

Spanovich & Associates

- Land Use Permits & Planning
- Plan & Code Development and Updates
- Traffic & Parking Analysis
- Transportation & Infrastructure Plans
- Policy Analysis & Studies

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**Washington County
Department of Land Use and Transportation
Planning Division**

Proposed Plan Amendment For: Remove the AF-20 (Agriculture and Forestry – 20 acre District) plan designation and designate the parcels AF-5 (Agriculture and Forestry – 5 Acre District); requiring exceptions to Statewide Planning Goals 3 (Agricultural lands) and Goal 14 (Urbanization)

Submitted: March 29, 2010

Map & Tax Lots:

- Map: 1N22-02502 (28.40 acres)
- Map: 1N22-02500 (.59 acres)
- Total Acreage: 28.99 acres

Applicant:

**Mr. Paul Lee
10683 NW Valley Vista Road
Hillsboro, Oregon 97124**

Contact: Mr. Paul Lee

- Cell Phone: 503-679-8970
- Home Phone: 503-629-0960
- Work Phone: 503-439-8710
- Work Fax: 503-439-8652
- Email: jkp@gmail.com

Applicant's Representative:

**Gary Alan Spanovich, AICP, Principal
Spanovich & Associates
PO BOX 1067
Canby, Oregon 97013
Cell Phone: 503-314-5955
Email: garyspanovich@hotmail.com**



WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 846-3519

CASEFILE NO. _____

APPLICANT NAME AND ADDRESS: PAUL LEE

Paul Lee Mr. Paul Lee 10683 NW Valley Vista Road Hillsboro, Oregon 97124 Contact: Mr. Paul Lee Cell Phone: 503-679-8970 • Home Phone: 503-629-0

10683 NW VALLEY VISTA ROAD
HILLSBORO, OREGON 97124

PLAN AMENDMENT APPLICATION

APPLICANT'S REPRESENTATIVE AND ADDRESS:

GARY ALAN SPANOVICH, AICP
PO BOX 1067
CANBY, OREGON 97013

OWNER'S NAME AND ADDRESS:

PAUL LEE
10683 NW VALLEY VISTA RD.
HILLSBORO, OREGON 97124

APPLICANT PHONE: 503-679-8970

OWNER PHONE: 503-679-8970

ALSO NOTIFY: 503-314-5955
GARY SPANOVICH

PROCEDURE TYPE III (QUASI-JUDICIAL PUBLIC HEARING)

CPO: 8

COMMUNITY PLAN: _____

EXISTING LAND USE DISTRICT(S): EFU

PROPERTY DESCRIPTION

ASSESSOR MAP NO(S): SEE ATTACHED

TAX LOT NO(S): _____

SITE SIZE: _____

ADDRESS: 10683 NW VALLEY VISTA

LOCATION: ROAD

HILLSBORO, OREGON 97124

PROPOSED PLAN AMENDMENT: EFU TO AF-5

DATE OF PRE-APPLICATION CONFERENCE:
(Attach copy of summary) 11/23/09

STAFF MEMBER: ANNE ELVERS

EXISTING USE OF THE SITE: SINGLE FAMILY HOME AISHA WILLITS

LIST ASSESSOR MAP AND TAX LOT NUMBERS OF ALL CONTIGUOUS LOTS OR PARCELS UNDER IDENTICAL OWNERSHIP:
LN 22 02502
LN 22 02500

LIST ALL PREVIOUS DEVELOPMENT REQUESTS, LAND USE ACTIONS AND DATES OR PREVIOUS ACTIONS RELATING TO THE SUBJECT PROPERTY:

WE, THE UNDERSIGNED HEREBY AUTHORIZE THE FILING OF THIS APPLICATION AND CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS COMPLETE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

Paul Lee 2/25/10
 OWNER CONTRACT PURCHASER DATE

OWNER CONTRACT PURCHASER DATE

OWNER CONTRACT PURCHASER DATE

OWNER CONTRACT PURCHASER DATE

NOTES:

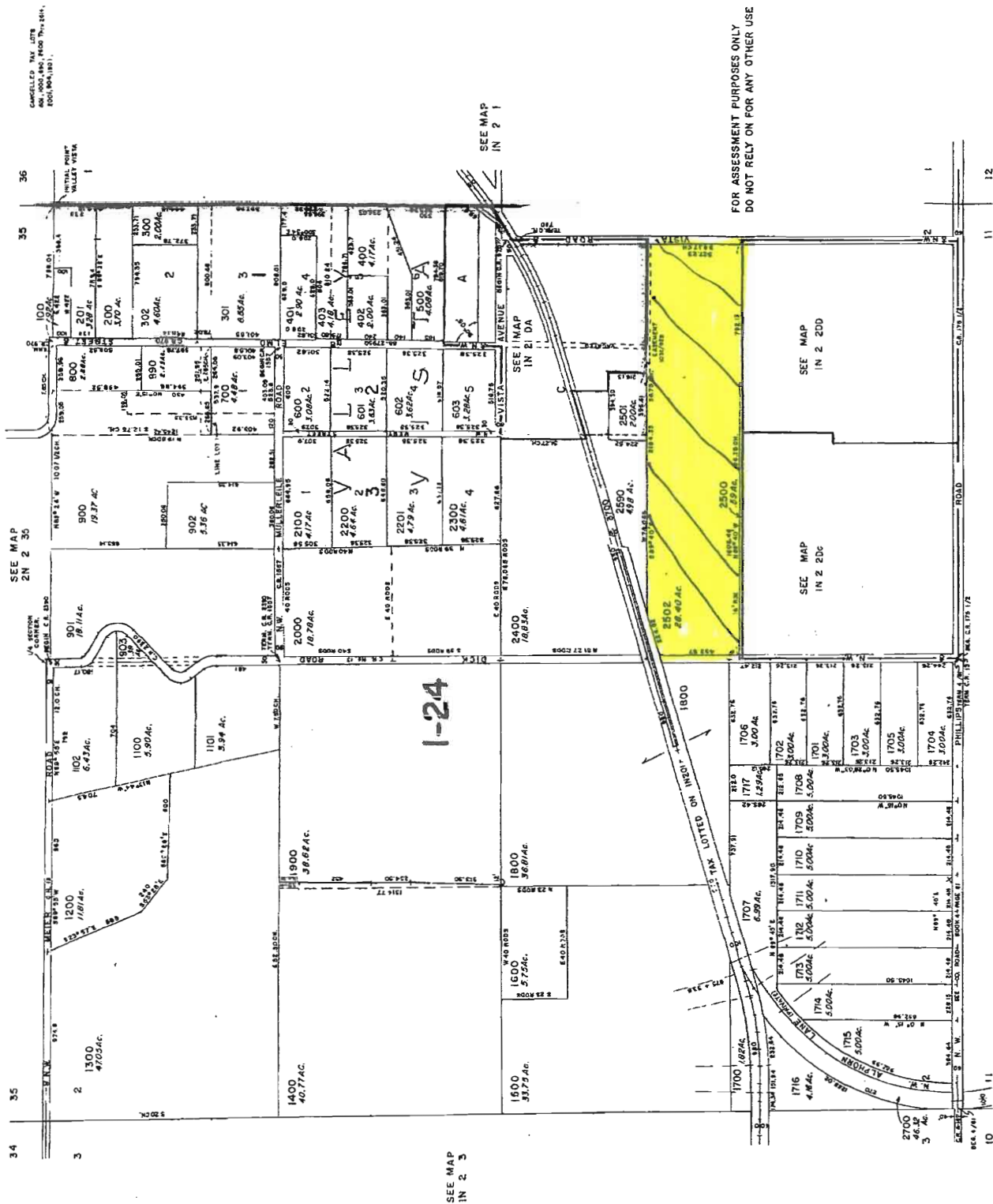
- THIS APPLICATION MUST BE SIGNED BY ALL THE OWNERS OR ALL THE CONTRACT PURCHASERS OF THE SUBJECT PROPERTY, AS DEFINED BY THE COMMUNITY DEVELOPMENT CODE, SECTION 106-149.
- IF THIS APPLICATION IS SIGNED BY THE CONTRACT PURCHASER(S), THE CONTRACT PURCHASER(S) IS (ARE) CERTIFYING THAT THE CONTRACT VENDOR HAS BEEN NOTIFIED OF THE APPLICATION.

- THE APPLICANT OR A REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC HEARINGS.
- NO APPROVAL WILL BE EFFECTIVE UNTIL THE APPEAL PERIOD HAS EXPIRED.
- AN APPROVAL OR DENIAL OF THIS REQUEST MAY BE OVERTURNED ON APPEAL.

SECTION 2 T1N R2W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 400'





Agreement for the Payment of Fees

Quasi-Judicial Plan Amendment Application

The parties to this Agreement are PAUL LEE (Applicant), who hereby certifies that said party is the owner of record, contract purchaser or duly authorized representative of the owner of the property listed below, and Washington County Department of Land Use and Transportation, Long Range Planning Division (County).

In 1987, the Board of County Commissioners adopted Resolution and Order No. 87-145, incorporated herein by reference, which established fees for all quasi-judicial plan amendment applications and mandated that the applicant pay the true cost of processing such an application. The Board subsequently revised the original resolution several times since 1987, most recently in 2004 by Resolution and Order No. 04-60, incorporated herein by reference.

Since the Applicant desires to submit an application for a quasi-judicial plan amendment and is required by Resolution and Order No. 87-145 to pay the true cost of processing such an application, this Agreement is needed to ensure that the Applicant makes full payment.

Now, therefore, the Parties agree as follows:

1. This agreement governs the proposed plan amendment for the property described as Assessor Map and Tax Lot Number(s) _____ (Property) to change the Property's Comprehensive Plan designation from _____ to _____.
2. The Applicant certifies that if the Applicant is a corporation, the corporation is duly authorized to do business in Oregon and the Applicant's representative is duly authorized by the corporation to sign this Agreement.
3. The Applicant has or has not met with county staff for a pre-application conference.
4. The Applicant hereby deposits \$3,500 with the County as an initial deposit towards the payment of the true cost of processing the plan amendment application.
5. If the true cost of processing the application is more than the initial deposit, the Applicant shall pay the remaining cost within thirty (30) days of receipt of a statement from the County. If an application is withdrawn, the Applicant remains liable for all costs incurred and shall pay within thirty (30) days of receipt of a statement from the County.
6. If the true cost of processing the application is less than the initial deposit, the County hereby agrees to promptly refund without interest any remaining funds that may be due.
7. It is agreed that the County retains the following means to assure payment of any balance due to the County:
 - A. If the application is approved or conditionally approved by the review authority, a condition of approval may be imposed requiring payment in full of such balance before the approval becomes effective.

- B. If the application is conditionally approved or denied by the review authority, and the Applicant appeals the decision, the County shall require that the balance due for processing the application be paid in full before the appeal is processed.
 - C. If the application is denied by the review authority and the Applicant does not appeal the decision, the County shall require that the balance due for processing the application be paid in full within thirty (30) days of receipt of the statement.
 - D. If payment is not received, the County may file a legal action to collect amounts due and be entitled to attorney fees.
8. The parties further agree that true costs to be charged to the Applicant shall be determined as set forth in Resolution and Order No. 87-145 and any subsequent Resolution and Orders adopted by the Board. Any dispute concerning the amounts due shall be resolved as follows:
- A. The Applicant agrees to first contact the Planning Division's designated staff member in charge of processing the application should a dispute arise.
 - B. If the staff member is unable to resolve the dispute, the Applicant may request a review of the matter by the Planning Division Manager, and the Manager shall notify the Applicant in writing of any determination.
 - C. The Applicant may request a determination by the Department of Land Use and Transportation Director only after making initial contact with the designated staff member and Planning Division Manager. Requests to the Director shall be made in writing and shall set forth the specific basis of objection. The decision of the Director concerning the amount due shall be final and shall not be appealable.
9. The parties agree that adjustments to the amount of refund or payment due may be made only on the basis of a clerical error in recording or computing actual time, material or service costs. The Applicant agrees that the selection of staff members to process an application, the activities of those staff members, and the time and materials necessary to process such application shall be within the sole discretion of the County, in accordance with the direction given in Resolution and Order No. 87-145.
10. In the event legal action is instituted by either party for enforcement of any provision herein or for collection of any amounts owing under this agreement, the prevailing party shall recover, in addition to costs and disbursements, such attorney fees as the court may judge reasonable to be allowed.

Applicant Name:	<u>PAUL LEE</u>	Applicant Name:	_____
Title:	_____	Title:	_____
Company:	_____	Company:	_____
Address:	<u>10623 NW VALLEY VISTA RD HILLSBORO OR 97124</u>	Address:	_____
Signature:	<u>[Signature]</u>	Signature:	_____
Date:	<u>MARCH 18, 2010</u>	Date:	_____

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1. Introduction

- A. Washington County Application Form
- B. Applicants Written Statement
- C. Land Use Reviews Requested
- D. Application Fee Calculation

A. Washington County Development Application Forms

The required Washington County Plan Amendment Application Form is provided on the following page. In addition to this form, the application provides a narrative and appendices which address the applicable policies and regulations. The contents of this application have been compiled by the applicant's representative, Spanovich & Associates which consists of experts in the field of land use and transportation planning.

B. Applicants Written Statement

The Paul Lee property is located in Washington County, north of Hwy 26, to the east of Helvetia Road. The property contains two tax lots:

- **Map: 1N22-02502 (28.40 acres)**
- **Map: 1N22-02500 (.59 acres)**
- **Section 2 TIN R2W WM Tax Lot 2502 and 2500**
- **Total Acreage: 28.99 acres**

Tax lot and zoning maps follow. For a more complete set of resource maps of this property, refer to the appendices.

The property is generally accessed by Hwy 26 and the Helvetia Road Interchange; then north to NW Phillips Road, turning east to NW Valley Vista Road and a driveway from this Valley Vista. The property is bounded (on the east) by NW Dick Road, a small rural road, not posted with an estimated average speed of 25mph. Also there is a posted speed sign of 15mph, as vehicles turn from NW Phillips Road to NW Dick Road due to slope constraints. Presently there is not access from Dick Road to the property. On the west of the property is NW Valley Vista Road which also forms a boundary (Valley Vista is posted at 25 mph). Also a portion of Railroad Track and a large railroad trestle bridge form a boundary for the property on the northwest side.

The Paul Lee property is zoned EFU presently but is surrounded by AF-5 and AF-10 Zones, upon which multi million dollar homes have been built in the last few years. The Paul Lee property is surrounded by adjacent rural residential homes on five or ten acre lots, which have no farming or agricultural uses associated with them. The Paul Lee property is isolated from other EFU zones by the boundaries of NW Dick Road and a Railroad ROW. Further historically (refer to Appendix I) the Paul Lee property was considered an "exception area" when the Washington County Comprehensive Plan was adopted. The surrounding lots and adjacent property were all zoned "exception areas" to AF-5 or AF-10, but the Paul Lee property was not finalized this way, leaving it an island of EFU in a sea of AF-5 and AF-10. Mr. Paul Lee intends to apply for a:

uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period. (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes. (d) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility. (e) Providing other measures as a condition of development or through a development agreement or similar funding method, including transportation system management measures, demand management or minor transportation improvements. Local governments shall as part of the amendment specify when measures or improvements provided pursuant to this subsection will be provided.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(3) Notwithstanding sections (1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where: (a) The facility is already performing below the minimum acceptable performance standard identified in the TSP or comprehensive plan on the date the amendment application is submitted; (b) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the adopted TSP; (c) Development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures; (d) The amendment does not involve property located in an interchange area as defined in paragraph (4) (d) (C); and (e) For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (d) of this section.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(4) Determinations under sections (1)-(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

(a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.

uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period. (c) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes. (d) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility. (e) Providing other measures as a condition of development or through a development agreement or similar funding method, including transportation system management measures, demand management or minor transportation improvements. Local governments shall as part of the amendment specify when measures or improvements provided pursuant to this subsection will be provided.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(3) Notwithstanding sections (1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity and performance standards of the facility where: (a) The facility is already performing below the minimum acceptable performance standard identified in the TSP or comprehensive plan on the date the amendment application is submitted; (b) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the adopted TSP; (c) Development resulting from the amendment will, at a minimum, mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures; (d) The amendment does not involve property located in an interchange area as defined in paragraph (4) (d) (C); and (e) For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (d) of this section.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(4) Determinations under sections (1)-(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.

(a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.

(b) Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:

(A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.

(B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.

(C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally approved, financially constrained regional transportation system plan.

(D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.

(E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period. (c) Within interstate interchange areas, the improvements included in (b) (A)-(C) are considered planned facilities, improvements and services, except where:

(A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or

(B) There is an adopted interchange area management plan, and then local governments may also rely on the improvements identified in that plan and which are also identified in paragraphs (b) (D) and (E) of this section. (d) As used in this section and section (3):

(A) Planned interchange means new interchanges and relocation of existing interchanges that are authorized in an adopted transportation system plan or comprehensive plan;

(B) Interstate highway means Interstates 5, 82, 84, 105, 205 and 405; and

(C) Interstate interchange area means: (i) Property within one-half mile of an existing or planned interchange on an Interstate Highway as measured from the center point of the interchange; or (ii) The interchange area as defined in the Interchange Area Management Plan adopted as an amendment to the Oregon Highway Plan. (e) For purposes of this section, a written statement provided pursuant to paragraphs

(b)(D), (b)(E) or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a

planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(5) The presence of a transportation facility or improvement shall not be a basis for an exception to allow residential, commercial, institutional or industrial development on rural lands under this division or OAR 660-004-0022 and 660-004-0028.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(6) In determining whether proposed land uses would affect or be consistent with planned transportation facilities as provided in 0060(1) and (2), local governments shall give full credit for potential reduction in vehicle trips for uses located in mixed-use, pedestrian friendly centers, and neighborhoods as provided in (a)-(d) below;

- (a) Absent adopted local standards or detailed information about the vehicle trip reduction benefits of mixed-use, pedestrian-friendly development, local governments shall assume that uses located within a mixed-use, pedestrian-friendly center, or neighborhood, will generate 10% fewer daily and peak hour trips than are specified in available published estimates, such as those provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual that do not specifically account for the effects of mixed-use, pedestrian-friendly development. The 10% reduction allowed for by this section shall be available only if uses which rely solely on auto trips, such as gas stations, car washes, storage facilities, and motels are prohibited;
- (b) Local governments shall use detailed or local information about the trip reduction benefits of mixed-use, pedestrian-friendly development where such information is available and presented to the local government. Local governments may, based on such information, allow reductions greater than the 10% reduction required in (a);
- (c) Where a local government assumes or estimates lower vehicle trip generation as provided in (a) or (b) above, it shall assure through conditions of approval, site plans, or approval standards that subsequent development approvals support the development of a mixed-use, pedestrian-friendly center or neighborhood and provide for on-site bike and pedestrian connectivity and access to transit as provided for in 0045(3) and (4). The provision of on-site bike and pedestrian connectivity and access to transit may be accomplished through application of acknowledged ordinance provisions which comply with 0045(3) and (4) or through conditions of approval or findings adopted with the plan amendment that assure compliance with these rule requirements at the time of development approval; and
- (d) The purpose of this section is to provide an incentive for the designation and implementation of pedestrian-friendly, mixed-use centers and neighborhoods by lowering the

regulatory barriers to plan amendments which accomplish this type of development. The actual trip reduction benefits of mixed-use, pedestrian-friendly development will vary from case to case and may be somewhat higher or lower than presumed pursuant to (a) above. The Commission concludes that this assumption is warranted given general information about the expected effects of mixed-use, pedestrian-friendly development and its intent to encourage changes to plans and development patterns. Nothing in this section is intended to affect the application of provisions in local plans or ordinances which provide for the calculation or assessment of systems development charges or in preparing conformity determinations required under the federal Clean Air Act.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(7) Amendments to acknowledged comprehensive plans and land use regulations which meet all of the criteria listed in (a)-(c) below shall include an amendment to the comprehensive plan, transportation system plan the adoption of a local street plan, access management plan, future street plan or other binding local transportation plan to provide for on-site alignment of streets or accessways with existing and planned arterial, collector, and local streets surrounding the site as necessary to implement the requirements in Section 0020(2)(b) and Section 0045(3) of this division: (a) The plan or land use regulation amendment results in designation of two or more acres of land for commercial use; (b) The local government has not adopted a TSP or local street plan which complies with Section 0020(2)(b) or, in the Portland Metropolitan Area, has not complied with Metro's requirement for street connectivity as contained in Title 6, Section 3 of the Urban Growth Management Functional Plan; and (c) The proposed amendment would significantly affect a transportation facility as provided in 0060(1).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

(8) A "mixed-use, pedestrian-friendly center or neighborhood" for the purposes of this rule, means:

- (a) Any one of the following:
 - (A) An existing central business district or downtown;
 - (B) An area designated as a central city, regional center, town center or main street in the Portland Metro 2040 Regional Growth Concept;
 - (C) An area designated in an acknowledged comprehensive plan as a transit oriented development or a pedestrian district; or
 - (D) An area designated as a special transportation area as provided for in the Oregon Highway Plan.
- (b) An area other than those listed in (a) which includes or is planned to include the following characteristics:
 - (A) A concentration of a variety of land uses in a well-defined area, including the following: (i) Medium to high density residential development (12 or more units per acre); (ii) Offices or office buildings; (iii) Retail stores and services; (iv) Restaurants; and

- (v) Public open space or private open space which is available for public use, such as a park or plaza.
- (B) Generally include civic or cultural uses;
- (C) A core commercial area where multi-story buildings are permitted;
- (D) Buildings and building entrances oriented to streets;
- (E) Street connections and crossings that make the center safe and conveniently accessible from adjacent areas;
- (F) A network of streets and, where appropriate, accessways and major driveways that make it attractive and highly convenient for people to walk between uses within the center or neighborhood, including streets and major driveways within the center with wide sidewalks and other features, including pedestrian-oriented street crossings, street trees, pedestrian-scale lighting and on-street parking;
- (G) One or more transit stops (in urban areas with fixed route transit service); and
- (H) Limit or do not allow low-intensity or land extensive uses, such as most industrial uses, automobile sales and services, and drive-through services.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.2 Goal 3 Exceptions Finding of Fact; 660-004-0028; Exception Requirements for Land Irrevocably Committed to Other Uses

Oregon Administrative Rules and the Land Conservation and Development Department have published OAR; Division 4-Exception Process (OAR 660-004-0000) detailing exception requirements for land irrevocably committed to other uses. The following discusses the criteria and presents Findings of Fact for each criterion:

- (1) A local government may adopt an exception to a goal when the land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable:
 - (a) A "committed exception" is an exception taken in accordance with ORS 197.732(1) (b), Goal 2, Part II (b), and with the provisions of this rule;
 - (b) For the purposes of this rule, an "exception area" is that area of land for which a "committed exception" is taken;
 - (c) An "applicable goal," as used in this section, is a statewide planning goal or goal requirement that would apply to the exception area if an exception were not taken.

Applicant's Statement

The Statewide Goal 3, Agricultural Lands require that the County develop plans and ordinances to protect agricultural lands. This is done by zoning such lands for the appropriate use. "The Goal 2 Exceptions process is one method for describing how the land use requirements of certain statewide goals have been balanced against local land use objectives

as those local objectives apply to specific properties or situations. The intent of the exceptions process is to permit necessary flexibility in the application of the statewide planning goals.

LCDC policy also provides a type of exception:

“A conclusion, supported by compelling reasons and facts, that land has been physically developed or built upon, or that land has been irrevocably committed to uses not allowed by the application goal can satisfy the Goal 2 standard that it is not possible to apply the goal. If a conclusion that land is built upon or irrevocably committed is supported, the four factors in Goal 2 and OAR 660-004-020(2) need not be addressed.”

Washington County and most other jurisdictions have based their exceptions on the built or committed test. The conclusion that land is built or committed has to be based on findings of fact that address one or more of the following: Adjacent uses; Public facilities and services (water and sewer lines, etc.); Parcel size and ownership patterns; Neighborhood and regional characteristics; Natural boundaries; and other relevant factors.

(2) Whether land is irrevocably committed depends on the relationship between the exception area and the lands adjacent to it. The findings for a committed exception therefore must address the following:

(a) The characteristics of the exception area;

1. **Description of Property:** Existing parcel sizes and their ownership have to be considered in relation to the land's actual use. Presently the property consist of:
 - **Map & Tax Lots:**
 - **Map: 1N22-02502 (28.40 acres)**
 - **Map: 1N22-02500 (.59 acres)**
 - **Total Acreage: 28.99 acres**
 - **Refer to Appendix A and B for property map and location information.**
 - **The tax lots (10683 NW Valley Vista Road, Hillsboro, Oregon 97124) are surrounded and bounded by:**
 - **North side by AF-5 (Single family residential homes-no farms)**
 - **Bounded by Railroad tracks**
 - **South side by AF-5 (Single family residential homes-no farms)**
 - **Bounded by other AF-5 properties which eventually abut to NW Phillips Road, also a boundary**
 - **West Side by AF-5 (Single family residential homes-no farms) (Except to the north of the Railroad Tracks, a boundary separating the Paul Lee property from EFU)**
 - **On the west side the property has physical boundaries (a railroad tract and ROW; a road-NW Dick Road (two lane paved local road); and a steep slope which may prohibit the use of the western portion of the property from any use by mechanical means.**
 - **East side by AF-10 (Single family residential homes-no farms)**
 - **Bounded by NW Valley Vista Road on the east (also a paved two lane road). The Paul Lee Property is accessed by NW Valley Vista Road only at this time.**

2. Paul Lee believes his property has never been in “farm deferral”; there was no time to confirm this prior to submitting this application. Mr. Lee indicated that the person he bought the land from; said he did not farm it. He has contacted the Washington County Department of Assessment and Taxation on these issues and to know that the previous owner did not farm; and he is not farming.

3. Soil Type And Suitability For Agricultural Production & Woodland Suitability on the Paul Lee Property

- Appendix L contains the Washington County Soil maps and the USDA soil maps; both are included as the USDA speaks to a lot of the Paul Lee soil being not suitable for the planting of seedlings.
- The three Soil tables that follow are from the Washington County Soil Maps provided by the Department of Planning; and not the USDA maps
- Finding of Fact: Appendix L contains maps of the soil types and assessments for the potential for agricultural use. These maps were provided by Washington County staff and a summary below contains Table 1, 2 and 3; outlining the acres of soil type; the capability index, the woodland rating and also conclusions on soil potential for agriculture and woodland and forest suitability.

Table 1

Soils Table for the Paul Lee Property

Soil Code	Forest Value	Description	Slope %	Acres	%
7 C:	137.	Cascade Silt Loams	7 to 12 % Slope	6.81	(23.2%)
7 D:	137.	Cascade Silt Loams	12 to 20 % Slopes	.58	(.02%)
7 E:	137.	Cascade Silt Loams	20 to 30 % Slopes	8.11	(27.6%)
11 B:	167.5	Cornelius & Kinton Silt Loams	2 to 7 % Slopes	3.25	(11.1%)
11 C:	167.5	Cornelius & Kinton Silt Loams	7 to 12 % Slopes	7.02	(23.8%)
16 C:	0E-8	Delena Silt Loam	3 to 12 % Slopes	3.47	(11.7%)
19 C:	0E-8	Helvetia Silt Loam	7 to 12 % Slopes	.08	(2.6%)
TOTAL				29.32	100.0%

Table 2

Description of Paul Lee Soils: Runoff; Erosion Hazard; Capability Unit

Soil Code	Value	Description	Slope %	% of Property
7 C:	137.	Cascade Silt Loams	7 to 12 % Slope	23.2 %

Moderately sloping; Medium runoff; Hazard of erosion is moderate; Capability Unit IIIe-4; Woodland suitability group 3w1; Wildlife Group 3

7 D:	137.	Cascade Silt Loams	12 to 20 % Slopes	.58	.02%
Moderately steep soils; Medium runoff; Hazard of erosion is moderate; Capability Unit IIIe-4; Woodland suitability group 3w1; Wildlife Group 3					
7 E:	137.	Cascade Silt Loams	20 to 30 % Slopes	8.11	27.6%
Steep soil on uplands; Runoff is rapid; Hazard of erosion is severe; Soil is used mostly for pasture, timber, wildlife habitat and homesites; Capability Unit IVe-1; Woodland Group 3w1; Wildlife 3					
11 B:	167.5	Cornelius & Kinton Silt Loams	2 to 7 % Slopes	3.25	11.1%
Runoff is slow; Light erosion; Capability Unit IIIe-3; Woodland 202; Wildlife 3					
11 C:	167.5	Cornelius & Kinton Silt Loams	7 to 12 % Slopes	7.02	23.8%
Runoff is medium; Moderate erosion; Capability Unit IIIe-3; Woodland 202; Wildlife 3					
16 C:	0E-8	Delena Silt Loam	3 to 12 % Slopes	3.47	11.7%
Runoff is medium; Moderate erosion; Capability Unit IVw-3; Wildlife 3					
19 C:	0E-8	Helvetia Silt Loam	7 to 12 % Slopes	.08	2.6%
Runoff is medium; Capability Unit IIe-2; Wildlife 2					

Table 3

Conclusions on the Paul Lee Property for Agricultural and Woodland Use

Soil Code	Value	Description	Slope %	% of Property
7 C:	137.	Cascade Silt Loams	7 to 12 % Slope	23.2 %
<ul style="list-style-type: none"> • Capability Unit IIIe-4: Soils can be used for small grain, clover seed, hay, pasture, berries, recreation, wildlife habitat and homesites. • Woodland suitability group 3w1: Equipment limitations are severe because of drainage; Windthrow hazard is severe because of saturated conditions during the wet season and the impervious lower part of the subsoil which impedes root penetration. These soils are best suited for Douglas-fir. • Conclusion: There are severe slope problems with this soil type on the property and there are some technical soils issues related to using this soil for agriculture due to drainage and saturated wet conditions. However it is suited for homesites, according to the "Soil Survey of Washington County". <u>Although a small stand of Doug-fir can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property. It is recommended that this soil, on the Paul Lee property best be used for a homesites, as recommended in the "Soil Survey of Washington County".</u> 				

- 7 D: 137. Cascade Silt Loams 12 to 20 % Slopes .58 .02%
- **Capability Unit IIIe-4:** Soils can be used for small grain, clover seed, hay, pasture, berries, recreation, wildlife habitat and homesites.
 - **Woodland suitability group 3w1:** **Equipment limitations are severe because of drainage; Windthrow hazard is severe because of saturated conditions during the wet season** and the impervious lower part of the subsoil which impedes root penetration. These soils are best suited for Douglas-fir.
 - **Conclusion:** There are severe slope problems with this soil type on the property and there are some technical soils issues related to using this soil for agriculture due to drainage and saturated wet conditions. However it is suited for homesites, according to the "Soil Survey of Washington County". Although a small stand of Doug-fir can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property. It is recommended that this soil, on the Paul Lee property best be used for a homesites, as recommended in the "Soil Survey of Washington County".

- 7 E: 137. Cascade Silt Loams 20 to 30 % Slopes 8.11 27.6%
- **Capability Unit IVe-1:** Steep soil on uplands; Runoff is rapid; Hazard of erosion is severe; Soil is used mostly for pasture, timber, wildlife habitat and homesites. This soil is used mostly for pasture and wildlife habitat.
 - **Woodland Group 3w1:** **Equipment limitations are severe because of drainage; Windthrow hazard is severe because of saturated conditions during the wet season** and the impervious lower part of the subsoil which impedes root penetration. These soils are best suited for Douglas-fir.
 - **Conclusion:** There are severe slope problems with this soil type on the property and there are some technical soils issues related to using this soil for agriculture due to drainage and saturated wet conditions. However it is suited for homesites, according to the "Soil Survey of Washington County". Although a small stand of Doug-fir can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property. It is recommended that this soil, on the Paul Lee property best be used for a homesites, as recommended in the "Soil Survey of Washington County".

- 11 B: 167.5 Cornelius & Kinton Silt Loams 2 to 7 % Slopes 3.25 11.1%
- **Capability Unit IIIe-3:** These soils can be used for irrigated berries, irrigated vegetable crops, orchards, small grain, legume and grass seed, irrigated hay, irrigated pasture, timber, recreation and wildlife habitat.
 - **Woodland 202:** Doug-fir
 - **Conclusion:** Although some berries and a stand of timber can be grown on this soil; although a small stand of Doug-fir and berries can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand or the berries to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for

spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property.

- 11 C: 167.5 Cornelius & Kinton Silt Loams 7 to 12 % Slopes 7.02 23.8%
- **Capability Unit IIIe-3:** These soils are used for irrigated berries, irrigated vegetable crops, orchards, small grain, legume and grass seed, irrigated hay, irrigated pasture, timber recreation, and wildlife habitat.
 - **Woodland 202:** Doug-fir
 - **Conclusion:** Although some berries and a stand of timber can be grown on this soil; although a small stand of Doug-fir and berries can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand or the berries to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property.
- 16 C: 0E-8 Delena Silt Loam 3 to 12 % Slopes 3.47 11.7%
- **Capability Unit IVw-3:** The soil is used mainly for pasture and wildlife habitat. It is too wet to be used for cultivated crops or woodland.
 - **Woodland:** None identified
 - **Conclusion:** Although some berries and a stand of timber can be grown on this soil; although a small stand of Doug-fir and berries can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand or the berries to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property.
- 19 C: 0E-8 Helvetia Silt Loam 7 to 12 % Slopes .08 2.6%
- **Capability Unit IIe-2:** This soil can be used for irrigated berries, irrigated vegetable crops, orchards, small grain, grass and legume seed crops, irrigated hay, irrigated pastures, recreation and wildlife habitat.
 - **Woodland:** None identified
 - **Conclusion:** Although some berries and a stand of timber can be grown on this soil; although a small stand of Doug-fir and berries can be grown, it is unlikely that this would prove profitable and due to the proximity of a potential timer stand or the berries to surrounding adjacent property (due the spraying of agricultural chemicals as well as the noise from farm operations); the adjacent rural residential AF-5 homes are too close for spraying or commercial operations of any kind; due to the irretrievably committed pattern of suburban development surrounding the Lee property.

Separately from the Washington County maps provided USDA Natural Resources maps are also included and they assess topsoil types and rate the Paul Lee topsoil as follows:

- **61% of the Paul Lee Property is rated fair for topsoil quality**
- **39% of the Paul Lee Property is rated poor for topsoil quality**
- **Thus it would appear that the soil would not lend itself to commercial agricultural farm production.**

- The second set of maps indicate the potential for growing trees as an agricultural resource on the property. It identifies the following ratings for growing seedlings on the Paul Lee Property:
 - 62% Of the Paul Lee Property is rated low for the ability to plant seedlings and having them survive;
 - 26% of the property is rated moderate as to the ability of the seedlings to survive, i.e. a 50-50 chance of survival;
 - 12% of the property is rated high.
 - Thus it would appear for even the planting of seedlings, the soils are not sufficient enough, throughout the property to undertake bank loans and investment to plant and create a commercial operation. That is too little of the property can grow seedlings effectively.
- **Finding of Fact & Conclusion:** The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural or forestry production commercially viable.

(b) The characteristics of the adjacent lands;

- Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property
- **Description of Property:** Refer to Page 12 for a description of the Paul Lee property.
- Refer to Appendix A and B for property map and location information.
- Refer to Appendix N for a copy of photos of surrounding properties and a detailed description of the use of these lands for single family residential.
 - **Finding of Fact on the Characteristics of Adjacent Lands:** The Paul Lee property at 10683 NW Valley Vista Road, Hillsboro, Oregon 97124; are surrounded and bounded by:
 - **North side by AF-5 (Single family residential homes-no farms)**
 - Bounded by Railroad tracks; REFER TO APPENDIX N FOR PHOTOS OF THE SINGLE FAMILY HOMES TO THE NORTH OF THE PAUL LEE PROPERTY.
 - **South side by AF-5 (Single family residential homes-no farms)**
 - Bounded by other AF-5 properties which eventually abut to NW Phillips Road, also a boundary; REFER TO APPENDIX N FOR PHOTOS OF THE SINGLE FAMILY HOMES TO THE SOUTH OF THE PAUL LEE PROPERTY
 - **West Side by AF-5 (Single family residential homes-no farms)** (Except to the north of the Railroad Tracks, EFU land exits with a boundary separating the Paul Lee property from EFU); REFER TO

APPENDIX N FOR PHOTOS OF THE SINGLE FAMILY HOMES TO THE WEST OF THE PAUL LEE PROPERTY

- **On the west side the property has physical boundaries (a railroad tract and ROW; a road-NW Dick Road (two lane paved local road); and a steep slope which may prohibit the use of the western portion of the property from any use by mechanical means.**
 - **East side by AF-10 (Single family residential homes-no farms); REFER TO APPENDIX N FOR PHOTOS OF THE SINGLE FAMILY HOMES TO THE EAST OF THE PAUL LEE PROPERTY**
 - **Bounded by NW Valley Vista Road on the east (also a paved two lane road). The Paul Lee Property is accessed by NW Valley Vista Road only at this time.**
 - **An analysis and review of surrounding and adjacent land to the Paul Lee property indicates that he is surrounded by AF-5 lots and Af-10 lots and which consist of single family rural/suburban type dwellings. Some are very large new homes, estimated to be 5,000 square feet; others have been there for one to two or more decades or longer and are typical ranch style homes.**
- **Appendix K contains maps of the Paul Lee property and the incidence of AF-10 and AF-5 lots surrounding it (that is the Appendix contains maps of the adjacent properties and their uses):**
- **To the north, 7 out of 9 lots are zoned AF-5; or 78% of the lots are in AF-10 or AF-5.**
 - **To the east, 24 of 25 lots are in Af-10; or 96% of the lots are in AF-10.**
 - **To the south, 22 of 25 lots are in AF-5 and one in AF-10; or 88% are in AF-5 and 4% are in AF-10; for a total of 92% in AF-5 or AF-10.**
 - **To the west there are is both EFU and AF-5 lots, approximately 50% of each. However the Paul Lee property is very steep on its western boundary and the western boundary is bounded by NW Dick Road and by a huge railroad trestle and railroad right-of-way; making commercial farming of this portion impractical.**
 - **Because of the boundaries on the western portion of the Paul Lee property; it is clear that any further expansion west of the rezoned area would also not be practical. Thus these natural boundaries would limit the expansion of rural residential to the Paul Lee property only.**
- **Other than one horse stable, there does not appear to be any farming going on; on these adjacent properties. Because of the proximity of these homes to the Paul Lee property; the conclusion can be drawn that the pattern of development on adjacent lands is irretrievably committed to urban development and not agricultural or forestry uses, because:**
- **The Paul Lee property is too close to the abutting single family rural/suburban development to allow for the spraying of tree stands by commercial or air operations;**

- The use of the Paul Lee property for farming would cause noise and equipment problems for adjacent property owners;
 - Development around the Paul Lee property has created a pattern that will never be used for agriculture or forestry purposes;
 - Because the pattern of development of adjacent lands are not being farmed or forested; this is the primary reason why the Paul Lee should be rezoned to AF-5 from EFU.
- **Findings of Fact & Conclusion:** The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides); this indicates no practical agricultural or forestry resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to non agriculture and non forestry uses.

(c) The relationship between the exception area and the lands adjacent to it;

- Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property; refer to Appendix K and N
- **Findings of Fact & Conclusion:** Refer to pages 17 and 18 for a description of the adjacent properties as well as Appendix K and N for details maps and photos.
- The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides); this indicates no practical agricultural or forestry resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to non agriculture and non forestry uses.

(d) The other relevant factors set forth in OAR 660-004-0028(6).

- **Applicant Response:** See Findings of Fact in (6) below.

