 - SEPARATION DISTANCE AS REQUIRED BY CITY.

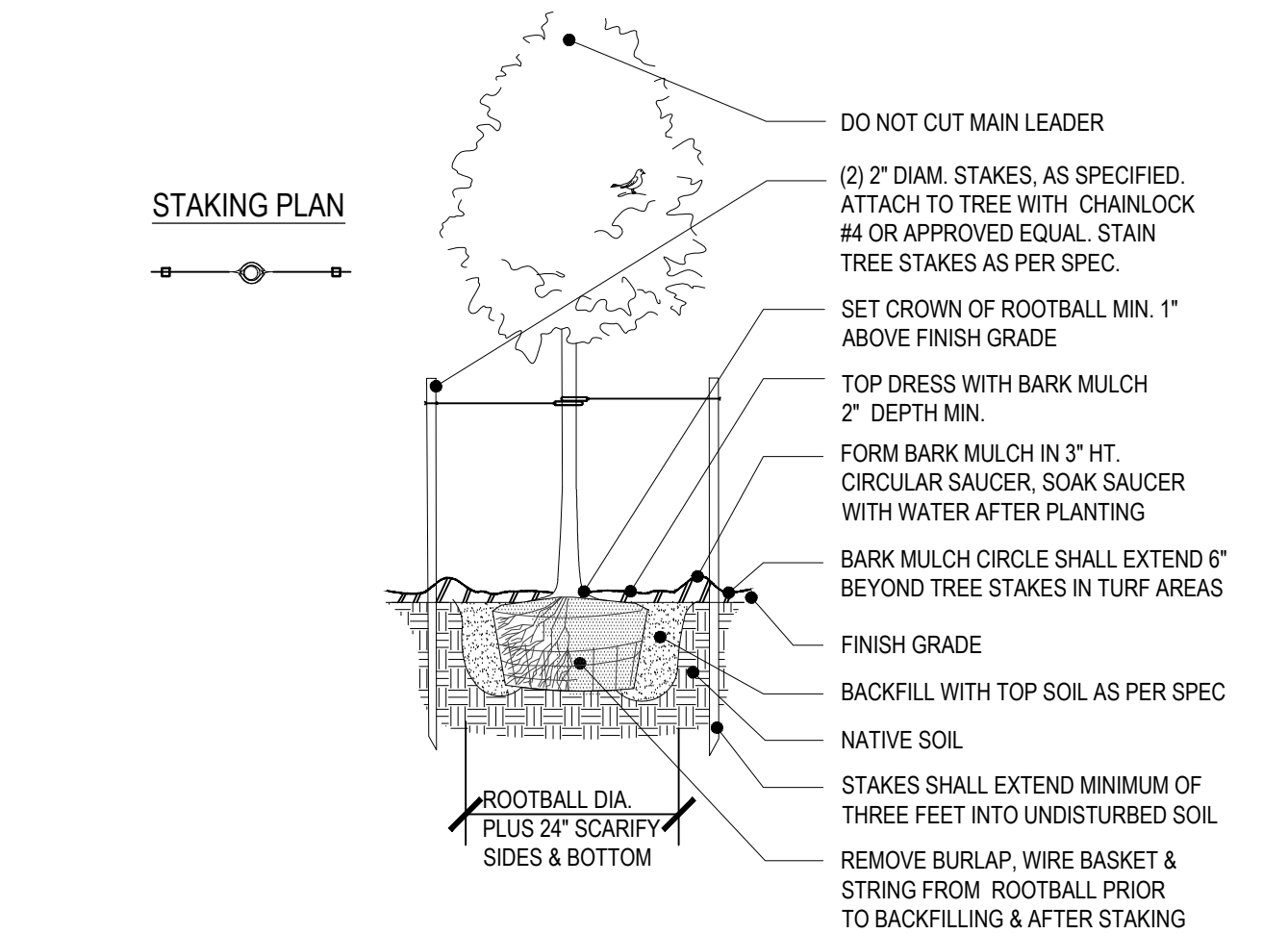
Rain Garden - Filtration			CITY OF WILSONVILLE PUBLIC WORKS STANDARDS
DRAWING NUMBER: ST-6020	DRAWN BY: SR	SCALE: N.T.S.	
FILE NAME: ST-6020.DWG	APPROVED BY: NK	DATE: 4/16/18	