(3) Whether uses or activities allowed by an applicable goal are impracticable as that term is used in ORS 197.732(1) (b), in Goal 2, Part II (b), and in this rule shall be determined through consideration of factors set forth in this rule. Compliance with this rule shall constitute compliance with the requirements of Goal 2, Part II. It is the purpose of this rule to permit irrevocably committed exceptions where justified so as to provide flexibility in the application of broad resource protection goals. It shall not be required that local governments demonstrate that every use allowed by the applicable goal is "impossible." For exceptions to Goals 3 or 4, local governments are required to demonstrate that only the following uses or activities are impracticable:

(a) Farm use as defined in ORS 215.203;

- The Paul Lee property has never been in “farm deferral”. Further going back, 30 years, at no time was the property farmed commercially.
- Soil Type And Suitability For Agricultural Production on the Paul Lee Property
 - **Finding of Fact:** Appendix L contains maps of the soil types and assessments for the potential for agricultural use.
 - The first set of maps (all maps are from the national USDA Natural Resources Data Base) indicate the topsoil’s types and their rating as a topsoil source; which is:
 - 61% of the Paul Lee Property is rated fair for topsoil quality
 - 39% of the Paul Lee Property is rated poor for topsoil quality
 - Thus it would appear that the soil would not lend itself to commercial agricultural farm production; the soils are simply not good enough.
 - The second set of maps indicate the potential for growing trees as an agricultural resource on the property. It identifies the following ratings for growing seedlings on the Paul Lee Property:
 - 62% Of the Paul Lee Property is rated low for the ability to plant seedlings and having them survive;
 - 26% of the property is rated moderate as to the ability of the seedlings to survive, i.e. a 50-50 chance of survival;
 - 12% of the property is rated high.
 - Thus it would appear for even the planting of seedlings, the soils are not sufficient enough, throughout the property to undertake bank loans and investment to plant and create a commercial operation. That is too little of the property can grow seedlings effectively.
 - **Finding of Fact & Conclusion:** The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural production possible. The fact that it has never been in farm deferral and never been farmed commercially also indicates its unsuitability as an agricultural resource.

(b) Propagation or harvesting of a forest product as specified in OAR 660-033-0120; and

- **Please refer to pages `13-16** for a detailed analysis of soil types and also refer to Appendix L
- **Finding of Fact & Conclusion:** The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural or forestry production commercially viable.

(c) Forest operations or forest practices as specified in OAR 660-006-0025(2) (a).

- **Please refer to pages `13-16 for a detailed analysis of soil types and also refer to Appendix L**
- **Finding of Fact & Conclusion: The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural or forestry production commercially viable.**
- **Please refer to Table 1, 2, 3; for analysis of the possibility for forest operations or forest practices on the subject property, including woodland suitability. Although on some portions of the property, Doug-fir can be grown, the USDA maps indicate that starting seedlings in much of the soils on the Paul Lee property would not be viable. Also due to the density of the surrounding residential land development, the aerial spraying of such stands for upkeep is not viable either.**

(4) A conclusion that an exception area is irrevocably committed shall be supported by findings of fact which address all applicable factors of section (6) of this rule and by a statement of reasons explaining why the facts support the conclusion that uses allowed by the applicable goal are impracticable in the exception area.

- **Applicant Response: See Findings of Fact in (6) below.**

(5) Findings of fact and a statement of reasons that land subject to an exception is irrevocably committed need not be prepared for each individual parcel in the exception area. Lands which are found to be irrevocably committed under this rule may include physically developed lands.

(6) Findings of fact for a committed exception shall address the following factors:

(a) Existing adjacent uses (How many of the surrounding parcels support dwellings?) (Are any parcels vacant?)

- **Refer to Appendix O for ownership and dates for the historical creation of the parcels.**
- **Ownership Patterns: Referring to Appendix O**
 - **Appendix O-A: East of NW Dick Road & North Of Phillips Road & South of Paul Lee Property**
 - **Parcel size: 4.57 acres; 5 acres; 2.50 acres; 8.06 acres; 10.42 acres; 4.53 acres.**
 - **History: Existed from August 20, 1974**
 - **Appendix O-B: West of NW Valley Vista Road & North of Phillips Road & South of Paul Lee Property**
 - **Parcel Size: 4.79 acres; 4.88 acres; 2.59 acres; 2.58 acres; 1.96 acres; 5.75 acres; 2.34 acres; 6.64 acres; 4.33 acres.**
 - **History: Existed from August 20, 1974**
 - **Appendix O-C: Paul Lee property and parcels to the north & south of railroad tracks**

- **Parcel Size:** Paul Lee-34.22; 3.80-to the north; 10.38; 4.54; 28.73; 2.34; Others already noted above in A and B
 - **History:** Paul Lee-34.22 acres as far back as December 4, 1972; 32.34 acres in September 17, 1986 (some acreage appears to have been sold for easements and access.
 - **Conclusion:** The Paul Lee property is surrounded by parcels on the average in the five acre lot size; the Paul Lee property itself has existed as a 30 + acre parcel since December 4, 1972.
- **Were Partitions Approved subject to the Statewide Planning Goals:** The Washington County Comprehensive Plan was originally established in 1979; the Paul Lee lot existed prior to that.
 - **Are There Any Contiguous ownerships:** There does not appear to be any contiguous ownership.
 - **Refer to pages 17 and 18 for a description of the adjacent properties as well as Appendix K and N for details maps and photos.**
 - **A windshield survey of all surrounding properties performed by Mr. Paul Lee, indicated there are no vacant parcels; adjacent to and surrounding the property of a 1000 feet.**
 - **A windshield survey of all surrounding properties performed by Mr. Paul Lee, indicated all parcels support dwellings; adjacent to and surrounding the property of a 1000 feet.**
 - **The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides); this indicates no practical agricultural or forestry resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to non agriculture and non forestry uses.**
 - **Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5.**

(b) Existing public facilities and services (water and sewer lines, etc.);

Findings of Fact: There are no sewer or water lines to the property or in the general area. All adjacent, rural residential homes nearby are on septic systems and wells. The subdivision of the Paul Lee to AF-5 will produce four new 5 acre lots which will be served by 4 new wells and 4 new septic systems. Appendix A contains a proposed site plan.

(c) Parcel size and ownership patterns of the exception area and adjacent lands: (Provide information on parcel size, ownership patterns and the historic creation of lots/parcels. Were partitions approved subject to the Statewide Planning Goals? Are there any contiguous ownerships?)

(A) Consideration of parcel size and ownership patterns under subsection (6) (c) of this rule shall include an analysis of how the existing development pattern came about and whether findings against the Goals were made at the time of partitioning or subdivision. Past land divisions made without application of the Goals do not in them demonstrate irrevocable commitment of the exception area. Only if development (e.g., physical improvements such as roads and underground facilities) on the resulting parcels or other factors makes unsuitable their resource use or the resource use of nearby lands can the parcels be considered to be irrevocably committed. Resource and nonresource parcels created pursuant to the applicable goals shall not be used to justify a committed exception. For example, the presence of several parcels created for nonfarm dwellings or an intensive commercial agricultural operation under the provisions of an exclusive farm use zone cannot be used to justify a committed exception for land adjoining those parcels.

- **Refer to (a) above and Appendix O; for relevant information.**
- **Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5.**
- **Parcel Size:** A windshield survey of all abutting lands to the Paul Lee Property and all adjacent lands to the Paul Lee property, within roughly a 1000 foot radius; indicates that 90% are either five acre or ten acre lots.
- **Ownership Patterns:** A cursory review of Washington County tax records indicate that there are no large property holders, that all are individual property owners. There are no large owners, who own multiple lots, who could assemble and begin agriculture or forestry production.
- **Past land divisions:** No attempt was made to look back 30 to 50 years to see when the parcels were subdivided and under what Washington County Comprehensive Plan it was done. This was because the data was not readily available and because of new LCDC laws that will take effect July 1st and the need for Washington County staff to send this and other applications submitted by February 15, 2010 to Salem no later than April 1st. There was simply not sufficient time to pull this together during the week the application had to be updated.
- **Physical improvements on the adjacent parcels:** Many of the adjacent lots have paved driveways; have brick walls and gates surrounding them. Half of them are high end homes, with a market value of \$1-2 million (refer to Appendix G).
- **Conclusion:** Based on the above and also previous analysis of adjacent lands, it can be concluded that there is irrevocable commitment of the exception area.

(B) Existing parcel sizes and contiguous ownerships shall be considered together in relation to the land's actual use. For example, several contiguous undeveloped parcels (including parcels separated only by a road or highway) under one ownership shall be considered as one farm or forest operation. The mere fact that small parcels exist does not in itself constitute irrevocable commitment. Small parcels in separate ownerships are more likely to be irrevocably committed if the parcels are developed, clustered in a large group or clustered around a road designed to serve these parcels. Small parcels in separate ownerships are not likely to be irrevocably committed if they stand alone amidst larger farm or forest operations, or are buffered from such operations.

- Contiguous ownerships: See ownership patterns above.
- Separate ownerships: See ownership patterns above.
- Incidence of farming or agricultural use and operations: There are no agricultural use or forestry operations on lots adjacent to the Paul Lee property; only single family dwelling units. There is one horse stable where up to ten horses are kept.

- Refer to (a) above and Appendix O; for relevant information.

- **Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5.**

- **Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property**

- **Findings of Fact: On three sides the property is surrounded by AF-10 and AF-5 lots, of similar soil types that were rezoned from EFU at the time of the adoption of the Washington County Comprehensive Plan. This is the nature of the land use patterns surrounding the Paul Lee property. Because of this land use pattern of development, there is no scope for on going agricultural activities on the Paul Lee parcel. This is because:**
 1. **Appendix K contains maps of the Paul Lee property and the incidence of AF-10 and AF-5 lots surrounding it (that is the Appendix contains maps of the adjacent properties and their uses):**
 - a. To the north, 7 out of 9 lots are zoned AF-5; or 78% of the lots are in AF-10 or AF-5.
 - b. To the east, 24 of 25 lots are in Af-10; or 96% of the lots are in AF-10.
 - c. To the south, 22 of 25 lots are in AF-5 and one in AF-10; or 88% are in AF-5 and 4% are in AF-10; for a total of 92% in AF-5 or AF-10.

- d. To the west there are is both EFU and AF-5 lots, approximately 50% of each. However the Paul Lee property is very steep on its western boundary and the western boundary is bounded by NW Dick Road and by a huge railroad trestle and railroad right-of-way; making commercial farming of this portion impractical.
- e. Because of the boundaries on the western portion of the Paul Lee property; it is clear that any further expansion west of the rezoned area would also not be practical. Thus these natural boundaries would limit the expansion of rural residential to the Paul Lee property only.

- Findings of Fact & Conclusion: The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides) indicate to practical agricultural resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to other uses.

The existing parcel size and ownership patterns of adjacent lots indicate this criterion is met to justify the zone change from EFU to AF-5 and the property should be rezoned an "exception area".

(d) Neighborhood and regional characteristics;

Findings of Fact: Refer to Appendix E for a list of single family home owners abutting the Paul Lee property and adjacent to the Paul Lee property. It is typical suburban/rural community setting. Mr. Lee went door to door to every household on the list delivering Christmas cards and presents December, 2009; it reported that the neighbors all generally worked somewhere and lived there, which is a normal suburban setting. There were no farm households. We can conclude that surrounding parcels are irrevocably committed to other uses.

(e) Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads, watercourses, utility lines, easements, or rights-of-way that effectively impede practicable resource use of all or part of the exception area;

- Findings of Fact: Appendix K contains maps of the Paul Lee property and the incidence of AF-10 and AF-5 lots surrounding it (that is the Appendix contains maps of the adjacent properties and their uses):
 - To the north, 7 out of 9 lots are zoned AF-5; or 78% of the lots are in AF-10 or AF-5.
 - To the east, 24 of 25 lots are in Af-10; or 96% of the lots are in AF-10.
 - To the south, 22 of 25 lots are in AF-5 and one in AF-10; or 88% are in AF-5 and 4% are in AF-10; for a total of 92% in AF-5 or AF-10.
 - To the west there are is both EFU and AF-5 lots, approximately 50% of each. However the Paul Lee property is very steep on its western boundary and the western boundary is bounded by NW Dick Road and by a huge railroad trestle and railroad right-of-way; making commercial farming of this portion impractical.

- Because of the boundaries on the western portion of the Paul Lee property; it is clear that any further expansion west of the rezoned area would also not be practical. Thus these natural boundaries would limit the expansion of rural residential to the Paul Lee property only.
- **Findings of Fact & Conclusion: There are both natural, man-made features and other impediments separating the exception area from adjacent resource land. Such features or impediments include: roads, railroad right of way; railroad trestle bridge; creek and drainage area; rural residential AF-5 lots. The criterion is met.**
- **This criterion is met to justify the zone change from EFU to AF-5 and the property should be rezoned an “exception area”.**

(f) Physical development according to OAR 660-004-0025;

Findings of Fact: The Paul Lee property is not developed except a single rural family residence; therefore this criterion is not applicable.

(g) Other relevant factors.

Findings of Fact: None Applicable.

(7) The evidence submitted to support any committed exception shall, at a minimum, include a current map, or aerial photograph which shows the exception area and adjoining lands, and any other means needed to convey information about the factors set forth in this rule. For example, a local government may use tables, charts, summaries, or narratives to supplement the maps or photos. The applicable factors set forth in section (6) of this rule shall be shown on the map or aerial photograph.

Findings of Fact: Appendix A and B contain map and aerial photo information on the property; this criterion is met.

(8) The requirement for a map or aerial photograph in section (7) of this rule only applies to the following committed exceptions:

(a) Those adopted or amended as required by a Continuance Order dated after the effective date of section (7) of this rule; and

(b) Those adopted or amended after the effective date of section (7) of this rule by a jurisdiction with an acknowledged comprehensive plan and land use regulations.

Stat. Auth.: ORS 183 & ORS 197

Stats. Implemented: ORS 197.732 & ORS 197.736

Hist.: LCDC 5-1982, f. & ef. 7-21-82; LCDC 9-1983, f. & ef. 12-30-83; LCDC 5-1985, f. & ef. 11-15-85;

LCDC 4-1996, f. & cert. ef. 12-23-96

Findings of Fact & Conclusion: This is a request for a committed exceptions. An Aerial of Subject Project has been provided in Appendix A and B. Additional figures, charts and maps

are provided to convey information about the factors set forth in this rule. Criterion has been met.

All pertinent factors of the Washington County Comprehensive Plan Policies and Implementing Strategies have been addressed. All pertinent Statewide Planning Goals have been addressed. The findings of fact which address all applicable factors of OAR 660-04-0028(b) for an exception are found in Part I Narrative, Part II Goal 2 Exceptions Findings, and Part III Attachments, i.e. the maps and supporting Appendices. The applicant concludes that the evidence presented in this application provides findings of fact and statements of reasons that support a conclusion that uses allowed by the applicable Goals 3 are impracticable in the exception area, which is identified as:

- Map: 1N22-02502 (28.40 acres)
- Map: 1N22-02500 (.59 acres)
- Total Acreage: 28.99 acres

We find that the criteria for a Plan Map Amendment, to reclassify the subject parcel from the EFU District to the AF-5istrict have been met and the Exceptions shall be approved.

2.3 Goal 14 Exceptions Finding of Fact; 660-014 Oregon Administrative Rules; Land Conservation and Development Department;

- LAND CONSERVATION AND DEVELOPMENT DEPARTMENT
- DIVISION 14
- APPLICATION OF THE STATEWIDE PLANNING GOALS TO NEWLY INCORPORATED CITIES, ANNEXATION, AND URBAN DEVELOPMENT ON RURAL LANDS

660-014-0000

Purpose

ORS 197.175 requires cities and counties to exercise their planning and zoning responsibilities in compliance with the Statewide Planning Goals. This includes, but is not limited to, new or amended plans as a result of a city or special district boundary change including the incorporation or annexation of unincorporated territory. The purpose of this rule is to clarify the requirements of Goal 14 and to provide guidance to cities, counties and local government boundary commissions regarding urban development on rural lands, planning and zoning of newly incorporated cities, and the application of statewide goals during annexation proceedings.

Stat. Auth.: ORS 197.040

Stats. Implemented: ORS 197.251, 197.757

Hist.: LCDC 5-1983(Temp), f. & ef. 7-20-83; LCDC 11-1983, f. & ef. 12-30-83; LCDD 4-2004, f. & cert. ef. 5-17-04; LCDD 5-2006, f. 7-13-06, cert. ef. 7-14-06

660-014-0010

Application of the Statewide Planning Goals to Newly Incorporated Cities

(1) Incorporation of a new city within an acknowledged urban growth boundary does not require an exception to Goals 3, 4, 11, or 14. Incorporation of a new city within an acknowledged urban growth boundary must be consistent with relevant provisions of acknowledged city and county plans and land use regulations for the area to be incorporated.

(2) The following are land use decisions which must comply with applicable Statewide Planning Goals or the acknowledged comprehensive plan:

(a) A county order that authorizes an incorporation election pursuant to ORS 221.040;

(b) A resolution adopted by a city approving an incorporation within three miles of its city limits pursuant to ORS 221.031(4);

(c) An order adopted by a local government boundary commission authorizing incorporation of a new city pursuant to ORS 199.461. Incorporation decisions under this section include consolidations that include unincorporated lands.

(3) A city or county decision listed in subsection (2) (a) and (b) of this rule may also require a plan amendment. If the area proposed for incorporation is subject to an acknowledged comprehensive plan, the amendments shall be reviewed through the post acknowledgment plan amendment review process specified in ORS 197.610 to 197.650 and 197.757. If the area proposed for incorporation is not subject to an acknowledged plan, a plan amendment is subject to review upon appeal as a "land use decision" as defined in ORS 197.015(10).

(4) A newly incorporated city must adopt a comprehensive plan and implementing ordinances for all land in its planning area. Cities incorporated after January 1, 1982, shall have their comprehensive plans and land use regulations acknowledged no later than four years after the date of incorporation or as extended in accordance with a compliance schedule adopted by the commission. Comprehensive plans prepared and adopted by newly incorporated cities shall be reviewed through the plan acknowledgment review process set forth in ORS 197.251 and OAR chapter 660, division 3.

Stat. Auth.: ORS 197.040

Stats. Implemented: ORS 197.251, 197.757

Hist.: LCDC 5-1983(Temp), f. & ef. 7-20-83; LCDC 11-1983, f. & ef. 12-30-83; LCDD 4-2004, f. & cert. ef. 5-17-04; LCDD 5-2006, f. 7-13-06, cert. ef. 7-14-06

Finding: This section is not applicable; no new city is being formed.

660-014-0030

Rural Lands Irrevocably Committed to Urban Levels of Development

(1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirement prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocably committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-004-0020(2) need not be addressed.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site. The exact nature and extent of the areas found to be irrevocably committed to urban levels of development shall be clearly set forth in the justification for the exception. The area proposed as land that is built upon at urban densities or irrevocably committed to an urban level of development must be shown on a map or otherwise described and keyed to the appropriate findings of fact.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:

(a) Size and extent of commercial and industrial uses;

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). Although there are no commercial uses; there is the industrial use of the railroad which abuts the Paul Lee property.

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed.

It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(b) Location, number and density of residential dwellings;

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **Generally most of the lots abutting and surrounding the Paul Lee property are developed at the urban density of five acre lots; and in some cases less (2 acres) and some cases more (10 acres).**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(c) Location of urban levels of facilities and services; including at least public water and sewer facilities; and

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). There are no public water or public sewer facilities in this part of Washington County.

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(d) Parcel sizes and ownership patterns.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed.

It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(4) A conclusion that rural land is irrevocably committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(5) More detailed findings and reasons must be provided to demonstrate that land is committed to urban development than would be required if the land is currently built upon at urban densities.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

Stat. Auth.: ORS 197

Stats. Implemented: ORS 197.040

Hist.: LCDC 5-1983(Temp), f. & ef. 7-20-83; LCDC 11-1983, f. & ef. 12-30-83; LCDD 4-2004, f. & cert. ef. 5-17-04

Findings of Fact: The AF5 District is intended to retain an area's rural character and conserve the natural resources while providing for rural residential use in areas so designated by the Comprehensive Plan. The purpose of this agricultural and forestry district is to promote agricultural and forest uses on small parcels in the rural area, while recognizing the need to retain the character and economic viability of agricultural and forest lands, as well as recognizing that existing parcelization and diverse ownerships and uses exist within

the farm and forest area. Residents of rural residential tracts shall recognize that they will be subject to normal and accepted farming and forestry practices. The pattern of surrounding development around the Paul Lee Property is irrevocably committed to the AF-5 and AF-10 zone. Although this is not urban development, it is an "agricultural and forestry district is to promote agricultural and forest uses on small parcels in the rural area, while recognizing the need to retain the character and economic viability of agricultural and forest lands, as well as recognizing that existing parcelization and diverse ownerships and uses exist within the farm and forest area". This rural residential development is committed to.

ORS 197.175 requires cities and counties to exercise their planning and zoning responsibilities in compliance with the Statewide Planning Goals. This includes, but is not limited to, new or amended plans as a result of a city or special district boundary change including the incorporation or annexation of unincorporated territory. The purpose of this rule is to clarify the requirements of Goal 14 and to provide guidance to cities, counties and local government boundary commissions regarding planning and zoning of newly incorporated cities, annexation, and urban development on rural lands.

OAR 660-014-0000 applies to this plan amendment request because of the number of AF-5 lots (5 total) that will be requested when a subdivision application is turned in following approval of the Comp Plan Amendments. Five lots are considered "urban development" on rural land.

660-014-0040

Establishment of New Urban Development on Undeveloped Rural Lands

(1) As used in this rule, "undeveloped rural land" includes all land outside of acknowledged urban growth boundaries except for rural areas committed to urban development. This definition includes all resource and nonresource lands outside of urban growth boundaries. It also includes those lands subject to built and committed exceptions to Goals 3 or 4 but not developed at urban density or committed to urban level development.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(2) A county can justify an exception to Goal 14 to allow establishment of new urban development on undeveloped rural land. Reasons that can justify why the policies in Goals 3, 4, 11 and 14 should not apply can include but are not limited to findings that an urban population and urban levels of facilities and services are necessary to support an economic activity that is dependent upon an adjacent or nearby natural resource.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(3) To approve an exception under section (2) of this rule, a county must also show:

(a) That Goal 2, Part II (c)(1) and (c)(2) are met by showing that the proposed urban development cannot be reasonably accommodated in or through expansion of existing urban growth boundaries or by intensification of development in existing rural communities;

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **In this case the Paul Lee family intends to subdivide these lots and develop homes on them for the Lee relatives; it is important in the Korean culture that a family have this option. In a sense there are no other homes in the UGB available due to cultural influences to locate next door to one another.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(b) That Goal 2, Part II (c)(3) is met by showing that the long-term environmental, economic, social and energy consequences resulting from urban development at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other undeveloped rural lands, considering:

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **There would be no long term environmental, economic, and social and energy consequences from this Zone change; it would add 4 single family homes and would simply add similar homes that surround the property. Due to the presence of two access roads: Dick Road and Valley Vista Road, it would be better to locate these 4 homes on this property with excellent road access.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(A) Whether the amount of land included within the boundaries of the proposed urban development is appropriate, and

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **The amount of land is appropriate to create 4 new single family residences.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(B) Whether urban development is limited by the air, water, energy and land resources at or available to the proposed site, and whether urban development at the proposed site will adversely affect the air, water, energy and land resources of the surrounding area.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **Reference to the well log reports in Appendix M indicates there will be no impact on water; this also holds true for air and energy.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(c) That Goal 2, Part II (c)(4) is met by showing that the proposed urban uses are compatible with adjacent uses or will be so rendered through measures designed to reduce adverse impacts considering:

(A) Whether urban development at the proposed site detracts from the ability of existing cities and service districts to provide services; and

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **Changing the parcel from EFU to AF-5, will have no effect on the nearby city of Hillsboro or any of the service districts (see Letters in Appendix H) to provide services. It will not affect them in anyway.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(B) Whether the potential for continued resource management of land at present levels surrounding and nearby the site proposed for urban development is assured.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **There will be no further development of EFU based on this zone change as the Paul Lee property is bounded by major barriers, roads and railroad tracks that will inhibit any expansion of urban development onto EFU land.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(d) That an appropriate level of public facilities and services are likely to be provided in a timely and efficient manner; and

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **The four additional homes will be serviced by wells and septic system (like all surrounding properties); at some future time, sewers and water will be provided as the area is annexed into Hillsboro.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW

Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5

(e) That establishment of an urban growth boundary for a newly incorporated city or establishment of new urban development on undeveloped rural land is coordinated with comprehensive plans of affected jurisdictions and consistent with plans that control the area proposed for new urban development.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O).

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

(4) Counties are not required to justify an exception to Goal 14 in order to authorize industrial development, and accessory uses subordinate to the industrial development, in buildings of any size and type, in exception areas that were planned and zoned for industrial use on January 1, 2004, subject to the territorial limits and other requirements of ORS 197.713 and 197.714.

Findings of Fact: Please refer to 6a, 6b, 6c, 6d above as well as the Appendixes that are quoted in these sections for the analysis that the properties surrounding the Paul Lee property are irrevocably committed to urban levels of development. All of the lots surrounding the Paul Lee property are small lots; with single family homes on them (refer to the maps in Appendix O). **There is no industrial development in the area, except for the Railroad Line; and not is anticipated.**

Findings: It can be concluded that the Paul Lee property is surrounded by small parcels in separate ownerships which have developed homes on them. The three main roads: NW Phillips Road; NW Dick Road; NW Valley Vista Road all exist to provide access to these single family homes. None of the parcels abutting and adjacent to the Paul Lee property are farmed. **It can be concluded that these small parcels are irrevocably committed to other uses (non agricultural uses and non forestry uses). For this reason and others in this application Paul Lee requests a Comprehensive Plan amendment from EFU to AF-5**

Stat. Auth.: ORS 197

Stats. Implemented: ORS 197.040

Hist.: LCDC 5-1983(Temp), f. & ef. 7-20-83; LCDC 11-1983, f. & ef. 12-30-83; LCDD 4-2004, f. & cert. ef. 5-17-04; LCDD 8-2005, f. & cert. ef. 12-13-05

Findings of Fact: The Paul Lee Property is located outside the urban growth boundary. This plan amendment, if approved, would allow the ability of the owner to create five AF-5 lots to mirror the adjacent development on soils very similar to his property. Because of the development of existing properties; the Paul Lee property is best used for the establishment of urban development (AF-5 lots) on rural land.

(b) Thus Goal 2, Part II (c)(3) is met by showing that the long-term environmental, economic, social and energy consequences resulting from urban development at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other undeveloped rural lands, considering:

(A) Whether the amount of land included within the boundaries of the proposed urban development is appropriate, and

(B) Whether urban development is limited by the air, water, energy and land resources at or available to the proposed site, and whether urban development at the proposed site will adversely affect the air, water, energy and land resources of the surrounding area.

660-014-0060

Annexations of Lands Subject to an Acknowledged Comprehensive Plan

A city annexation made in compliance with a comprehensive plan acknowledged pursuant to ORS 197.251(1) or 197.625 shall be considered by the commission to have been made in accordance with the goals unless the acknowledged comprehensive plan and implementing ordinances do not control the annexation.

Stat. Auth.: ORS Ch. 196 & 197

Stats. Implemented: ORS Ch. 195, 196, 197

Hist.: LCD 3-1978, f. & ef. 2-15-78; LCDC 3-1990, f. & cert. ef. 6-6-90; Renumbered from 660-001-0310, LCDD 4-2004, f. & cert. ef. 5-17-04

Finding: This section is not applicable.

660-014-0070

Annexations of Lands not subject to an Acknowledged Comprehensive Plan

(1) All appropriate goals must be applied during annexation by the city. If the annexation is subject to the jurisdiction of a local government boundary commission, the boundary commission may utilize the findings of the city. The boundary commission, however, remains responsible for ensuring that the annexation is in conformance with the statewide goals.

(2) For the annexation of lands not subject to an acknowledged plan, the requirements of Goal 14 (Urbanization) shall be considered satisfied only if the city or local government boundary commission, after notice to the county and an opportunity for it to comment, finds that adequate public facilities and services can be reasonably made available; and:

(a) The lands are physically developed for urban uses or are within an area physically developed for urban uses; or

(b) The lands are clearly and demonstrably needed for an urban use prior to acknowledgment of the appropriate plan and circumstances exist which make it clear that the lands in question will be within an urban growth boundary when the boundary is adopted in accordance with the goals.

(3) Lands for which the findings in section (2) of this rule cannot be made shall not be annexed until acknowledgment of an urban growth boundary by the commission as part of the appropriate comprehensive plan.

Stat. Auth.: ORS Ch. 196 & 197

Stats. Implemented: ORS Ch. 195, 196, 197

Hist.: LCD 3-1978, f. & ef. 2-15-78; LCDC 3-1990, f. & cert. ef. 6-6-90 Renumbered from 660-001-0315, LCDD 4-2004, f. & cert. ef. 5-17-04

Finding: This section is not applicable.

2.4 Identifying Agricultural Lands (OAR 660-033-0030)

660-033-0030

Identifying Agricultural Land

(1) All land defined as "agricultural land" in OAR 660-033-0020(1) shall be inventoried as agricultural land.

(2) When a jurisdiction determines the predominant soil capability classification of a lot or parcel it need only look to the land within the lot or parcel being inventoried. However, whether land is "suitable for farm use" requires an inquiry into factors beyond the mere identification of scientific soil classifications. The factors are listed in the definition of agricultural land set forth at OAR 660-033-0020(1)(a)(B). This inquiry requires the consideration of conditions existing outside the lot or parcel being inventoried. Even if a lot or parcel is not predominantly Class I-IV soils or suitable for farm use, Goal 3 nonetheless defines as agricultural "lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands." A determination that a lot or parcel is not agricultural land requires findings supported by substantial evidence that addresses each of the factors set forth in OAR 660-033-0020(1).

(3) Goal 3 attaches no significance to the ownership of a lot or parcel when determining whether it is agricultural land. Nearby or adjacent land, regardless of ownership, shall be examined to the extent that a lot or parcel is either "suitable for farm use" or "necessary to permit farm practices to be undertaken on adjacent or nearby lands" outside the lot or parcel.

(4) When inventoried land satisfies the definition requirements of both agricultural land and forest land, an exception is not required to show why one resource designation is chosen over another. The plan need only document the factors that were used to select an agricultural, forest, agricultural/forest, or other appropriate designation.

(5) More detailed data on soil capability than is contained in the U.S. Natural Resources Conservation Service (NRCS) soil maps and soil surveys may be used to define agricultural land. However, the more detailed soils data shall be related to the U.S. Natural Resources Conservation Service (NRCS) land capability classification system.

Stat. Auth.: ORS 197.040

Stats. Implemented: ORS 197.015, 197.040, 197.230, 197.245, 215.203, 215.243 & 215.700 - 215.710

Hist.: LCDC 6-1992, f. 12-10-92, cert. ef. 8-7-93; LCDD 5-2000, f. & cert. ef. 4-24-00; LCDD 3-2008, f. & cert. ef. 4-18-08

- **Please refer to Pages 13-17 for a detailed account of soil types and ability for agricultural production and forestry production.**
- **Soil Type And Suitability For Agricultural Production on the Paul Lee Property**
- **Finding of Fact: Appendix L contains maps of the soil types and assessments for the potential for agricultural use.**
 - **The first set of maps (all maps are from the national USDA Natural Resources Data Base) indicate the topsoil's types and their rating as a topsoil source; which is:**
 - **61% of the Paul Lee Property is rated fair for topsoil quality**
 - **39% of the Paul Lee Property is rated poor for topsoil quality**
 - **Thus it would appear that the soil would not lend itself to commercial agricultural farm production; the soils are simply not good enough.**
 - **The second set of maps indicate the potential for growing trees as an agricultural resource on the property. It identifies the following ratings for growing seedlings on the Paul Lee Property:**
 - **62% Of the Paul Lee Property is rated low for the ability to plant seedlings and having them survive;**
 - **26% of the property is rated moderate as to the ability of the seedlings to survive, i.e. a 50-50 chance of survival;**
 - **12% of the property is rated high.**
 - **Thus it would appear for even the planting of seedlings, the soils are not sufficient enough, throughout the property to undertake bank loans and investment to plant and create a commercial operation. That is too little of the property can grow seedlings effectively.**
- **Finding of Fact & Conclusion: The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural or forestry production commercially viable.**

3. Applicable Washington County Comprehensive Framework Plan Rural/Natural Resource Element Policies and Regulations

The following information responds to Washington County Comprehensive Framework Plan Rural/Natural Resource Element Policies and Regulations. The Findings of Facts to individual sections are highlighted in bold for each applicable policy and/or regulations. Policies addressed include:

COMPREHENSIVE PLAN POLICIES Rural/Natural Resource Plan

- Policy 1 (p. 3) The Planning Process
- Policy 2 Citizen Involvement
- Policy 6 Water Resources
- Policy 8 Natural Hazards
- Policy 10 Fish and Wildlife Habitat
- Policy 14 (c) Plan Designations
- Policy 15 Exclusive Farm Lands
- Policy 18 Rural Lands
- Policy 22 Public Facilities and Services
- Policy 23 Transportation

Policy 1: Strategy 3: Amendments from EFU to AF-5

- A. Mistake or clerical error: Findings of Fact: There was not mistake or clerical error so this criteria does not apply.**
- B. Exception to the Applicable LCDC Goals through the LCDC Goal 2 Exception process.**

Findings of Fact: Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property

Findings of Fact: On three sides the property is surrounded by AF-10 and AF-5 lots, of similar soil types that were rezoned from EFU at the time of the adoption of the Washington County Comprehensive Plan This is the nature of the land use patterns surrounding the Paul Lee property. Because of this land use pattern of development, there is no scope for on going agricultural activities on the Paul Lee parcel. This is because:

Appendix K contains maps of the Paul Lee property and the incidence of AF-10 and AF-5 lots surrounding it (that is the Appendix contains maps of the adjacent properties and their uses):

- To the north, 7 out of 9 lots are zoned AF-5; or 78% of the lots are in AF-10 or AF-5.
- To the east, 24 of 25 lots are in Af-10; or 96% of the lots are in AF-10.
- To the south, 22 of 25 lots are in AF-5 and one in AF-10; or 88% are in AF-5 and 4% are in AF-10; for a total of 92% in AF-5 or AF-10.
- To the west there are is both EFU and AF-5 lots, approximately 50% of each. However the Paul Lee property is very steep on its western boundary and the western boundary is bounded by NW Dick Road and by a huge railroad trestle and railroad right-of-way; making commercial farming of this portion impractical.
- Because of the boundaries on the western portion of the Paul Lee property; it is clear that any further expansion west of the rezoned area would also not be practical. Thus these natural boundaries would limit the expansion of rural residential to the Paul Lee property only.

- **Findings of Fact & Conclusion:** The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides) indicate to practical agricultural resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to other uses.

The existing parcel size and ownership patterns of adjacent lots indicate this criterion is met to justify the zone change from EFU to AF-5 and the property should be rezoned an “exception area”.

C. The Applicant will record in the deed records a restrictive covenant that he occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

Findings of Fact: Paul Lee the property owner will do this. There is only one small piece of EFU land that abuts the Paul Lee property and the Paul Lee property is separated from it by the boundary of Dick Road and the Railroad Tracks. This condition has been met.

I. The state of development and commitment that existed in July 1, 1983;

Findings of Fact & Conclusion: A review of previous aerial photographs of the Paul Lee Property indicate a similar situation existed in 1983, a single family home; with no commercial farming operations on it.

II. Compliance with the intent of the requested land use district; and

Findings of Fact & Conclusion: The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides) indicate to practical agricultural resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to other uses. The existing parcel size and ownership patterns of adjacent lots indicate this criterion is met to justify the zone change from EFU to AF-5 and the property should be rezoned an “exception area”. The AF-5 zone is the appropriate zone to rezone the Paul Lee Property to.

III. Are in conformance with the applicable policies and strategies of the following Sections of the Plan: Natural and Cultural Setting, Public Facilities and Services, Rural Transportation, and Rural Development.

Findings of Fact & Conclusion: The rezone of the Paul Lee Property as an exception land to AF-5 zoning; will continue the natural and cultural setting of adjacent properties; there are sufficient public facilities and services to accommodate the AF-5 zone; there is a developed rural transportation road network surrounding the Paul Lee Property which will allow for access from both the east and the west portion of the property, to developed rural collectors. The criterion is met.

POLICY 2 - CITIZEN INVOLVEMENT

It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their county government.

Implementing Strategies

The County will:

- a. Provide information on planning issues and policies in a clear and understandable form by:
 1. Continuing the County/Extension newsletter on a regular basis; and
 2. Providing information to the media on a regular basis.

Findings of Fact: In accordance with County procedures, the County will disseminate information in a clear and understandable way. Neighbors within 1,000 feet of the subject property will be sent a notice of the Planning Commission and subsequent Board of County Commissioner's meetings as well as their intent to address the proposed plan amendment. An advertisement will also be placed in the local newspaper notifying interest parties of the hearing process and dates. See Appendix E for mailing list of neighbors within a 1000 feet of the Paul Lee Property. This implementing strategy will be satisfied as part of the procedural process.

- b. Seek and encourage continued citizen involvement through the Citizen Participation Organization (CPO) Program. In order to assist in the efficiency of the CPOs, the County may reorganize the boundaries of the various CPOs to provide that there is a community of interest included within the boundary of each CPO. The County will strengthen that program by:
 1. Offering support and technical assistance;
 2. Maintaining the CCI to assist in the evaluation and implementation of the citizen involvement program; and
 3. Determine the citizen participation program by Board of Commissioner Resolution and Order.

Findings of Fact: The subject property is located CPO 8, North Plains/Helvetia/Mountaindale. Through the procedures, the County will mail a copy of the plan amendment application to this Citizen Participation Organization. This implementing strategy will be satisfied as part of the procedural process.

- c. Provide the opportunity for citizen involvement in all phases of plan revision and amendment processes.

Findings of Fact: In accordance with the County Community Development Code, the requested proposal (quasi-judicial plan amendment) will be processed through a Type III procedure. A type III Plan Amendment requires that all neighbors within 1,000 feet of the subject parcel must be sent a notice of the Planning Commission and Board of County Commissioner's intent to address this matter. Furthermore, an advertisement will be placed in the local newspaper notifying interest parties of the hearing process and dates. The applicant

will also be responsible for posting a sign on the subject parcels in accordance with the regulations that require the site to be posted with 28 days of the acceptance of the application. The County will mail a copy of the plan amendment application to the CPO representative. In accordance with County procedures and State law, County staff will have their report available to all the parties of interest, seven days prior to the public hearing. This implementing strategy will be satisfied as part of the procedural process.

d. Utilize an open process for selecting members to serve on the Planning Commission and other advisory committees by providing an opportunity for any citizen of the County to become aware of and apply for membership by announcing all openings for Planning Commission and citizen advisory committees in newsletters, news releases, and other available media.

Findings of Fact: The County, through its procedures and processes utilizes an open process for selecting members to serve on the Planning Commission and other advisory committees. All openings for Planning Commission and citizen advisory committee members will be advertised in newsletters, news releases, and other available media. This implementing strategy is not applicable to this application.

POLICY 6 - WATER RESOURCES

It is the policy of Washington County to maintain or improve surface and ground water quality and quantity.

Implementing Strategies

The County will:

a. Strive to ensure adequate water supplies for all uses by:

1. Encouraging water conservation programs by water users and purveyors;
2. Reviewing and revising existing development regulations where necessary or limiting the location or operation of new wells as a condition of development approval, considering advice and/or recommendations received from the State Water Resources Department;
3. Coordinating with State and Federal agencies in evaluating and monitoring ground water supplies;
4. Complying with the May 17, 1974, Order of the State Engineer establishing and setting forth control provisions for the Cooper Mountain-Bull Mountain Critical Ground Water Area; and
5. Requiring applicants for quasi-judicial Plan Map Amendments to provide well reports (well logs) filed with the Water Master for all Public Lands Survey (township and range system) sections within one-half (1/2) mile of the subject site and provide an analysis of whether ground water quality and quantity within the area will be maintained or improved. The analysis should include well yields, well depth, year drilled or other data as may be required to demonstrate compliance with this policy.