Maintenance

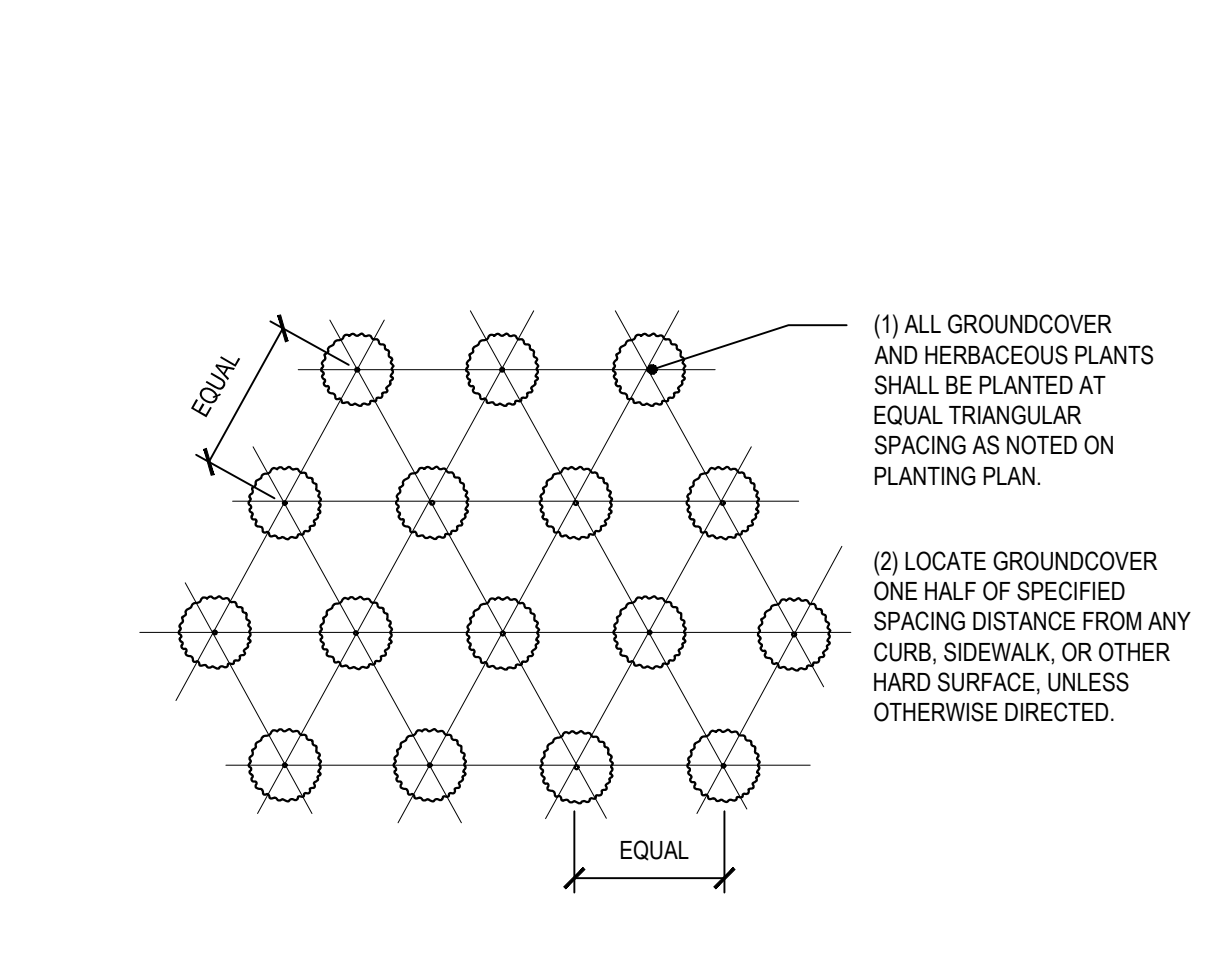
Water efficient irrigation shall be applied for at least the first 2 years after construction of the facility, particularly during the dry summer months, while plantings become established. If temporary irrigation is installed it must be removed by the end of the maintenance period. The following maintenance inspections and activities shall be performed:

- Check regularly for weeds. Remove weeds or invasive plants such as blackberries and ivy, and implement a weed control program as needed.
- Check mulch regularly to maintain uniform coverage. Many vegetated stormwater management facilities specify a mulch cover such as river rock to prevent erosion and moisture loss during dry periods.
- Replant bare patches as necessary to comply with the facility's coverage requirements and maintenance plan.
- Implement all of the required maintenance activities listed in the vegetated stormwater management facility details.

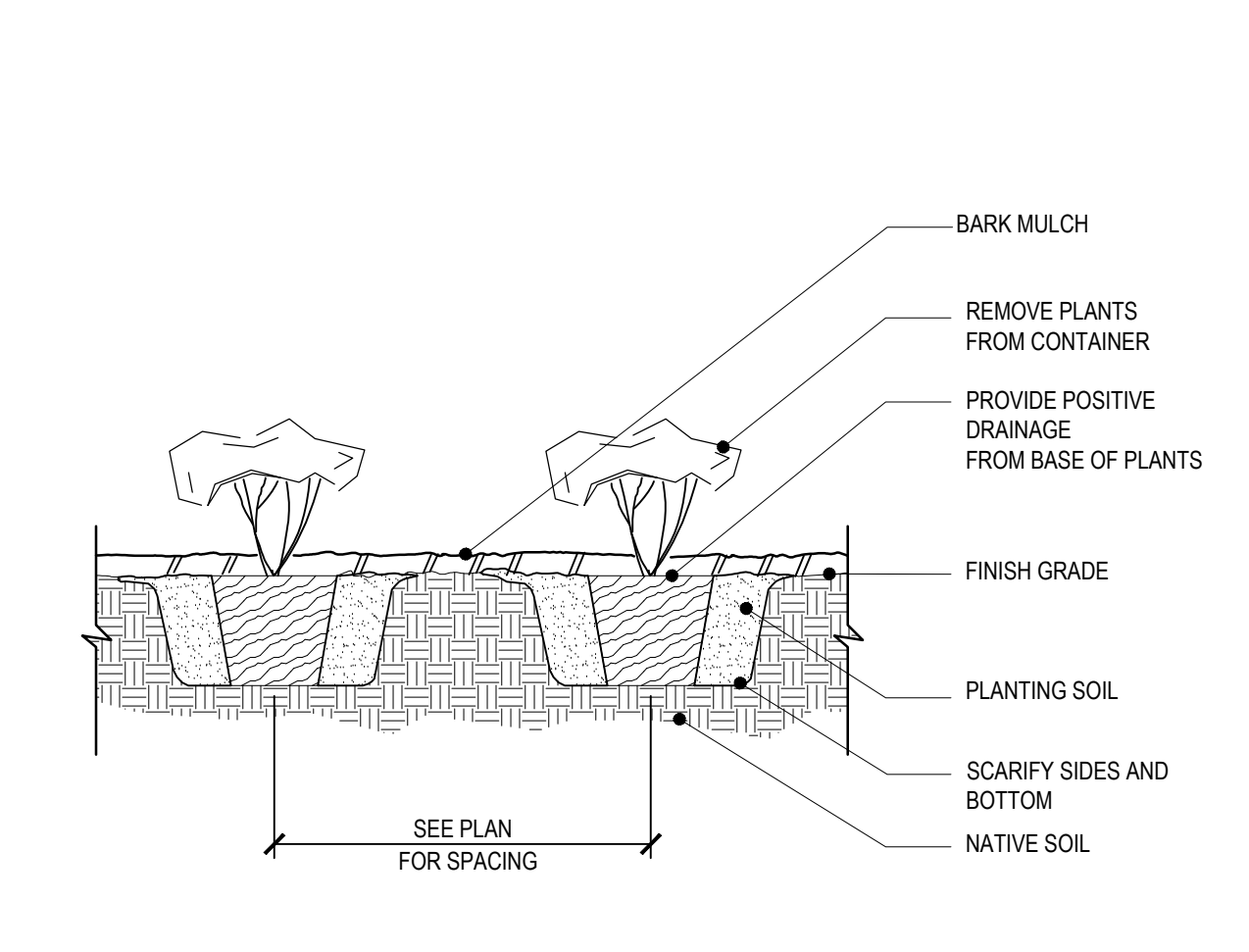
- Plant Monitoring and Maintenance Requirements**
- Monitoring:** Site visits are necessary throughout the growing season to assess the status of the plantings, irrigation, mulching, etc. and ensure successful plant establishment.
 - Weed Control:** The removal of non-native, invasive weeds shall be necessary throughout the maintenance period, or until a healthy stand of desirable vegetation is established.
 - Plant Replacement and Preservation:** At the end of the maintenance period, all plants not in a healthy growing condition, will be noted and as soon as seasonal conditions permit, shall be removed from the site and replaced with plants of the same species and size as originally specified. Prior to replacement, the cause of loss (wildfire damage, poor plant stock, etc.) shall be documented with a description of the corrective actions taken.