Appendix M contains the well log summary and the full list of records (Are with Washington County staff; one copy is submitted to them and is on file in their office with this application) for:

- 1N2 02
- 1N2 01

- 1N2 11
- 1N2 12

A summary follows in Table 4 below:

Table 4
Well Log Summary

Section	Time Period	# of Wells	Average Depth	Average G.P.M.
1N2 02	1960-1969	9	229	20.7
	1970-1979	37	229	34.3
	1980-1989	10	249.5	35.1
	1990-1999	16	396.5	86.3
	2000-Present	6	437.8	70
1N2 01	1960-1969	13	198.8	15.6
	1970-1979	13	253.8	19.2
	1980-1989	7	291.7	48.3
	1990-1999	8	255	42.8
	2000-Present	0		
1N2 11	1960-1969	0		
	1970-1979	8	243	52.8
	1980-1989	4	353.4	231.8
	1990-1999	4	326.8	60
	2000-Present	9	390.9	127.6
1N2 12	1960-1969	14	179.3	17.9
	1970-1979	16	247	35.4
	1980-1989	7	256.9	62.9
	1990-1999	9	263.2	53
	2000-Present	1	219	105

Findings of Fact: A review of Table 4 does not indicate that there are declining water resources over the 1960 to present time period; in the four areas analyzed. Rather what it says is that, no matter what time period a well is drawn, the deeper you drill the more the gallon per minute of flow the well realizes. Some of the flows have been as high as 400 or 525 gallons per minute.

The proposal is to change the land use designation from EFU to AF-5; as a result well logs are required. Also two state well's Wash 5250 and Wash 1193 are near the Paul Lee Property in the vicinity of NW Phillips Road and NW Valley Vista Road. Well Wash 5250 indicates that the water level in the vicinity has been steady over the last 50 years; between 70 to 90 feet. In 1995 The water levels began to cycle up and down, between a high of 75 feet and a low of 105 feet. Looking at the first graph in Appendix M; the water levels basically began to rise in 1995, over the previous 35 years. With Well Wash 1193; the water levels have fluctuated between 85 feet

and 110 feet over the last 50 years. Around 1996 they began to rise and hold steady; although some years saw some drops. Based on the test wells as well, it can be concluded that there will be no impact to the water resources.

b. Ensure adequate quality of surface and ground water by:

1. Promoting compliance with the Healthy Streams Plan, as adopted by Clean Water Services and in compliance with the CWS-county intergovernmental agreement, to the extent that the Healthy Streams Plan and associated CWS programs apply outside the UGB;
2. Promoting compliance with Department of Environmental Quality water quality standards;
3. Cooperating with the Soil and Water Conservation District in the implementation of effective methods of controlling non-point sources of water pollution in agricultural areas;
4. Cooperating with the Oregon State Department of Forestry in the implementation of effective methods of controlling non-point sources of water pollution in forest areas; and
5. Ensuring that the establishment of subsurface sewage disposal systems (e.g., septic tanks) will not adversely affect ground water quality.

Findings of Fact: To the applicant's knowledge, there are non non-point sources of water pollution within the subject property. The applicant of the property will comply with Department of Environmental Quality water quality standards and cooperate with the Oregon Department of Forestry to control non-point source pollution in forested areas, as necessary. See Findings of Fact on Page 38 and Table 4.

c. Protect and maintain natural stream channels wherever possible, with an emphasis on non-structural controls when modifications are necessary.

Findings of Fact: Appendix J indicates the drainage way for a creek to the west of the Paul Lee property; it is to the west of NW Dick Road and the Paul Lee property is to the east of NW Dick Road; Dick Road forms the boundary of the Paul Lee property. The drainage way of the creek itself does not encroach onto the Paul Lee property or to east of NW Dick Road. However a portion of the flood plain does come onto the western portion of the Property. This portion is very steep and would not be built upon. Most likely when the property is subdivided; this western portion will be the 9 acre parcel; thus about 30% will not be built on, due to the flood plain and also the steepness of the slope. The owner will entertain a condition of approval to this effect. See Findings of Fact on Page 38 and Table 4.

d. Limit the alteration of natural vegetation in riparian zones and in locations identified as significant water areas and wetlands.

Findings of Fact: Appendix J indicates the drainage way for a creek to the west of the Paul Lee property; it is to the west of NW Dick Road and the Paul Lee property is to the east of NW Dick Road; Dick Road forms the boundary of the Paul Lee property. The drainage way of the creek itself does not encroach onto the Paul Lee property or to east of NW Dick Road. However a portion of the flood plain does come onto the western portion of the Property. This portion is very steep and would not be built upon. Most likely when the property is subdivided; this western portion will be the 9 acre parcel; thus about 30% will not be built on, due to the flood plain and also the steepness of the slope. The owner will entertain a condition of approval to this effect. See Findings of Fact on Page 38 and Table 4.

e. Encourage property owners with qualifying lands to apply for natural resource-related exemption of that land from ad valorem taxation where such programs are available.

Findings of Fact: The Paul Lee Property seeks to change the designation from EFU to AF-5; no resource related exemption will be sought. See Findings of Fact on Page 38 and Table 4.

f. Support viable water resources projects which are proposed in the County upon review of their cost benefit analysis, alternatives, and environmental and social impacts.

Findings of Fact: To the applicant's knowledge, there is no viable water resource projects proposed within the boundaries of the subject property. Therefore this implementing strategy is not applicable to this application. See Findings of Fact on Page 38 and Table 4.

g. Coordinate land use actions regarding water projects with agencies and jurisdictions which may be impacted by such projects.

Findings of Fact: There is no water projects proposed within the boundaries of this property. Therefore this implementing strategy is not applicable to this application. See Findings of Fact on Page 38 and Table 4.

h. Support measures to conserve vegetation in drainage basin watersheds as a means of controlling the release of water to downstream farm lands and urban areas.

Findings of Fact: No development is proposed as part of this application. Although there will be a subdivisions application following approval of the application. The owner will conserve vegetation in any drainage basin waterways, if they are developed; presently there are no drainage basin watersheds on the property. This implementing strategy has been satisfied. See Findings of Fact on Page 38 and Table 4.

i. Cooperate with the Division of State Lands, State of Oregon in their review and mitigation of projects that alter water areas and wetlands under their jurisdictions.

Findings of Fact: Appendix J indicates the drainage way for a creek to the west of the Paul Lee property; it is to the west of NW Dick Road and the Paul Lee property is to the east of NW Dick Road; Dick Road forms the boundary of the Paul Lee property. The drainage way of the creek itself does not encroach onto the Paul Lee property or to east of NW Dick Road. However a portion of the flood plain does come onto the western portion of the Property. This portion is very steep and would not be built upon. Most likely when the property is subdivided; this western portion will be the 9 acre parcel; thus about 30% will not be built on, due to the flood plain and also the steepness of the slope. The owner will entertain a condition of approval to this effect. This implementing strategy has been satisfied. See Findings of Fact on Page 38 and Table 4.

j. Consistent with the recommendations of the Department of Environmental Quality, State of Oregon and Clean Water Services, support the expansion of storm water sampling in the Tualatin Basin and consideration of proper planning and management measures for non-point source problems.

Findings of Fact: Again, no development is proposed as part of this application.

However, as necessary, the applicant will support the expansion of storm water sampling the in the Tualatin basin and work within the consideration of proper planning and management measures for nonpoint source problems. This implementing strategy has been satisfied. See Findings of Fact on Page 38 and Table 4.

POLICY 8 - NATURAL HAZARDS

It is the policy of Washington County to protect life and property from natural disasters and hazards.

Implementing Strategies

The County will:

a. Regulate new development in flood plain areas identified as being subject to flooding in the event of a 100-year flood (a flood with a 1% chance of occurrence in any year) in the latest H.U.D. or Corps of Engineers flood area studies. Such regulations shall discourage new development in flood plains and alterations of existing identified flood plains. Modifications or additions to existing structures may be allowed subject to engineering requirements which do not increase flood damage potential.

Findings of Fact: Appendix J indicates the drainage way for a creek to the west of the Paul Lee property; it is to the west of NW Dick Road and the Paul Lee property is to the east of NW Dick Road; Dick Road forms the boundary of the Paul Lee property. The drainage way of the creek itself does not encroach onto the Paul Lee property or to east of NW Dick Road. However a portion of the flood plain does come onto the western portion of the Property. This portion is very steep and would not be built upon. Most likely when the property is subdivided; this western portion will be the 9 acre parcel; thus about 30% will not be built on, due to the flood plain and also the steepness of the slope. **The owner will entertain a condition of approval to this effect.** See Findings of Fact on Page 38 and Table 4.

b. Use Chapter 70 of the Uniform Building Code to regulate grading and/or filling on or near slopes.

Findings of Fact: No development is proposed as part of this application. Therefore, this implementing strategy is not applicable to this application. See Findings of Fact on Page 38 and Table 4.

c. Maintain and update information on natural hazards as it becomes available and identify areas on the appropriate land use district.

Findings of Fact: The applicant has no knowledge or information on natural hazards within the boundaries of the subject property. Therefore this implementing strategy is not applicable to this application. See Findings of Fact on Page 38 and Table 4.

d. Review and modify the County's Emergency Services Division Disaster Plan to ensure that it considers all identified natural hazards and disasters, including volcanic eruptions and earthquakes.

Findings of Fact: Since there is no existing or proposed development within the

boundaries of the subject property, the County's Emergency Services Division Disaster Plan would have minimal impact on this site. Therefore this implementing strategy is not applicable to this application.

POLICY 10 - FISH AND WILDLIFE HABITAT

It is the policy of Washington County to protect and enhance Significant Fish and Wildlife Habitat.

Implementing Strategies

The County will:

a. Establish standards with which development in areas defined as significant fish and wildlife habitat must comply, so as to assure the conservation of this habitat.

Findings of Fact: No development is proposed as part of this application; there are no significant fish and wildlife habitat on the Paul Lee Property. Based on this, there should be no impact by the applicant's desire to change the current land use designation from EFU to AF-5. Therefore, this implementing strategy is not applicable to this application.

b. Allow activities customarily conducted in conjunction with commercial farm and forest practices in areas designated as Fish and Wildlife Areas.

Findings of Fact: There will be no commercial farm and forest practices on the property; there are no fish and wildlife areas. This implementing strategy has been satisfied.

c. Rely upon the Oregon Department of Forestry, through its administration of the Oregon Forest Practice Rules, to mitigate adverse impacts of commercial forestry upon fish and wildlife habitat.

Findings of Fact: There will be no commercial farm and forest practices on the property; there are no fish and wildlife areas. This implementing strategy has been satisfied.

d. Limit the alteration of natural vegetation in riparian zones, and in locations identified as significant water areas and wetlands thereby preserving fish and wildlife habitat.

Findings of Fact: There will be no commercial farm and forest practices on the property; there are no fish and wildlife areas. This implementing strategy has been satisfied.

e. Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations. The recommendations of the Wildlife Habitat Protection Plan shall be applied to development applications for land outside an urban growth boundary.

Findings of Fact: To the applicant's knowledge, the subject property is not located in a

Wildlife Habitat Protection Zone. Regardless, there should be no impact by the applicants desire to change the current land use designation from EFU to AF-5. Therefore, this implementing strategy is not applicable to this application.

f. Implement the recommendations of the Tualatin Basin Fish & Wildlife Habitat Program for rural areas of Washington County to promote efforts to enhance and conserve significant riparian habitat corridors.

Findings of Fact: No development is proposed as part of this application. To the maximum extent possible, the applicant will promote the enhancement and conservation of significant riparian habitat corridors. This implementing strategy has been satisfied.

POLICY 14 - PLAN DESIGNATIONS

It is the policy of Washington County to maintain distinct comprehensive plan map designations for the area outside the county's Urban Growth Boundaries and to provide land use regulations to implement the designations.

Implementing Strategies

The County will:

a. Designate Natural Resource lands in the following manner:

1. Lands which meet the definitions and criteria for agricultural lands contained in LCDC Goal 3 and OAR Chapter 660, Division 05 shall be designated Exclusive Farm Use (EFU) and lands which meet the LCDC Goal 4 definition of forest land shall be designated Exclusive Forest and Conservation (EFC). In determining which Plan Designation shall apply (EFU or EFC) when land meets criteria for both the EFU and EFC District, the following factors shall be utilized to determine the appropriate designation:

- A. Soil types as related to Goal 3 and forest classifications as related to Goal 4.
- B. The predominant use of the property.
- C. The predominant use of the surrounding properties (must be contiguous or be a sufficiently large block of land).
- D. What kinds of crops or forest uses would be possible on the parcel given the size and conflicts with adjacent uses.
- E. Physical characteristics of the site.
- F. Whether the site is or has been on a farm or forest deferral.

2. Lands which were zoned Agriculture and Forest-5 or 10 by the 1973 Comprehensive Framework Plan and for which an LCDC Goal 2 Exception has not been provided shall be designated Agriculture and Forest-20.

- **The Paul Lee property has never been in "farm deferral". Further going back, 30 years, at no time was the property farmed commercially.**
- **Soil Type And Suitability For Agricultural Production on the Paul Lee Property**

- **Finding of Fact: Appendix L** contains maps of the soil types and assessments for the potential for agricultural use.
 - The first set of maps (all maps are from the national USDA Natural Resources Data Base) indicate the topsoil's types and their rating as a topsoil source; which is:
 - 61% of the Paul Lee Property is rated fair for topsoil quality
 - 39% of the Paul Lee Property is rated poor for topsoil quality
 - Thus it would appear that the soil would not lend itself to commercial agricultural farm production; the soils are simply not good enough.
 - The second set of maps indicate the potential for growing trees as an agricultural resource on the property. It identifies the following ratings for growing seedlings on the Paul Lee Property:
 - 62% Of the Paul Lee Property is rated low for the ability to plant seedlings and having them survive;
 - 26% of the property is rated moderate as to the ability of the seedlings to survive, i.e. a 50-50 chance of survival;
 - 12% of the property is rated high.
 - Thus it would appear for even the planting of seedlings, the soils are not sufficient enough, throughout the property to undertake bank loans and investment to plant and create a commercial operation. That is too little of the property can grow seedlings effectively.
- **Finding of Fact & Conclusion: The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural production possible. The fact that is has never been in farm deferral and never been farmed commercially also indicates its unsuitability as an agricultural resource.**

Findings of Fact: Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property

- **Findings of Fact:** On three sides the property is surrounded by AF-10 and AF-5 lots, of similar soil types that were rezoned from EFU at the time of the adoption of the Washington County Comprehensive Plan. This is the nature of the land use patterns surrounding the Paul Lee property. Because of this land use pattern of development, there is no scope for on going agricultural activities on the Paul Lee parcel. This is because:
 2. **Appendix K** contains maps of the Paul Lee property and the incidence of AF-10 and AF-5 lots surrounding it (that is the Appendix contains maps of the adjacent properties and their uses):
 - a. To the north, 7 out of 9 lots are zoned AF-5; or 78% of the lots are in AF-10 or AF-5.
 - b. To the east, 24 of 25 lots are in Af-10; or 96% of the lots are in AF-10.
 - c. To the south, 22 of 25 lots are in AF-5 and one in AF-10; or 88% are in AF-5 and 4% are in AF-10; for a total of 92% in AF-5 or AF-10.

- d. To the east there are is both EFU and AF-5 lots, approximately 50% of each. However the Paul Lee property is very steep on its western boundary and the western boundary is bounded by NW Dick Road and by a huge railroad trestle and railroad right-of-way; making commercial farming of this portion impractical.
- e. Because of the boundaries on the western portion of the Paul Lee property; it is clear that any further expansion west of the rezoned area would also not be practical. Thus these natural boundaries would limit the expansion of rural residential to the Paul Lee property only.

- **Findings of Fact & Conclusion: The rezone of the Paul Lee property from EFU to AF-5 will not facilitate an expanding pattern of small lot subdivisions due to natural and manmade boundaries and the existing patterns of adjacent rural residential development (96%; 88%; 92%; 50% on all four sides) indicate to practical agricultural resource development can occur. The adjacent land to the Paul Lee Property; the relationship of the adjacent land and its present use to the Paul Lee property; are irrevocably committed to other uses.**

The existing parcel size and ownership patterns of adjacent lots indicate this criterion is met to justify the zone change from EFU to AF-5 and the property should be rezoned an "exception area".

- b. Designate Exclusive Agricultural and Forest lands in "large blocks" of 76 acres or more in the legislative process which adopts this plan.

Findings of Fact: Not applicable.

- c. Designate Rural Lands, for which an LCDC Goal 2 Exception is provided to LCDC Goals 3 (Agriculture) and 4 (Forestry), in the following manner:

1. All lands which were zoned AF-5 by the 1973 Comprehensive Plan will be designated AF-5 or AF-10 based upon existing use and the characteristics of the area, unless the criteria for RR-5 can be met.
2. All lands which were zoned AF-10 by the 1973 Comprehensive Plan will be designated AF-10 unless the criteria for RR-5 can be met.
3. Lands which meet the following criteria will be designated RR-5:

- A. Were zoned urban or suburban residential by the 1973 Comprehensive Plan; or
- B. Were zoned AF-5 or AF-10 in the 1973 Comprehensive Plan and were interspersed with urban or suburban zoning districts; and

- C. In addition, meet the following criteria;

1. Relocated within the Wolf Creek Highway or Tigard Water District and are contiguous to land zoned RS-1; or
2. Consist of a platted subdivision or other area which has been developed to suburban density and is not in farm or forest use as those terms are defined by ORS Chapter 215 or LCDC Goal 4.
4. All lands which were zoned urban or suburban residential will be designated either RR-5, AF-5 or AF-10 in accord with the purpose and intent of the appropriate land use district and

the character of the surrounding area.

5. All lands which were previously zoned Land Extensive Industrial (MA-E), except those areas put into the Rural Industrial District, shall be designated MA-E.

6. Except as provided in subsection 5 above, lands with lawfully created, existing industrial uses shall be designated Rural Industrial (R-IND).

7. All lands with lawfully created, existing commercial uses shall be designated Rural Commercial (R-COM).

8. Recognize existing, lawfully created commercial or industrial uses or those which predate applicable County Land Use Ordinance to the extent of their current site usage by the appropriate Plan Map designation.

Findings of Fact: The criteria for designating the Paul Lee property AF-5 is met; the criteria for designating it RR-5 is not met.

POLICY 15

POLICY 15 EXCLUSIVE FARM USE LANDS

POLICY 15, EXCLUSIVE FARM LANDS:

It is the policy of Washington County to conserve and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products, forest management and open space. Exceptions to this policy may be allowed pursuant to the provisions of LCDDC Goal 2, OAR Chapter 660 Division 04 and the applicable plan amendment criteria in Policy 1. Implementing Strategies

The County will:

- a. Conserve agricultural land in accordance with Oregon State Law, Oregon Revised Statute (ORS) Chapter 215 and LCDDC Goal 3 (agricultural lands) by the adoption and implementation of an Exclusive Farm Use District (EFU) consistent with these requirements.
- b. Place agricultural lands in the Exclusive Farm Use District unless an exception to LCDDC Goal 3 is provided pursuant to the LCDDC Goal 2 Exception Process (OAR Chapter 660, Division 04).
- c. Require that the conversion of agricultural lands designated for Exclusive Farm Use to uses not allowed by ORS Chapter 215 be preceded by a plan amendment pursuant to the provisions of Policy 1.
- d. Allow the division of the lands placed in the Exclusive Farm Use District in accordance with the following:
 1. The lot area is consistent with the agricultural land use policy for the State of Oregon as expressed in ORS 215;
 2. The lot area is of a similar size to existing commercial agricultural operations in the surrounding area;

3. In those instances where it is proposed to locate a farm-related dwelling, the proposed lot area is of sufficient size to support commercial production of food or fiber using accepted farm practices as defined in ORS 215.203(2)(C);
 4. Approval of the partitioning will not seriously interfere with the preservation of wildlife or fish habitat areas as identified in the Washington County Comprehensive Plan, or interference will be mitigated; and
 5. Any additional criteria as set forth in the County's Exclusive Farm Use District.
- e. Limit residential uses within the Exclusive Farm Use District to those permitted by ORS Chapter 215.
 - f. Permit non-farm/non-forest uses only when not in conflict with agricultural or forestry activities.
 - g. Require that an applicant for non-farm use record a waiver of the right to remonstrate against accepted farm or forest practices including spraying.
 - h. Maintain agricultural lands in blocks large enough to encourage and maintain commercial agricultural activities when considering Plan Amendments. This strategy will be used as one of the criteria in the designation of lands in the EFU District in the legislative process of adopting this plan.
 - i. Encourage the development of irrigation systems in support of agricultural production.
 - j. Cooperate with Clean Water Services, the Oregon State Extension Service and the Natural Resources Conservation Service in promotion of education and dissemination of information on agricultural management and practices that preserve and protect natural resources such as fish and wildlife habitat.

Provide for the creation of a non-buildable lot within the Exclusive Farm Use District with the filing of a restrictive covenant in the deed of records of the County.

Finding of Fact: The Paul Lee property has never been in “farm deferral”. Further going back, 30 years, at no time was the property farmed commercially.

- **Soil Type And Suitability For Agricultural Production on the Paul Lee Property**
- **Finding of Fact: Appendix L contains maps of the soil types and assessments for the potential for agricultural use.**
 - **The first set of maps (all maps are from the national USDA Natural Resources Data Base) indicate the topsoil’s types and their rating as a topsoil source; which is:**
 - **61% of the Paul Lee Property is rated fair for topsoil quality**
 - **39% of the Paul Lee Property is rated poor for topsoil quality**
 - **Thus it would appear that the soil would not lend itself to commercial agricultural farm production; the soils are simply not good enough.**

- **The second set of maps indicate the potential for growing trees as an agricultural resource on the property. It identifies the following ratings for growing seedlings on the Paul Lee Property:**
 - **62% Of the Paul Lee Property is rated low for the ability to plant seedlings and having them survive;**
 - **26% of the property is rated moderate as to the ability of the seedlings to survive, i.e. a 50-50 chance of survival;**
 - **12% of the property is rated high.**
 - **Thus it would appear for even the planting of seedlings, the soils are not sufficient enough, throughout the property to undertake bank loans and investment to plant and create a commercial operation. That is too little of the property can grow seedlings effectively.**
- **Finding of Fact & Conclusion: The exception area, the Paul Lee Property does not have sufficient soils to make commercial agricultural production possible. The fact that is has never been in farm deferral and never been farmed commercially also indicates its unsuitability as an agricultural resource.**

It is clear that there are no commercial agricultural uses in the adjacent area of the subject parcel (looking at the aerial photo in Appendix A and B. The subject parcel is surrounded by small parcels, most of which have been determined by the County to be Marginal Lands and subsequently developed with single family non-farm dwellings. The subject parcel is not devoted to farming, there is no evidence of the identified crops listed in this Policy to include crop production, grape growing, nursery production, or nut trees are present in the adjacent area.

Further, this request is being processed in conformance with Statewide Goal 2 provisions for an exception. As a result, this proposed Plan Amendment is not in conflict with the intent and implementing strategies of Rural Plan Policy 15 Exclusive Farm Use.

POLICY 18

Policy 18 Rural Lands

Policy 18 Rural Lands

It is the policy of Washington County to recognize existing development and provide lands which allow rural development in areas which are developed and/or committed to development of a rural character.

Implementing Strategies

The County will:

- a. Recognize "Rural Lands" with the following plan map designations:

1. Agricultural and Forestry-10 (AF-10)

2. Agricultural and Forestry-5 (AF-5)
3. Rural Residential-5 (RR-5)
4. Rural Commercial (R-COM)
5. Rural Industrial (R-IND)
6. Land Extensive Industrial (MA-E)

b. During the plan adoption and revision processes, provide the opportunity for citizens to present testimony indicating additional land which they believe to be developed and committed for development.

c. Consider the identification of additional lands for the "Rural Lands" plan map designations through the plan amendment procedures in Policy 1.

d. Ensure that proposed development will not adversely affect surrounding agricultural and/or forestry activities by requiring that applicants for residential, commercial or industrial uses on land designated for rural development record a waiver of the right to remonstrate against accepted farm or forestry practices on nearby lands.

Findings of Fact: In the Rural/Natural Resource portion of Washington County, many areas are currently developed and/or committed to small acreage homesites; the County must recognize this type of development which has resulted from previous decisions of the County and of individual landowners.

Because of this existing development on lands which would otherwise meet the definitions of agriculture and forest lands in Goals 3 and 4, Washington County has taken an exception, as required by LCDC Goal 2. Taking exception through Goal 2 will allow these uses to continue and will allow some additional development where these lands have been previously committed to limited farm and forest uses.

Where development does occur in rural areas, the public facilities and services necessary will be available at a level adequate to serve the proposed development. Services necessary for development will include an adequate supply of drinking water, roads, schools, and police and fire protection.

This proposal supports the strategy that existing development on lands which would otherwise meet the definitions of agriculture and forest lands in Goals 3 and 4, Washington County has taken an exception, as required by LCDC Goal 2. Taking exception through Goal 2 will still allow these uses to continue and further supports additional development where these lands have been previously committed to limited farm and forest uses that are not commercial uses. As noted in this Policy, there is limited farm and forest uses on lands that an exception can be applied for. The subject parcel is limited in size and being surrounded by non-farm uses limit its use as a viable, productive commercial farm or forest unit. This exception process is devoted to ensuring farm and forest uses on nearby farms or forest production is not impacted. Conclusion: This proposal meets with the intent and strategies of Policy 18 Rural Lands, since there are no commercial scale farming, on the Paul Lee Property or in agricultural production in the adjacent area.

POLICY 22 - PUBLIC FACILITIES AND SERVICES

It is the policy of Washington County to provide Public Facilities and Services in the Rural/Natural Resource Area in a coordinated manner, at levels which support rural type development, are efficient and cost effective, and help maintain public health and safety.

Implementing Strategies

The County will:

a. Review the adequacy of the following public services and facilities in conjunction with new development:

1. Schools
2. Fire and police protection

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this connection will be satisfied.**

Service is adequate to accommodate the proposed plan amendment. The proposed use will add 4 rural residential homesites after subdivision approval; presumably the homesites will be for the Paul Lee family; a grown son; and elderly relatives, there would be no affect on the school service level.

Similarly, Fire protection is provided by the North Plains Fire Department. Service is adequate to accommodate the proposed plan amendment. Police protection is provided by the Washington County Sheriff's office. The Sheriff's office has indicated that service level is adequate for emergency calls only. The base level of service in Washington County is 0.50 officers per 1,000 population. This implementing strategy has been satisfied.

b. Establish a coordination system with all special districts, jurisdictions, agencies and private corporations that now or will provide the appropriate level of public facilities and service to the Rural and Natural Resource area.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**

c. Continue to provide the following facilities and services:

Service Portions of County Served
Public Health Countywide
Sheriff Patrol Countywide
Detention Facility Countywide
Assessment and Taxation Countywide
Records and Elections Countywide
Road Maintenance County Roads
Land Development Regulation Unincorporated areas
Cooperative Library System County
Solid Waste Collection System Unincorporated areas
Management (franchising) Unincorporated areas
Solid Waste Disposal, Siting & Unincorporated areas outside Metro's
Management Jurisdictional boundary

Findings of Fact: The subject property is located in:

- **The Hillsboro School District**
- **Fire District #2**
- **Washington County Sheriff's Department**
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**

d. Establish agreements between the County and service providers. The agreements shall provide:

1. Review of development proposals,
2. Review of proposed service extension or facility expansion,
3. Service district annexation,
4. Criteria or documents to be used in planning service extensions, new facilities, or facility improvements,
5. Standards to be used in assessing "appropriate" or "adequate" service levels,
6. Area or clientele to be served now and in the future,
7. Consistency of service provider activities with Plan policies, strategies, and land use designations,
8. Coordination between the County and any high growth school districts in addressing capacity needs,
9. Coordination of capital improvement programs (of the County and service providers), and
10. Procedures for amending the agreement.

Findings of Fact: The subject property is located in:

- **The Hillsboro School District**
- **Fire District #2**
- **Washington County Sheriff's Department**
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**

e. Permit sewer lines to be established in the Rural-Natural Resource area to relieve an identified health hazard, except that sewer lines may traverse the Rural-Natural Resource area in order to facilitate service to urban areas. However, a connection to an existing sewer line may be approved for a residential use pursuant to OAR 660-011-0060(8) and (9). After a sewer line has been installed, it may be used by a farmer for disposal of sewage in connection with a farm labor camp or in connection with a food processing operation.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**
- **No proposed sewer lines have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

f. Recognize Metro's responsibility and authority to prepare and implement the Regional Solid Waste Management Plan and participate in its preparation and implementation as necessary.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**
- **No solid waste facilities have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

g. Provide appropriate land use designations and clear and objective standards for planned waste facilities identified in the Regional Solid Waste Management Plan.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**
- **No waste facilities have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

h. Manage and coordinate both the collection and disposal of solid waste through the existing franchise system.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**
- **No waste facilities have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

i. Encourage franchised solid waste collectors to expand the opportunities for recycling of solid waste by individual households and businesses.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**

Findings of Fact: No waste facilities have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.

j. Allow for the formation or expansion of community, private or public water supply systems or the extension of extraterritorial water lines to serve the following land use districts.

Agriculture and Forest-10 (AF-10)

Agriculture and Forest-5 (AF-5)

Rural Residential-5 (RR-5)

Rural Commercial (R-COM)

Rural Industrial (R-IND)

Land Extensive Industrial (MA-E)

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this connection will be satisfied.**
- **No community, private or public water supply systems have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

k. Allow for the formation or expansion of community, private or public supply water systems utilizing

water sources other than the extraterritorial water line extensions to serve existing dwellings in areas designated Exclusive Farm Use, Exclusive Forest and, and Agriculture and Forest-20. The water supply system shall not provide service to non-resource lands such as AF-10, AF-5 or R-COMM.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**
- **No community, private or public water supply systems have been identified within the subject property. Therefore, this implementing strategy is not applicable to this application.**

I. Allow for the connection of existing dwellings in areas designated Exclusive Farm Use, Exclusive Forest and Conservation, and Agriculture and Forest-20 through extraterritorial water line extension to community, private or public water supply systems upon documentation of one of the following:

1. The water from an existing well does not meet Environmental Protection Agency (EPA) Safe Drinking Water Standards. The following documentation shall be submitted:

- a. A letter from an EPA approved testing laboratory stating that the water source does not meet EPA Safe Drinking Water Standards and listing the contaminants; or
- b. A letter from the Washington County Department of Health and Human Services stating the water does not meet EPA Safe Drinking Water Standards and listing the contaminants. It must be demonstrated that reasonably priced readily available technology for filtering, chlorination or other on-site treatment cannot bring the water quality up to standard. "Reasonably priced" is defined as equal to or less than the estimated cost to hook to a community private or public water system.

2. The amount of water available from an existing well is insufficient for domestic use. Insufficient water supply is defined as an existing well which does not produce usable quantities of water for domestic consumption due to the geologic formation. It must be demonstrated that deepening the well will not, in all probability, result in an increase in usable water supply. Documentation is to be provided by a qualified geologist or hydrologist and the property owner must demonstrate that a reasonably priced water storage will not result in adequate usable water supply.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- **Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.**
- **At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.**

- The proposal is to change the land use designation from EFU to AF-5; as a result well logs are required. Appendix M contains the well logs around the Paul Lee Property of approximately one-half mile. Also two state well's Wash 5250 and Wash 1193 are near the Paul Lee Property in the vicinity of NW Phillips Road and NW Valley Vista Road. Well Wash 5250 indicates that the water level in the vicinity has been steady over the last 50 years; between 70 to 90 feet. In 1995 The water levels began to cycle up and down, between a high of 75 feet and a low of 105 feet. Looking at the first graph in Appendix M; the water levels basically began to rise in 1995, over the previous 35 years. With Well Wash 1193; the water levels have fluctuated between 85 feet and 110 feet over the last 50 years. Around 1996 they began to rise and hold steady; although some years saw some drops. Based on the well logs; it can be stated that there will be no impact to the water resources. This implementing strategy has been satisfied.

m. Allow for the formation or expansion of community private or public water supply systems in areas designated Exclusive Farm Use, Exclusive Forest and Conservation, and Agriculture and Forest-20 utilizing on-site groundwater sources, not extraterritorial water sources, to serve those uses approved by the County to ORS 215.213, OAR 660-33 or OAR 660-06 on the same property as the water system.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.
- At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.
- The property will continue to be served by private wells. Therefore, this implementing strategy is not applicable to this application.

n. Include as an element of the Resource Document of the Comprehensive Plan, the School Facility Plans adopted by high-growth school districts pursuant to ORS 195.110. The County will also provide notice to the affected high growth school district when considering a plan or land use regulation amendment that affects school capacity.

Findings of Fact: The subject property is located in:

- The Hillsboro School District
- Fire District #2
- Washington County Sheriff's Department
- Appendix H contains the Service Availability signed statements by each of the three service providers indicating that Service Level is Adequate.
- At the subdivision application phase, to establish the new four lot rural homes; this will be satisfied.
- The North Plains School District is not a high growth school district; public notice will be provided to them of this proposed Plan change. Therefore, this implementing strategy is not applicable to this application.

POLICY 23 - TRANSPORTATION

It is the policy of Washington County to regulate the existing transportation system and to provide for the future transportation needs of the County through the development of a Transportation Plan as an Element of the Comprehensive Plan.

Implementing Strategies:

The County will:

a. Combine the transportation features of the urban and rural areas in a single County-wide Transportation Plan. The Transportation Plan will address the major roadway system (i.e. non-local roads) and designate roads and streets that are part of the major system. The Rural/Natural Resource Plan and the Community Plans will address the local road system and designate the streets and roads that are part of that system;

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

b. Specify the necessary transportation improvements, maintenance and reconstruction activities needed to carry out the Comprehensive Plan in the Transportation Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

No public transportation improvements are planned as part of the proposed change in land use designation from EFU to AF-5.

c. Implement the Transportation Plan capital improvements and maintenance programs through a combination of public expenditures, private development actions and the assessment of impact fees.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

d. In cases of direct conflict between the Transportation Plan and a Community Plan or the Rural/Natural Resources Plan Element functional classification and/or location of a proposed road, the Transportation Plan shall take precedence.

The subject property is serviced by NW Valley Vista Road, which is classified as a local road. No other public roadways are proposed.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

e. The addition of new roads or streets to the major roadway system will be designated through the Transportation Plan unless specified otherwise by the Transportation Plan. New neighborhood routes may also be designated through the development review process. New local streets or roads will be designated through the development review process or by amendments to the Community Plans or the Rural/Natural Resource Plan;

No other public roadways are proposed; there will be a local easement and driveway that will eventually serve the new four rural homes; it will be built to County standards of a width of 30 feet (see conceptual site plan in Appendix O).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

f. Amendments to the Rural/Natural Resource Plan shall be consistent with the applicable policies and strategies of the Transportation Plan.

If approved, the request will amend the Rural/Natural Resources Plan to change the current zoning from EFU to AF-5. The applicants must demonstrate that by amending the zoning designation, there will be no significant or detrimental impact to the current operation capacity and safe travel of vehicular traffic along SW David Hill Road, which provide direct access to the subject property. For further information, refer to Section 4, Washington County Transportation Policies and Regulations.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

Applicable Washington County 2020 Transportation Plan Policies and Regulations

The following information responds to Washington County Transportation Plan policies and regulations. The Findings of Facts to individual sections are highlighted in bold for each applicable policy and/or regulations. Policies addressed include:

Transportation Plan Considerations

Policy 1 Travel Needs
Policy 2 System Safety
Policy 4 System Funding

Policy 5 System Implementation and Plan Management
Policy 6 Roadway System
Policy 10 Functional Classification
Policy 19 Transportation Planning Coordination and Public Involvement

POLICY 1.0 - TRAVEL NEEDS

It is the policy of Washington County to provide a multi-modal transportation system that accommodated the diverse travel needs of Washington County residents and businesses.

Strategies:

1.1 Provide a multi-modal transportation system that supports the land uses delineated in the County's and other applicable comprehensive plans, minimizes reliance on any single travel mode, and makes progress toward achieving mode share targets identified in Strategy 5.3 of this Plan.

The primary access to the subject property is from by NW Valley Vista Road. There are no bus, bicycle or pedestrian systems in existence. The proposal is to change the land use designation from EFU to AF-5. This plan amendment is not expected to have a detrimental impact on the capacity or service levels. There should be no impacts by the applicants desire to change the current land use designation from EFU to AF-5.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

1.2 Provide a transportation system that meets the mobility and accessibility needs of Washington County residents and businesses, including movement of goods and services, as defined by performance standards identified in Table 5 of this Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

1.3 Provide an interconnected transportation network that effectively links subareas of the County and the regional system, encourages non-auto travel and minimizes out-of direction travel through appropriate sizing and spacing of its major elements, and which, when properly managed in conjunction with other strategies in the Plan reduces growth in vehicular miles traveled per capita.

NW Valley Vista Road connects to NW Phillips Road that connects to Helvetia Road that connects to Hwy 26. These roadways connect the subject property to other portions of the County and the regional system. There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

1.4 Provide a transportation system with facilities that are accessible to all people, complying in the process with applicable provisions of the Americans With Disabilities Act (ADA).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation. All ADA requirements will be adhered to.

1.5 Encourage and support transportation services that meet the needs of the transportation disadvantaged, including children, elderly and low-income area residents as provided for in the Regional Transportation Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

1.6 Ensure that progress toward meeting travel needs in Washington County is financially, environmentally, geographically and modally balanced as defined by Plan implementation and management priorities.

To the applicant's knowledge, there are no plans to upgrade or improve any of the surrounding roadways. There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 2.0 - SYSTEM SAFETY

It is the policy of Washington County to provide a transportation system that is safe.

Strategies:

2.1 Ensure systems supporting motor vehicle, bus, bicycle and pedestrian travel are structurally and operationally safe.

The primary access to the subject property is from NW Valley Vista Road.

This roadway is a two-lane County roadway with a paved surface. There are no bus, bicycle or pedestrian systems in existence. There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.2 Periodically conduct the review necessary to identify and correct transportation facility and system design and operation problems.

The County has exclusive maintenance responsibilities of NW Valley Vista Road; there is sufficient road depth and width to accommodate increased traffic as a result of a change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.3 Identify solutions for safety problems utilizing design standards that provide or preserve the intended multi-modal function of system facilities as defined in the Transportation Plan.

As previously mentioned, NW Valley Vista Road serves as the primary access to the site. Currently, the access point to the subject property are placed to maximize the sight distance and promote safe entry. Future accesses entering and exiting the site should be located to comply with this policy. There should be no impacts by the applicant's desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.4 Identify and prioritize transportation system safety capital improvement projects through the Washington County Transportation Capital Improvement Program.

To the applicant's knowledge, none of the surrounding roadways are listed on the County's Transportation Capital Improvement Program. There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific

site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.5 Program transportation system maintenance expenditures through the annual Washington County Road Maintenance Program to ensure that systems supporting all modes of travel are maintained in a safe condition.

Existing transportation systems are adequate to serve the subject property. There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

2.6 Work with other agencies and organizations to provide educational programs that improve public understanding of safe and efficient use of the transportation system.

There are no known educational programs designed to improve public understanding of safe and efficient use of the transportation system in this area. There should be no impacts by the applicant's desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 4.0 - SYSTEM FUNDING

It is the policy of Washington County to aggressively seek adequate and reliable funding for transportation facilities and services, and to ensure that funding is equitably raised and allocated.

Strategies:

4.1 Develop funding mechanisms adequate to support the Transportation Plan, that provide resources in a manner that is consistent with Plan policies and in cases where improvements are jointly funded, consistent with the priorities and policies of other involved jurisdictions.