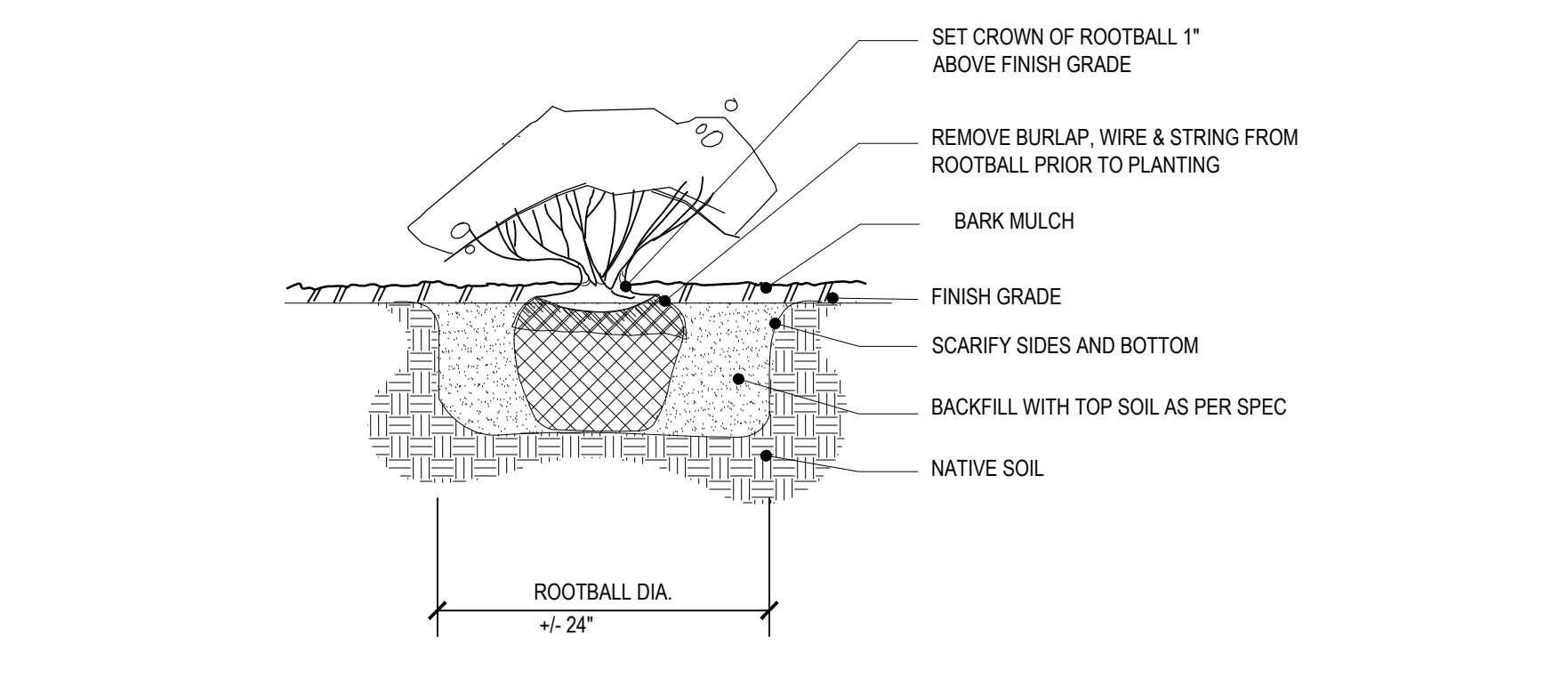
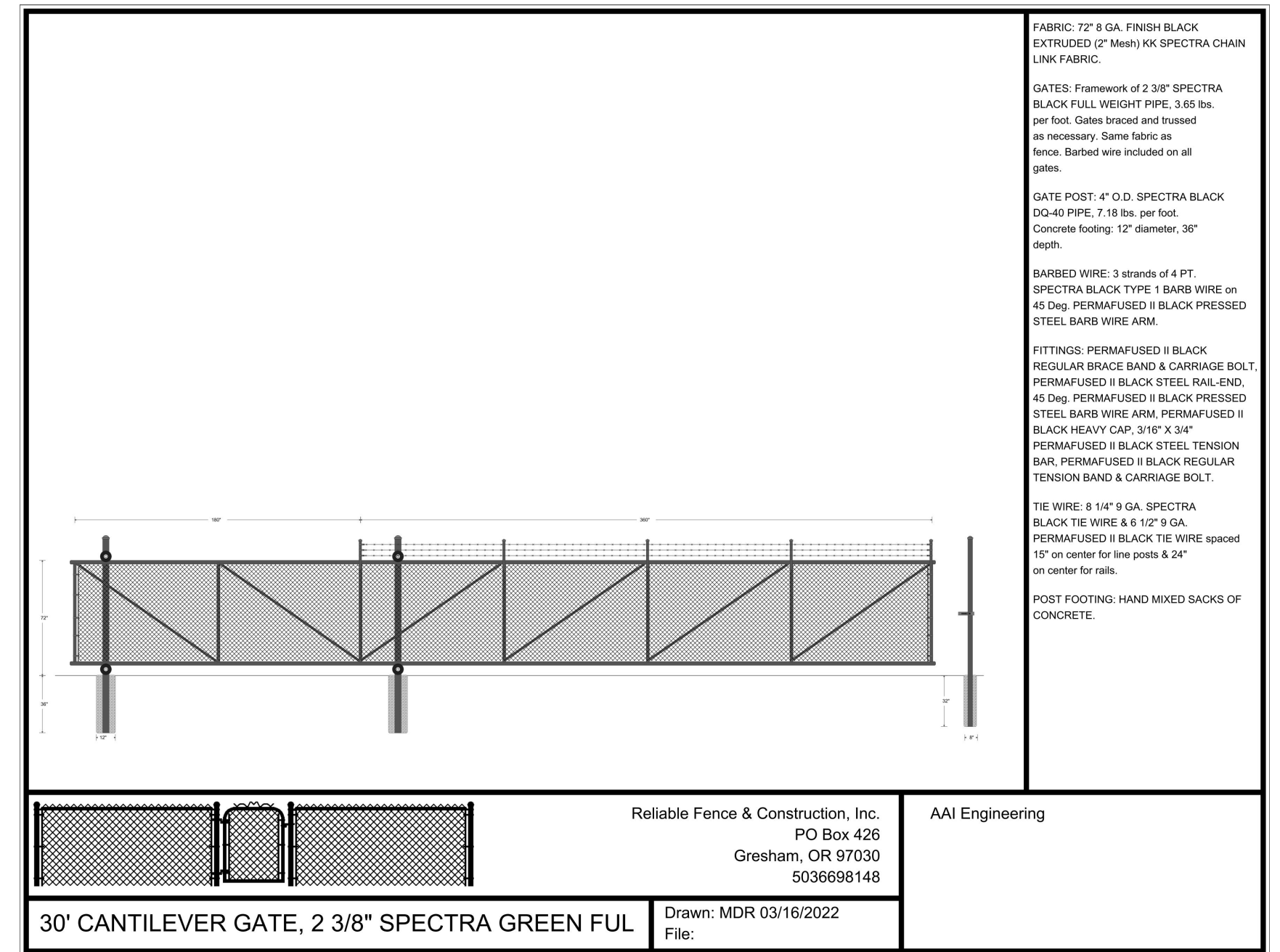
3 DECIDUOUS TREE PLANTING DETAIL
L2.0 SCALE: NTS



2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN
L2.0 SCALE: NTS



1 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL
L2.0 SCALE: NTS



4 SHRUB PLANTING
L2.0 SCALE: NTS

Stormwater Facility Growing Medium

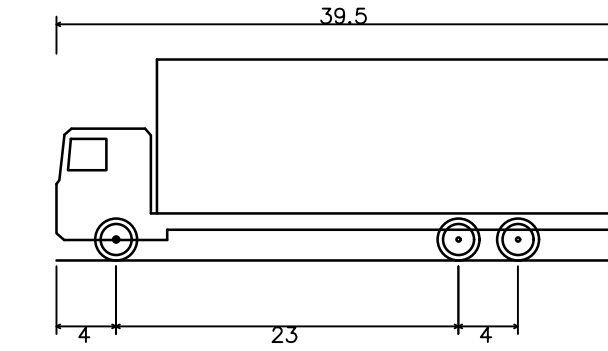
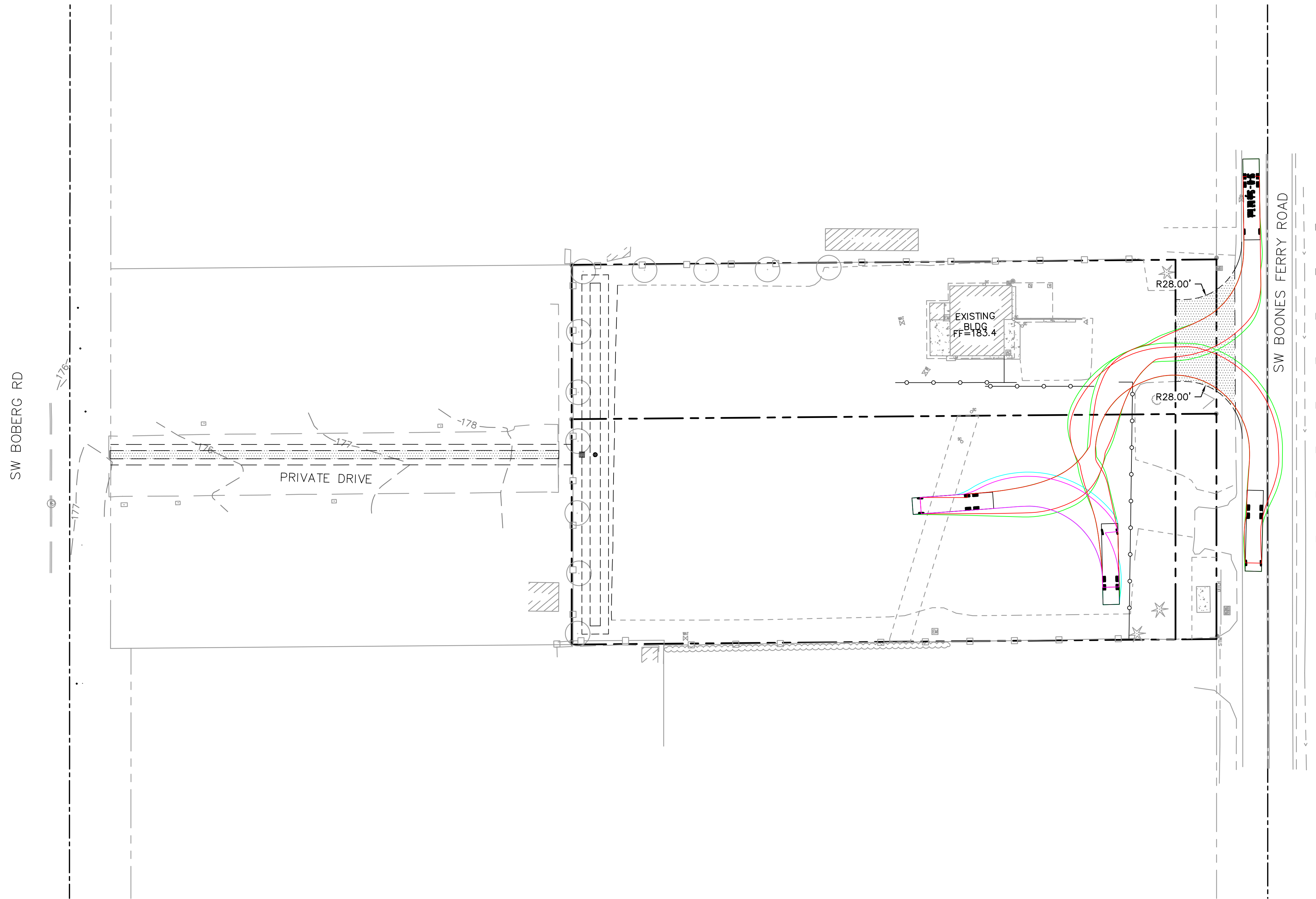
Furnish imported growing medium for vegetated stormwater management facilities conforming to the following:

- Standard Blend:** Use this blend for all vegetated stormwater management facilities, except those in the right-of-way where compaction from foot traffic is a concern.
 - General Composition: The medium shall be a blend of loamy soil, sand, and compost that is 30 to 40 percent compost (by volume) and meets the criteria in this specification.
 - Analysis Requirements for the Blended Material:
 - Particle Gradation: A particle gradation analysis of the blended material, including compost, shall be conducted in conformance with ASTM C117/C136 (AASHTO T1 1/2/T7). The analysis shall include the following sieve sizes: 1 inch, 3/8 inch, #4, #10, #20, #40, #60, #100, and #200. The gradation of the blend shall meet the following gradation criteria.

Sieve Size	Percent Passing
1 inch	100
#4	60-100
#10	40-100
#40	15-50
#100	5-20
#200	3-5
 - The blend shall have a Coefficient of Uniformity (D60/D10) equal to or greater than 6 to ensure that it is well graded (has a broad range of particle sizes). The coefficient is the ratio of two particle diameters on a grain-size distribution curve; it is the particle diameter at 60 percent passing divided by the particle diameter at 10 percent passing.
 - Organic Matter Content: An analysis of soil organic matter content shall be conducted in conformance with ASTM D2974 (loss on ignition test). The soil organic matter content shall be a minimum of 10 percent, as reported by that test.
 - Measured pH: The blended material shall be tested and have a pH of 5.5 to 7.
- Infiltration Blend for the Right-of-Way:** Use this blend for facilities in the right-of-way where compaction from foot traffic is a concern. Approval is required.
 - General Composition: The medium shall be a mix of sand and compost, blended by volume. The medium shall consist of 60 to 70 percent sand and 30 to 40 percent compost (by volume).
 - Analysis Requirements: The requirements are the same as those specified in Section A.4.00.a for the "Standard Blend." The single difference is the particle gradation criteria, which are as follows.
 - 100 percent of the material must pass through a 1/2-inch screen. (b) The pH of the material shall be between 6 and 8.
 - Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0 percent by weight.
 - The organic matter content shall be between 35 and 65 percent. (e) The soluble salt content shall be less than 6.0 mmhos/cm.
 - Germination (an indicator of maturity) shall be greater than 80 percent. (g) The stability shall be between classes 5-7.
 - The carbon/nitrogen ratio shall be less than 25:1. (i) The trace metals test result = "pass."