To the applicant's knowledge, there are no funding mechanisms being planned to improve the roadways systems in this area.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific

site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

4.2 Address transportation system maintenance and operations needs through financing mechanisms that recognize the primary responsibility of system users, distinguishing between countywide and local responsibilities.

To the applicant's knowledge, there are no funding mechanisms to improve the roadways systems in this area.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

4.3 Recognize that addressing transportation system needs on local government facilities is primarily the financial responsibility of Washington County residents, businesses and system users who create those needs.

To the applicant's knowledge, there are no funding mechanisms to improve the roadways systems in this area.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

4.4 Provide a transportation system improvement funding structure in which the benefits from tax- and fee-funded improvements and services accrue to those who pay for them.

To the applicant's knowledge, there are no permanent funding structures to improve the roadways systems in this area.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 5.0 - SYSTEM IMPLEMENTATION AND PLAN MANAGEMENT

It is the policy of Washington County to efficiently implement the transportation plan and to efficiently manage the transportation system.

Strategies:

5.1 Provide a transportation system that accommodates travel demand consistent with applicable performance standards for all modes of travel, recognizing a need to minimize or mitigate impacts

on existing neighborhoods.

The primary access to the subject property is from NW Valley Vista Road. This roadway is a two-lane County roadway with a paved surface. There are no bus, bicycle or pedestrian systems in existence. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.2 Efficiently manage the allocation of County resources for capital projects through the Washington County Transportation Capital Improvements Program.

NW Valley Vista Road is classified as a local roadway. To the applicant's knowledge, there is no implementation of the transportation plan that would result in capital improvements to these roadways.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.3 Implement plan strategies that are necessary to make progress toward achieving the 2040 Regional Non-Single Occupant Vehicle mode share targets prescribed in the Regional Transportation Plan, these being 45-55 percent in Regional Centers, Town Centers, Main Streets, Light Rail Station Areas and Corridors; and 40-45 percent in Industrial and Employment areas, Inner and Outer neighborhoods and for Intermodal facilities.¹

There are no relevant strategies in the Plan that would apply to this rural area. Therefore this implementing strategy is not applicable to this application.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.4 Efficiently manage County resources for transportation system maintenance and preservation through the Washington County Road Operations and Maintenance Program.

To the applicant's knowledge, the Washington County Road Operations and Maintenance Program adequately manages the maintenance of these roadways. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.5 Develop a long-term financial strategy that supports cost-effective and timely implementation of transportation system capital improvement and operations and maintenance programs.

To the applicant's knowledge, there is no long-term strategy for improving the transportation system. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.6 Communicate and coordinate with other jurisdictions and transportation agencies to ensure orderly and efficient development and operation of the system as a whole and that applicable federal, state and regional planning directives are met.

To the applicant's knowledge, there is no implementation of the transportation plan that would result in improvements to these roadways. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.7 Develop, emphasize and support plan transportation demand management and demand reduction strategies as mechanisms for reducing vehicle trips and shifting travel to off peak travel periods.

To the applicant's knowledge, there is no implementation of the transportation plan that would result in improvements to these roadways. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.8 Develop, emphasize and support transportation system management strategies as mechanisms for maximizing transportation system operating efficiency.

To the applicant's knowledge, there are mechanisms for maximizing transportation system operating efficiency. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.9 Research, develop and implement new technologies that improve transportation services.

To the applicant's knowledge, no research, develop or implement new technologies that improve transportation services have been identified. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

5.10 Encourage the identification of issues in the plan monitoring process that may not be adequately addressed during plan implementation, and address these issues through plan amendments or the next plan update.

To the applicant's knowledge, there is no identification of issues in the plan monitoring process. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 6.0 - ROADWAY SYSTEM

It is the policy of Washington County to ensure that the roadway system is designed in a manner that accommodates the diverse travel needs of all users of the transportation system.

Strategies:

6.1 Provide a roadway system necessary to support travel demand associated with anticipated future development of land uses identified in the County's Comprehensive Plan at or better than the standards identified in Table 5 and consistent with policies identified in this plan.

The primary access to the subject property is NW Valley Vista Road. This roadway is a two-lane County roadway with a paved surface. There are no bus, bicycle or pedestrian systems in existence. There should be no impact by the applicants desire to change the current land use designation from AF-20 to AF-5. The roadway system will not degrade the planned motor vehicle performance measure as a result of the change in land use designations.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.2 Design and implement a roadway system with characteristics necessary to encourage and support non-auto travel and not negatively impact neighborhoods.

NW Valley Vista Road has a ROW design width of 50 feet. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.3 Identify and implement projects necessary to improve performance and reduce system design deficiencies in roadway corridors and segments that are operating or forecasted to operate at less than acceptable standards as identified in Table 5.

To the applicant's knowledge, there are no implementation projects identified to improve performance and reduce system design deficiencies. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.4 Implement the roadway system in a manner that enhances accessibility by all modes by developing projects necessary to address access deficiencies.

There are no implementation projects identified to enhance the roadway system in a manner that enhances accessibility by all modes. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific

site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.5 Implement the roadway system to provide access to choices for transportation disadvantaged people, including youth, elderly and disabled. Provide barrier free roadways and other transportation facilities that comply with the Americans with Disabilities Act of 1990. Identify and assess structural barriers for transportation disadvantaged populations in the current transportation system, and address these through a comprehensive program.

There are no implementation projects identified to provide alternative choices for transportation for disadvantaged people, including youth, elderly and disabled. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.6 Design and manage the transportation system to minimize excessive traffic volumes and speeds on Neighborhood Routes and Local streets, while maintaining adequate neighborhood access.

The primary access to the subject property is from by NW Valley Vista Road.

This roadway is a two-lane County local roadway with a paved surface. The design in itself, deters excess speeds due to it vertical and horizontal curves and surfacing material. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.7 Develop County Street Design standards, as appropriate, consistent with the Regional Transportation Plan and Metro's publication entitled 'Creating Livable Streets – Street Design Guidelines for 2040'.

The County has developed standard street design standards consisting of Arterial, Collector and Local roadways. NW Valley Vista Road has a ROW design width of 50 feet. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.8 Until the revisions contemplated in Strategy 6.7, above, are completed, consider the street design characteristics set forth in the Regional Transportation Plan and Metro's publication entitled

'Creating Livable Streets – Street Design Guidelines for 2040' during development review and project development, when construction or reconstruction is proposed on roadway segments and intersections identified on the Regional Street Design Overlay Map, either in association with private development or as part of a public project.

Findings of Fact: There should be no impacts by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.9 Identify and prioritize roadway capital improvements through the Transportation Capital Improvement Program.

The primary access to the subject property is from by NW Valley Vista Road. This roadway is a two-lane County roadway with a paved surface. None of the previously mentioned street is identified in the County's Transportation Capital Improvement Program. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.10 Identify and mitigate potential impacts of roadway system improvement projects on the built and natural environments utilizing the transportation project development and development review processes.

As previously mentioned, the primary access to the subject property is from NW Valley Vista Road. This roadway is a two-lane County roadway with a paved surface. Since there are no planned improvements, there is no potential for mitigation as a result of roadway improvements.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.11 Require new development or redevelopment projects to comply with local street connectivity, access management, parking and other applicable regulations in the Community Development Code, the Community Plans and the Rural/Natural Resource Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance

and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

6.12 There continues to be considerable discussion in the Washington County community about how best to define and address north-south circulation and capacity needs in the western urban areas – between Hillsboro and the Tualatin/Sherwood area. This Plan identifies these needs and the facilities, programs and services necessary to accommodate them in a manner that is consistent with State, Regional and other local government transportation plans. This approach includes planned construction of numerous large projects within the Urban Growth Boundary and requires acceptance of several “deficiency areas” throughout the County.

Findings of Fact: The subject property does is not located between Hillsboro and the Tualatin/Sherwood area.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 10.0 - FUNCTIONAL CLASSIFICATION

It is the policy of Washington County to ensure the roadway system is designed and operates efficiently though use of a roadway functional classification system.

Strategies:

10.1 Apply the Washington County roadway system functional classification system described below and illustrated in the Functional Classification System Map (See Figures 4a-f). Functional Classification Descriptions:

A. Principal Arterials (Freeways and Highways) form the backbone of the motor vehicle network. These routes connect over the longest distance (sometimes miles long) and are spaced less frequently than other Arterials or Collectors. These highways generally span several jurisdictions and often have statewide importance. At a minimum, highways that are classified by ODOT as Interstate or Statewide Highways are considered Principal Arterials. Important characteristics of Principal Arterials include:

- Freeways have the highest level of access control, including grade-separated interchanges. No at-grade driveways or connections are allowed.
- Highways generally have limited at-grade connections.
- Freeways and highways provide connections for the movement of people, services and goods between the central city, regional centers and destinations beyond the region.
- Principal Arterials that aren't freeways will be managed to minimize the degradation of capacity while providing limited access to abutting properties.

B. Arterial Streets interconnect and support the Principal Arterial highway system. Arterials intended to provide general mobility for travel within the region. Correctly sized Arterials at appropriate intervals allow through trips to remain on the Arterial system thereby discouraging use

of Local streets for cut-through traffic. Arterial streets link major commercial, residential, industrial and institutional areas. Characteristics of Arterials include:

- Arterials serve as primary connections to Principal Arterials, and should also connect to other Arterials, Collector and Local streets, where appropriate.
- Arterials in the rural area provide urban-to-urban secondary connections to neighboring cities, and farm-to-market access between urban and rural areas. Urban-to-urban rural Arterials provide key connections to the regional motor vehicle system and 2040 land use components inside the urban growth boundary. Farm-to-market rural Arterials provide farm-to-market access between urban and rural areas. Most rural Arterials serve a mix of urban-to-urban and farm-to-market traffic.
- Arterials provide freight movement in support of Principal Arterials.
- Arterials have moderate access control for cross streets and driveways. Typically, residential driveways are not allowed access to Arterials.

C. Collector Streets provide both access and circulation between residential, commercial, industrial and agricultural community areas and the Arterial system. As such, Collectors tend to carry fewer motor vehicles than Arterials, with reduced travel speeds. Collectors may serve as freight access routes, providing local connections to the Arterial network. Collector characteristics include:

- Collectors connect neighborhoods to nearby centers, corridors, station areas, main streets and nearby destinations in the urban area. Land development should not be sited to obstruct the logical continuation of Collector streets.

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- In the rural area, Collectors are a primary link between the local street system and Arterials for freight, people, goods and services.
- Access control on Collectors is lower than on Arterials. Commercial, industrial and institutional uses will be eligible for direct access to Collectors in accordance with the provisions of Article V of the Community Development Code. Direct access to new residential lots is not permitted.

D. Neighborhood Routes (generally former Minor Collectors) are in residential neighborhoods and provide connectivity to the Collector and Arterial system. They do not serve citywide or community circulation. Because traffic needs are greater than a Local street, certain measures should be considered to retain the neighborhood character and livability of these routes. Neighborhood traffic management measures are allowed (including devices such as speed humps, traffic circles and other devices). New neighborhood routes may be established via the land development process.

- The Neighborhood Route designation is appropriate for urban areas where neighborhood forms are more compact and the routes are much shorter than typically occur in the rural area.
- Traffic management measures are allowed.

E. Commercial/Industrial Streets are intended to provide access to commercial or industrial properties. The application of this designation through the development review process may require a different design standard than the underlying functional classification designation.

F. **Local Streets** primarily provide direct access to adjacent land. While Local streets are not intended to serve through traffic, the aggregate effect of local street design impacts the effectiveness of the Arterial and Collector system when local travel is restricted by a lack of connecting routes, and local trips are forced onto the Arterial street network. Local street connectivity maps in the Community Plans identify new local street connections that are required by the Community Development Code in conjunction with new development. Rural local roads may be miles long because of large parcels and a relatively sparse street network. Many rural local roadways are unpaved (gravel) and serviceability can vary with rainfall and maintenance. Rural local roads provide direct access to a variety of rural land uses including agriculture, forestry, quarry activities, low-density rural residential uses as well as rural commercial and industrial uses. An objective of this Transportation Plan is to minimize the impacts of urban travel on rural land uses.

Rural Local street characteristics include:

- Paved or oftentimes unpaved surfaces
 - Narrow lane widths with roadside ditches to provide drainage
 - No access control and access points spaced far apart
 - Lack of traffic calming measures, sidewalks and illumination
- Urban Local street characteristics include:
- Traffic calming measures are allowed.
 - Access control is minimal with direct driveway connections permitted from all land use types.
 - A connected network of local streets is required as set forth in the Local Street Connectivity Maps of the Community Plans and in the Community Development Code.

G. **Special Area Collectors** are intended to link traffic from Special Area Local Streets, Special Area Neighborhood Routes, and some Special Area Commercial Streets to Arterials. Speeds should be low to moderate. A moderate degree of non-transit oriented development traffic would be appropriate for these facilities. The design of a Special Area Collector should provide multi-modal access to the Arterial system, station area employment and high-density residential areas while discouraging traffic infiltration on local streets. In addition to autos, these facilities should accommodate primary and secondary bus lines, bike lanes, and sidewalks separated from the street by a landscape strip. Left turn lanes in medium and low-density residential areas would be provided at intersections with Arterials. Developments which are oriented to Special Area Collectors should be employment based or multi-family residential. Single-family residential developments that abut a Special Area Collector should be oriented away from this type of facility.

H. **Special Area Neighborhood Routes** are intended to serve both a traffic collection and distribution function and to provide access to adjacent properties. These facilities are intended to have less volume and less through traffic than Special Area Collectors. Speeds should be low. A limited degree of non-transit oriented development traffic would be appropriate for these facilities. The design of Special Area Neighborhood Routes should emphasize neighborhood orientation by accommodating on-street parking, transit service, and bicycles in a relatively narrow paved width which includes the use of traffic calming measures? Exclusive turn lanes are not appropriate for these facilities, unless needed for safety at intersections with Arterials. Special Area Neighborhood Routes should primarily serve residential land-uses. Development which includes small to medium scale mixed use (commercial/residential) development is also appropriate.

I. Special Area Commercial Streets are intended to serve local access and service needs associated with urban high density residential, mixed use and employment oriented land uses. These roads are not intended to serve through trips but may have significant traffic volumes. The street may not exceed two travel lanes in each direction. Speeds should be low. The design of Special Area Commercial Streets should reflect local intensive urban use by all modes. The road must accommodate autos, trucks, buses and bicycles while also providing transit stop amenities and frequent opportunities for pedestrian crossings. Sidewalks should be wide with tree wells. Special Area Commercial Streets should serve high density residential, mixed use and business districts.

J. Special Area Local Streets are intended to provide direct property access. They are not intended to serve through traffic. Speeds should be low. Non-transit oriented development traffic would be inappropriate for these facilities. The design of Special Area Local Streets should reflect the residential neighborhood function by accommodating on-street parking on a narrow paved width and which includes traffic calming measures that compel autos to drive slowly. Special Area Local Street should serve only low to medium density residential districts.

Washington County roadway system functional classification system consist of arterials, collectors and local roadways. As previously mentioned, the primary access to the subject property is from by NW Valley Vista Road. This roadway is a two-lane County local roadway with a paved surface. There should be no impact by the applicants desire to change the current land use designation. The proposed amendment will not affect the functional classification of the existing roadways.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.2 Special Area Streets are identified on the Special Area Street Overlay Map as well as in the Community Plans. Special Area Street design standards are included in the Washington County Uniform Road Improvement Design Standards.

Findings of Fact: No special streets have been identified within the subject property; other than the private driveways identified in the site plan in Appendix O.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.3 Utilize some or all of the following criteria for defining or modifying functional classification: the extent of connectivity, length of roadway, the spacing or frequency of facilities, land use along the roadway and traffic characteristics.

All of above mentioned criterions assist in defining the Washington Functional Classification System. There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.4 Determine ultimate street design requirements based on a facility's designation in the road Lane Numbers Map (Figure 5), the Planned Bicycle System Map (Figure 13), the Pedestrian System Map (Figures 12a-f), the Transit System Map (Figure 11), the Through-truck Route Map (Figure 14) and considering the Regional Street Design Overlay Map (Figure 3).

Findings of Fact: There should be no impacts by the applicants desire to change the current land use designation from AF-20 to Af-5.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.5 Utilize a facility's ultimate design requirements as defined in Strategy 10.4 to establish conditions of approval for private development projects.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.6 Analysis and design for proposed new road alignments will be performed as funds become available or when development applications for affected property are received.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.7 Additional Neighborhood Routes and Special Area Local Streets will be identified through the development review process.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.8 Resolve conflicts between the Transportation Plan and transportation elements of Community Plans or the Rural/Natural Resource Plan in favor of the Transportation Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.9 Recognize that the functional classification system represents a continuum in which through traffic increases and provisions for access decrease in the higher classification categories. On higher classification roadways, access management will be implemented through the Community Plans and the Community Development Code.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.10 The Transportation Plan also identifies several specific study areas where the function or alignment of the facility has not been determined. These study areas are described below and shown on the Study Area Map.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 19.0 - TRANSPORTATION PLANNING COORDINATION AND PUBLIC INVOLVEMENT

It is the policy of Washington County to coordinate its transportation planning with local, regional, state and federal agencies and to provide opportunities for citizen to participate in planning processes.

Strategies:

19.1 Participate in the regional and state technical and policy decision-making processes.

There should be no impacts by the applicants desire to change the current land use designation. The plan amendment is consistent with the State's Transportation Rule (See section 2).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.8 Resolve conflicts between the Transportation Plan and transportation elements of Community Plans or the Rural/Natural Resource Plan in favor of the Transportation Plan.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.9 Recognize that the functional classification system represents a continuum in which through traffic increases and provisions for access decrease in the higher classification categories. On higher classification roadways, access management will be implemented through the Community Plans and the Community Development Code.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

10.10 The Transportation Plan also identifies several specific study areas where the function or alignment of the facility has not been determined. These study areas are described below and shown on the Study Area Map.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

POLICY 19.0 - TRANSPORTATION PLANNING COORDINATION AND PUBLIC INVOLVEMENT

It is the policy of Washington County to coordinate its transportation planning with local, regional, state and federal agencies and to provide opportunities for citizen to participate in planning processes.

Strategies:

19.1 Participate in the regional and state technical and policy decision-making processes.

There should be no impacts by the applicants desire to change the current land use designation. The plan amendment is consistent with the State's Transportation Rule (See section 2).

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.2 Work with the Washington County Coordinating Committee (WCCC) and the WCCC Transportation Advisory Committee (WCCC TAC) as the primary advisory bodies for countywide transportation coordination with cities in Washington County.

Findings of Fact: There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.3 Involve the public in updating and implementing the Plan by keeping business groups, area employers, citizen participation organizations, neighborhood associations and citizens at large informed, and by providing opportunities for citizens to participate in Plan review and implementation processes.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.4 Make specific efforts to involve populations that are traditionally underserved by the existing transportation system or underrepresented in transportation planning and plan implementation processes.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.5 Work to integrate the findings and recommendations of this Plan with the Regional Transportation Plan where feasible. In locations with persistent problems, work with regional and state agencies and local jurisdictions to develop effective means of alleviating these problems.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance

and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.6 Coordinate with other agencies and organizations to establish adequate, uniform and equitable methods for funding local transportation system needs.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.7 Coordinate with other jurisdictions in Washington County to achieve consistency of roadway design standards.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.8 Bring those deficiencies that have an adverse impact on Washington County facilities to the attention of other jurisdictions.

Findings of Fact: There should be no impact by the applicants desire to change the current land use designation. Therefore this implementing strategy is not applicable to this application.

19.9 Review and consider the transportation system impacts of planning work and, on a case by case basis, land development actions taken by other local jurisdictions and transportation agencies after the Transportation Plan is adopted.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.10 Periodically review the Transportation Plan to consider incorporating the work of local jurisdictions and transportation agencies.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.11 Integrate the applicable provisions of the Oregon Transportation Planning Rule, Metro's Regional\ Transportation Plan and 2040 Growth Concept and the applicable provisions of Metro's Urban Growth Management Functional Plan into the Transportation Plan, Community Plans and Community Development Code.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.12 Work with other jurisdictions to define a decision-making process through which transportation project development issues associated with conflicting, competing or confusing inter jurisdictional interests and responsibilities can be identified and addressed.

There should be no impact by the applicants desire to change the current land use designation.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

19.13 Review all plan amendment requests for consistency with the applicable provisions of the Transportation Planning Rule as set forth in OAR 660-12-060.

The applicant will rely on an analysis of the applicable Transportation Rule as set forth in OAR 660-12-060 that is consistent with the analysis conducted by WA County Transportation staff.

Findings of Fact: There will be no impact on road capacity by the applicants desire to change the current land use designation from EFU to Agriculture and Forest (AF-5). Sight distance and other engineering issues will be evaluated with the Subdivision application after a specific

site plan has been engineered and submitted. Refer to the Findings of Fact on Page 6 for a more detailed explanation.

Applicable Washington County Community Development Code

The following information responds to Washington County Community Development Code regulations. The Findings of Facts to individual sections are highlighted in bold for each applicable policy and/or regulations. Sections addressed include:

Community Development Code Considerations

Article II - Procedures

202 Procedure Types
203 Processing Type I, II, III Development Actions
204 Notice of Type I, II or III Development Actions
205 Public Hearings
206 Burden of Proof
207 Decision
211 Date of Final Decision

Article III - Land Use Districts

342 Exclusive Forest and Conservation District
344 AF-20 Agriculture and Forestry District
421 Flood Plain and Drainage Hazard Area Development
422 Significant Natural Resource

Only 340 and 348 Intent and Purpose will be addressed here; only Section 421 and 422 will be addressed; all other sections to be addressed at the time of subdivision application.

340-EFU

ARTICLE III: LAND USE DISTRICTS III121
340 EXCLUSIVE
FARM USE DISTRICT (EFU)
Date printed 11/27/09

340 EXCLUSIVE FARM USE DISTRICT (EFU)

3401

Intent and Purpose

The intent of the Exclusive Farm Use District is to preserve and maintain commercial agricultural land within the County. The purpose of the Exclusive Farm Use District is to preserve and maintain agricultural lands for farm use consistent with existing and future needs for agricultural products, forests and open spaces; to conserve and protect scenic resources; to maintain and improve the quality of the air, water and land resources of the County and to establish criteria and standards for

farm use and related supportive uses which are deemed appropriate. This EFU District is provided to meet the Oregon statutory and administrative rule requirements.

3402

Definitions

Where words or terms are defined by ORS or OAR and are applicable to this Code, those definitions shall apply as defined herein (e.g., High value farmland, tract, date of creation). Where words or terms are further defined by OAR Chapter 660, Division 33 Agricultural Land and are different from ORS, those definitions shall apply as defined in the OAR.

Findings of Fact: It is the intent of this application to change the plan from EFU to AF-5. Once the Plan is changed, the Paul Lee Property will have to meet all requirements of Land Use Code 348-AF-5.

348-AF-5

348 AGRICULTURE AND FOREST DISTRICT (AF5)

3481

Intent and Purpose

The AF5 District is intended to retain an area's rural character and conserve the natural resources while providing for rural residential use in areas so designated by the Comprehensive Plan. The purpose of this agricultural and forestry district is to promote agricultural and forest uses on small parcels in the rural area, while recognizing the need to retain the character and economic viability of agricultural and forest lands, as well as recognizing that existing parcelization and diverse ownerships and uses exist within the farm and forest area. Residents of rural residential tracts shall recognize that they will be subject to normal and accepted farming and forestry practices.

Finding of Fact: The Paul Lee property contains one rural residential dwelling; this proposal will add 4 more dwellings on five acre parcels in this rural area.

421 Flood Plain and Drainage Hazard Area Development

- **Appendix J contains the flood plain boundary and Appendix O contains a conceptual site plan;** on the site plan a Drainage Hazard Area is indicated. The small creek on the west side of Dick Road is abutted by the road and then a 30% incline upward on the Paul Lee property. The Site Plan indicates the drainage hazard area would not be anywhere near a potential homesites.
- More detailed Findings will be written at the time of the subdivision application.

422 Significant Natural Resource

- **Appendix J contains the flood plain boundary and Appendix O contains a conceptual site plan;** on the site plan a Drainage Hazard Area is indicated. The small creek on the west side of Dick Road is abutted by the road and then a 30% incline upward on the Paul Lee property. The Site Plan indicates the drainage hazard area would not be anywhere near a potential homesites.
- More detailed Findings will be written at the time of the subdivision application.

6. Appendices

- **A: Background Information**
- **B: Assessor Information**
- **C: Aerial Photograph**
- **D: Washington County Land Use Maps**
- **E: Mailing Address List Within 1,000 Feet**
- **F: Comprehensive Plan Amendment Pre-Application Conference Summary**
- **G: Nearby Home For Sale**
- **H: Statement of Service Availability (Service Provider Letters)**
 - **Washington County Sheriff**
 - **Fire District #2**
 - **Hillsboro School District**
- **I: Historical Information**
- **J: Natural Resource Information**
- **K: Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property**
 - **Zoning**
 - **Photos of adjacent homes abutting; and within 1000 feet of the Paul Lee property**
- **L: Soil Types**
 - **Washington County Data on Soil Types**
 - **USDA Data on Soil Types & Analysis of Potential for Seedling Starts**
- **M: Well Log Reports**
 - **Summary of well log reports going back to 1960**
 - **Individual Well Log Reports going back to 1960: 1N2 02; 1N2 01; 1N2 11; 1N2 12**
- **N: Conceptual Site Plan**
- **O: Lot Size and Historical Information**

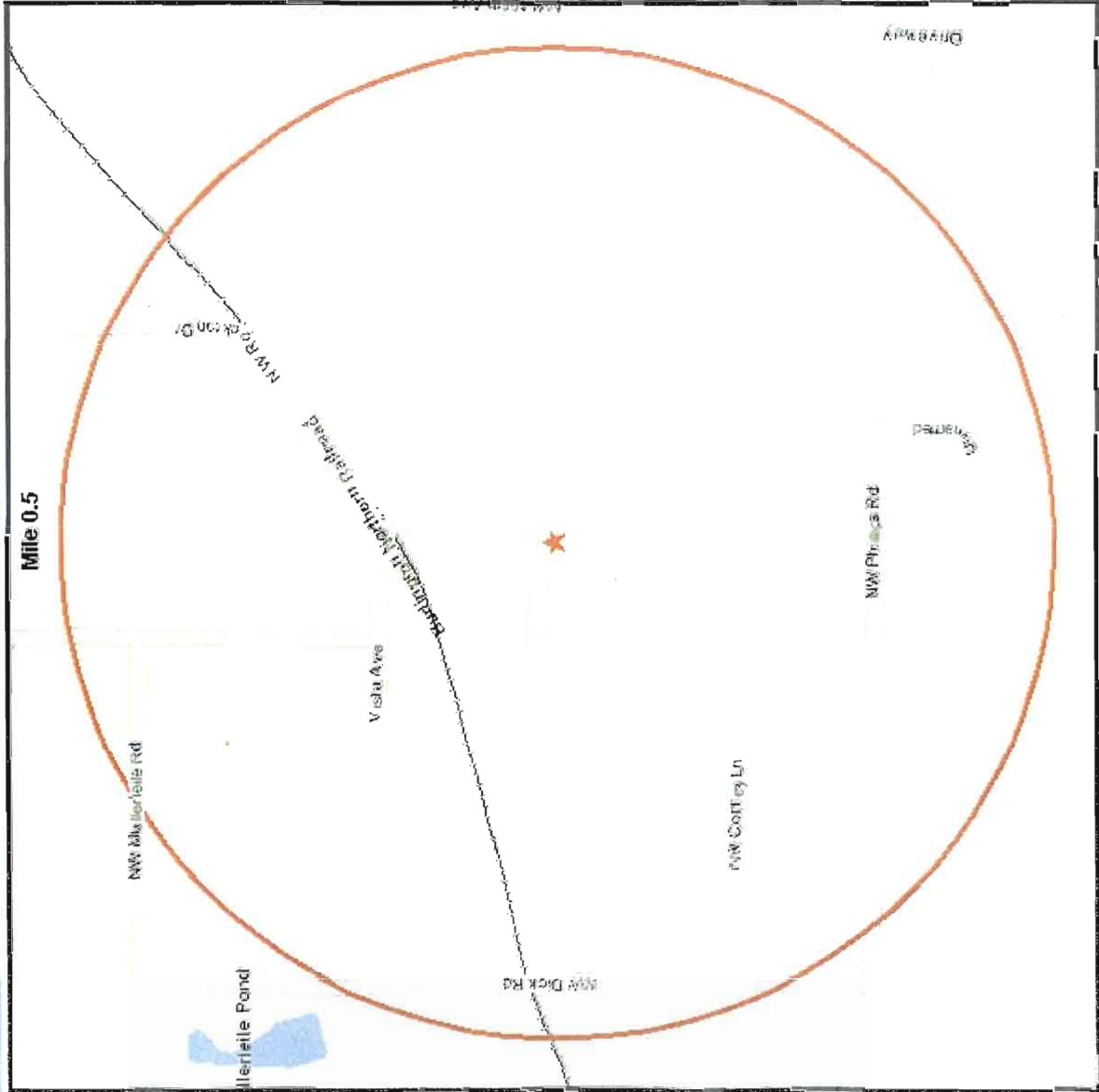
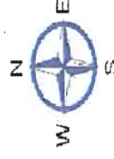
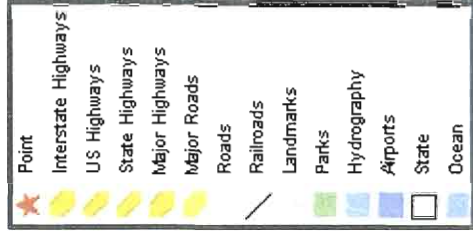
A: Background Information

- **General Information: maps and location of the property**
- **Background economic and social survey of area**
- **Survey and Plot plans**

Area Map

Order #: 965635450
Site: 01

10683 NW VALLEY VISTA RD
HILLSBORO, OR 97124-8141
Coord: 45.596654, -122.889088
Radius - See Appendix for Details



Prepared For:



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10683 NW VALLEY VISTA RD - - WASHINGTON COUNTY

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[Summary](#) | [Elevation](#) | **Garbage** | [Hazard](#) | [Natural Resources](#) | [Photo](#) | [Property](#) | [Water](#) | [Sewer](#) | [Tax Map](#) | [UGB](#) | [Watershed](#) | [Zip Code](#) | [Zoning](#)

Garbage Hauler Data

Details

Hauler Name	Garbarino Disposal
Residential	Garbarino Disposal
Residential Phone	(503) 647-2335
Commercial	Garbarino Disposal
Commercial Phone	(503) 647-2335
Dropbox	Garbarino Disposal
Dropbox Phone	(503) 647-2335



City of Portland, Corporate GIS

8/22/2007

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. TO BE SURE OF COMPLETE ACCURACY, PLEASE CHECK WITH CITY STAFF FOR UPDATED INFORMATION.

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Executive Summary

Radius 1: 10683 NW VALLEY VISTA RD, HILLSBORO, OR , 0.00 - 0.50 Miles, Total



- The population in this area is estimated to change from 128 to 167, resulting in a growth of 30.5% between 2000 and the current year. Over the next five years, the population is projected to grow by 13.8%.

The population in the United States is estimated to change from 281,421,906 to 301,045,522, resulting in a growth of 7.0% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.6%.

- The current year median age for this population is 46.2, while the average age is 41.5. Five years from now, the median age is projected to be 48.0.

The current year median age for the United States is 36.5, while the average age is 37.3. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

93.5% are White Alone, 0.0% are Black or African Am. Alone, 0.1% are Am. Indian and Alaska Nat. Alone, 1.7% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 1.3% are Some Other Race, and 3.4% are Two or More Races.

For the entire United States:

73.1% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.3% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.4% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 5.5%, while the United States current estimated Hispanic or Latino population is 14.9%.



- The number of households in this area is estimated to change from 49 to 64, resulting in an increase of 30.6% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 12.5%.

The number of households in the United States is estimated to change from 105,480,101 to 113,668,003, resulting in an increase of 7.8% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 4.9%.



- The average household income is estimated to be \$136,324 for the current year, while the average household income for the United States is estimated to be \$66,670 for the same time frame.

The average household income in this area is projected to increase 6.9% over the next five years, from \$136,324 to \$145,762. The United States is projected to have a 10.6% increase in average household income.

- The current year estimated per capita income for this area is \$51,729, compared to an estimate of \$25,495 for the United States as a whole.



Executive Summary

Radius 1: 10683 NW VALLEY VISTA RD, HILLSBORO, OR , 0.00 - 0.50 Miles, Total



- For this area, 50.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.0% are in the Armed Forces, 63.2% are employed civilians, 0.5% are unemployed civilians, and 36.3% are not in the labor force.

For the United States, 47.1% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:

0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 50.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
21.8% have occupation type blue collar, 60.5% are white collar, and 17.7% are Service & farm workers.

For the United States, 47.1% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:

23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
22.9% are in "Management, Business, and Financial Operations", 19.5% are in "Professional and Related Occupations", 7.0% are in "Service", and 25.7% are in "Sales and Office".
3.2% are in "Farming, Fishing, and Forestry", 13.2% are in "Construction, Extraction, and Maintenance", and 8.6% are in "Production, Transportation, and Material Moving".

For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:

13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.7% are in "Service", and 26.7% are in "Sales and Office".

0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 12.1% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 23.9% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.7% had earned a Bachelor's Degree.



Executive Summary

Radius 1: 10683 NW VALLEY VISTA RD, HILLSBORO, OR , 0.00 - 0.50 Miles, Total



- Most of the dwellings in this area (84.9%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.0%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (91.3%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (27.7%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year. The majority of housing units in the United States (16.5%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Appendix: Area Listing

Area Name:

Type: Radius 1

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

10683 NW VALLEY VISTA RD
HILLSBORO, OR 97124-8141

Latitude/Longitude 45.596654 -122.889088

Radius 0.00 - 0.50

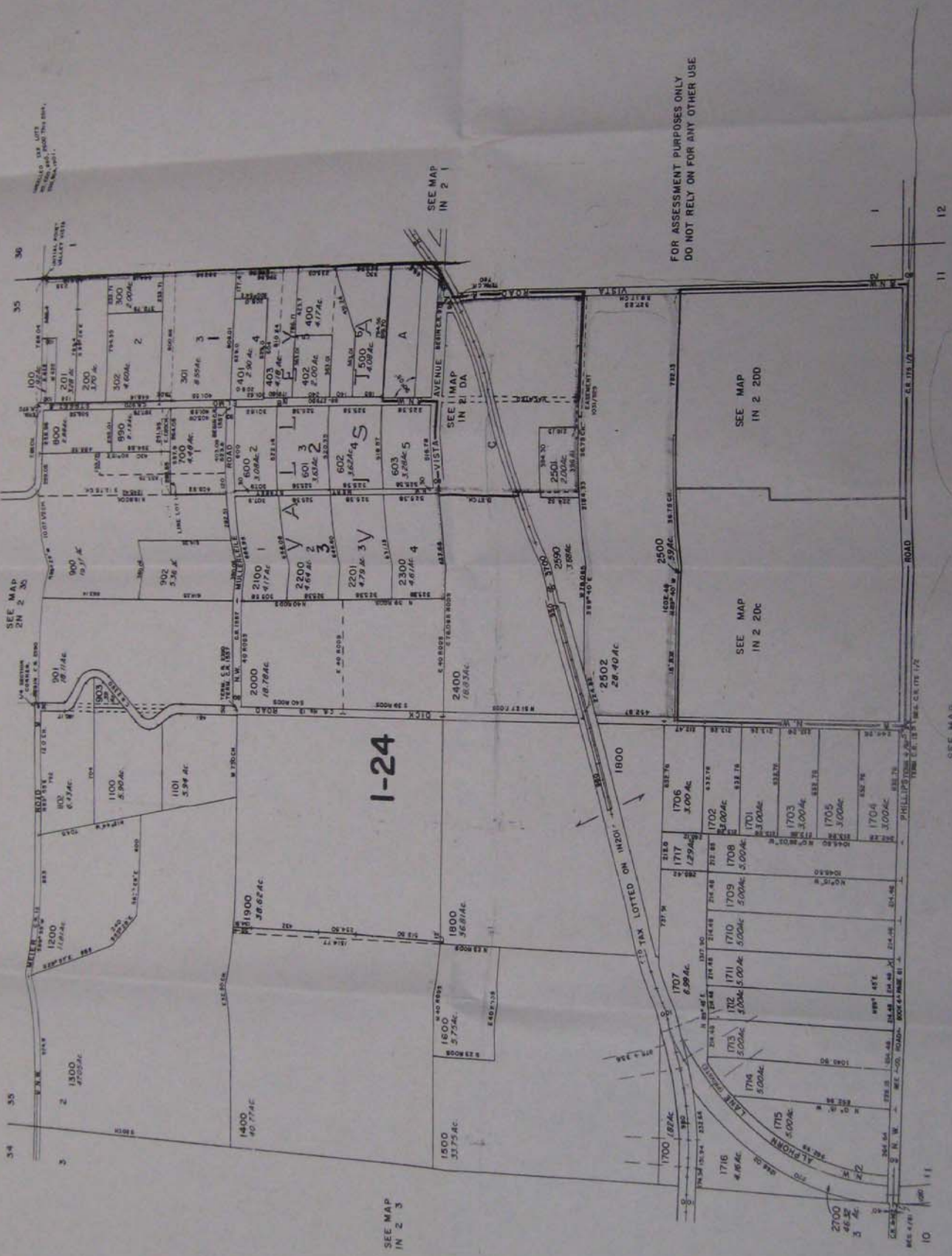
Project Information:

Site: 1

Order Number: 965635450



SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'



FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEE MAP
IN 2 3

SEE MAP
IN 2 1

SEE MAP
IN 2 20c

SEE MAP
IN 2 11

SEE MAP
IN 2 12

RECORD OF SURVEY
FOR
PROPERTY LINE ADJUSTMENT
A PORTION OF A LOT OF VALLEY VISTA
TOGETHER WITH A PORTION OF THE SE 1/4 OF SECTION 2,
T.1N., R.3W., W.M.,
COUNTY OF WASHINGTON, STATE OF OREGON

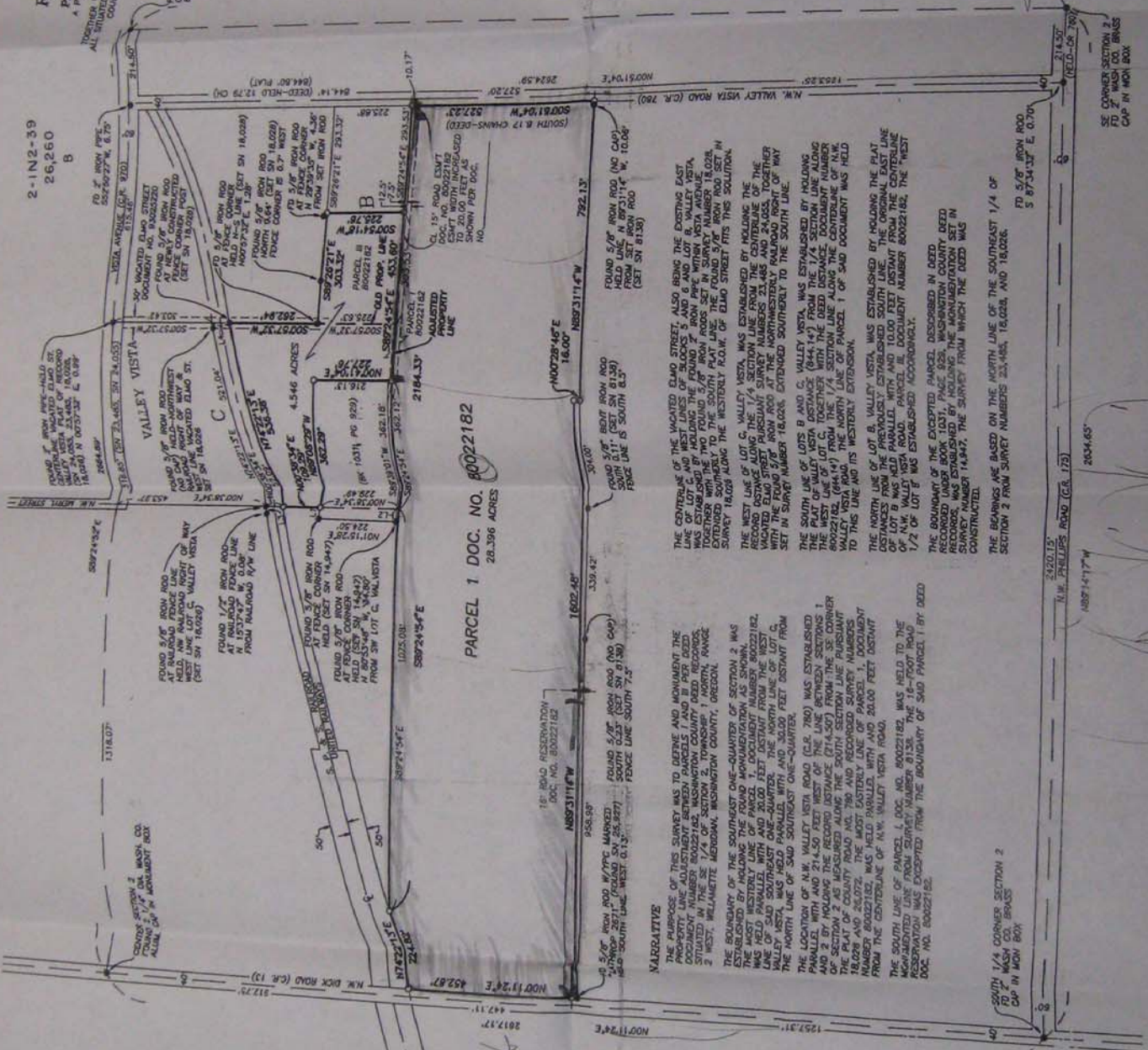
JANUARY 5, 1998



WASHINGTON COUNTY
CASEFILE NO. 95-310/PLA

FOUND 3 1/4" DIA. IRON
COUNTY ALUM. MONUMENT
LAST 1/4 CORNER SECTION 2

2-IN-2-39
26,260
B



PARCEL 1 DOC. NO. 80022182
28.396 ACRES

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND MONUMENT THE PROPERTY LINE ADJUSTMENT BETWEEN PARCELS 1 AND 2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 3 WEST, MERIDIAN, WASHINGTON COUNTY, OREGON.
THE BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 WAS ESTABLISHED BY HOLDING THE PLAT OF THE SOUTH SECTION 1 AND 2 BY HOLDING THE RECORD DISTANCE (214.50') FROM THE SE CORNER OF THE PLAT OF THE SOUTH SECTION 1 PURSUANT TO SURVEY NUMBER 18,028 AND 26,076. THE MOST EASTERN RECORD SURVEY NUMBER 18,028 AND 26,076 WAS HELD PARALLEL WITH AND 20.00 FEET DISTANT FROM THE CENTERLINE OF N.W. VALLEY VISTA ROAD.
THE SOUTH LINE OF PARCEL 1, DOC. NO. 80022182, WAS HELD TO THE MONUMENTED LINE FROM SURVEY NUMBER 8152. THE 18-FOOT ROAD MONUMENTED WAS DELETED FROM THE BOUNDARY OF SAID PARCEL 1 BY DEED DOC. NO. 80022182.