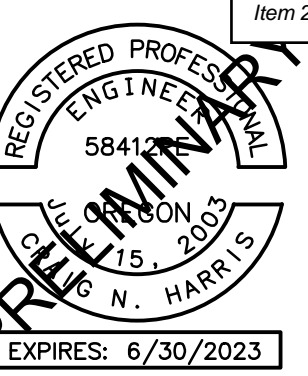
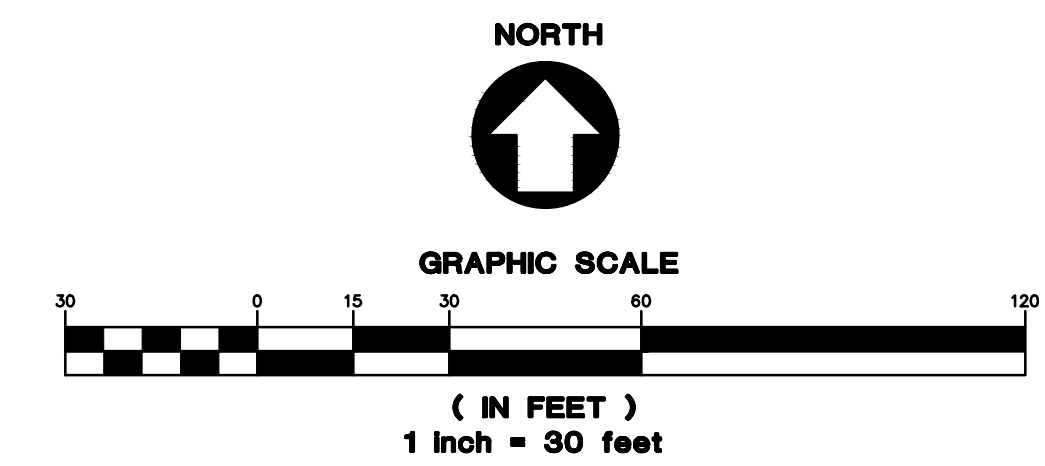
- General Requirements for the Blended Material:**
 - The material shall be loose and friable.
 - It shall be well mixed and homogenous.
 - It shall be free of wood pieces, plastic, screened and free of stones 1 inch (25 mm) or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of weeds and invasive plants including but not limited to:
 - Cirsium arvense (Canadian Thistle) (b) Convolvulus spp. (Morning Glory) (c) Cytisus scoparius (Scotch Broom) (d) Dipsacus sylvestris (Common Teasel) (e) Festuca arundinacea (Tall Fescue) (f) Hedera helix (English Ivy) (g) Holcus canatus (Velvet Grass) (h) Lolium spp. (Rye Grasses) (i) Lotus corniculatus (Bird's Foot Trefoil) (j) Lythrum salicaria (Purple Loose Strife) (k) Melilotus spp. (Sweet Clover) (l) Myriophyllum spicatum (Eurasian Milfoil) (m) Phalaris arundinacea (Reed Canary Grass) (n) Rubus discolor (Himalayan Blackberry) (o) Solanum spp. (Nightshade) (p) Trifolium spp. (Clovers), and (q) Not infested with nematodes, grubs, other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good tilth and aeration. Continuous, air-filled, pore-space content on a volume/basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.
 - It shall have no visible free water.
 - It shall be obtained from naturally well drained construction or mining sites where topsoil occurs at least 4 inches deep; it shall not be obtained from bogs, wetlands, or marshes.
- Compost:** The compost shall be derived from plant material and provided by a member of the U.S. Composting Council Seal of Testing Assurance (STA) program. See www.compostingcouncil.org for a list of providers in Portland.
 - The compost shall be the result of the biological degradation and transformation of plant-derived materials under conditions designed to promote aerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have no visible free water and produce no dust when handled. It shall meet the following criteria, as reported by the U.S. Composting Council STA Compost Technical Data Sheet provided by the vendor:
 - 100 percent of the material must pass through a 1/2-inch screen. (b) The pH of the material shall be between 6 and 8.
 - Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0 percent by weight.
 - The organic matter content shall be between 35 and 65 percent. (e) The soluble salt content shall be less than 6.0 mmhos/cm.
 - Germination (an indicator of maturity) shall be greater than 80 percent. (g) The stability shall be between classes 5-7.
 - The carbon/nitrogen ratio shall be less than 25:1. (i) The trace metals test result = "pass."

- Stormwater Management Facility Growing Medium Installation**
 - Protection of the Growing Medium: The growing medium shall be protected from all sources of contamination, including weed seeds, while at the supplier, in conveyance, and at the project site.
 - Placement of the Growing Medium: The medium shall be placed in loose lifts, not to exceed 8 inches and each lift shall be compacted with a water-filled landscape roller. The material shall not otherwise be mechanically compacted.
 - Timing of Plant Installation: Weather permitting, plants shall be installed as soon as possible after placing and grading the growing medium in order to minimize erosion and further compaction.
 - Erosion Control: Temporary erosion control measures are required until permanent stabilization measures are functional, including protection of overflow structures.
 - Protection of the Facility: In all cases, the facility must be protected from foot or equipment traffic that is unrelated to the construction of the facility. Temporary fencing or



SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 4.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

39.500ft
 4.000ft
 13.500ft
 1.367ft
 8.000ft
 5.00s
 31.80°



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WILSONVILLE GRAVEL LOT
 28635 & 28505 SW BOONES FERRY RD
 WILSONVILLE, OR

SHEET TITLE
TRUCK TURNING EXHIBIT

DATE: 08/26/2021
 DRAWN: JMS
 CHECKED: NWS
 REVISIONS:

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 SHEET NUMBER

EX1.0

DEVELOPMENT REVIEW BOARD MEETING

Item 3.

**MONDAY, JULY 25, 2022
6:30 PM**

Board Member Communications:

3. Recent City Council Action Minutes

City Council Meeting Action Minutes
May 16, 2022

City Council members present included:

Mayor Fitzgerald
Council President Akervall
Councilor Lehan
Councilor West
Councilor Linville

Amanda Guile-Hinman, City Attorney
Delora Kerber, Public Works Director
Dan Pauly, Planning Manager
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Zoe Mombert, Assistant to the City Manager
Cindy Luxhoj, Associate Planner

Staff present included:

Bryan Cosgrove, City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:04 p.m.
A. Community Enhancement Grant Recommendations	Council heard shared details of Wilsonville-Metro Community Enhancement Committee recommendation for grant awards.
B. Wilsonville Framework for Inclusive Engagement	Staff detailed plans to establish strategies to create framework for more inclusive public engagement on City projects.
C. Fireworks Ban	Council discussed the drafting of guidelines to invoke a temporary citywide ban on fireworks usage during periods of extreme heat.
D. WRWTP Operations and Maintenance Agreement	Staff informed Council of Resolution No. 2974, which authorizes the City Manager to execute the third amendment of operations and maintenance contract between the City, Tualatin Valley Water District (TVWD), and Veolia Water North America - West, LLC for The Willamette River Water Treatment Plant (WRWTP).
REGULAR MEETING	
<u>Mayor's Business</u>	
A. Fireworks Ban – Placeholder	This item will return at a future City Council meeting.
B. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.

C. Boards and Commissions Appointments / Reappointments

Budget Committee – Appointment

Appointment of Synthea Russell to the Budget Committee for a term beginning 5/16/2022 to 12/31/2022. Passed 5-0.

Library Board - Appointment

Appointment of Natalie McNown to the Library Board for a term beginning 7/1/2022 to 6/30/2026. Passed 5-0.

Library Board - Reappointment

Reappointment of Yasmin Ismail to the Library Board for a term beginning 7/1/2022 to 6/30/2026. Passed 5-0.

Tourism Promotion Committee - Appointment

Appointment of Lin Anderson to the Tourism Promotion Committee for a term beginning 5/16/2022 to 6/30/2024. Passed 5-0.