SOUTH 1/4 CORNER SECTION 2
TO 2" WASH. CO. BRASS
CAP IN MON. BOX

THE CENTERLINE OF THE VACATED ELMO STREET, ALSO BEING THE EXISTING EAST LINE OF LOT C, WAS ESTABLISHED BY HOLDING THE DISTINGUISHING MONUMENT TOGETHER WITH THE FOUND 2" IRON PIPE WITHIN N.W. VALLEY VISTA. THE CENTERLINE OF THE VACATED ELMO STREET WAS ESTABLISHED BY HOLDING THE CENTERLINE OF THE VACATED ELMO STREET PARALLEL WITH AND 20.00 FEET DISTANT FROM THE CENTERLINE OF N.W. VALLEY VISTA ROAD. THE WEST LINE OF LOT C, VALLEY VISTA, WAS ESTABLISHED BY HOLDING THE SOUTH LINE OF LOTS B AND C, VALLEY VISTA, WAS ESTABLISHED BY HOLDING THE DISTANCE FROM THE PREVIOUSLY ESTABLISHED SOUTH LINE. THE ORIGINAL EAST LINE OF LOT B WAS HELD PARALLEL WITH AND 10.00 FEET DISTANT FROM THE CENTERLINE OF N.W. VALLEY VISTA ROAD. THE WEST LINE OF LOT B WAS ESTABLISHED BY DEED SURVEY NUMBER 14,947. THE SURVEY FROM WHICH THE DEED WAS CONSTRUCTED.

THE BOUNDS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 2 FROM SURVEY NUMBERS 23,485, 18,028, AND 18,026.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULIA M. WALKER
ROBERT AQUIST
2008
EXP. 12/31/98

PREPARED FOR:
CITY R. AND BEVERLY G. CLYMORE
HELLSBORO, OREGON 97124

PREPARED BY:
LAND DEVELOPMENT CONSULTANTS, INC.
233 SE WASHINGTON STREET
HELLSBORO, OREGON 97123
(503) 644-4081
(FAX) 503-764-4466

WASHINGTON COUNTY
SURVEYORS OFFICE
RECEIVED 1-17-98
ACCEPTED
FOR FILING 3-21-98

- REFERENCES:**
- SN 2005-34 (2-80)
 - VALLEY VISTA
 - COUNTY ROAD 780 PLAT
 - COUNTY ROAD 870 PLAT
 - SN 21,445
 - SN 21,446
 - SN 18,028
 - SN 18,029
 - SN 18,030
 - SN 18,031
 - SN 18,032
 - SN 18,033
 - SN 18,034
 - SN 18,035
 - SN 18,036
 - SN 18,037
 - SN 18,038
 - SN 18,039
 - SN 18,040
 - SN 18,041
 - SN 18,042
 - SN 18,043
 - SN 18,044
 - SN 18,045
 - SN 18,046
 - SN 18,047
 - SN 18,048
 - SN 18,049
 - SN 18,050

- LEGEND:**
- FOUND MONUMENT AS NOTED.
 - SET 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP ASSIGNED LAND FOR CONSULTANTS SET THIS SURVEY.
 - SN DENOTES SURVEY NUMBER, COUNTY SURVEY RECORDS
 - LS DENOTES LINE NUMBER FOR LINE DATA TABLE (TYP.)

B: Assessor Information



Geographic Information Systems

Navigation: [Washington County](#) » [GIS](#) » Reports: [Parcel Report 1N2020002502](#) |

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Parcel Report for Taxlot: 1N2020002502



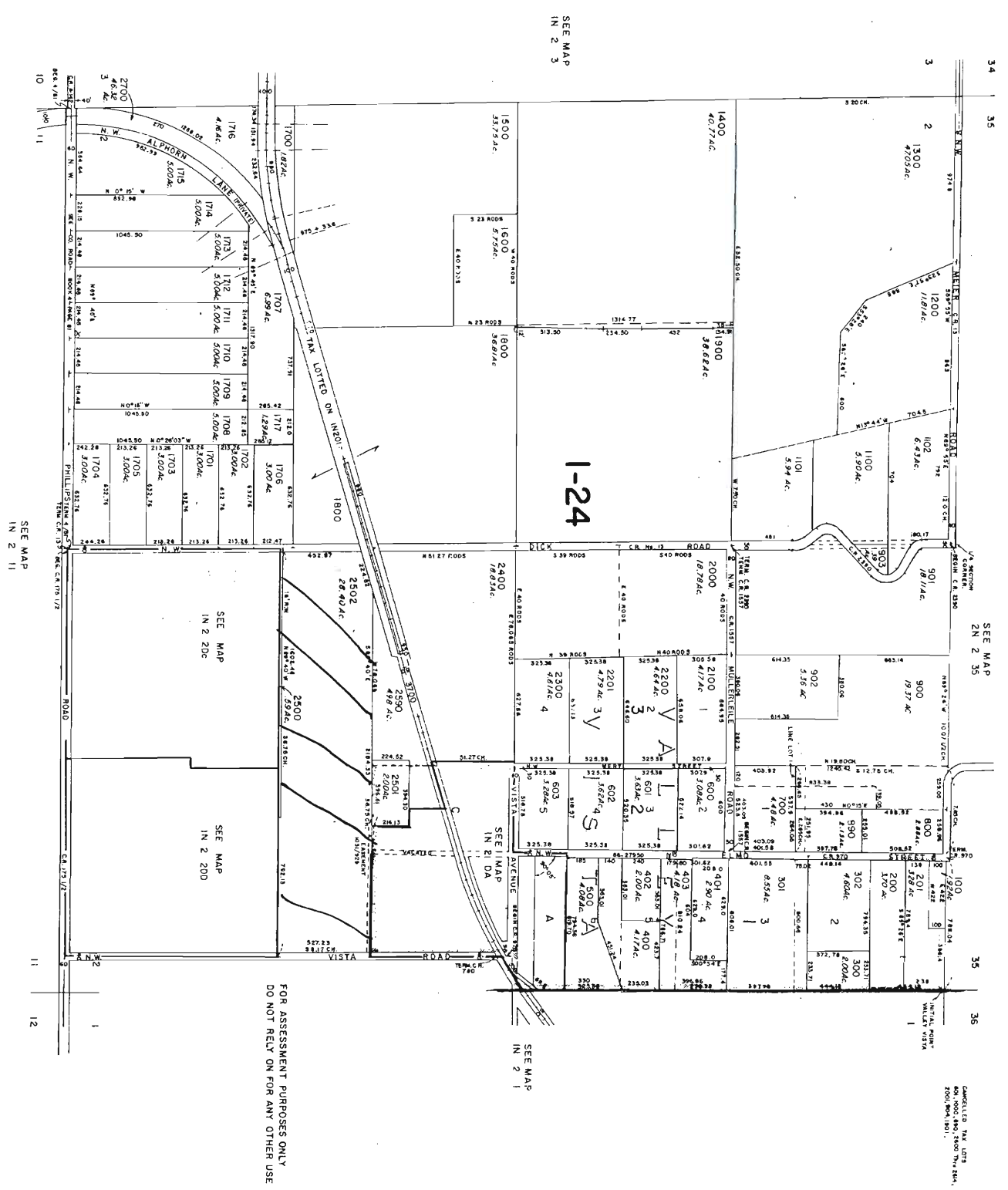
General Property Information

Map & Taxlot ID #:	1N2020002502
Real Property Account #:	R2058084
Site Address:	10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124
City/State/Zip:	
Legal:	
Sub Reports:	District Overlay Information Assessment & Taxation Information Scanned Tax Maps Permits & Projects
Interactive Mapping:	InterMap
Other Resources:	Link to External Sites: Virtual Earth Viewer Google Maps Street Viewer

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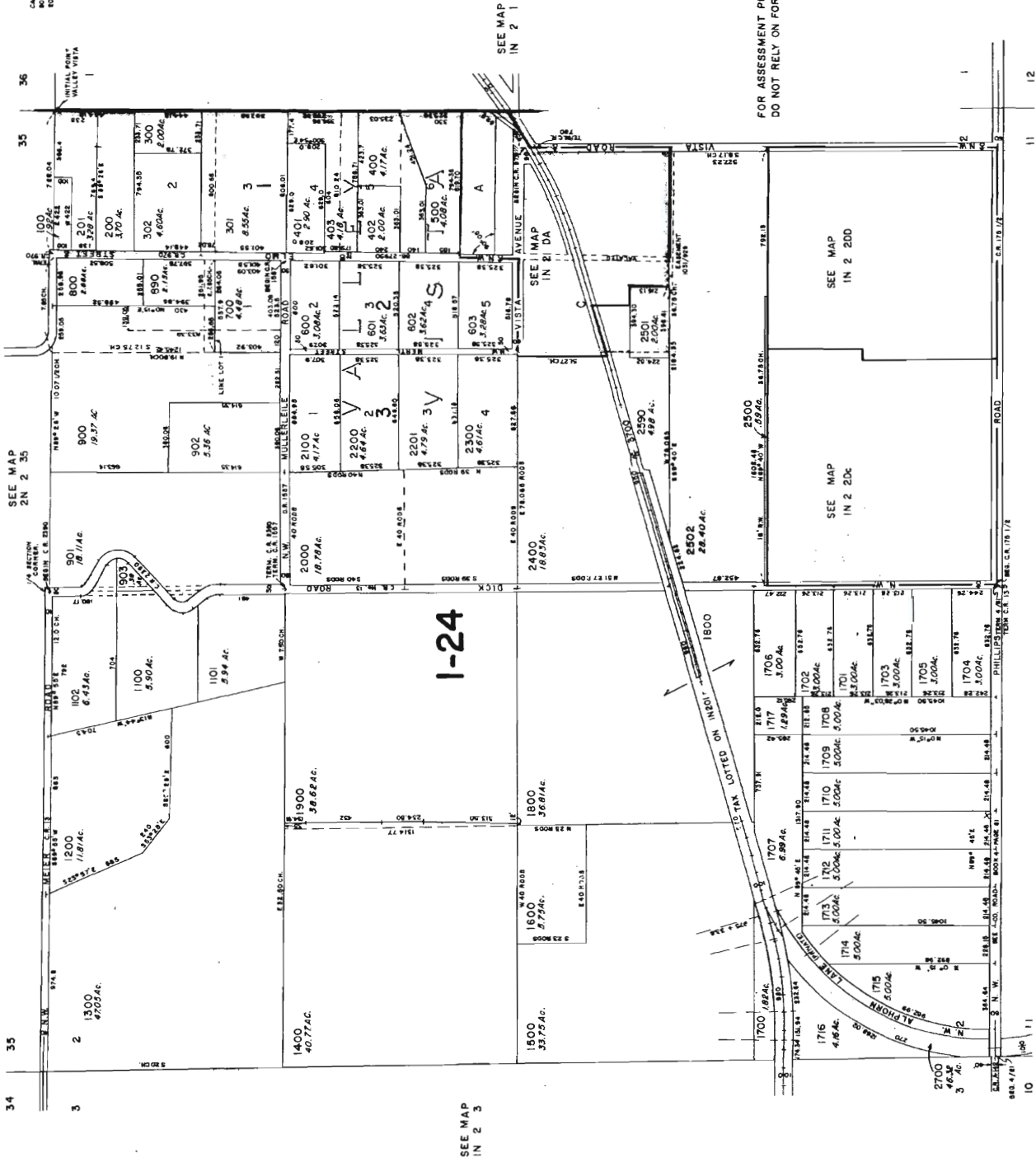
SECTION 2 T1N R2W W.M.
 WASHINGTON COUNTY OREGON
 SCALE 1" = 400'



FOR ASSESSMENT PURPOSES ONLY
 DO NOT RELY ON FOR ANY OTHER USE

SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

CANCELLED TAX LOTS
NO. 1000, 880, 800, 784,
800, 841, 801.



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DO NOT RELY ON FOR ANY OTHER USE

7/1/09 TO 6/30/10 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: 1N22-02502

ACCOUNT NO: R2058084

SITUS: 10683 NW VALLEY VISTA RD

LEE, PAUL S &
 LEE, KYEONG H &
 LEE, JOSEPH J
 10683 NW VALLEY VISTA RD
 HILLSBORO, OR 97124

2009-2010 CURRENT TAX BY DISTRICT:

COLL-PORTLAND	68.32
ESD-NW REGIONAL	37.15
SCH-HILLSBORO	1,201.79
EDUCATION TAXES:	\$1,307.26
WASHINGTON COUNTY	543.15
PORT-PORTLAND	16.93
FIRE-WASH CO RFPD #2	271.02
WASHINGTON COUNTY LOL AFTER	142.53
FIRE-WASH CO RFPD #2-AFTER	137.69
GENERAL GOVERNMENT TAXES:	\$1,111.32
BOND-WASHINGTON COUNTY	35.17
BOND-PCC	42.30
BOND-SD #1J-HILLSBORO	327.88
BOND-HILLSBORO SCHOOL AFTER	272.44
BOND-PCC-AFTER	42.18
BOND AND MISC TAX:	\$719.97
2009-10 TAX (Before Discount)	\$3,138.55

LEGAL DESCRIPTION

CODE AREA: 001.24

ACRES 28.40, ZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

VALUES: LAST YEAR THIS YEAR

MARKET & SPECIAL USE VALUES:		
LAND-RMV PORTION	0	0
SPECIAL USE PORTION	23,202	23,770
STRUCTURE	298,820	262,980
TOTAL VALUE	322,022	286,750
TAXABLE VALUES:		
ASSESSED VALUE	234,662	241,570

PROPERTY TAXES: \$2,934.34 \$3,138.55

APPEAL DEADLINE	December 31, 2009
Appeal Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
<small>(See back of Statement for payment instructions.)</small>			
	Due	Discount	Net Amount Due
Payment			
Full	11/16/09	94.16	\$3,044.39
3	11/16/09	41.85	\$2,050.52
3	11/16/09	NONE	\$1,046.19
REMIT PAYMENT TO: Washington County			

DELINQUENT TAXES: NO DELINQUENT TAXES DUE
(See back for explanation of taxes marked with an asterisk (*).
 Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$3,044.39

MY MARKET VALUE WENT DOWN, BUT MY TAXES WENT UP?

Our property taxes are based on your **ASSESSED** value not your **MARKET** value. A decline in the *market value* does not automatically reduce your property taxes.

For more information, review the enclosed Washington County Property Tax Statement Guide or visit our website at:
<http://www.co.washington.or.us/AssessmentTaxation/index.cfm>

7/1/09 TO 6/30/10 REAL PROPERTY TAX STATEMENT
WASHINGTON COUNTY OREGON * 155 N FIRST AVE., RM 130 * HILLSBORO, OREGON 97124

PROPERTY DESCRIPTION

MAP: 1N22-02500

ACCOUNT NO: R652617

STATUS:

LEE, PAUL S &
 LEE, KYEONG H &
 LEE, JOSEPH J
 10683 NW VALLEY VISTA RD
 HILLSBORO, OR 97124

2009-2010 CURRENT TAX BY DISTRICT:

COLL-PORTLAND	0.07
ESD-NW REGIONAL	0.04
SCH-HILLSBORO	1.19
EDUCATION TAXES:	\$1.30
WASHINGTON COUNTY	0.54
PORT-PORTLAND	0.02
FIRE-WASH CO RFPD #2	0.27
WASHINGTON COUNTY LOL AFTER	0.14
FIRE-WASH CO RFPD #2-AFTER	0.14
GENERAL GOVERNMENT TAXES:	\$1.11
BOND-WASHINGTON COUNTY	0.03
BOND-PCC	0.04
BOND-SD #1J-HILLSBORO	0.33
BOND-HILLSBORO SCHOOL AFTER	0.27
BOND-PCC-AFTER	0.04
BOND AND MISC TAX:	\$0.71
2009-10 TAX (Before Discount)	\$3.12

LEGAL DESCRIPTION **CODE AREA: 001.24**

ACRES .59, ZONED FARMLAND-POTENTIAL ADDITIONAL TAX LIABILITY

VALUES:	LAST YEAR	THIS YEAR
MARKET & SPECIAL USE VALUES:		
LAND-RMV PORTION	0	0
SPEC USE PORTION	230	240
STRUCTURE	0	0
TOTAL VALUE	230	240
TAXABLE VALUES:		
ASSESSED VALUE	230	240

PROPERTY TAXES: \$2.89 \$3.12.

APPEAL DEADLINE	December 31, 2009
Value Questions	503-846-8826
Tax Questions	503-846-8801
Business Personal Property Questions	503-846-8838
Other Questions	503-846-8741

PROPERTY TAX PAYMENT OPTIONS			
(See back of Statement for payment instructions.)			
	Due	Discount	Net Amount Due
Pay			
1 Full	11/16/09	0.09	\$3.03
1/3	11/16/09	0.04	\$2.04
1/3	11/16/09	NONE	\$1.04
REMIT PAYMENT TO: Washington County			

DELINQUENT TAXES: NO DELINQUENT TAXES DUE
 (See back for explanation of taxes marked with an asterisk (*).
 Delinquent Tax Total is included in payment options to the left.)
TOTAL (After Discount): \$3.03

MY MARKET VALUE WENT DOWN, BUT MY TAXES WENT UP?

our property taxes are based on your **ASSESSED** value not your **MARKET** value. A decline in the *market value* does not automatically reduce your property taxes.

For more information, review the enclosed Washington County Property Tax Statement Guide or visit our website at:
<http://www.co.washington.or.us/AssessmentTaxation/index.cfm>



Intermap

Geographic Information Systems

Navigation: | [GIS Home](#) | [New Search](#) | [Navigator](#) | [Help](#) |

Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Zoom In

Overview Map



- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
- [Contour Lines](#)
- [2008 Air Photo](#)
- [USGS Quads](#)

[View Legend](#)



Zoom In



Zoom Out

Pan & Recenter



Select New Taxlot



Zoom To Selected Taxlot



Additional Information for Taxlot 1N2020002502

- Sub Reports: [Parcel Summary](#)
[Districts Overlay Information](#)
[Assessment & Taxation Information](#)
[Scanned Tax Maps](#)
[Permits & Projects](#)

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D: Washington County Land Use Maps

Intermap

Washington County, Oregon



Planning Department

2000 Washington County Land Use Map



Washington County, Oregon
Planning Department
2000 Washington County Land Use Map



Geographic Information Systems

Navigation: [Washington County](#) » [GIS](#) » Reports: [Parcel Report 1N2020002502](#) | [GeoSearch District Overlay 1N2020002502](#) |

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- [property / taxlot](#)
- [tax maps](#)

Survey Search

Land Services

Building Services

Overlay Information 1N2020002502

Jurisdiction:	Unincorporated Washington Co
Plan Designation: (<i>Zoning</i>)	EFU (click here to open .pdf) - Land Use District Summary
Within Urban Growth Boundary:	No
Within Metro's Urban Service Area:	No
In Urban Road Maintenance District:	No
In ESPD:	No
Sanitation District:	
Water District:	
Fire District:	WC#2
Fire Management Zone:	4883
Park District:	Not In Park District
School District:	HILLSBORO
Election Precinct:	373
Commissioner District:	4- Andy Duyck
Assessor Area:	5
Citizen Participation Org:	CPO8
Community Plan Map:	COUNTY
TIF Zone:	32
POD Date Zoned:	POD: 10 1/20/70
Census Tract:	031509
Census Blockgroup:	0315091
Zipcode:	97124
Garbage Hauler:	Garbarino Disposal (503) 647-2335
Garbage Dropbox:	Garbarino Disposal (503) 647-2335
Thomas Brothers Guide:	Page: 564 - Grid: C2

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- [tax maps](#)

Survey Search

Land Services

Building Services

Assessment & Taxation Report

General Property Information

Site Address:	10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124
Tax Lot ID:	1N2020002502
Property Account ID:	R2058084,
Property Classification:	5515
Neighborhood Code:	1N25
Latitude / Longitude:	45.5963034 / 122.893637

Sales / Deed Information

Sale Date	Sale Instrument	Deed Type	Sale Price
07/23/2007	2007081062	WARRANTY DEED	\$1,270,000
//			\$0
//			\$0

Assessed Values for Account R2058084

Roll Date:	09/21/2009
Taxcode:	001.24
Market Land Value:	\$0
Market Bldg Value:	\$262,980
Special Market Value:	\$1,093,870
Market Total Value:	\$1,356,850
Taxable Assessed Value:	\$241,570
Legal:	
Lot Size:	A&T Acres: 28.40
Bldg Sq Ft:	3648
Year Built:	1962

Improvement Information

Total Improvement Value:	\$262,980
Plumbing	BATH=3
Bedrooms	04

Improvement Details

Description	Value	Square Feet
BASEMT FINISHED	\$55,040	1824
DRIVEWAY ASPHALT	\$10,890	8000
GENERAL PURPOSE BUILDING	\$2,030	800
GENERAL PURPOSE BUILDING	\$3,270	1384
GENERAL PURPOSE BUILDING	\$30,670	4200
GENERAL PURPOSE SHED	\$1,070	96
LOFT BARN	\$1,920	1280
LEAN-TO	\$670	144
LEAN-TO	\$1,350	288
MAIN AREA	\$112,260	1824
MACHINE SHED	\$3,190	960
MULTIPURPOSE BUILDING	\$21,520	2304
OPEN PORCH ROOFED	\$14,250	664
PATIO CONCRETE	\$680	304
WOOD DECK FIR W/RAIL	\$4,170	400

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E: Mailing Address List Within 1,000 Feet

1N202DA 00301	Dave	Riendeau	11105 NW Valley Vista Rd	Hillsboro	OR	97124-8142	11105 NW Valley Vista Rd	Hillsboro	OR	97124-8142
1N202DA 00400	Martin & Kathleen	Orrick	10769 NW Valley Vista Rd	Hillsboro	OR	97124-8027	10769 NW Valley Vista Rd	Hillsboro	OR	97124-8027
1N202DA 00401	Robert & Ruth	Mangham	10899 NW Valley Vista Rd	Hillsboro	OR	97124-8027	10899 NW Valley Vista Rd	Hillsboro	OR	97124-8027
1N202DA 00402	Roland	Premo	10817 NW Valley Vista Rd	Hillsboro	OR	97124-8141	10817 NW Valley Vista Rd	Hillsboro	OR	97124-8141
1N202DA 00500	David & Anita	Jensen	10697 NW Valley Vista Rd	Hillsboro	OR	97124-8141	10697 NW Valley Vista Rd	Hillsboro	OR	97124-8141
1N202DA 00600	Dave	Riendeau	11105 NW Valley Vista Rd	Hillsboro	OR	97124-8142	*no Site Address*	Hillsboro	OR	00000-0000
1N202DC 00100	Eugene	Malatesta	21255 NW Coffey Ln	Hillsboro	OR	97124-8171	21255 NW Coffey Ln	Hillsboro	OR	97124-8171
1N202DC 00202	Heather	Rode	21465 NW Coffey Ln	Hillsboro	OR	97124-8173	21465 NW Coffey Ln	Hillsboro	OR	97124-8173
1N202DC 00300	Eric	Maki	21440 NW Coffey Ln	Hillsboro	OR	97124-8172	21440 NW Coffey Ln	Hillsboro	OR	97124-8172
1N202DC 00400	Lawrence	Lavier	6242 NW 159th Pl	Portland	OR	97229-9218	21309 NW Phillips Rd	Hillsboro	OR	97124-8137
1N202DC 00500	Anke	Brandstater	21100 NW Coffey Ln	Hillsboro	OR	97124-8171	21100 NW Coffey Ln	Hillsboro	OR	97124-8171
1N202DC 00600	Roger & Linda	Hooper	21185 NW Phillips Rd	Hillsboro	OR	97124-8137	21185 NW Phillips Rd	Hillsboro	OR	97124-8137
1N202DD 00100	Dallas	Weaver	10345 NW Valley Vista Rd	Hillsboro	OR	97124-8025	*no Site Address*	Hillsboro	OR	00000-0000
1N202DD 00102	Diana & Dallas	Weaver	10333 NW Valley Vista Rd	Hillsboro	OR	97124-8025	10333 NW Valley Vista Rd	Hillsboro	OR	97124-8025
1N202DD 00102	Dallas & Diana	Weaver	10345 NW Valley Vista Rd	Hillsboro	OR	97124-8025	*no Site Address*	Hillsboro	OR	00000-0000
1N202DD 00200	James & Kayleen	Meyer	10447 NW Valley Vista Rd	Hillsboro	OR	97124-8026	10447 NW Valley Vista Rd	Hillsboro	OR	97124-8026
1N202DD 00300	Dallas & Diana	Weaver	10345 NW Valley Vista Rd	Hillsboro	OR	97124-8025	10345 NW Valley Vista Rd	Hillsboro	OR	97124-8025
1N202DD 00400	David & Lisa	Tuffli	21001 NW Phillips Rd	Hillsboro	OR	97124-8035	21001 NW Phillips Rd	Hillsboro	OR	97124-8035
1N202DD 00500	Maryanne & Robert	Bay	20843 NW Phillips Rd	Hillsboro	OR	97124		Hillsboro	OR	
1N202DD 00600	Anthony & Lorna	Lowrie	20767 NW Phillips Rd	Hillsboro	OR	97124-8035	20767 NW Phillips Rd	Hillsboro	OR	97124-8035
1N202DD 00700	Richard Karen	Weinbender	10061 NW Valley Vista Rd	Hillsboro	OR	97124-8025	*no Site Address*	Hillsboro	OR	00000-0000
1N202DD 00800	Richard	Weinbender	10061 NW Valley Vista Rd	Hillsboro	OR	97124-8025	10061 NW Valley Vista Rd	Hillsboro	OR	97124-8025

N20100 01500
Anthony Urbanski
0904 NW 195th Ave
Hillsboro, OR 97124-8037

IN20100 01600
Mary Clark
5960 SW Riverpoint Ln
Portland, OR 97239-5904

IN20100 01700
Jerry Earl Nye
20455 NW Phillips Rd
Hillsboro, OR 97124-8136

N20100 01700
Jerry Earl Nye
0455 NW Phillips Rd
Hillsboro, OR 97124-8136

IN20100 01701
Washington County
169 N 1st Ave #ms42
Hillsboro, OR 97124-3001

IN20100 01702
Osten Olsen
10580 NW Valley Vista Rd
Hillsboro, OR 97124-8026

N20100 01702
Osten & Ioanna Olsen
0580 NW Valley Vista Rd
Hillsboro, OR 97124-8026

IN20100 01702
Osten & Ioanna Olsen
10580 NW Valley Vista Rd
Hillsboro, OR 97124-8026

IN20100 01704
Stan & Josephine Chojeki
10960 NW Valley Vista Rd
Hillsboro, OR 97124

N20100 01704
Stan & Josephine Chojeki
0960 NW Valley Vista Rd
Hillsboro, OR 97124

IN20100 01705
Walter Foster
10720 NW Valley Vista Rd
Hillsboro, OR 97124-8141

IN20100 01705
Walter Foster
10720 NW Valley Vista Rd
Hillsboro, OR 97124-8141

N20100 01706
Joseph & Sharon Black
0978 NW Valley Vista Rd
Hillsboro, OR 97124-8027

IN20100 01707
Linda Lou Jones
10700 NW Valley Vista Rd
Hillsboro, OR 97124-8141

IN20100 01709
Karen Malkewitz
10676 NW Valley Vista Rd
Hillsboro, OR 97124-8141

N20100 01709
Karen Malkewitz
10676 NW Valley Vista Rd
Hillsboro, OR 97124-8141

IN20100 01710
Jt Owens LLC
Po Box 308
Orcas, WA 98280-0308

IN20100 01711
Donald Skeels
20303 NW Phillips Rd
Hillsboro, OR 97124-8136

N20100 01713
Larrietta Roy
0955 NW Cornell Rd
Portland, OR 97229-5863

IN20100 03501
Michael & Lynn Howard
11812 NW Rockton Dr
Hillsboro, OR 97124-8242

IN20100 03600
David Griffith
11383 NW 195th Ave
Hillsboro, OR 97124-8109

N20200 00603
Matthew Jolley
075 NW 114th Ave
Portland, OR 97229-6135

IN20200 01701
Anthony Ackerman
10271 NW Dick Rd
Hillsboro, OR 97124-8170

IN20200 01702
Randall & Louise Thurman
10375 NW Dick Rd
Hillsboro, OR 97124-8021

N20200 01703
David Hyatt
0223 NW Dick Rd
Hillsboro, OR 97124-8170

IN20200 01705
Robert Elliott
10115 NW Dick Rd
Hillsboro, OR 97124-8170

IN20200 01706
Joseph & Tara Casper
10469 NW Dick Rd
Hillsboro, OR 97124-8021

N20200 01707
Robert Fullmer
400 NW Alphorn Ln
Hillsboro, OR 97124-8174

IN20200 01708
Christine Srofe-Wildschut
21777 NW Phillips Rd
Hillsboro, OR 97124-8155

IN20200 01709
Sandra & Ronald Weaver
21831 NW Phillips Rd
Hillsboro, OR 97124-8138

N20200 01717
Jordan Casper
0469 NW Dick Rd
Hillsboro, OR 97124-8021

1N20200 01800
Brian Wilson
570 NE 53rd Ave
Hillsboro, OR 97124-6432

1N20200 01900
Frederick Bender
11007 NW Dick Rd
Hillsboro, OR 97124-8113

N20200 02000
Robert Ellinwood III
1400 NW Dick Rd
Hillsboro, OR 97124-8114

1N20200 02300
Kimberly Lilly
11117 NW Valley Vista
Hillsboro, OR 97124

1N20200 02400
Roy Janssen
18891 SW Kelly View Loop
Beaverton, OR 97007-6644

N20200 02500
Paul Lee
0683 NW Valley Vista Rd
Hillsboro, OR 97124-8141

1N20200 02501
Patricia Rehm
10695 NW Valley Vista Rd
Hillsboro, OR 97124-8141

1N20200 02502
Paul Lee
10683 NW Valley Vista Rd
Hillsboro, OR 97124-8141

N20200 02590
Patricia Rehm
0695 NW Valley Vista Rd
Hillsboro, OR 97124-8141

1N202DA 00100
Douglas Lt Mohr
11030 NW Valley Vista Rd
Hillsboro, OR 97124-8028

1N202DA 00200
Joyce & Charles Cleveland
11066 NW Valley Vista Rd
Hillsboro, OR 97124-8028

N202DA 00300
Steven Mitchell Wells
1091 NW Valley Vista Rd
Hillsboro, OR 97124-8028

1N202DA 00301
Dave Riendeau
11105 NW Valley Vista Rd
Hillsboro, OR 97124-8142

1N202DA 00400
Martin & Kathleen Orrick
10769 NW Valley Vista Rd
Hillsboro, OR 97124

N202DA 00401
Robert & Ruth Mangham
0899 NW Valley Vista Rd
Hillsboro, OR 97124-8027

1N202DA 00402
Roland Premo
10817 NW Valley Vista Rd
Hillsboro, OR 97124-8027

1N202DA 00500
David & Anita Jensen
10697 NW Valley Vista Rd
Hillsboro, OR 97124-8141

N202DA 00600
Dave Riendeau
1105 NW Valley Vista Rd
Hillsboro, OR 97124-8142

1N202DC 00100
Eugene Malatesta
21255 NW Coffey Ln
Hillsboro, OR 97124-8171

1N202DC 00202
Heather Rode
21465 NW Coffey Ln
Hillsboro, OR 97124-8173

N202DC 00300
Eric Maki
1440 NW Coffey Ln
Hillsboro, OR 97124-8172

1N202DC 00400
Lawrence Lavier
6242 NW 159th Pl
Portland, OR 97229-9218

1N202DC 00500
Anke Brandstater
21100 NW Coffey Ln
Hillsboro, OR 97124-8171

N202DC 00600
Roger & Linda Hooper
1185 NW Phillips Rd
Hillsboro, OR 97124-8137

1N202DD 00100
Dallas Weaver
10345 NW Valley Vista Rd
Hillsboro, OR 97124-8025

1N202DD 00102
Diana & Dallas Weaver
10333 NW Valley Vista Rd
Hillsboro, OR 97124-8025

N202DD 00102
Dallas & Diana Weaver
10345 NW Valley Vista Rd
Hillsboro, OR 97124-8025

1N202DD 00200
James & Kayleen Meyer
10447 NW Valley Vista Rd
Hillsboro, OR 97124-8026

1N202DD 00300
Dallas & Diana Weaver
10345 NW Valley Vista Rd
Hillsboro, OR 97124-8025

N202DD 00400
David & Lisa Tuffli
1001 NW Phillips Rd
Hillsboro, OR 97124-8035

1N202DD 00500
Maryanne & Robert Bay
20843 NW Phillips Rd
Hillsboro, OR 97124

1N202DD 00600
Anthony & Lorna Lowrie
20767 NW Phillips Rd
Hillsboro, OR 97124-8035

N202DD 00700
Richard Karen Weinbender
10061 NW Valley Vista Rd
Hillsboro, OR 97124-8025

1N202DD 00800
Richard Weinbender
10061 NW Valley Vista Rd
Hillsboro, OR 97124-8025



WASHINGTON COUNTY
 DEPARTMENT OF LAND USE AND TRANSPORTATION
 LONG RANGE PLANNING DIVISION
 ROOM 350-14
 155 NORTH FIRST AVENUE
 HILLSBORO, OREGON 97124
 (503) 846-3519 fax: (503)846-4412

PRE-APPLICANT:
Gary Spanovich

PROPERTY OWNER:
Paul Lee

PLAN AMENDMENT PRE-APPLICATION CONFERENCE SUMMARY

PROCEDURE TYPE III

CPO: 8

COMMUNITY PLAN: Rural/Natural Resource

EXISTING LAND USE DISTRICT(S): Exclusive Farm Use (EFU)

PROPOSED PLAN AMENDMENT:
 EFU to Agriculture and Forest (AF-5)

PROPERTY DESCRIPTION:

ASSESSOR MAP NO(S): 1N2 02

TAX LOT NO(S): 2502

SITE SIZE: 28.4 acres

ADDRESS: 10683 NW Valley Vista Rd

DATE OF PRE-APPLICATION CONFERENCE: 11/23/09

PRE-APPLICANT PHONE: _____

STAFF MEMBER: Aisha Willits, Sr. Planner & Anne Elvers,
Associate Planner

APPLICATION SUBMITTAL DEADLINE AND OTHER APPLICABLE REQUIREMENTS:
FEBRUARY 15 (generally) for SPRING/SUMMER HEARINGS - AUGUST 15 (generally) for FALL/WINTER HEARINGS

(NOTE: AN APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL IT IS ACCEPTED AS COMPLETE. A COMPLETE APPLICATION ADDRESSES ALL APPLICABLE PROVISIONS OF THE VARIOUS COMPREHENSIVE PLAN ELEMENTS AND OTHER APPLICABLE REQUIREMENTS, AND HAS ALL NECESSARY FORMS FILLED OUT COMPLETELY AND CORRECTLY, AND INCLUDES THE SPECIFIED FEE DEPOSIT AND THE CONTRACT SIGNED BY THE OWNER AGREEING TO PAYMENT OF ALL COSTS ASSOCIATED WITH APPLICATION PROCESSING.)

APPLICABLE POLICIES AND REGULATIONS

RURAL/NATURAL RESOURCE PLAN CONSIDERATIONS:

DEMONSTRATE CONFORMANCE WITH THE FOLLOWING POLICIES AND APPLICABLE IMPLEMENTING STRATEGIES UNDER THESE POLICIES: 1.p.3, 2, 6, 8**, 10**, 14.c, 15, 18, 22, 23

TRANSPORTATION PLAN CONSIDERATIONS:

DEMONSTRATE CONFORMANCE WITH THE FOLLOWING POLICIES AND APPLICABLE IMPLEMENTING STRATEGIES UNDER THESE POLICIES: 1, 2, 3, 4, 5, 6, 10, 19

COMMUNITY DEVELOPMENT CODE CONSIDERATIONS:

APPLICABLE LAND USE DISTRICT SECTIONS (PURPOSE AND PERMITTED USES): 340 (EFU) & 348 (AF-5)

PHYSICAL LIMITATIONS OF SITE (SECTIONS 421, 422): Applicant will verify if drainageway is located on western portion of property**

****These policies must be addressed if the western portion of the property contains any portion of the drainageway of Holcomb Creek.**

OTHER CONSIDERATIONS:

Metro Urban Growth Management Functional Plan Titles, Oregon Administrative Rules, including the State Transportation Planning Rule (OAR 660-012-0060): OARs 660-004 (Exception Findings), 660-033-0030 (Identifying Agricultural Lands) & 660-012-0060 (Transportation), 660-014-0030 (Goal 14 Findings)

REVIEW AUTHORITY:

Planning Commission

Board of County Commissioners

For plan amendments involving the three resource districts (EFU, EFC and AF-20), the Planning Commission will hold an initial hearing to provide the Board of County Commissioners with a recommendation for approval or denial of the request.