Tourism Promotion Committee - Reappointments

Reappointment of Brandon Roben and Rohit Sharma to the Tourism Promotion Committee for a term beginning 7/1/2022 to 6/30/2025. Passed 5-0.

Communications

A. 2022 Public Works Week Proclamation

Council viewed a video highlighting a few of the many contributions made by Public Works staff to protect the health, safety, and quality of life of community members.

Consent Agenda

A. **Resolution No. 2964**

A Resolution of the City of Wilsonville Adopting the FY 22/23 Five-Year Action Plan and Annual One-Year Implementation Plan for the Wilsonville Tourism Development Strategy.

B. **Resolution No. 2974**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute The Third Amendment Of Operations And Maintenance Contract Between The City Of Wilsonville, Tualatin Valley Water District, And Veolia Water North America - West, LLC For The Willamette River Water Treatment Plant.

The Consent Agenda was approved 5-0.

C. Resolution No. 2977

A Resolution Of The City Of Wilsonville Amending The 2012 Stormwater Master Plan Project List (Table 9-2 – Prioritized CIP Projects) To Add Project Mc-1: Meridian Creek Culvert Replacement.

D. Minutes of the May 2, 2022 City Council Meeting.

New Business

A. Kiva Building Roof Truss Repair

Council directed staff to move forward with Option 2 for the restoration of the Kiva Building, which is to remove and replace damaged and deficient trusses. Passed 5-0.

Continuing Business

A. Ordinance No. 863

An Ordinance Of The City of Wilsonville Annexing Approximately 8.72 Acres of Property Generally Located Between SW Garden Acres Road And SW Grahams Ferry Road Into The City Limits Of The City Of Wilsonville, Oregon; The Land Is More Particularly Described As Tax Lot 100 and A Portion Of SW Grahams Ferry Road Right-Of-Way, Section 3D, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon. Gary S. Rychlick As Trustee Of The Eileen Rychlick Trust, Gary S. And Susan M. Rychlick, As Individuals, Petitioners.

Ordinance No. 863 was adopted on second reading by a vote of 5-0.

B. Ordinance No. 864

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Washington County Future Development - 20 Acre (FD-20) Zone To The Planned Development Industrial - Regionally Significant Industrial Area (PDI-RSIA) Zone On Approximately 8.17 Acres Generally Located Between SW Garden Acres Road and SW Grahams Ferry Road; The Land Is More Particularly Described As Tax Lot 100, Section 3D, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon. BTC III Grahams Ferry IC LLC, Applicant.

Ordinance No. 864 was adopted on second reading by a vote of 5-0.

Public Hearing

A. None.

City Manager’s Business

Shared the Budget book includes photos submitted by community members.

	Informed staff is working with Wilsonville Community Sharing on a lease agreement for Art Tech/Kiva building, Item 3.
<u>Legal Business</u>	No report.
ADJOURN	8:10 p.m.

City Council Meeting Action Minutes
June 6, 2022

City Council members present included:

Mayor Fitzgerald - Excused
Council President Akervall
Councilor Lehan
Councilor West
Councilor Linville

Jeanna Troha, Assistant City Manager
Beth Wolf, Senior Systems Analyst
Keith Katko, Assistant Finance Director
Katherine Smith, Assistant Finance Director
Zach Weigel, City Engineer
Matt Palmer, Associate Engineer
Cricket Jones, Finance Operations Supervisor
Robert Wurpes, Chief of Police
Ryan Adams, Assistant City Attorney
Zoe Mombert, Assistant to the City Manager

Staff present included:

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder

AGENDA ITEM	ACTIONS
WORK SESSION	START: 6:00 p.m.
A. None.	
REGULAR MEETING	
<u>Mayor's Business</u>	
A. Wilsonville Wildcats Week Proclamation	The Council President read a proclamation declaring June 6 - 10, 2022 as Wilsonville Wildcats Week. Council then presented a proclamation to the Wilsonville Wildcats Girls Soccer Team.
B. Library Board Appointment	<u>Library Board - Appointment</u> Appointment of Richard Spence to the Library Board for a term beginning 6/6/2022 to 6/30/2025. Passed 4-0.
C. Upcoming Meetings	Upcoming meetings were announced by the Council President as well as the regional meetings she attended on behalf of the City.
<u>Communications</u>	
A. Clackamas County Sherriff's Office New Online Database	Details were shared of Clackamas County Sherriff's Office new online reporting system. In addition, Council was shown Clackamas County's Call Activity Dashboards.
B. Wilsonville Community Sharing Update	Wilsonville Community Sharing updated Council on how City's grant funding helps Wilsonville residents in need.

Consent Agenda

The Consent Agenda was approved 4-0.

- A. **Resolution No. 2963**
A Resolution To Allocate Community Enhancement Funds For Fiscal Year 2022/2023.

- B. **Resolution No. 2972**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Wallis Engineering For Engineering Design and Construction Support Services For the Charbonneau Utility Repair: Village Greens Circle And Edgewater Lane Project (Capital Improvement Projects 1500, 2500, 4500, And 7500).

- C. **Resolution No. 2975**
A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing.

- D. **Resolution No. 2976**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Progressive Design Build Agreement With Tapani | Sundt A Joint Venture For Design And Construction Of The Boeckman Road Corridor Project (Capital Improvement Project #2102, 4205, 4206, 4212, 7067).

- E. **Resolution No. 2978**
A Resolution Of The City Of Wilsonville Authorizing The Sole Source Selection Of Delta Connects Inc. To Supply And Service Delta Controls HVAC Controllers For All City Facilities.

- F. Minutes of the May 16, 2022 City Council Meeting.

New Business

- A. None.

Continuing Business

- A. None.

Public Hearing

- A. **Resolution No. 2973**
A Resolution Of The City Of Wilsonville Authorizing A Supplemental Budget Adjustment For Fiscal Year 2021-22.

After a public hearing was conducted, Resolution No. 2973 was approved 4-0.