GENERAL INFORMATION

PREVIOUS CASE FILES: 95-310-PLA

OUTSTANDING CONDITIONS AND VIOLATIONS: N/A

OTHER INTERESTED AGENCIES AND ORGANIZATIONS: N/A

NOTE: As discussed in the pre-application meeting, findings for a Goal 14 exception are required if the applicant requests an AF-5 designation for the subject property. See OAR 660-014 for more information.

HANDOUTS DISTRIBUTED

- PLAN AMENDMENT APPLICATION FORM
- PLAN AMENDMENT PROCEDURE SUMMARY
- AGREEMENT TO PAYMENT OF FEES FOR APPLICATION PROCESSING
- REQUEST FOR STATEMENT OF SERVICE AVAILABILITY FORMS
- TRAFFIC IMPACT STATEMENT FORM

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

NUMBER OF COPIES

- 18 PRE-APPLICATION SUMMARY
- 18 PLAN AMENDMENT APPLICATION FORM
- 18 WRITTEN EXPLANATION, JUSTIFICATION (Submit two copies for initial completeness review)
- 1 FEE CONTRACT (SIGNED)
- 1 WASHINGTON COUNTY TAX MAP(S) (must be obtained from Assessment & Taxation Department and red-stamped) 1N2 02
- 1 ELECTRONIC VERSION OF ALL APPLICATION MATERIALS (Submit after the application is accepted)
- 1 WELL REPORTS (LOGS) FOR ALL SECTIONS WITHIN ½ MILE OF THE SUBJECT PROPERTY: 1N2 02, 1N2 01, 1N2 11 & 1N2 12

SERVICE PROVIDER LETTERS

18	SHERIFF	n/a	PARK
18	FIRE	18	TRANSPORTATION: Traffic Impact Statement (TIS) and/or Traffic Analysis (Contact the Current Planning Division to determine whether a TIS is necessary – 503-846-8761)
18	SCHOOL	n/a	TRI-MET
n/a	SEWER	n/a	ODOT - CONTACT _____
n/a	PUBLIC WATER	n/a	CITY OF <u>Beaverton</u> (if applicable)
n/a	SURFACE WATER	n/a	OTHER _____

FEE DEPOSIT OF \$3,500 (this is an initial deposit towards payment of the true cost of processing the application)

MAILING LIST AND MAP FOR PROPERTIES IN AN ADJACENT COUNTY

THESE NOTES ARE GENERAL IN NATURE AND ARE NOT INTENDED TO COVER ALL OF THE ISSUES THAT MAY SURFACE IN THE REVIEW OF AN APPLICATION. ADDITIONAL INFORMATION MAY BE REQUIRED AND IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE NECESSARY INFORMATION TO PROCESS AN APPLICATION AS REQUIRED BY OREGON LAW AND WASHINGTON COUNTY ORDINANCES AND REGULATIONS.

G: Nearby Home for Sale

Executive Ranch on 5 view acres!

\$1,999,000

20950 NW Phillips Rd,
Hillsboro, OR 97124



5116 sq ft of 1 level living
5 acres
26' x 40' work shop
4 garages + parking
950 sq ft outdoor kitchen
Exotic Finishes!

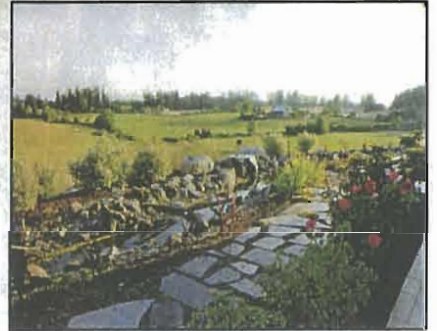
Elegant architectural design combined with exquisite craftsmanship and indulgent materials make this home a masterpiece!!!!

From the Walnut floors with intricate inlays to the extensive use of Travertine, Onyx, Marble and Granite, you will enjoy the finest where no detail has been spared.

The grand portico greets you with the soothing sounds of falling water and leads you through leaded glass doors into a stunning foyer!

The dramatic great room design is all one level except for the shop and wine cellar. Two walls of the great room open up to the outdoor kitchen with expansive covered and uncovered spaces from which you can enjoy the southern pastoral views

Builders Own Home!
RMLS # 9060328

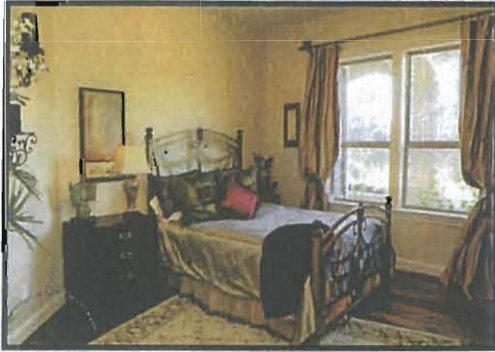


Leo Jacobs
Cell: 503-320-5993
Anita Singh Cardoso
Cell: 503-310-1429
anitasingh@hasson.com



More photos and details overleaf.

Information deemed reliable not guaranteed, interested parties should verify information thru inspection or with a professional!



Great Room

- ◆ Stunning 14' entry with Travertine inlayed floors
- ◆ Dramatic Great Room design w/ formal spaces
- ◆ Stunning architectural pillars define the great room plan
- ◆ Grand Kitchen with exotic African Sapele cabinets
- ◆ Hand carved grape leaf trim & Suclo Moreno Granite
- ◆ Professional series appliances and Dacor Coffee maker
- ◆ Six burner stove with "pot filler" faucet
- ◆ 2 Quantum doors open to the massive outdoor kitchen
- ◆ Walnut inlayed floors throughout the home
- ◆ Computerized lighting system illuminate this space

West Wing Master suite

- ◆ Master suite with sitting area & see thru fireplace.
- ◆ Step out to a private Hot Tub with a pastoral view
- ◆ Master bath with heated marble floors
- ◆ Van Gogh Granite, Marble, glass block and glass tile
- ◆ Immense walk in closet and attached laundry room
- ◆ Remote controlled and motion sensor lighting
- ◆ Soothing floor to ceiling Granite & Slate water feature

East Wing rooms

- ◆ Walnut Paneled office with Onyx tiled fireplace.
- ◆ 2 additional en-suite bedrooms
- ◆ Each bathroom is exquisitely finished
- ◆ Exotic silks, Marble, Onyx and Travertine abound
- ◆ Large hobby/bonus room also plumbed for bath
- ◆ Murphy bed/work table amongst built ins in Hobby rm

Wine Cellar, Garages & Shop

- ◆ 400 bottle wine cellar naturally cooled on lower level
- ◆ 4 car garages one 26' deep for large SUV's or Trucks
- ◆ 26' x 40' working shop with separate heating system
- ◆ Drive down access to shop with double doors
- ◆ 3/20 amp, 1/40 amp and 220 circuit

Finishes & Mechanicals

- ◆ Interior & exterior Touch pad Sound system interior sprinkler & Security System
- ◆ 8' Solid core Greco Roman doors
- ◆ Emergency Back up Generator
- ◆ Camera monitored Intercom/security system
- ◆ Wired for interior & exterior automatic blinds
- ◆ Built in vacuum
- ◆ 500 gallon Propane tank, 80 GPM 400' deep well
- ◆ Advantec fully monitored and computerized Septic system
- ◆ 10'X 40' dog Run and 600+ sq ft unfinished storage
- ◆ 90 gallon re-circulating Water Heater
- ◆ 2 95% efficient Heat Pumps

Home enjoys one acre. The remaining 4 acres are leased for tax deferral.

For a private showing:

Leo Jacobs 503-320-5993

Anita Singh Cardoso 503-310-1429

www.anitasinghhomes.com

H. Statement of Service Availability (Service Provider Letters)

- Washington County Sheriff
- Fire District #2
- Hillsboro School District



WASHINGTON COUNTY
 Dept. of Land Use & Transportation
 Land Development Services Division
 155 N. 1st Avenue, #350-13,
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 http://www.co.washington.or.us

**Request For Statement Of Service
 Availability For Sheriff / Police Services**

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO:

APPLICANT:

COMPANY: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

WASHINGTON COUNTY SHERIFF

OWNER(S):

NAME: PAUL LEE

ADDRESS: 10683 NW VALLEY VISTAR
 HILLSBORO OR 97124

PHONE: (503) 529-0980

Property Desc.: Tax Map(s): 1N22 Lot Number(s): 02502

1N22 02500

Site Size: 29 ACRES

Site Address: 10683 NW VALLEY VISTAR

Nearest cross street (or directions to site): HILLIPS RD

PROPOSED PROJECT NAME: PAUL LEE 4 LOT SUBDIVISION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)
COM PLAN ZFU TO APPS C4 ADDITIONAL LOTS;

EXISTING USE: RURAL HOME PROPOSED USE: 4 RURAL HOMES

IF RESIDENTIAL: 4 IF INDUSTRIAL/COMMERCIAL: _____ IF INSTITUTIONAL: _____
 NO. OF DWELLING UNITS: _____ TYPE OF USE: _____ NO. SQ. FT. _____
 SINGLE FAM. 4 MULTI-FAM. _____ NO. OF SQ. FT. (GROSS FLOOR AREA) _____ NO. STUDENTS/EMPLOYEES/MEMBERS: _____

******* ATTENTION SERVICE PROVIDER *******

**PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).
 RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)

Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.
 Service level is adequate for emergency calls only. Currently, the base level of Police Service in Washington County is .50 officer per 1,000 population. The Enhanced Sheriff's Patrol District (ESPD) has increase the level to 1.0 officer Per 1,000 population in specified areas.

SIGNATURE: Douglas Pr. for Melaney Kock POSITION: Sr. Admin Specialist DATE: 03/19/2010

SERVICE LEVEL IS **INADEQUATE** TO SERVE THE PROPOSED PROJECT.
 If the present or future service level is inadequate, please provide information documenting your inability to provide an adequate level of service. Please also provide information regarding whether the use of alternative means can be employed to provide an adequate service level. Documentation of adequacy and alternatives to provide an adequate service level may include but not be limited to the following:
 1. Contracting with private agency; 2. Contracting with other public agency; 3. Impact fees; 4. Any combination of these or other alternatives.

SIGNATURE: _____ POSITION: _____ DATE: _____



WASHINGTON COUNTY
 Dept. of Land Use & Transp.
 Land Development Services
 155 N. First Ave., Suite 350-13
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 http://www.co.washington.or.us

**REQUEST FOR STATEMENT
 OF SERVICE AVAILABILITY**

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO:

APPLICANT:

COMPANY: _____
 CONTACT: _____
 ADDRESS: _____
 PHONE: _____

- WATER DISTRICT: _____
- FIRE DISTRICT: #2
- TRI-MET
- TUALATIN HILLS PARK & REC. DISTRICT
- CITY OF _____
- CLEAN WATER SERVICES

OWNER(S):

NAME: DAVE LEE
 ADDRESS: 10683 NW VALLEY VISTA RD
HILLSBORO OR 97124
 PHONE: (503) 629-0960

Property Desc.: Tax Map(s): Lot Number(s):
1422 02502
1422 02500

Site Size: 29 ACRES
 Site Address: 10683 NW VALLEY VISTA RD
 Nearest cross street (or directions to site):
PHILLIPS RD

PROPOSED PROJECT NAME: DAVE LEE 4 LOT SUBDIVISION
 PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, PARTITION, SPECIAL USE)
COM PLAN EFF TO AP5 (4 ADDITIONAL LOTS)
 EXISTING USE: RURAL HOME PROPOSED USE: 4 RURAL HOMES

IF RESIDENTIAL: _____ IF INDUSTRIAL/COMMERCIAL: _____ IF INSTITUTIONAL: _____
 NO. OF DWELLING UNITS: 4 TYPE OF USE: _____ NO. SQ. FT. _____
 SINGLE FAM. 4 MULTI-FAM. _____ NO. OF SQ. FT. (GROSS FLOOR AREA) _____ NO. STUDENTS/EMPLOYEES/MEMBERS: _____

*******ATTENTION SERVICE PROVIDER*******

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.
 (Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT.
 Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: [Signature] POSITION: Wentworth DATE: 3/14/10

SERVICE LEVEL IS **INADEQUATE** TO SERVE THE PROPOSED PROJECT.
 Please indicate why the service level is inadequate.

SIGNATURE: _____ POSITION: _____ DATE: _____



Date: ___/___/___

Washington County Fire District Service Analysis

RE: Plan Amendment, changing from _____ to _____, _____ Tax Lot _____.
(land use district) (map location)

Fire District: _____

Dear Washington County Fire District,

The Washington County Department of Land Use and Transportation requires a formal detailed analysis of certain Public Services to determine any adverse impact on those services by the above plan amendment.

In order to provide sufficient information for the staff's impact evaluation, your response to the following questions, in addition to the standard "Service Availability Statement", is required.

1. What is the location (in miles from the parcel(s) referenced above) of the fire station?
2. What will be the average emergency response time to the parcel(s) referenced above?
3. What is the total number of personnel and equipment available for an initial attack on fire spread at the parcel(s) referenced above?
4. Will the addition of _____ (___) single family dwellings cause any serious impact on the current services provided?

Thank you for providing the additional information for the plan amendment request.

SIGNATURE: _____ DATE: _____

POSITION: _____

Hillsboro School District Letter



WASHINGTON COUNTY

Dept. of Land Use & Transp.
Land Development Services
155 N. First Ave., Suite 350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
http://www.co.washington.or.us

**REQUEST FOR STATEMENT
OF SERVICE AVAILABILITY**

- WATER DISTRICT: _____
- FIRE DISTRICT: Washington County
- TRI-MET Fire Dist. #2
- TUALATIN HILLS PARK & REC. DISTRICT
- CITY OF _____
- CLEAN WATER SERVICES

PROPOSED PROJECT NAME: PAUL LEE

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, PARTITION, SPECIAL USE)
COMP PLAN EFF TO AFS (4 ADDITIONAL LOTS)

EXISTING USE: RURAL HOME PROPOSED USE: 4 RURAL HOMES

IF RESIDENTIAL:	IF INDUSTRIAL/COMMERCIAL:	IF INSTITUTIONAL:
NO. OF DWELLING UNITS: <u>4</u>	TYPE OF USE: _____	NO. SQ. FT. _____
SINGLE FAM. <u>4</u> MULTI-FAM. _____	NO. OF SQ. FT. (GROSS FLOOR AREA) _____	NO. STUDENTS/EMPLOYEES/MEMBERS: _____

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO:
APPLICANT:

COMPANY: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

OWNER(S): PAUL LEE

NAME: _____

ADDRESS: 10683 NW VALLEY VISTA RD
HILLSBORO OR 97124

PHONE: (503) 829-0960

Property Desc.: Tax Map(s): 14122 Lot Number(s): 02502

14122 02500

Site Size: 29 ACRES

Site Address: 10683 NW VALLEY VISTA RD

Nearest cross street (or directions to site):
PHILLIPS

*******ATTENTION SERVICE PROVIDER*******

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

- SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT.
Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: Tom Miller POSITION: GT DATE: 2-29-10

- SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.
Please indicate why the service level is inadequate.

SIGNATURE: _____ POSITION: _____ DATE: _____



Date: 3/29/10

Washington County Fire District Service Analysis

RE: Plan Amendment, changing from _____ to _____, _____ Tax Lot _____.
(land use district) (map location)

Fire District: WASHINGTON COUNTY Fire Dist. 2

Dear Washington County Fire District,

The Washington County Department of Land Use and Transportation requires a formal detailed analysis of certain Public Services to determine any adverse impact on those services by the above plan amendment.

In order to provide sufficient information for the staff's impact evaluation, your response to the following questions, in addition to the standard "Service Availability Statement", is required.

1. What is the location (in miles from the parcel(s) referenced above) of the fire station?

7 miles

2. What will be the average emergency response time to the parcel(s) referenced above?

12 mins.

3. What is the total number of personnel and equipment available for an initial attack on fire spread at the parcel(s) referenced above? 3- engines, 2- water tenders, 1- rescue, 1- chief officer
13 personnel

4. Will the addition of _____ (4) single family dwellings cause any serious impact on the current services provided? No.

Thank you for providing the additional information for the plan amendment request.

SIGNATURE: Tom Gillespie DATE: 3-29-10

POSITION: Lieutenant



WASHINGTON COUNTY
 Dept. of Land Use & Transp.
 Land Development Services
 155 N. First Ave., Suite 350-13
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 www.co.washington.or.us

**REQUEST FOR STATEMENT
 OF SERVICE AVAILABILITY FOR
 SCHOOLS**

PRE-APPLICATION DATE: _____

Service Provider: PLEASE RETURN THIS FORM TO:

APPLICANT:

COMPANY: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

OWNER(S):

NAME: PAUL LEE

ADDRESS: 10683 NW VALLEY VISTA RD

HILLSBORO OR 97124

PHONE: (503) 629-0960 (503) 679

Property Desc.: Tax Map(s):

Lot Number(s):

1A 22

02502

1A 22

02500

-8970

Site Size: 29 ACRES

Site Address: 10683 NW VALLEY VISTA RD

Nearest cross street (or directions to site):

PHILLIPS RD

PROPOSED PROJECT NAME: PAUL LEE 4 LOT SUBDIVISION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

COM PLAN EFFU TO AFS (4 ADDITIONAL LOTS)

EXISTING USE: RURAL HOME

PROPOSED USE: 4 ADDITIONAL RURAL HOME

IF RESIDENTIAL: 4

IF INDUSTRIAL/COMMERCIAL: _____

IF INSTITUTIONAL: _____

NO. OF DWELLING UNITS: 4

TYPE OF USE: _____

NO. SQ. FT. _____

SINGLE FAM. 4

MULTI-FAM. _____

NO. OF SQ. FT. (GROSS FLOOR AREA) _____

NO. STUDENTS/EMPLOYEES/MEMBERS: _____

*******ATTENTION SERVICE PROVIDER*******

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).

RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)

Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: Mike Scott

POSITION: superintendent

DATE: 3/29/10

SERVICE LEVEL IS **INADEQUATE** TO SERVE THE PROPOSED PROJECT.

If the present or future service level is inadequate, please provide information documenting your inability to provide an adequate level of service. Additionally, provide information regarding whether the use of alternative means can be employed to provide an adequate service level. Documentation of adequacy and alternatives to provide an adequate service level may include but not be limited to the following:

1. Amount of bonded indebtedness;
2. Use of double shifting;
3. Extended school periods;
4. Bussing to underutilized facilities;
5. Year-around school;
6. Construction of new facilities;
7. Portable Classrooms;
8. Impact Fees;
9. Any combination of these or other alternatives.

SIGNATURE: _____

POSITION: _____

DATE: _____



Date: ___/___/___

Washington County School District Service Analysis

RE: Plan Amendment, changing from _____ to _____, _____ Tax Lot _____
(land use district) (map location)

Dear Washington County School District,

The Washington County Department of Land Use and Transportation requires a formal detailed analysis of certain Public Services to determine any adverse impact on those services by the above plan amendment.

In order to provide sufficient information for the staff's impact evaluation, your response to the following questions, in addition to the standard "Service Availability Statement", is required.

1. What is the location (in miles from the parcel(s) referenced above) of the nearest schools that would provide education services to future residents of the parcel(s) above?
 West Union Elementary - 2.89 miles Liberty High School - 4.11 miles
 Royner Middle School - 3.90 miles
2. Is bus transportation provided for students that would be located on the parcel(s) listed above?
 yes
3. What are the names of the existing school facilities in your district, current enrollment of those schools, and maximum student capacity for each school that would serve the parcel(s) listed above?
 West Union - current = 309 Royner - current = 672 Liberty - current 1,324
 " - capacity = 459 " - capacity = 1000 " - capacity = 1300
4. Will the addition of 400 (4) future single family dwellings cause any serious impact on the current educational services provided?
 NO. (Additional 240 student enrollment)

Thank you for providing the additional information for the plan amendment request.

SIGNATURE: Mike Scott DATE: March 27, 2010
POSITION: Superintendent

I: Historical Information

EXCEPTION AREAS 39 and 40

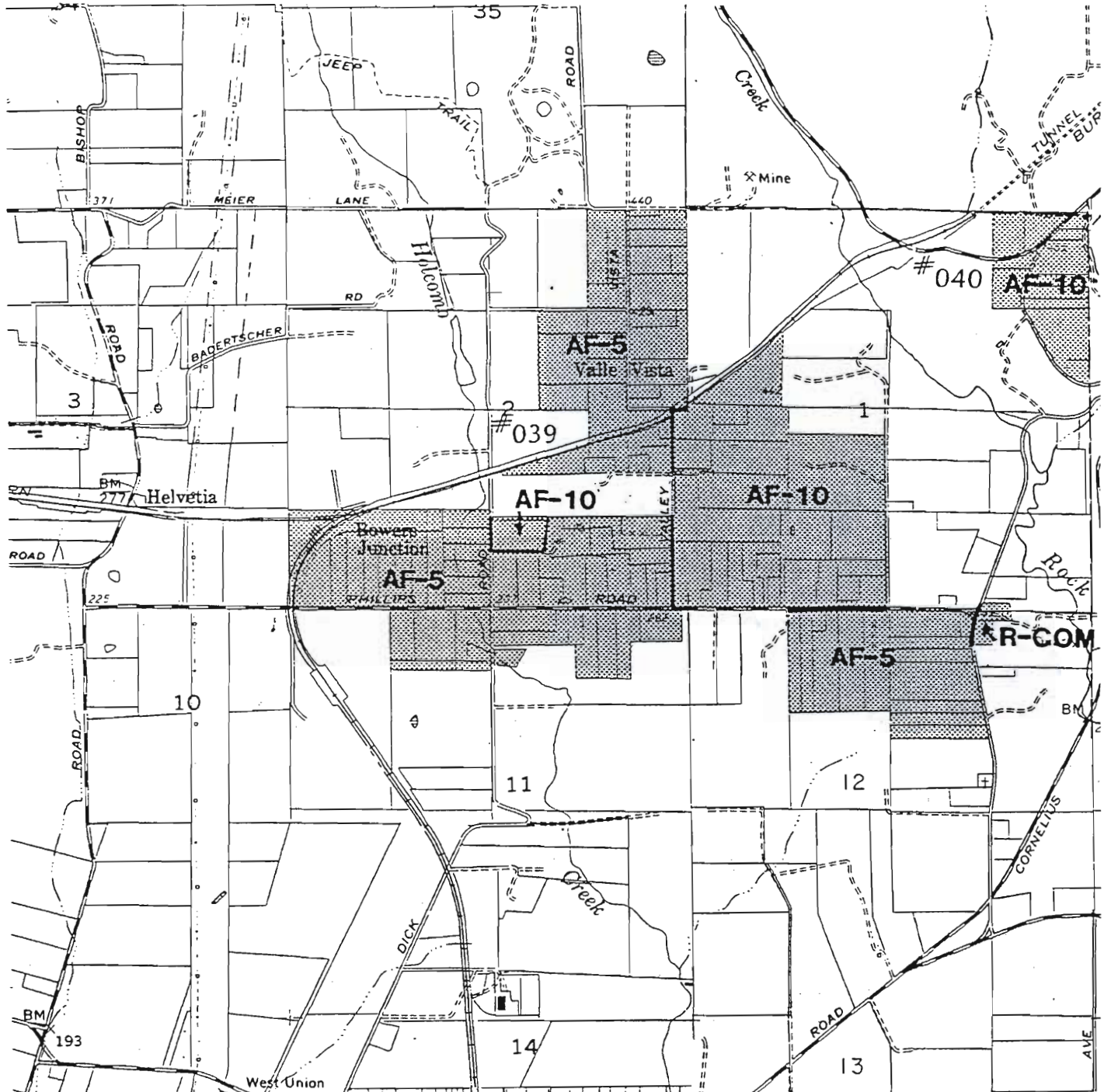
1N2 1, 2, 2DA, 2DC, 2DD, 11,12

FIGURE 21

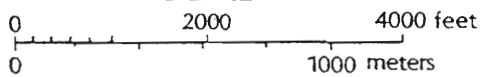
SOURCE: WASHINGTON COUNTY DEPARTMENT OF
LAND USE AND TRANSPORTATION, 1985

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION • DECEMBER, 1985

THIS MAP IS COMPILED FROM ORIGINAL MATERIALS AT
DIFFERENT SCALES. FOR MORE DETAILS PLEASE REFER
TO THE SOURCE MATERIALS OF THE WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION.



SCALE



1:24000

1 inch represents 2000 feet



NORTH

Subarea No. 039 Tax Map No. 1N2 1, 2; 2DA; 2DC; 2DD 11, 12

Existing Plan Designation Natural Resource Existing Zoning FRC-38; B-2

Proposed Plan Designation Rural Proposed Zoning AF-5; AF-10; R-COM

	<u>Acres</u>	<u># of Parcels</u>	<u># of lots on Deferrals</u>	<u># of Ownerships</u>	<u># of lots with Improvements</u>	<u># of Vacant Lots</u>
Totals	<u>607.0</u>	<u>111</u>	<u>51</u>	<u>95</u>	<u>78</u>	<u>33</u>
Average Parcel Size	<u>5.47</u>					
Smallest Parcel	<u>.10</u>					
Largest Parcel	<u>29.54</u>					
Total Acres on Tax Deferral	<u>340.24</u>					

Soil Types 80% Category 1; 15% Category 2; 5% Category 3

Availability of Public Water: Yes No X

Water District Name N/A

Potential Additional Lots Based on Recommended Zoning 4

Potential Additional Lots Based on AF-5 Zoning 13

Characterization of Developed and Committed Area:

Area 039 is a large area consisting of lots generally five acres in size or less. The few lots which are somewhat larger are located amidst the smaller parcels. These lots are 10, 11 and 18 acres in size and are proposed for AF-10 zoning. The 18 acre parcel is bordered on the south by five parcels, three of which are improved, on the north and east by 11 acre parcels which are both improved and on deferral, and on the west by Valley Vista Road.

The majority of development is clustered along both sides of Philips Road, Valley Vista Road and N.W. Mery Street and N.W. Elmo Street. The BN Railroad runs north-westerly through the exception area. Mullerleile Road forms a portion of the northern boundary for Area 039.

70% of the lots in the area have been improved, indicating the commitment to development in the area and 85% of the parcels are individually owned. With the exception of two lot used for commercial purposes buildings in the area are used for residential or agricultural purposes. Of the undeveloped land outside the area, about 80% is cultivated and the remainder is scattered trees and brush. The parcels outside Area 039 range from 9 to 73 acres and are proposed for EFC zoning.

Subarea No. 040 Tax Map No. 1N2 1

Existing Plan Designation Natural Resource Existing Zoning FRC-38

Proposed Plan Designation Rural Proposed Zoning AF-10

	<u>Acres</u>	<u># of Parcels</u>	<u># of lots on Deferrals</u>	<u># of Ownerships</u>	<u># of lots with Improvements</u>	<u># of Vacant Lots</u>
Totals	<u>47.8</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>10</u>	<u>3</u>
Average Parcel Size	<u>3.7</u>					
Smallest Parcel	<u>.1</u>					
Largest Parcel	<u>9.4</u>					
Total Acres on Tax Deferral	<u>0</u>					

Soil Types 50% Category 1; 10% Category 2; 40% Category 3

Availability of Public Water: Yes No X

Water District Name N/A

Potential Additional Lots Based on Recommended Zoning 0

Potential Additional Lots Based on AF-5 Zoning 1

Characterization of Developed and Committed Area:

Area 040 consists of several lots of six acres or less in size (excepting one 9.4 acre lot) at the intersection of Cornelius Pass and Rock Creek Roads, and bordered on two sides by Multnomah County.

Of the lots in the area, 77% are improved. Buildings in the area are used for residential, accessory and agricultural purposes. Of the undeveloped land in the area, about 40% is cultivated. The remainder is native vegetation on land which slopes fairly steeply away from the cultivated area, which is relatively flat.

Topographically, the area is rather hilly.

The parcels under common ownership in Area 039 range from 4.5 to 14.9 acres in size. There are several parcels which are contiguous to larger parcels outside Area 039 which are all under the same ownership. Two contiguous parcels in Area 039 (vacant and on deferral) of 5.3 and 4.4 acres are contiguous to a 19.6 acre parcel (improved and on deferral) under the same ownership outside Area 039. The parcels are shaped somewhat like an "L". N.W. Elmo Street borders one of the parcels on the east, N.W. Mullerleile Road borders 2 on the south, and Vista Valley Road borders one on the north. A 4.8 acre improved parcel lies between one of the parcels and Elmo Street. It makes sense to include the 5.3 and 4.4 acre parcels in Area 039 due to the configuration of these parcels.

There are 2 other contiguous parcels (3.6 and 1.6 acres) in Area 039 which are contiguous on the south to a 32 acre parcel under the same ownership. The 32 acre parcel is bordered on the west by N.W. Dick Street and on the east by Vista Road. The parcels inside Area 039 under the same ownership are part of a 12.4 acre triangular-shaped area made up by 6 parcels bordered on the northwest by the SP & S Railroad and Vista Road on the east. The 32 acre parcel is a logical cut-off point for this portion of Area 039 because of the irregular shape of the area above it, and the fact that four of the six parcels are improved.

The 29.5 acre parcel (tax lot 2100, 1N2-1) is bordered by Zimmerman Road on the east and ten acre parcels to the south and west. This parcel was the subject of a Plan Amendment Zone Change application in 1983. Case files 83-125-M and 83-126-Z. The findings justifying an exception to LCDC Goals 3 and 4 are contained in this record were reviewed in this legislative process and are hereby incorporated into this exception statement.

Area 039 is committed to non-resource uses due to the extent of small improved parcels.



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Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Zoom In

Overview Map



- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
- [Contour Lines](#)
- [2008 Air Photo](#)
- [USGS Quads](#)

[View Legend](#)



Zoom In



[Zoom To Selected Taxlot](#)

Additional Information for Taxlot 1N2020002502

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Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Zoom In

Overview Map

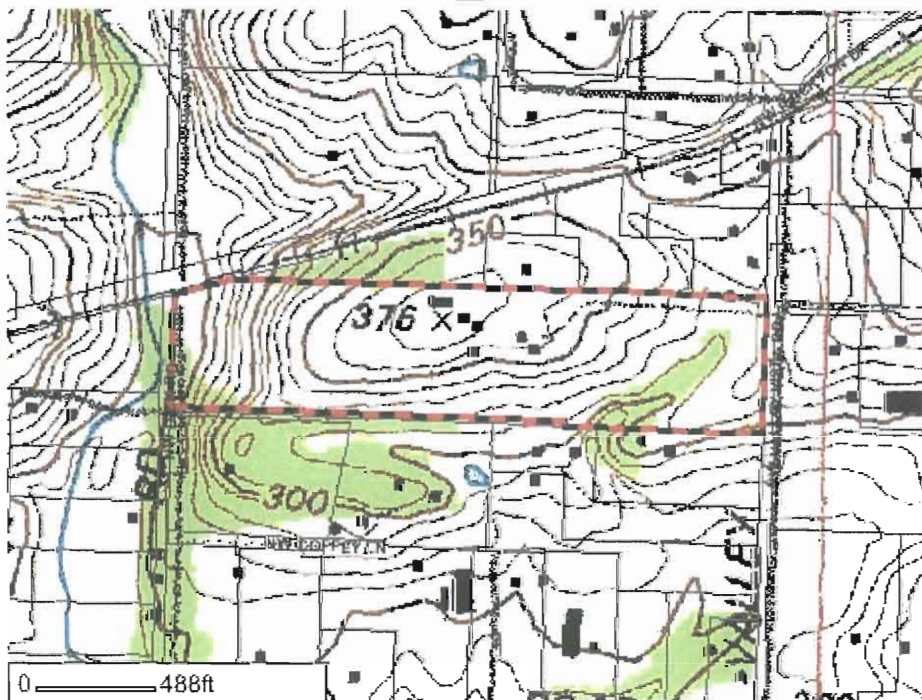


- Selected Taxlot
- Overview Location

Maps:

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- [Contour Lines](#)
- [2008 Air Photo](#)
- [USGS Quads](#)

[View Legend](#)



Zoom In



Zoom Out

Pan & Recenter

Select New Taxlot

[Zoom To Selected Taxlot](#)

Additional Information for Taxlot 1N2020002502

- Sub Reports:
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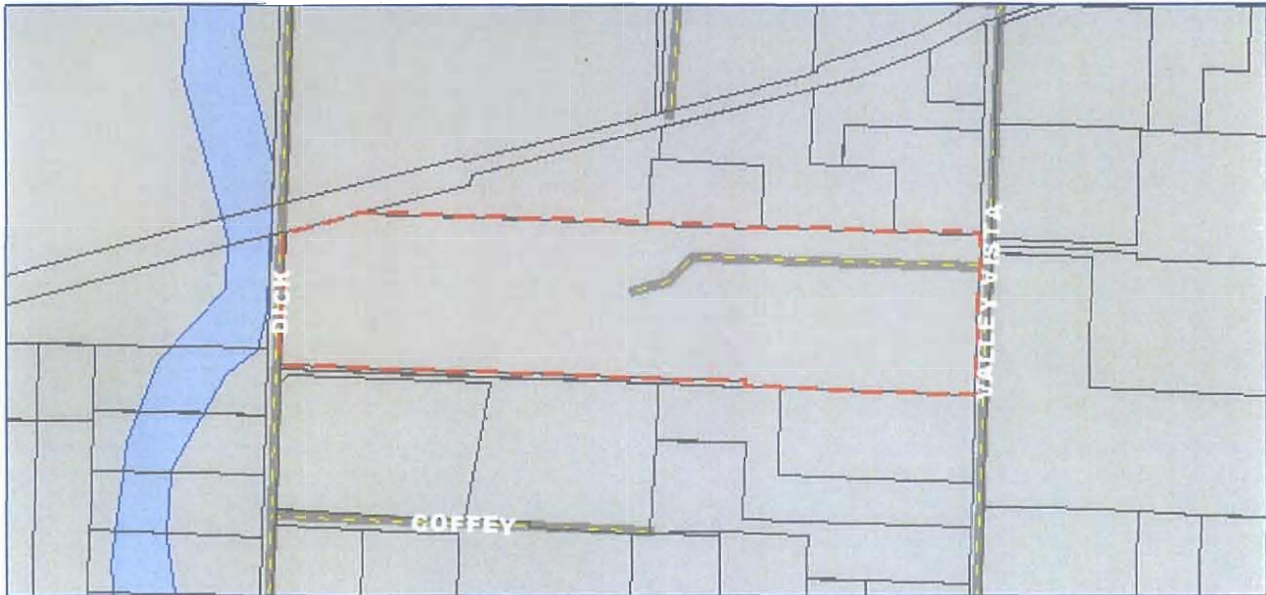
10683 NW VALLEY VISTA RD -- WASHINGTON COUNTY

[Explorer](#) | [Property](#) | **Maps** | [Crime](#) | [Census](#) | [Transportation](#)

[Summary](#) | [Elevation](#) | [Garbage](#) | **Hazard** | [Natural Resources](#) | [Photo](#) | [Property](#) | [Water](#) | [Sewer](#) | [Tax Map](#) | [UGB](#) | [Watershed](#) | [Zip Code](#) | [Zoning](#)

Flood Plain

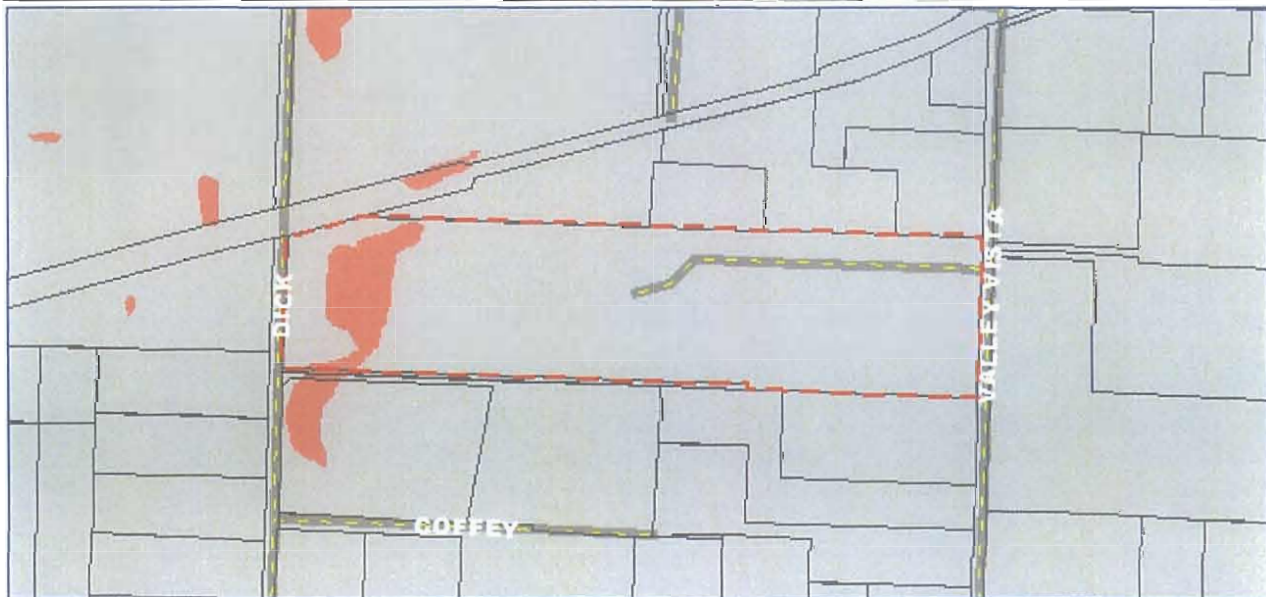
Within 50 feet of 100 year Flood Plain No



0 |-----| 700 FT

Steep Slope (20%)

On Steep Slope No



0 |-----| 700 FT

Wild Lands Fire Hazard

Wild Fire Hazard No



Earthquake Hazard



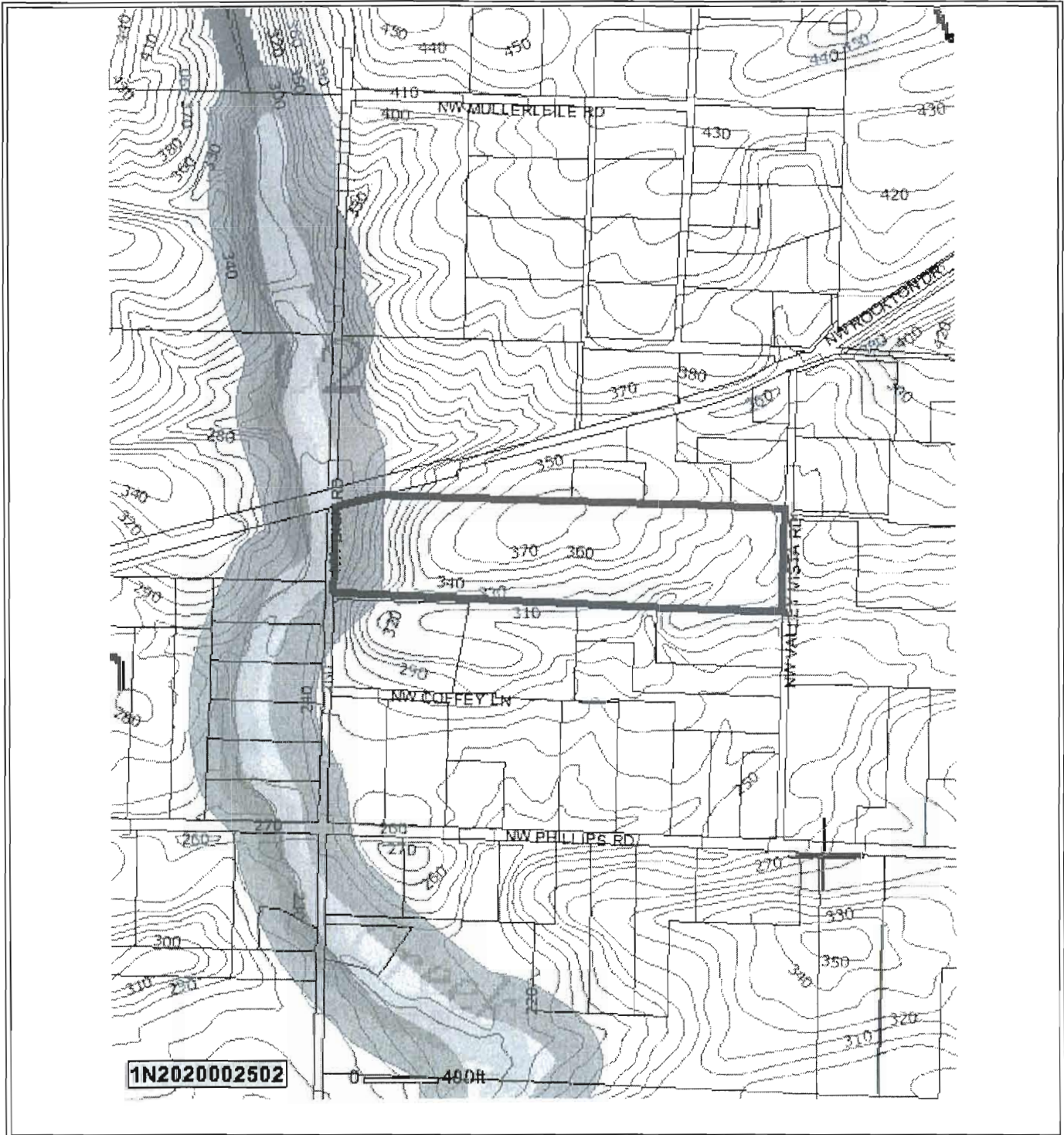
City of Portland, Corporate GIS

8/22/2007

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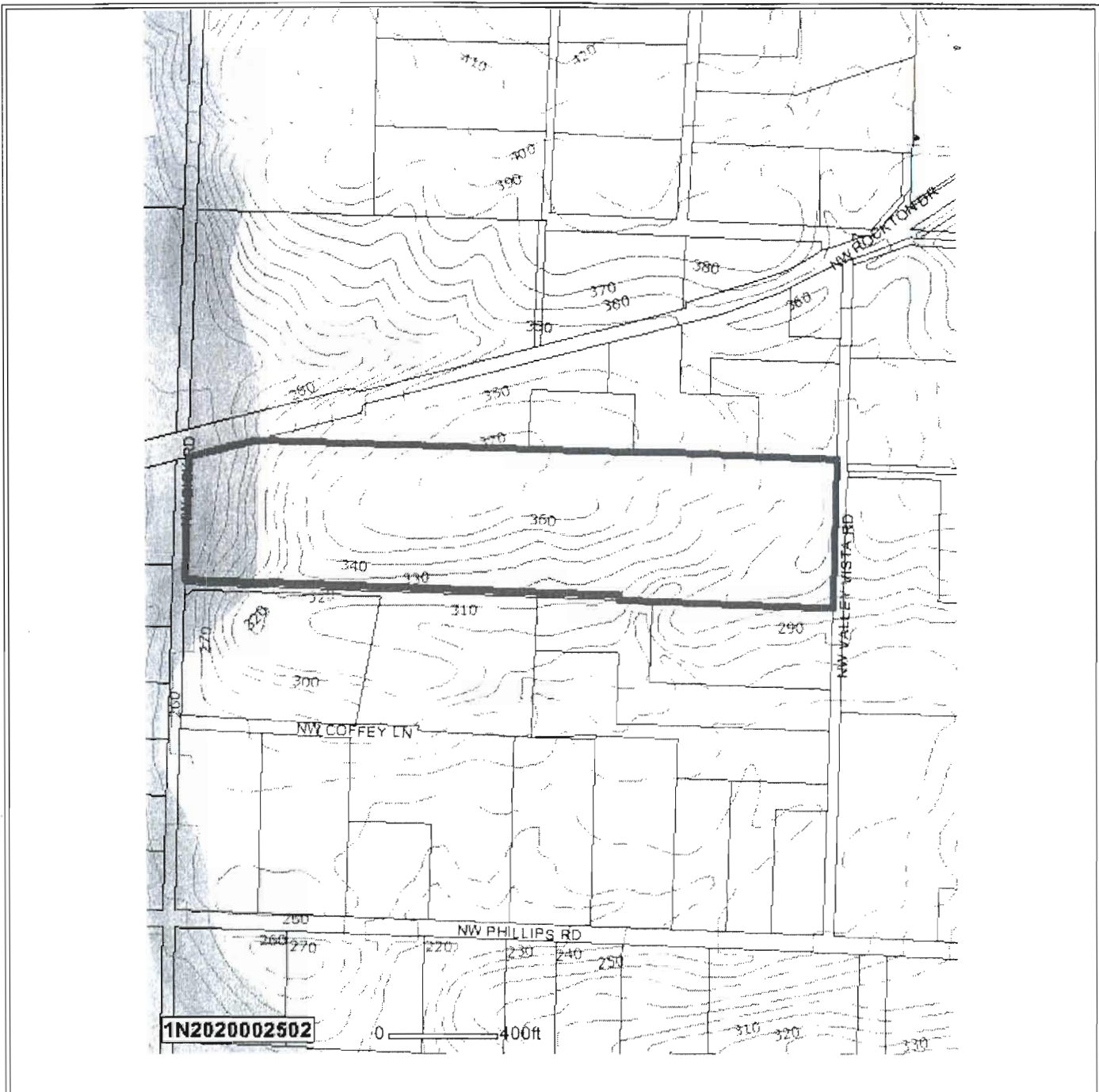
Close



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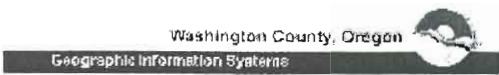


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K: Incidence of AF-10 and AF-5 Lots Surrounding the Paul Lee Property

- **Zoning**
- **Photos of adjacent homes abutting; and within 1000 feet of the Paul Lee property**



Intermap

Geographic Information Systems



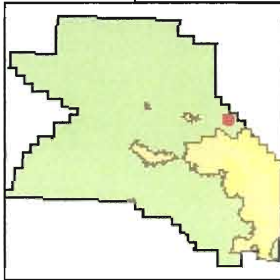
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Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Zoom In

Overview Map



- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
- [Contour Lines](#)
- [2008 Air Photo](#)
- [USGS Quads](#)

[View Legend](#)



Zoom In



Zoom Out

Pan & Recenter



Select New Taxlot



[Zoom To Selected Taxlot](#)

[Zoom To Selected Taxlot](#)

Additional Information for Taxlot 1N2020002502

- Sub Reports:
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 - [Districts Overlay Information](#)
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Overview Map



- Selected Taxlot
- Overview Location

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[View Legend](#)

The main map displays a parcel with a red dashed border. The parcel is divided into several zoning districts: a large green area labeled 'EFU PL', a yellow area labeled 'AF-5', and another yellow area labeled 'AF-10'. The parcel is bounded by 'NW DICKERSON RD' to the west and 'NW VALLEY VISTA RD' to the east. A scale bar at the bottom left indicates a distance of 488 feet. On the right side, there is a vertical toolbar with icons for 'Zoom In', 'Zoom Out', 'Pan & Recenter', 'Select New Taxlot', and 'Zoom To Selected Taxlot'.

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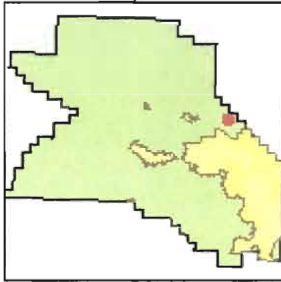
Navigation: | [GIS Home](#) | [New Search](#) | [Navigator](#) | [Help](#) |

Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Pan

Overview Map



- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
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[View Legend](#)

The main map displays several zoning districts: EFU (green), AF-5 (dark brown), EFC (light brown), AF-10 (yellow), and PL (light green). A scale bar at the bottom left indicates 0 to 488 feet. Navigation controls on the right include Zoom In, Zoom Out, Pan & Recenter, Select New Taxlot, and Zoom To Selected Taxlot. The map also shows NW DICK RD and NW VALLEY VISTA RD.

Additional Information for Taxlot 1N2020002502

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Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Pan

Overview Map

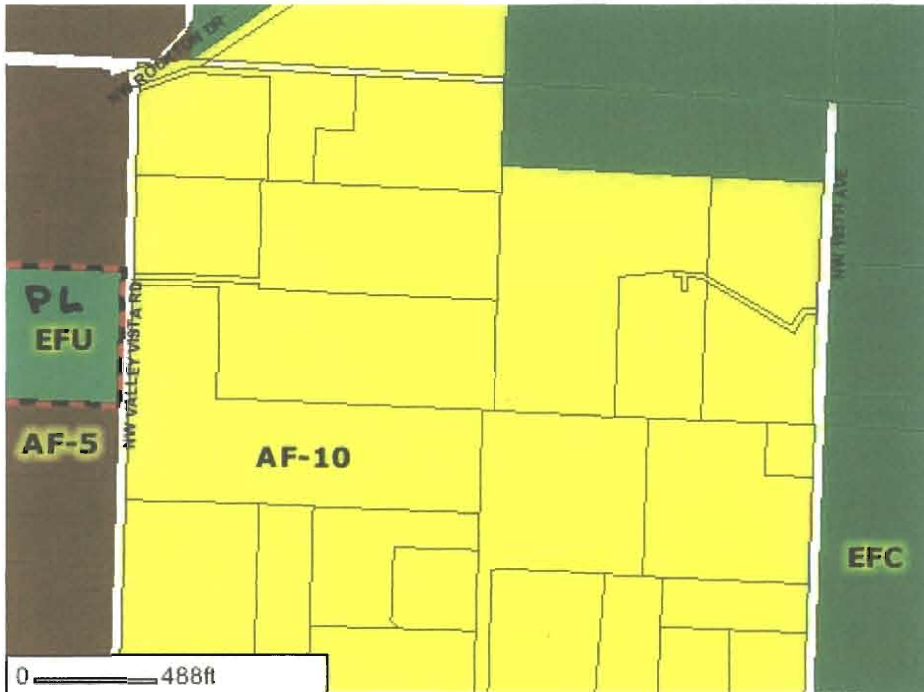


- Selected Taxlot
- Overview Location

Maps:

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- [Contour Lines](#)
- [2008 Air Photo](#)
- [USGS Quads](#)

[View Legend](#)



Zoom In



Zoom In



Zoom Out



Pan & Recenter



Select New Taxlot



Zoom To Selected Taxlot

Additional Information for Taxlot 1N2020002502

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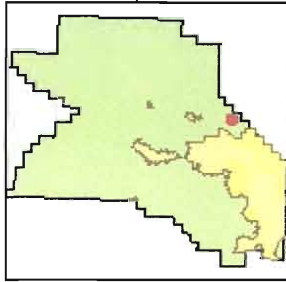
Navigation: | [GIS Home](#) | [New Search](#) | [Navigator](#) | [Help](#) |

Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Pan

Overview Map

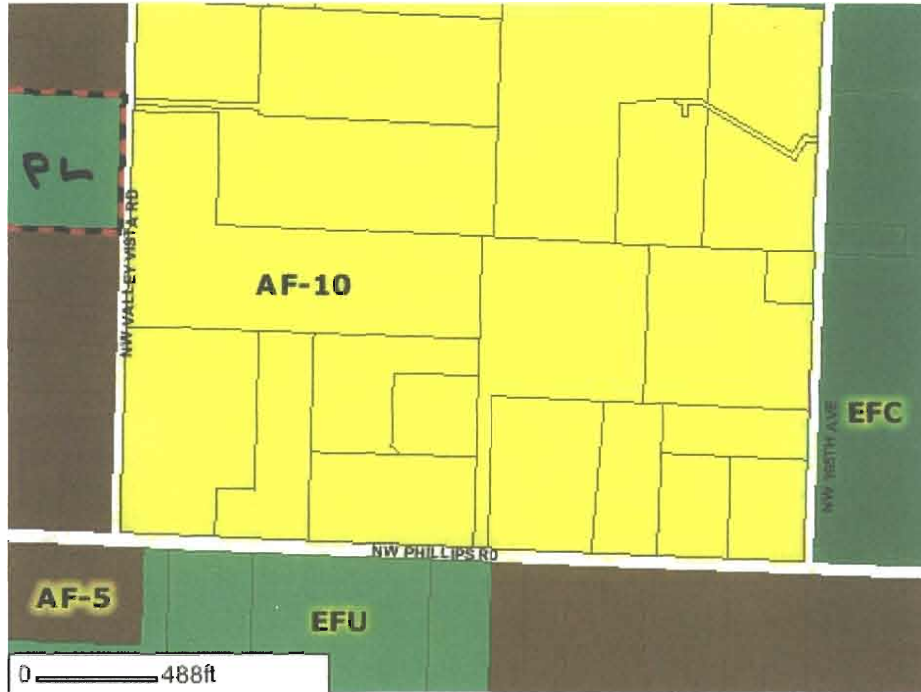


- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
- [Contour Lines](#)
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- [USGS Quads](#)

[View Legend](#)



Zoom In



Zoom In



Zoom In



Zoom In



Additional Information for Taxlot 1N2020002502

- Sub Reports:
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Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Pan

Overview Map



- Selected Taxlot
- Overview Location

Maps:

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- [Contour Lines](#)
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Zoom In



Additional Information for Taxlot 1N2020002502

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Parcel Report for Taxlot: 1N2020002502

Site Address: 10683 NW VALLEY VISTA RD. HILLSBORO OR, 97124

Active Tool: Zoom In

Overview Map

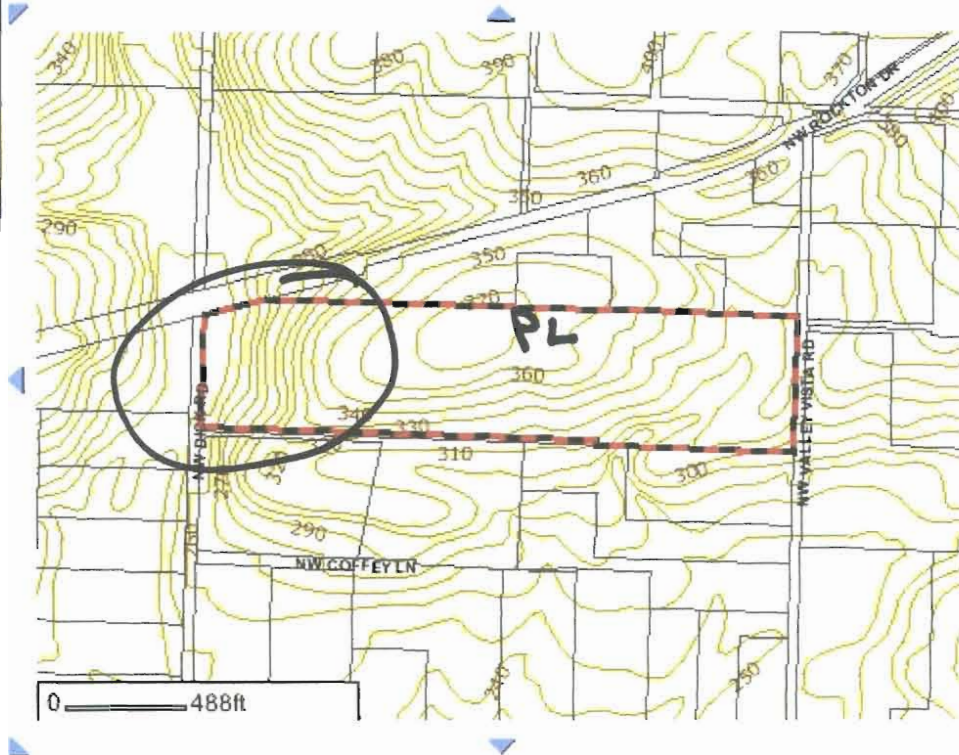


- Selected Taxlot
- Overview Location

Maps:

- [Zoning](#)
- [Contour Lines](#)
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[View Legend](#)



Zoom In



Zoom Out

Pan & Recenter



Select New Taxlot



Zoom To Selected Taxlot



Zoom To Selected Taxlot

Zoom To Selected Taxlot

Additional Information for Taxlot 1N2020002502

- Sub Reports:
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 - [Districts Overlay Information](#)
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EAST OF
PAUL LEE
PHOTOS 1-6



①



②

EAST



③



④

EAST



5



6

WEST



12



13

NORTH OF
PROPERTY
PHOTOS 7-9, 14-16



7



8

NORTH



15



16

SOUTH OF
PROPERTY
PHOTOS 17-22



17



18

South



19



20

South



(21)

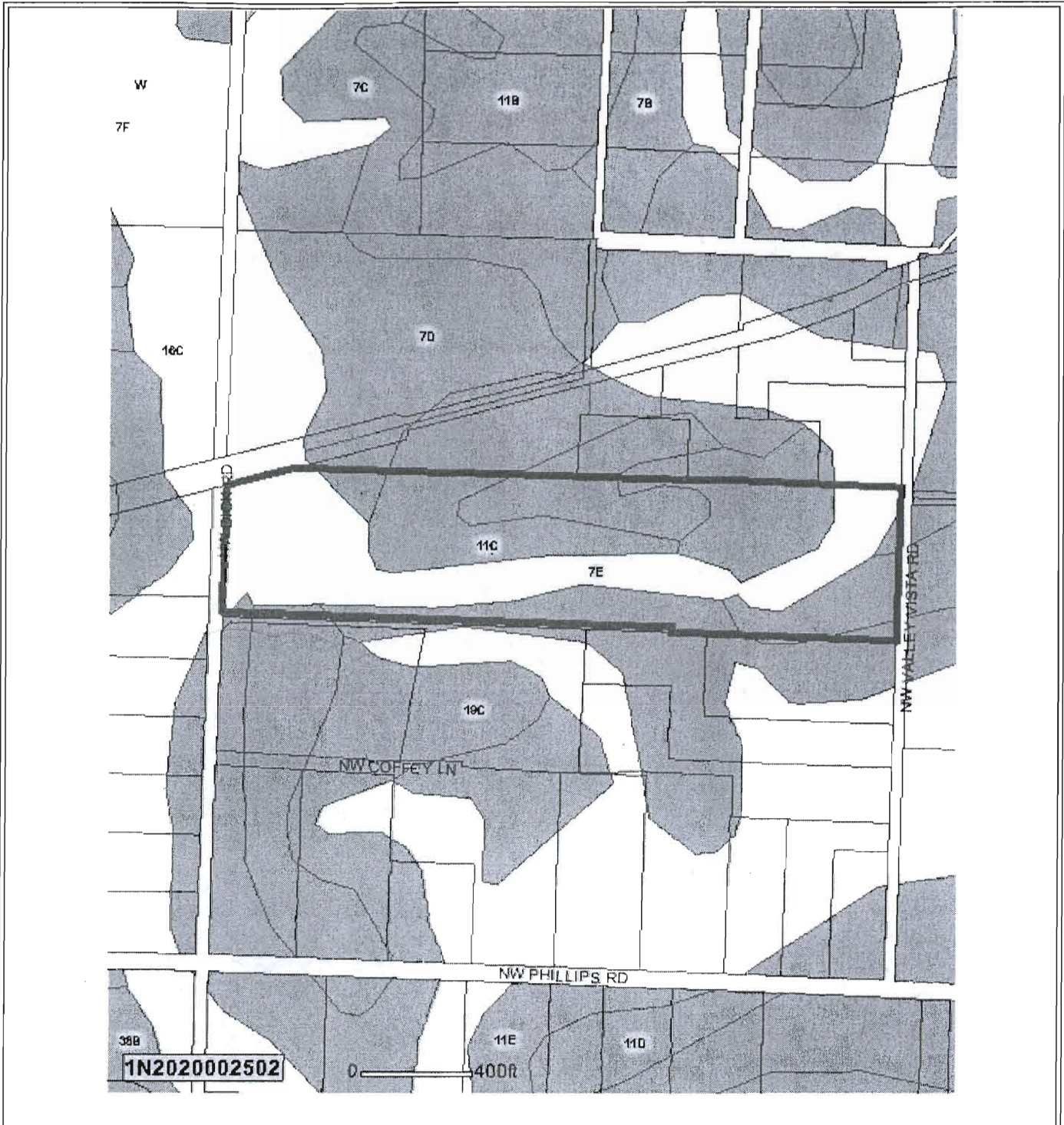


(22)

L: Soil Types

- **Washington County Data on Soil Types**
- **USDA Data on Soil Types & Analysis of Potential for Seedling Starts**

Washington County Data on Soil Types



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View Soil Information By Use: All Uses

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Search

Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings

Construction Materials

- Gravel Source (OR)
- Roadfill Source
- Sand Source (OR)
- Source of Reclamation Material
- Topsoil Source (OR)

View Description View Rating

View Options

- Map
- Table
- Component Breakdown and Rating Reasons
- Numeric Values
- Description of Rating
- Rating Options
- Detailed Description

Advanced Options

View Description View Rating

Disaster Recovery Planning

- Catastrophic Mortality, Large Animal Disposal, Pit
- Catastrophic Mortality, Large Animal Disposal, Trench
- Clay Liner Material Source
- Composting Facility - Subsurface
- Composting Facility - Surface
- Composting Medium and Final Cover
- Rubble and Debris Disposal, Large-Scale Event

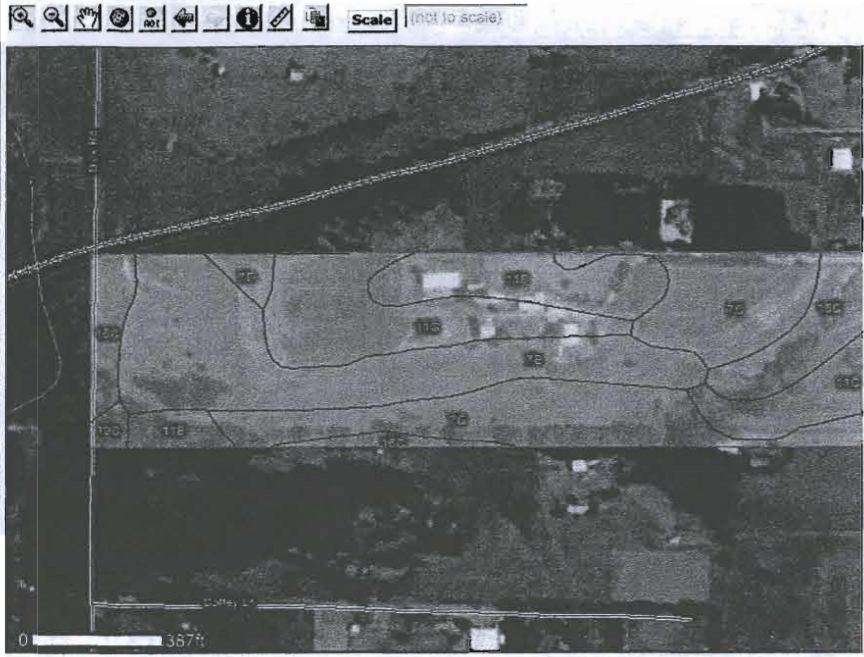
Land Classifications

- Conservation Tree and Shrub Group
- Ecological Site ID
- Ecological Site Name
- Farmland Classification
- Forage Suitability Group ID (Component Table)
- Hydric Rating by Map Unit
- Irrigated Capability Class
- Irrigated Capability Subclass
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification

Land Management

- Chaining Suitability
- Construction Limitations for Haul Roads and Log Landings

Map - Topsoil Source (OR)



Warning: Soil Ratings Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Ma soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000 design of map units and the level of detail shown in the resulting soil map are dependent on that m Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map accuracy of soil line placement. The maps do not show the small areas of contrasting soils that coul shown at a more detailed scale.

Tables - Topsoil Source (OR) - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7C	Cascade silt loam, 7 to 12 percent slopes	Fair	Cascade (85%)	Wetness depth (0.53)	9.3	28.4%
7D	Cascade silt loam, 12 to 20 percent slopes	Poor	Cascade (85%)	Slope (0.00)	0.4	1.3%
			Delena (5%)	Wetness depth (0.00)		
7E	Cascade silt loam, 20 to 30 percent slopes	Poor	Cascade (80%)	Slope (0.00)	8.1	24.9%
			Delena (6%)	Wetness depth (0.00)		
				Too clayey (0.70)		
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	Fair	Cornelius (45%)	Too clayey (0.70)	3.6	11.1%
			Kinton (40%)	Wetness depth (0.99)		
				Wetness depth (0.99)		
Totals for Area of Interest					32.6	100.0%

Erosion Hazard (Off-Road, Off-Trail)
Erosion Hazard (Road, Trail)
Fencing
Fencing, Post Depth 24 Inches or Less
Fencing, Post Depth 36 Inches or Less
Fire Damage Susceptibility
Fugitive Dust Resistance
Harvest Equipment Operability
Mechanical Site Preparation (Deep)
Mechanical Site Preparation (Surface)
Mechanical Treatment, Rolling Drum
Mechanical Treatment, Shredder
Medusahead Invasion Susceptibility
Potential for Damage by Fire
Potential for Seedling Mortality
Pygmy Rabbit Habitat Potential
Rangeland Drill
Rangeland Seeding, Great Basin Ecoregion
Site Degradation Susceptibility
Soil Compaction Resistance
Soil Restoration Potential
Soil Rutting Hazard
Suitability for Hand Planting
Suitability for Log Landings (OR)
Suitability for Mechanical Planting
Suitability for Roads (Natural Surface) (OR)
Yellow Star-thistle Invasion Susceptibility
Military Operations ⓘ ⓘ
Bivouac Areas
Excavations for Crew-Served Weapon Fighting Positions
Excavations for Individual Fighting Positions
Excavations for Vehicle Fighting Positions
Helicopter Landing Zones
Vehicle Trafficability, Type 1, 1 Pass, Wet Season
Vehicle Trafficability, Type 1, 50 Passes, Wet Season
Vehicle Trafficability, Type 1, Dry Season
Vehicle Trafficability, Type 2, 1 Pass, Wet Season
Vehicle Trafficability, Type 2, 50 Passes, Wet Season
Vehicle Trafficability, Type 2, Dry Season
Vehicle Trafficability, Type 3, 1 Pass, Wet Season
Vehicle Trafficability, Type 3, 50 Passes, Wet Season
Vehicle Trafficability, Type 3, Dry Season
Vehicle Trafficability, Type 4, 1 Pass, Wet Season
Vehicle Trafficability, Type 4, 50 Passes, Wet Season
Vehicle Trafficability, Type 4, Dry Season
Vehicle Trafficability, Type 5, 1 Pass, Wet Season
Vehicle Trafficability, Type 5, 50 Passes, Wet Season
Vehicle Trafficability, Type 5, Dry Season
Vehicle Trafficability, Type 6, 1 Pass, Wet Season
Vehicle Trafficability, Type 6, 50 Passes, Wet Season
Vehicle Trafficability, Type 6, Dry Season
Vehicle Trafficability, Type 7, 1 Pass, Wet Season
Vehicle Trafficability, Type 7, 50 Passes, Wet Season
Vehicle Trafficability, Type 7, Dry Season
Recreational Development ⓘ ⓘ
Camp Areas
Off-Road Motorcycle Trails
Paths and Trails
Picnic Areas
Playgrounds
Sanitary Facilities ⓘ ⓘ
Daily Cover for Landfill
Sanitary Landfill (Area)
Sanitary Landfill (Trench)
Septic Tank Absorption Fields
Sewage Lagoons
Vegetative Productivity ⓘ ⓘ
Crop Productivity Index

Summary by Map Unit — Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	Fair	Cornelius (45%) Kinton (40%)	Too clayey (0.70) Slope (0.84) Wetness depth (0.99)	7.0	21.5%
16C	Delena silt loam, 3 to 12 percent slopes	Poor	Delena (90%)	Wetness depth (0.00) Too clayey (0.70)	3.9	11.9%
19C	Helvetia silt loam, 7 to 12 percent slopes	Poor	Helvetia (85%)	Too clayey (0.00) Slope (0.84)	0.3	0.9%
Totals for Area of Interest					32.6	100.0%

Tables — Topsoil Source (OR) — Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Fair	19.9	61.0%
Poor	12.7	39.0%
Totals for Area of Interest	32.6	100.0%

Description — Topsoil Source (OR)

Topsoil is used to cover an area so that vegetation can be established and maintained. The upper 40 inches of a soil is evaluated for use as topsoil. Also evaluated is the reclamation potential of the borrow area. The soils are rated "good," "fair," or "poor" as potential sources of topsoil. Normal compaction, minor processing, and other standard construction practices are assumed.

The ratings are based on the soil properties that affect plant growth; the ease of excavating, loading, and spreading the material; and reclamation of the borrow area. Toxic substances, soil reaction, and the properties that are inferred from soil texture, such as available water capacity and fertility, affect plant growth. The ease of excavating, loading, and spreading is affected by rock fragments, slope, depth to a water table, soil texture and thickness of suitable material. Reclamation of the borrow area is affected by slope, depth to a water table, rock fragments, depth to bedrock or a cemented pan, and toxic material.

Numerical ratings between 0.00 and 0.99 are given after the specified features. These numbers indicate the degree to which the features limit the soils as sources of topsoil. The lower the number, the greater the limitation.

The surface layer of most soils is generally preferred for topsoil because of its content of organic matter. Organic matter greatly increases the absorption and retention of moisture and nutrients for plant growth.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

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Rating Options — Topsoil Source (OR)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower



View Soil Information By Use: All Uses

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Search

Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings

Construction Materials

- Gravel Source (OR)
- Roadfill Source
- Sand Source (OR)
- Source of Reclamation Material
- Topsoil Source (OR)

View Description View Rating

View Options

- Map
- Table
- Component Breakdown and Rating Reasons
- Numeric Values
- Description of Rating
- Rating Options
- Detailed Description

Advanced Options

View Description View Rating

Disaster Recovery Planning

- Catastrophic Mortality, Large Animal Disposal, Pit
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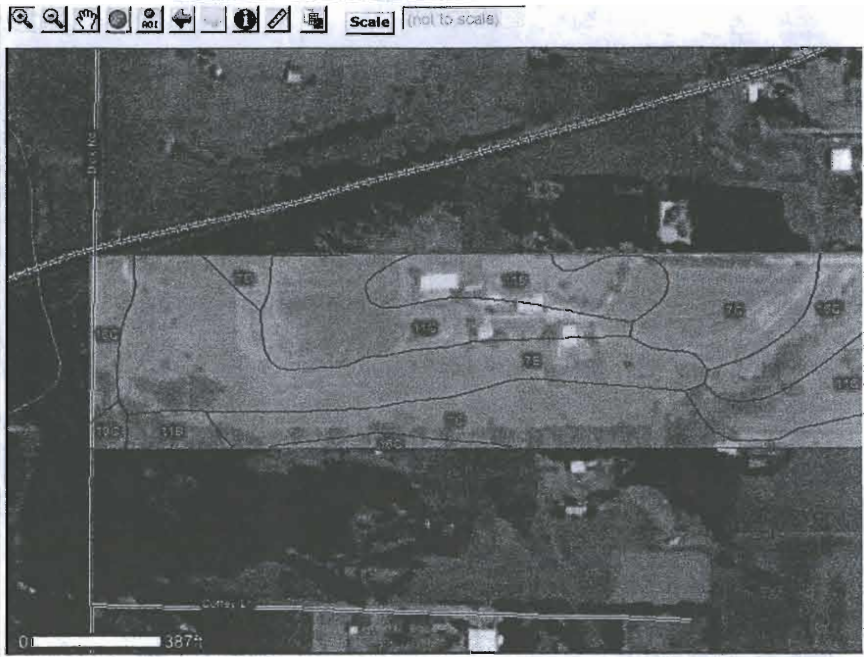
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- Farmland Classification
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- Hydric Rating by Map Unit
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- Irrigated Capability Subclass
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification

Land Management

- Chaining Suitability
- Construction Limitations for Haul Roads and Log Landings

Map - Topsoil Source (OR)



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Summary by Map Unit - Washington County, Oregon

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			Delena (5%)	Wetness depth (0.00)		
7E	Cascade silt loam, 20 to 30 percent slopes	Poor	Cascade (80%)	Slope (0.00)	8.1	24.9%
			Delena (6%)	Wetness depth (0.00)		
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	Fair	Cornelius (45%)	Too clayey (0.70)	3.6	11.1%
			Kinton (40%)	Wetness depth (0.99)		
Totals for Area of Interest					32.6	100.0%

Erosion Hazard (Off-Road, Off-Trail)
Erosion Hazard (Road, Trail)
Fencing
Fencing, Post Depth 24 Inches or Less
Fencing, Post Depth 36 Inches or Less
Fire Damage Susceptibility
Fugitive Dust Resistance
Harvest Equipment Operability
Mechanical Site Preparation (Deep)
Mechanical Site Preparation (Surface)
Mechanical Treatment, Rolling Drum
Mechanical Treatment, Shredder
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Soil Compaction Resistance
Soil Restoration Potential
Soil Rutting Hazard
Suitability for Hand Planting
Suitability for Log Landings (OR)
Suitability for Mechanical Planting
Suitability for Roads (Natural Surface) (OR)
Yellow Star-thistle Invasion Susceptibility
Military Operations ⓘ ⓘ
Bivouac Areas
Excavations for Crew-Served Weapon Fighting Positions
Excavations for Individual Fighting Positions
Excavations for Vehicle Fighting Positions
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Vehicle Trafficability, Type 3, 50 Passes, Wet Season
Vehicle Trafficability, Type 3, Dry Season
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Vehicle Trafficability, Type 4, 50 Passes, Wet Season
Vehicle Trafficability, Type 4, Dry Season
Vehicle Trafficability, Type 5, 1 Pass, Wet Season
Vehicle Trafficability, Type 5, 50 Passes, Wet Season
Vehicle Trafficability, Type 5, Dry Season
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Vehicle Trafficability, Type 6, 50 Passes, Wet Season
Vehicle Trafficability, Type 6, Dry Season
Vehicle Trafficability, Type 7, 1 Pass, Wet Season
Vehicle Trafficability, Type 7, 50 Passes, Wet Season
Vehicle Trafficability, Type 7, Dry Season
Recreational Development ⓘ ⓘ
Camp Areas
Off-Road Motorcycle Trails
Paths and Trails
Picnic Areas
Playgrounds
Sanitary Facilities ⓘ ⓘ
Daily Cover for Landfill
Sanitary Landfill (Area)
Sanitary Landfill (Trench)
Septic Tank Absorption Fields
Sewage Lagoons
Vegetative Productivity ⓘ ⓘ
Crop Productivity Index

Summary by Map Unit — Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	Fair	Cornelius (45%) Kinton (40%)	Too clayey (0.70) Slope (0.84) Wetness depth (0.99)	7.0	21.5 ^c
16C	Delena silt loam, 3 to 12 percent slopes	Poor	Delena (90%)	Wetness depth (0.00) Too clayey (0.70)	3.9	11.9 ^c
19C	Helvetia silt loam, 7 to 12 percent slopes	Poor	Helvetia (85%)	Too clayey (0.00) Slope (0.84)	0.3	0.9 ^c
Totals for Area of Interest					32.6	100.0^a

Tables — Topsoil Source (OR) — Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Fair	19.9	61.0 ^c
Poor	12.7	39.0 ^c
Totals for Area of Interest	32.6	100.0^a

Description — Topsoil Source (OR)

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Rating Options — Topsoil Source (OR)

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Lower

View Soil Information By Use: All Uses

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Search

Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings

Construction Materials

- Gravel Source (OR)
- Roadfill Source
- Sand Source (OR)
- Source of Reclamation Material
- Topsoil Source (OR)

View Description View Rating

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Advanced Options

View Description View Rating

Disaster Recovery Planning

- Catastrophic Mortality, Large Animal Disposal, Pit
- Catastrophic Mortality, Large Animal Disposal, Trench
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- Composting Facility - Subsurface
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- Conservation Tree and Shrub Group
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Land Management

- Chaining Suitability
- Construction Limitations for Haul Roads and Log Landings

Map - Topsoil Source (OR)



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Tables - Topsoil Source (OR) - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
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			Delena (5%)	Wetness depth (0.00)		
7E	Cascade silt loam, 20 to 30 percent slopes	Poor	Cascade (80%)	Slope (0.00)	8.1	24.9%
			Delena (6%)	Wetness depth (0.00)		
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	Fair	Cornelius (45%)	Too clayey (0.70)	3.6	11.1%
			Kinton (40%)	Wetness depth (0.99)		
Totals for Area of Interest					32.6	100.0%

Erosion Hazard (Off-Road, Off-Trail)
Erosion Hazard (Road, Trail)
Fencing
Fencing, Post Depth 24 Inches or Less
Fencing, Post Depth 36 Inches or Less
Fire Damage Susceptibility
Fugitive Dust Resistance
Harvest Equipment Operability
Mechanical Site Preparation (Deep)
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Vehicle Trafficability, Type 6, 50 Passes, Wet Season
Vehicle Trafficability, Type 6, Dry Season
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Recreational Development ⓘ ⓘ
Camp Areas
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Daily Cover for Landfill
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Sanitary Landfill (Trench)
Septic Tank Absorption Fields
Sewage Lagoons
Vegetative Productivity ⓘ ⓘ
Crop Productivity Index

Summary by Map Unit — Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	Fair	Cornelius (45%)	Too clayey (0.70)	7.0	21.5%
				Slope (0.84)		
				Wetness depth (0.99)		
			Kinton (40%)	Slope (0.84)		
				Wetness depth (0.99)		
16C	Delena silt loam, 3 to 12 percent slopes	Poor	Delena (90%)	Wetness depth (0.00)	3.9	11.9%
				Too clayey (0.70)		
19C	Helvetia silt loam, 7 to 12 percent slopes	Poor	Helvetia (85%)	Too clayey (0.00)	0.3	0.9%
				Slope (0.84)		
Totals for Area of Interest					32.6	100.0%

Tables — Topsoil Source (OR) — Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Fair	19.9	61.0%
Poor	12.7	39.0%
Totals for Area of Interest		32.6
		100.0%

Description — Topsoil Source (OR)

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Rating Options — Topsoil Source (OR)

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Lower



View Soil Information By Use: All Uses

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Suitabilities and Limitations Ratings

Open All Close All

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- Corrosion of Concrete
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Construction Materials

- Gravel Source (OR)
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- Soil Taxonomy Classification

Land Management

- Chaining Suitability
- Construction Limitations for Haul Roads and Log Landings

Map - Topsoil Source (OR)



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Tables - Topsoil Source (OR) - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7C	Cascade silt loam, 7 to 12 percent slopes	Fair	Cascade (85%)	Wetness depth (0.53)	9.3	28.4%
7D	Cascade silt loam, 12 to 20 percent slopes	Poor	Cascade (85%)	Slope (0.00)	0.4	1.3%
			Delena (5%)	Wetness depth (0.00)		
7E	Cascade silt loam, 20 to 30 percent slopes	Poor	Cascade (80%)	Slope (0.00)	8.1	24.9%
			Delena (6%)	Wetness depth (0.00)		
				Too clayey (0.70)		
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	Fair	Cornelius (45%)	Too clayey (0.70)	3.6	11.1%
			Kinton (40%)	Wetness depth (0.99)		
Totals for Area of Interest					32.6	100.0%

Erosion Hazard (Off-Road, Off-Trail)
Erosion Hazard (Road, Trail)
Fencing
Fencing, Post Depth 24 Inches or Less
Fencing, Post Depth 36 Inches or Less
Fire Damage Susceptibility
Fugitive Dust Resistance
Harvest Equipment Operability
Mechanical Site Preparation (Deep)
Mechanical Site Preparation (Surface)
Mechanical Treatment, Rolling Drum
Mechanical Treatment, Shredder
Medusahead Invasion Susceptibility
Potential for Damage by Fire
Potential for Seedling Mortality
Pygmy Rabbit Habitat Potential
Rangeland Drill
Rangeland Seeding, Great Basin Ecoregion
Site Degradation Susceptibility
Soil Compaction Resistance
Soil Restoration Potential
Soil Rutting Hazard
Suitability for Hand Planting
Suitability for Log Landings (OR)
Suitability for Mechanical Planting
Suitability for Roads (Natural Surface) (OR)
Yellow Star-thistle Invasion Susceptibility
Military Operations ⓘ ⓘ
Blivouac Areas
Excavations for Crew-Served Weapon Fighting Positions
Excavations for Individual Fighting Positions
Excavations for Vehicle Fighting Positions
Helicopter Landing Zones
Vehicle Trafficability, Type 1, 1 Pass, Wet Season
Vehicle Trafficability, Type 1, 50 Passes, Wet Season
Vehicle Trafficability, Type 1, Dry Season
Vehicle Trafficability, Type 2, 1 Pass, Wet Season
Vehicle Trafficability, Type 2, 50 Passes, Wet Season
Vehicle Trafficability, Type 2, Dry Season
Vehicle Trafficability, Type 3, 1 Pass, Wet Season
Vehicle Trafficability, Type 3, 50 Passes, Wet Season
Vehicle Trafficability, Type 3, Dry Season
Vehicle Trafficability, Type 4, 1 Pass, Wet Season
Vehicle Trafficability, Type 4, 50 Passes, Wet Season
Vehicle Trafficability, Type 4, Dry Season
Vehicle Trafficability, Type 5, 1 Pass, Wet Season
Vehicle Trafficability, Type 5, 50 Passes, Wet Season
Vehicle Trafficability, Type 5, Dry Season
Vehicle Trafficability, Type 6, 1 Pass, Wet Season
Vehicle Trafficability, Type 6, 50 Passes, Wet Season
Vehicle Trafficability, Type 6, Dry Season
Vehicle Trafficability, Type 7, 1 Pass, Wet Season
Vehicle Trafficability, Type 7, 50 Passes, Wet Season
Vehicle Trafficability, Type 7, Dry Season
Recreational Development ⓘ ⓘ
Camp Areas
Off-Road Motorcycle Trails
Paths and Trails
Picnic Areas
Playgrounds
Sanitary Facilities ⓘ ⓘ
Daily Cover for Landfill
Sanitary Landfill (Area)
Sanitary Landfill (Trench)
Septic Tank Absorption Fields
Sewage Lagoons
Vegetative Productivity ⓘ ⓘ
Crop Productivity Index

Summary by Map Unit -- Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	Fair	Cornelius (45%) Kinton (40%)	Too clayey (0.70) Slope (0.84) Wetness depth (0.99)	7.0	21.5%
16C	Delena silt loam, 3 to 12 percent slopes	Poor	Delena (90%)	Wetness depth (0.00) Too clayey (0.70)	3.9	11.9%
19C	Helvetia silt loam, 7 to 12 percent slopes	Poor	Helvetia (85%)	Too clayey (0.00) Slope (0.84)	0.3	0.9%
Totals for Area of Interest					32.6	100.0%

Tables -- Topsoil Source (OR) -- Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Fair	19.9	61.0%
Poor	12.7	39.0%
Totals for Area of Interest		100.0%

Description -- Topsoil Source (OR)

Topsoil is used to cover an area so that vegetation can be established and maintained. The upper 40 inches of a soil is evaluated for use as topsoil. Also evaluated is the reclamation potential of the borrow area. The soils are rated "good," "fair," or "poor" as potential sources of topsoil. Normal compaction, minor processing, and other standard construction practices are assumed.