<p>B. <u>Resolution No. 2980</u> A Resolution Declaring The City’s Eligibility To Receive State Shared Revenues.</p> <p>C. <u>Resolution No. 2981</u> A Resolution Declaring The City’s Election To Receive State Shared Revenues.</p> <p>D. <u>Resolution No. 2982</u> A Resolution Of The City Of Wilsonville Adopting The Budget, Making Appropriations, Declaring The Ad Valorem Tax Levy, And Classifying The Levy As Provided By ORS 310.060(2) For Fiscal Year 2022-23.</p>	<p>After a public hearing was conducted, Resolution No. 2980 was approved 4-0.</p> <p>After a public hearing was conducted, Resolution No. 2981 was approved 4-0.</p> <p>After a public hearing was conducted, Resolution No. 2982 was approved 4-0.</p>
<p><u>City Manager’s Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>No report.</p>
<p>URBAN RENEWAL AGENCY</p>	
<p><u>URA Consent Agenda</u></p> <p>A. <u>URA Resolution No. 324</u> Authorizing the City Manager to Execute a Progressive Design Build Agreement with Tapani Sundt A Joint Venture for Design and Construction of the Boeckman Road Corridor project (CIP No. 2102, 4205, 4206, 4212, 7067)</p> <p>B. Minutes of December 20, 2021 Urban Renewal Agency Meeting.</p>	<p>The URA Consent Agenda was approved 4-0.</p>
<p><u>New Business</u></p> <p>A. None.</p>	
<p><u>Continuing Business</u></p> <p>A. None.</p>	
<p><u>URA Public Hearing</u></p> <p>A. <u>URA Resolution No. 325</u> A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Adopting The Budget, Making Appropriations, And Declaring The Intent To Collect Tax Increment For Fiscal Year 2022-23.</p>	<p>After a public hearing was conducted, URA Resolution No. 325 was approved 4-0.</p>
<p>ADJOURN</p>	<p>9:20 p.m.</p>

City Council Meeting Action Minutes
June 20, 2022

City Council members present included:

Mayor Fitzgerald
Council President Akervall
Councilor Lehan
Councilor West
Councilor Linville

Jeanna Troha, Assistant City Manager
Zoe Mombert, Assistant to the City Manager
Dan Pauly, Planning Manager
Kelsey Lewis, Grants & Programs Manager
Eric Loomis, Transit Operations Manager
Dwight Brashear, Transit Director
Mike Nacrelli, Civil Engineer
Chris Neamtzu, Community Development Director
Katherine Smith, Assistant Finance Director
Mark Ottenad, Public/Government Affairs Director

Staff present included:

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Kimberly Veliz, City Recorder

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:04 p.m.
<p>A. <u>Resolution No. 2979</u> A Resolution Of The City Council Adopting The Diversity, Equity And Inclusion (DEI) Committee Strategic Plan.</p> <p>B. Board/Council Retreat Recap</p> <p>C. Statewide Transportation Improvement Fund (STIF) Planning for FY 24-25</p> <p>D. Frog Pond East and South Master Plan</p> <p>E. Construction Excise Tax (CET) for Affordable Housing</p>	<p>City Council heard an overview of Resolution No. 2979, which adopts the Diversity, Equity and Inclusion Committee Strategic Plan.</p> <p>Consultant summarized recommendations gathered at the Board/Council Retreat to yield enhanced collaboration among the groups.</p> <p>Staff presented draft Statewide STIF priorities for the FY 2024-25 biennial planning process.</p> <p>Staff shared an update on the Frog Pond East and South Master Plan, and sought Council direction.</p> <p>Due to time constraints this item was moved to the July 18, 2022 Work Session.</p>
REGULAR MEETING	
<p><u>Mayor's Business</u></p> <p>A. Wilsonville Wildcats Week Proclamation</p> <p>B. Upcoming Meetings</p>	<p>The Mayor read a proclamation declaring June 20 - 24, 2022 as Wilsonville Wildcats Week. Council then presented a proclamation to the Wilsonville Wildcats Girls Golf Team.</p> <p>Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.</p>

<p>C. Willamette Falls Locks State Commission Remaining Funds</p> <p>D. Fireworks Ban</p>	<p>Council moved to authorize the City Manager to communicate to Clackamas County the City Council's permission to advance the City's unspent Willamette Falls Locks Commission funds to the account of the new Willamette Falls Locks Authority. Passed 5-0.</p> <p>The City will continue to educate residents on the importance of firework safety.</p>
<p><u>Communications</u></p> <p>A. None.</p>	
<p><u>Consent Agenda</u></p> <p>A. Resolution No. 2983 A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Second Amendment To The Professional Services Agreement With Murraysmith, Inc. To Provide Construction Inspection Services For The Corral Creek And Rivergreen Lift Stations Rehabilitation Project (Capital Improvement Project #2105)</p> <p>B. Resolution No. 2984 A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Amendment To The Professional Services Contract With Moore Iacofano Goltsman, Inc. For Frog Pond East And South Master Planning.</p> <p>C. Minutes of the June 6, 2022 City Council Meeting.</p>	<p>The Consent Agenda was approved 5-0.</p>
<p><u>New Business</u></p> <p>A. None.</p>	
<p><u>Continuing Business</u></p> <p>A. None.</p>	
<p><u>Public Hearing</u></p> <p>A. None.</p>	
<p><u>City Manager's Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>Council moved to approve the dismissal of a suit previously filed against the Oregon Department of Aviation and the Oregon Aviation Board. Passed 5-0.</p>

	Council passed 5-0 two motions to update conflicting sections of the City's public contracting code.
URBAN RENEWAL AGENCY	
<u>URA Consent Agenda</u> A. URA Resolution 326 A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The Execution Of A Lease Agreement With Wilsonville Community Sharing For Use Of Space In The Art Tech Building. B. Minutes of the June 6, 2022 Urban Renewal Agency Meeting.	The URA Consent Agenda was approved 5-0.
<u>New Business</u> A. None.	
<u>URA Public Hearing</u> A. None.	
ADJOURN (Second Executive Session)	8:51 p.m.