The ratings are based on the soil properties that affect plant growth; the ease of excavating, loading, and spreading the material; and reclamation of the borrow area. Toxic substances, soil reaction, and the properties that are inferred from soil texture, such as available water capacity and fertility, affect plant growth. The ease of excavating, loading, and spreading is affected by rock fragments, slope, depth to a water table, soil texture and thickness of suitable material. Reclamation of the borrow area is affected by slope, depth to a water table, rock fragments, depth to bedrock or a cemented pan, and toxic material.

Numerical ratings between 0.00 and 0.99 are given after the specified features. These numbers indicate the degree to which the features limit the soils as sources of topsoil. The lower the number, the greater the limitation.

The surface layer of most soils is generally preferred for topsoil because of its content of organic matter. Organic matter greatly increases the absorption and retention of moisture and nutrients for plant growth.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Map site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options -- Topsoil Source (OR)

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Lower



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A A A

Area of Interest (AOI) Soil Map Soil Data Explorer Shopping Cart (Free)

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Intro to Soils Suitabilities and Limitations for Use Soil Properties and Qualities Ecological Site Assessment Soil Reports

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Suitabilities and Limitations Ratings

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Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings

Construction Materials

- Gravel Source (OR)
- Roadfill Source
- Sand Source (OR)
- Source of Reclamation Material
- Topsoil Source (OR)

Disaster Recovery Planning

- Catastrophic Mortality, Large Animal Disposal, Pit
- Catastrophic Mortality, Large Animal Disposal, Trench
- Clay Liner Material Source
- Composting Facility - Subsurface
- Composting Facility - Surface
- Composting Medium and Final Cover
- Rubble and Debris Disposal, Large-Scale Event

Land Classifications

- Conservation Tree and Shrub Group
- Ecological Site ID
- Ecological Site Name
- Farmland Classification
- Forage Suitability Group ID (Component Table)
- Hydric Rating by Map Unit
- Irrigated Capability Class
- Irrigated Capability Subclass
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification

Land Management

- Chaining Suitability
- Construction Limitations for Haul Roads and Log Landings
- Erosion Hazard (Off-Road, Off-Trail)
- Erosion Hazard (Road, Trail)
- Fencing
- Fencing, Post Depth 24 Inches or Less
- Fencing, Post Depth 36 Inches or Less
- Fire Damage Susceptibility
- Fugitive Dust Resistance
- Harvest Equipment Operability
- Mechanical Site Preparation (Deep)
- Mechanical Site Preparation (Surface)
- Mechanical Treatment, Rolling Drum
- Mechanical Treatment, Shredder
- Medusahead Invasion Susceptibility
- Potential for Damage by Fire
- Potential for Seedling Mortality

View Description View Rating

Map - Potential for Seedling Mortality





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Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of map accuracy of soil line placement. The maps do not show the small areas of contrasting soils that coul shown at a more detailed scale.

Tables - Potential for Seedling Mortality - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon							
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
7C	Cascade silt loam, 7 to 12 percent slopes	Low	Cascade (85%)		9.3	28.4%	
7D	Cascade silt loam, 12 to 20 percent slopes	Moderate	Cascade (85%)	Available water (0.50)	0.4	1.3%	
7E	Cascade silt loam, 20 to 30 percent slopes	Moderate	Cascade (80%)	Available water (0.50)	8.1	24.9%	
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	Low	Cornelius (45%) Kinton (40%)		3.6	11.1%	
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	Low	Cornelius (45%) Kinton (40%)		7.0	21.5%	
16C	Delena silt loam, 3 to 12 percent slopes	High	Delena (90%)	Wetness (1.00)	3.9	11.9%	
19C	Helvetia silt loam, 7 to 12 percent slopes	Low	Helvetia (85%)		0.3	0.9%	
Totals for Area of Interest					32.6	100.0%	

Tables - Potential for Seedling Mortality - Summary by Rating Value

View Options  

Map

Table



Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

Rating Options

Detailed Description

Advanced Options  

[View Description](#) [View Rating](#)

Pygmy Rabbit Habitat Potential

Rangeland Drill

Rangeland Seeding, Great Basin Ecoregion

Site Degradation Susceptibility

Soil Compaction Resistance

Soil Restoration Potential

Soil Rutting Hazard



Suitability for Hand Planting

Suitability for Log Landings (OR)

Suitability for Mechanical Planting

Suitability for Roads (Natural Surface) (OR)

Yellow Star-thistle Invasion Susceptibility

Military Operations  

Bivouac Areas

Excavations for Crew-Served Weapon Fighting Positions

Excavations for Individual Fighting Positions

Excavations for Vehicle Fighting Positions

Helicopter Landing Zones

Vehicle Trafficability, Type 1, 1 Pass, Wet Season

Vehicle Trafficability, Type 1, 50 Passes, Wet Season

Vehicle Trafficability, Type 1, Dry Season

Vehicle Trafficability, Type 2, 1 Pass, Wet Season

Vehicle Trafficability, Type 2, 50 Passes, Wet Season

Vehicle Trafficability, Type 2, Dry Season

Vehicle Trafficability, Type 3, 1 Pass, Wet Season

Vehicle Trafficability, Type 3, 50 Passes, Wet Season

Vehicle Trafficability, Type 3, Dry Season

Vehicle Trafficability, Type 4, 1 Pass, Wet Season

Vehicle Trafficability, Type 4, 50 Passes, Wet Season

Vehicle Trafficability, Type 4, Dry Season

Vehicle Trafficability, Type 5, 1 Pass, Wet Season

Vehicle Trafficability, Type 5, 50 Passes, Wet Season

Vehicle Trafficability, Type 5, Dry Season

Vehicle Trafficability, Type 6, 1 Pass, Wet Season



Vehicle Trafficability, Type 6, 50 Passes, Wet Season

Vehicle Trafficability, Type 6, Dry Season

Vehicle Trafficability, Type 7, 1 Pass, Wet Season

Vehicle Trafficability, Type 7, 50 Passes, Wet Season

Vehicle Trafficability, Type 7, Dry Season

Recreational Development  



Camp Areas

Off-Road Motorcycle Trails

Paths and Trails

Picnic Areas

Playgrounds

Sanitary Facilities  


Daily Cover for Landfill

Sanitary Landfill (Area)

Sanitary Landfill (Trench)

Septic Tank Absorption Fields

Sewage Lagoons

Summary by Rating Value 

Rating	Acres in AOI	Percent of AOI
Low	20.1	61.9%
Moderate	8.5	26.2%
High	3.9	11.9%
Totals for Area of Interest	32.6	100.0%

Description — Potential for Seedling Mortality

The ratings in this interpretation indicate the likelihood of death of naturally or artificially propagated tree seedlings, as influenced by soil characteristics, physiographic features, and climatic conditions. Considered in the ratings are flooding, ponding, depth to a water table, content of lime, reaction, available water capacity, soil moisture regime, soil temperature regime, aspect, and slope.

The ratings are both verbal and numerical. The soils are described as having a "low," "moderate," or "high" potential for seedling mortality. "Low" indicates that seedling mortality is unlikely. Good performance can be expected, and little or no maintenance is needed. "Moderate" indicates that seedling mortality can occur because one or more soil properties are less than desirable. Fair performance can be expected, and some maintenance is needed. "High" indicates that seedling mortality can occur because of one or more soil properties and that overcoming the unfavorable properties requires special design, extra maintenance, and costly alteration.

Numerical ratings indicate gradations between the point at which the potential for seedling mortality is highest (1.00) and the point at which the potential is lowest (0.00).

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Rating Options — Potential for Seedling Mortality

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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- Mechanical Site Preparation (Surface)
- Mechanical Treatment, Rolling Drum
- Mechanical Treatment, Shredder
- Medusahead Invasion Susceptibility
- Potential for Damage by Fire
- Potential for Seedling Mortality

View Description View Rating

Map - Potential for Seedling Mortality



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Tables - Potential for Seedling Mortality - Summary By Map Unit

Summary by Map Unit - Washington County, Oregon

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7C	Cascade silt loam, 7 to 12 percent slopes	Low	Cascade (85%)		9.3	28.4%
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16C	Delena silt loam, 3 to 12 percent slopes	High	Delena (90%)	Wetness (1.00)	3.9	11.9%
19C	Helvetia silt loam, 7 to 12 percent slopes	Low	Helvetia (85%)		0.3	0.9%
Totals for Area of Interest					32.6	100.0%

Tables - Potential for Seedling Mortality - Summary by Rating Value

View Options ⓘ

Map

Table

Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

Rating Options

Detailed Description

Advanced Options ⓘ

[View Description](#) [View Rating](#)

Pygmy Rabbit Habitat Potential

Rangeland Drill

Rangeland Seeding, Great Basin Ecoregion

Site Degradation Susceptibility

Soil Compaction Resistance

Soil Restoration Potential

Soil Rutting Hazard

Suitability for Hand Planting

Suitability for Log Landings (OR)

Suitability for Mechanical Planting

Suitability for Roads (Natural Surface) (OR)

Yellow Star-thistle Invasion Susceptibility

Military Operations ⓘ

Bivouac Areas

Excavations for Crew-Served Weapon Fighting Positions

Excavations for Individual Fighting Positions

Excavations for Vehicle Fighting Positions

Helicopter Landing Zones

Vehicle Trafficability, Type 1, 1 Pass, Wet Season

Vehicle Trafficability, Type 1, 50 Passes, Wet Season

Vehicle Trafficability, Type 1, Dry Season

Vehicle Trafficability, Type 2, 1 Pass, Wet Season

Vehicle Trafficability, Type 2, 50 Passes, Wet Season

Vehicle Trafficability, Type 2, Dry Season

Vehicle Trafficability, Type 3, 1 Pass, Wet Season

Vehicle Trafficability, Type 3, 50 Passes, Wet Season

Vehicle Trafficability, Type 3, Dry Season

Vehicle Trafficability, Type 4, 1 Pass, Wet Season

Vehicle Trafficability, Type 4, 50 Passes, Wet Season

Vehicle Trafficability, Type 4, Dry Season

Vehicle Trafficability, Type 5, 1 Pass, Wet Season

Vehicle Trafficability, Type 5, 50 Passes, Wet Season

Vehicle Trafficability, Type 5, Dry Season

Vehicle Trafficability, Type 6, 1 Pass, Wet Season

Vehicle Trafficability, Type 6, 50 Passes, Wet Season

Vehicle Trafficability, Type 6, Dry Season

Vehicle Trafficability, Type 7, 1 Pass, Wet Season

Vehicle Trafficability, Type 7, 50 Passes, Wet Season

Vehicle Trafficability, Type 7, Dry Season

Recreational Development ⓘ

Camp Areas

Off-Road Motorcycle Trails

Paths and Trails

Picnic Areas

Playgrounds

Sanitary Facilities ⓘ

Daily Cover for Landfill

Sanitary Landfill (Area)

Sanitary Landfill (Trench)

Septic Tank Absorption Fields

Sewage Lagoons

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
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Moderate	8.5	26.2%
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Description – Potential for Seedling Mortality

The ratings in this interpretation indicate the likelihood of death of naturally or artificially propagated tree seedlings, as influenced by soil characteristics, physiographic features, and climatic conditions. Considered in the ratings are flooding, ponding, depth to a water table, content of lime, reaction, available water capacity, soil moisture regime, soil temperature regime, aspect, and slope.

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Rating Options – Potential for Seedling Mortality

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

M: Well Log Reports

- **Summary of well log reports going back to 1960**
- **Individual Well Log Reports going back to 1960: 1N2 02; 1N2 01; 1N2 11; 1N2 12**

Table 4
Well Log Summary

Section	Time Period	# of Wells	Average Depth	Average G.P.M.
1N2 02	1960-1969	9	229	20.7
	1970-1979	37	229	34.3
	1980-1989	10	249.5	35.1
	1990-1999	16	396.5	86.3
	2000-Present	6	437.8	70
1N2 01	1960-1969	13	198.8	15.6
	1970-1979	13	253.8	19.2
	1980-1989	7	291.7	48.3
	1990-1999	8	255	42.8
	2000-Present	0		
1N2 11	1960-1969	0		
	1970-1979	8	243	52.8
	1980-1989	4	353.4	231.8
	1990-1999	4	326.8	60
	2000-Present	9	390.9	127.6
1N2 12	1960-1969	14	179.3	17.9
	1970-1979	16	247	35.4
	1980-1989	7	256.9	62.9
	1990-1999	9	263.2	53
	2000-Present	1	219	105

Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Devalting	Piezometer							
WASH_340	1.00N-2.00W-2 NW-NE				WAYNE KING BUILDERS INC. 14465 SW 27TH COURT BEAVERTON OR 97005		W	160.00	245.00	71.0	40.0	06/30/1988	07/05/1988	JANNSEN, PRESTON			✓			✓																
WASH_341	1.00N-2.00W-2 SW-NW			ZAHLER, ROSE L RT 1 BOX 649 HILLSBORO OR 97124			W	25.00	45.00	9.0	25.0	08/28/1981	09/16/1981	GROSSEN, IVAN GROSSEN WELL DRILLING			✓			✓																
WASH_342	1.00N-2.00W-2			HEUSSER GEORGE K 2580 SW 198TH ALOHA OR 97006			W	42.00	200.00	48.0	15.0	10/22/1974	11/01/1974	TURNER, RALPH RALPH TURNER DRILLING CO.			✓				✓															
WASH_343	1.00N-2.00W-2			CLARY, JAMES B RT 1 BOX 197 HILLSBORO OR 97124			W	93.00	246.00	145.0	18.0	08/18/1973	09/05/1973	TURNER, RALPH RALPH TURNER DRILLING CO.			✓				✓															
WASH_344	1.00N-2.00W-2			MATTSON MARK D RT 1 BOX 171 HILLSBORO OR 97124			W	114.00	230.00	155.0	12.0	07/28/1973	08/02/1973	TURNER, RALPH RALPH TURNER DRILLING CO.			✓				✓															
WASH_345	1.00N-2.00W-2			RANF, V L 23285 NW EVERGREEN HILLSBORO OR 97124			W	250.00	346.00	120.0	25.0	07/28/1970	08/17/1970	TURNER, RALPH RALPH TURNER DRILLING CO.			✓				✓															
WASH_346	1.00N-2.00W-2 -SE			SWANK, ROBERT F	PIONEER FILTERS INC. (C/O) 4650 SW PACIFIC BEAVERTON OR 97005		W	167.00	185.00	63.0	60.0	08/29/1974	09/11/1974	JANNSEN, EDWARD W A M JANNSEN DRILLING CO.			✓				✓															
WASH_886	1.00N-2.00W-2 NW-NW			WILSON, JERRY	CECCACCI AND ASSOCIATES (C/O) 0216 SW GIBBS PORTLAND OR 97201		W	445.00	540.00	195.0	300.0	03/22/1981	03/28/1981	JANNSEN, PRESTON A	27842		✓				✓															
WASH_991	1.00N-2.00W-2 NE-SE			RIGGS, TOM RT 1 BOX 1056 HILLSBORO OR 97124			W	178.00	260.00	90.0	25.0	07/03/1981	07/08/1981	FEAKIN, DON	31378		✓				✓															
WASH_1333	1.00N-2.00W-2 NE-SE	200	11066 NW VALLEY VISTA RD, HILLSBORO	ALTON, DIANE 9705 SW INGLEDWOOD COURT PORTLAND OR 97228			W	0.00	0.00	0.0			02/14/1992	JANNSEN, PRESTON A	38521		✓				✓															

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer				
WASH 1400	1.00N-2.00W-2 NE-SE	200	11066 NW VALLEY VISTA RD, HILLSBORO	ALTON, DIANE 9705 SW INGLEWOOD COURT PORTLAND OR 97228			W	207.00	230.00	85.0	24.0	04/04/1992	04/18/1992	JANNSEN, ROY N	38545		✓				✓												
WASH 1637	1.00N-2.00W-2 SW-NE	2000		SOUSOURES, GUS 11400 NW DICK RD HILLSBORO OR 97124			W	235.00	407.00	155.0	150.0	09/05/1992	09/11/1992	JANNSEN, PRESTON A	46986		✓				✓												
WASH 1649	1.00N-2.00W-2 SE-NE	100		HENNY, PHIL 11030 NW VALLEY VISTA RD HILLSBORO OR 97124			W	266.00	290.00	78.0	50.0	09/11/1992	09/18/1992	JANNSEN, RON N	46981		✓				✓												
WASH 3215	1.00N-2.00W-2 NE-NE	301		SEIBEL, GENE 11516 NW VALLEY VISTA RD HILLSBORO OR 97124			W	215.00	405.00	151.0	20.0	07/07/1993	07/16/1993	JANNSEN, PRESTON A	54474		✓				✓												
WASH 3660	1.00N-2.00W-2 NE-NW	1200	21950 NW MEIER RD	YURKOVICH, VIRGINIA 21950 NW MEIER RD HILLSBORO OR 97124			W	250.00	425.00	171.0	30.0	02/02/1994	02/10/1994	JANNSEN, PRESTON A	62652			✓			✓												
WASH 6642	1.00N-2.00W-2 NE-NE	403	11380 NW VALLEY VISTA RD	POPE, BILL 1880 SW 239TH HILLSBORO OR 97123			W	160.00	465.00	148.0	35.0	05/11/1995	05/18/1995	JANNSEN, PRESTON A	76421		✓				✓												
WASH 13850	1.00N-2.00W-2 NW-NW	1300	RT 1 BOX 599		WILSON FARM 570 NE 53RD AVE HILLSBORO OR 97124		W	540.00	655.00	274.0	400.0	08/15/1995	08/21/1995	JANNSEN, PRESTON A	83843			✓			✓												
WASH 5007	1.00N-2.00W-2 NE-NE	700		PATCHETT, BRUCE	TOBU CONSTRUCTION OR		W	188.00	315.00	145.0	27.0	05/10/1999	05/17/1999	JANNSEN, PRESTON A	9373		✓				✓												
WASH 5008	1.00N-2.00W-2 SE-NE			ALBERDING, CARL			W	123.00	230.00	88.0	36.0	09/23/1988	09/28/1988	JANNSEN, PRESTON A			✓				✓												
WASH 5009	1.00N-2.00W-2 SE-NE			SOUSOURES, GUS			W	225.00	280.00	175.0	40.0	05/12/1987	07/09/1987	UNKNOWN, UNKNOWN			✓				✓												

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ QC-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer						
WASH 5010	1.00N-2.00W-2 NW-NE	1300			WILSON FARM OR		W	195.00	520.00	185.0	100.0	07/31/1985	08/18/1985	FEAKIN, DON		√				√	√														
WASH 5011	1.00N-2.00W-2 SW-NW		TURENHAEFL, CLARENCE				W	200.00	240.00	142.0	20.0	08/14/1985	07/12/1985	UNKNOWN, UNKNOWN		√				√															
WASH 5012	1.00N-2.00W-2 SW-NE		JAMESON, BRUCE				W	195.00	220.00	140.0	20.0	05/25/1985	06/27/1985	UNKNOWN, UNKNOWN		√					√														
WASH 5013	1.00N-2.00W-2	1700		CORDELL, JIM OR			W	180.00	310.00	175.0		04/01/1985	04/08/1985	FEAKIN, DON		√					√														
WASH 5014	1.00N-2.00W-2 SW-NW		ZAHLER, ROSE L				W	25.00	195.00	85.0	3.0	08/29/1981	09/18/1981	GROSSEN, IVAN A.		√				√															
WASH 5019	1.00N-2.00W-2		CONGDON, STANLEY				W	83.00	200.00	120.0	10.0	12/29/1978	01/12/1979	FEAKIN, DON		√					√														
WASH 5020	1.00N-2.00W-2 NE-NE		RAMSOUR, BOB				W	0.00	300.00	138.0	8.0	03/23/1976	03/29/1976	GAUNT, STANLEY A.				√		√															
WASH 5021	1.00N-2.00W-2		SMITH, GERALD				W	95.00	350.00	90.0	25.0	05/13/1975	03/22/1975	TURNER, MEL		√				√															
WASH 5022	1.00N-2.00W-2 -NE		SEIBEL, GENE				W	97.00	275.00	150.0	17.0	08/01/1976	08/09/1976	TURNER, MEL		√				√															
WASH 5023	1.00N-2.00W-2		HERING, LOREN H				W	0.00	305.00	110.0	40.0	09/08/1974	09/17/1974	TURNER, MEL				√		√															

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ Q-Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community Livestock	Industrial	Infection	Thermal	DeWatering	Piezometer								
WASH_5024	1.00N-2.00W-2			HALEY, HURSHIEL LEE			W	0.00	330.00	110.00	70.0	09/04/1974	09/17/1974	TURNER, MEL				✓		✓																
WASH_5025	1.00N-2.00W-2			MARTIN			W	114.00	170.00	60.0	15.0	05/20/1974	06/07/1974	TURNER, MEL		✓				✓																
WASH_5026	1.00N-2.00W-2			KNODELL, LARRY			W	109.00	245.00	90.0	17.0	03/14/1974	04/04/1974	TURNER, MEL		✓				✓																
WASH_5027	1.00N-2.00W-2			NUSSBAUMER, VERNON			W	147.00	350.00	20.0	100.0	05/04/1976	05/25/1976	TURNER, MEL		✓				✓																
WASH_5028	1.00N-2.00W-2			HOMMAN, CHARLES			W	92.00	215.00	60.0	15.0	10/03/1975	10/13/1975	TURNER, MEL		✓				✓																
WASH_5030	1.00N-2.00W-2			CASPER, GORDON H			W	40.00	230.00	55.0	30.0	09/13/1975	09/18/1975	TURNER, MEL		✓				✓																
WASH_5031	1.00N-2.00W-2			HERING, LOREN			W	86.00	170.00	110.0	15.0	01/17/1974	01/22/1974	TURNER, MEL		✓				✓																
WASH_5032	1.00N-2.00W-2			VITELLI, MICHAEL			W	50.00	185.00	21.0	27.0	08/23/1973	09/05/1973	TURNER, MEL		✓				✓																
WASH_5034	1.00N-2.00W-2				B AND J PROPERTIES INC.		W	40.00	170.00	60.0	9.0	04/26/1973	04/26/1973	TURNER, MEL		✓				✓																
WASH_5035	1.00N-2.00W-2				B AND J PROPERTIES INC.		W	50.00	140.00	60.0	20.0	03/07/1970	04/26/1973	TURNER, MEL		✓				✓																

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community Livestock	Industrial	Injection	Thermal	Dewatering	Pezometer		
WASH_5046	1.00N-2.00W-2				B & T PROPERTIES INC.		W	0.00	130.00	60.0	10.0	09/01/1969	09/09/1969	TURNER, MEL		✓					✓									
WASH_5047	1.00N-2.00W-2				B AND T PROPERTIES, INC		W	0.00	140.00	30.0	10.0	04/17/1969	05/08/1969	TURNER, RALPH		✓					✓									
WASH_5048	1.00N-2.00W-2				B AND T PROPERTIES		W	0.00	150.00	70.0	10.0	04/18/1969	05/08/1969	TURNER, RALPH		✓					✓									
WASH_5049	1.00N-2.00W-2			TOWHILL, MARY			W	0.00	230.00	80.0	12.0	07/25/1968	08/12/1968	TURNER, RALPH		✓					✓									
WASH_5050	1.00N-2.00W-2			MILLS, BERT C			W	0.00	275.00	50.0	35.0	04/29/1968	05/07/1968	TURNER, RALPH		✓					✓									
WASH_5051	1.00N-2.00W-2						W	0.00	290.00	110.0	21.0	09/15/1967	09/25/1967	TURNER, RALPH		✓					✓									
WASH_5052	1.00N-2.00W-2			SCHOFFIELD, E S			W	0.00	195.00	53.0	15.0	07/30/1962	08/17/1962	GAUNT, A J		✓					✓									
WASH_5053	1.00N-2.00W-2			MULLERLEILE, WILHELM			W	55.00	455.00	260.0	15.0	09/08/1976	09/17/1976	TURNER, RALPH		✓					✓									
WASH_5054	1.00N-2.00W-2			MULLERLEILE, WILHELM			W	97.00	245.00	90.0	35.0	07/30/1975	08/07/1975	TURNER, RALPH		✓					✓									
WASH_5055	1.00N-2.00W-2 SE-NE			LINSKEY, JOHN			W	105.00	203.00	80.0	16.0	05/19/1978	06/26/1978			✓					✓									

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer				
WASH 52511	1.00N-2.00W-2 NW-SW	1300	22380 NW MEIER RD	WILSON, JERRY 22380 NW MEIER RD HILLSBORO OR 97124			W	84.00	400.00	133.0	25.0	08/14/1997	08/28/1997	BLAND, STEVEN C SKYLES DRILLING	103639	12871	✓				✓													
WASH 52511 Version 2	1.00N-2.00W-2 NW-SW	1400	22380 NW MEIER RD	WILSON, JERRY 22380 NW MEIER RD HILLSBORO OR 97124			W	84.00	400.00	133.0	25.0	08/14/1997	08/28/1997	BLAND, STEVEN C SKYLES DRILLING	103639	12871	✓				✓													
WASH 1668 Version 2	1.00N-2.00W-2 NE-SE	301	11105 NW VALLEY VISTA RD	JANNSEN, EDWARD M 11105 NW VALLEY VISTA RD HILLSBORO OR 97124			W	140.00	465.00	134.0	100.0	09/10/1992	09/25/1992	JANNSEN, PRESTON A	46965		✓				✓													
WASH 55332	1.00N-2.00W-2 SW-SW	1711	21989 PHILLIPS RD	BASSITT, CRAIG 21989 PHILLIPS RD HILLSBORO OR 97124			W	315.00	465.00	119.0	30.0	09/16/1999	09/29/1999	GAUNT, STANLEY A A J GAUNT & SON	104008	16736		✓				✓												
WASH 5018 Version 2	1.00N-2.00W-2 SW-SW	1711	21989 NW PHILLIPS RD	BASSITT, CRAIG 16870 SW CORTEZ COURT LAKE OSWEGO OR 97034			W	111.00	245.00	710.0	20.0	05/25/1979	06/08/1979	FEAKIN, DON		16736	✓					✓												
WASH 5015	1.00N-2.00W-2 SW			BULLOCK, HAROLD RT 1 BOX 760 HILLSBORO OR 97123		✓	W	159.00	210.00	67.0	40.0	11/18/1980	01/20/1981	UNKNOWN, UNKNOWN		39295		✓				✓												
WASH 55978	1.00N-2.00W-2 SE-NE	601	11355 NW VALLEY VISTA RD, HILLSBORO	KEITH, CATHERINE 17512 NW AUTUMN RIDGE DR BEAVERTON OR 97006			W	245.00	445.00	138.0	50.0	05/16/2000	06/01/2000	JANNSEN, PRESTON A A M JANNSEN DRILLING	129790	38454	✓					✓												
WASH 56953	1.00N-2.00W-2 NE-SE	402	10817 NW VALLEY VISTA RD	PREMAL, ROLAND RON 10817 NW VALLEY VISTA RD HILLSBORO OR 97124			W	225.00	305.00	147.0	15.0	01/24/2001	01/29/2001	JANNSEN, ROY N A M JANNSEN DRILLING	137406	45730		✓				✓												
WASH 1668	1.00N-2.00W-2 NW-SE	301	11105 NW VALLEY VISTA RD	JANNSEN, EDWARD M 11105 NW VALLEY VISTA RD HILLSBORO OR 97124			W	140.00	465.00	134.0	100.0	09/10/1992	09/25/1992	JANNSEN, PRESTON A	46965		✓					✓												
WASH 5018	1.00N-2.00W-2			BASSETT, CRAIG 16870 SW CORTEZ COURT LAKE OSWEGO OR 97034			W	111.00	245.00	710.0	20.0	05/25/1979	06/08/1979	FEAKIN, DON		16736	✓					✓												

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 2

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	DeWatering	Piezometer			
WASH 58781	1.00N-2.00W-2 SE-NW	1900	11007 NW DICK ROAD HILLSBORO OR 97124	BENDER, FRED 11007 NW DICK ROAD HILLSBORO OR 97124			W	365.00	543.00	170.0	200.0	09/02/2002	09/03/2002	DANNISON JR, THOMAS R TURNER WELL DRILLING	147378	57287	✓				✓												
WASH 59562	1.00N-2.00W-2 NE-NE	200	11868 NW VALLEY VISTA		WESTERN STATES DEVELOPMENT 20285 NW AMBERWOOD DR HILLSBORO OR 97124		W	88.00	381.00	148.0	30.0	04/25/2003	07/30/2003	DANNISON JR, THOMAS R TURNER WELL DRILLING	147396	57281	✓				✓												
WASH 61777	1.00N-2.00W-2 SW-NE	2200	21012 NW MULLERLEILE RD, HILLSBORO		FOUR D CONSTRUCTION; DEHARPPORT, DAVE 14940 SW ONYX COURT BEAVERTON OR 97007		W	420.00	486.00	151.0	35.0	11/17/2004	11/18/2004	JANNSEN, ROY N A M JANNSEN DRILLING	170272	72747	✓				✓												
WASH 69558	1.00N-2.00W-2 NE-NW	1101	11511 NW DICK RD	MC GHEE, SHAWN 11511 NW DICK RD HILLSBORO OR 97124		✓	W	345.00	487.00	120.0	90.0	06/17/2008	06/24/2008	JANNSEN, ROY N A M JANNSEN WELL DRILLING CO. INC.	188404	95437				✓													
WASH 68283	1.00N-2.00W-2 -SW	1710	SAME AS ABOVE	HOMANN JR, CHARLES 21865 NW PHILIPS RD HILLSBORO OR 97124			G		0.00	6.9		08/15/2009	10/09/2009				✓	✓															

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 1

Well Log	T-R-S/ Q-Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Standard	Well id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Devalerimg	Pezometer					
WASH 4964	1.00N-2.00W-1 -NE	702		HAFTORSON, DANIEL OR			W	180.00	335.00	185.0		07/16/1990	07/30/1990	FEAKIN, DON	20113	✓					✓														
WASH 4965	1.00N-2.00W-1			URBANSKI, ANTHONY			W	132.00	400.00	140.0	72.0	08/06/1982	08/12/1982			✓						✓													
WASH 4966	1.00N-2.00W-1			TOLLEN, THOMAS, DONNA			W	118.00	200.00	10.0	70.0	04/23/1984	05/22/1984			✓						✓													
WASH 4967	1.00N-2.00W-1 SE-NW	2400		ARRINGTON, JACKIE			W	14.00	120.00	22.0	12.0	07/12/1985	07/18/1985			✓						✓													
WASH 4968	1.00N-2.00W-1 SW-NE	800		GRIFFITH, DAVE OR			W	97.00	345.00	55.0	30.0	05/26/1989	06/02/1989	JANNSEN, PRESTON A	8022	✓						✓													
WASH 4969	1.00N-2.00W-1			COONRAN, WILL, NANCY OR			W	131.00	262.00	119.0	50.0	12/02/1987	12/29/1987	SKYLES, MARVIN D		✓						✓													
WASH 4970	1.00N-2.00W-1 SE-SW			COOK, KEITH			W	180.00	120.00	25.0	23.0	08/19/1977	09/23/1977	HALEY, HERSCHELL		✓						✓													
WASH 4971	1.00N-2.00W-1			ROY, RAY			W	224.00	250.00	84.0	18.0	08/24/1989	08/20/1989	JANNSEN, PRESTON A	13027	✓						✓													
WASH 4972	1.00N-2.00W-1			KAHN, RICK			W	23.00	200.00	22.0	20.0	08/13/1975	08/21/1975	TURNER, MEL		✓						✓													
1234567				JAMES, STEWART			W	95.00	170.00	55.0	16.0	06/28/1974	02/07/1975	TURNER, MEL	7604	✓						✓													

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 1

Well Log	T-R-S/ Q-Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Startcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Infection	Thermal	Dewatering	Piezometer						
WASH 4993	1.00N-2.00W-1			MIDDLETON, BENJAMIN L			W	0.00	230.00	40.0	20.0	09/12/1988	09/19/1988	TURNER, MEL			✓				✓															
WASH 4994	1.00N-2.00W-1			VERLICK, MIKE			W	0.00	185.00	38.0	25.0	09/13/1988	09/19/1988	TURNER, MEL	33831	✓					✓															
WASH 4995	1.00N-2.00W-1			CRAWFORD, CLIFTON			W	0.00	380.00	170.0	30.0	09/29/1988	07/23/1988	TURNER, MEL		✓						✓														
WASH 4996	1.00N-2.00W-1			GALLENGER, JIM			W	0.00	185.00	60.0	12.0	04/13/1988	04/30/1988	TURNER, MEL		✓						✓														
WASH 4997	1.00N-2.00W-1			NIX, CHESTER D			W	0.00	125.00	1.0	12.0	09/13/1987	09/18/1987	TURNER, MEL		✓						✓														
WASH 4998	1.00N-2.00W-1			FRED			W	0.00	125.00	50.0	12.0	08/14/1987	09/13/1987	TURNER, MEL		✓						✓														
WASH 4999	1.00N-2.00W-1			ESLULABY, D E			W	0.00	140.00	40.0	12.0	08/16/1987	08/18/1987	TURNER, MEL		✓						✓														
WASH 5000	1.00N-2.00W-1			MILTET, JULIUS			W	0.00	370.00	45.0	40.0	08/25/1987	07/08/1987	TURNER, MEL								✓														
WASH 5001	1.00N-2.00W-1			JENKENS, O DENNIS			W	0.00	200.00	65.0	5.0	07/15/1986	07/11/1986	TURNER, MEL		✓						✓														
WASH 5002	1.00N-2.00W-1 NE-NE			TATRO, EDWARD	HELEN TATRO		W	0.00	183.00	128.0	6.0	05/21/1984	01/19/1988	BOTTNER, HAAKON		✓						✓														

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 1

Well Log	T-R-Si Q-Q	Taxid	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer					
WASH 64790	1.00N-2.00W-1 SW-NW	9700	SW 208TH AVE AND SW BASELINE RD. HILLSBORO		PORTLAND GENERAL ELECTRIC 121 SW SALMON ST PORTLAND OR 97204		G		0.00	0.0		05/22/2006	10/27/2006				√	√																	
WASH 64791	1.00N-2.00W-1 SW-NW	9700	SW 208TH AVE AND SW BASELINE RD. HILLSBORO		PORTLAND GENERAL ELECTRIC 121 SW SALMON ST PORTLAND OR 97204		G		0.00	0.0		05/22/2006	10/27/2006				√	√																	
WASH 65032	1.00N-2.00W-1	2905	10050 OLD CORNELIUS PASS RD PORTLAND, OR 97321	KAM, TERRY	KAM & KAM CATERING 5381 SW DOMINIE COURT ALOHA OR 97007		W					05/08/2006	02/11/2007	DANNISON JR, THOMAS R TURNER WELL DRILLING	180139	79353				√															

1234567

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 11

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	DeWatering	Piezometer		
WASH 355	1.00N-2.00W-11			THOMPSON, JARRED C 18085 SW SALIX RIDGE ALOHA OR 97006			W	75.00	145.00	4.0	15.0	05/07/1976	05/19/1976	TURNER, RALPH TURNER DRILLING CO.			✓				✓											
WASH 1383	1.00N-2.00W-11 NE-SE	1300	8960 NW DICK RD, HILLSBORO	OWEN, KATHRYN 1600 43RD E SEATTLE WA 98112			W	340.00	385.00	62.0	150.0	03/23/1992	03/26/1992	JANNSEN, PRESTON A	38544		✓					✓										
WASH 3121	1.00N-2.00W-11 NE-SE		19760 PHILLIPS RD NW, HILLSBORO	NELSON, DOUG 16267 S OAK TREE TERRACE OREGON CITY OR 97045			W	105.00	280.00	83.0	30.0	05/21/1993	05/28/1993	ERLER, RODNEY C	52065		✓					✓										
WASH 4587	1.00N-2.00W-11 NW-SE	1701	8700 NW DICK RD, WEST UNION	ZAHLER, RON 2550 SW MONTGOMERY DR PORTLAND OR 97201			W	61.00	262.00	63.0	10.0	03/31/1995	04/13/1995	GAUNT, STANLEY A	65910		✓					✓										
WASH 5203	1.00N-2.00W-11			PROCTOR, ROBERT H			W	95.00	155.00	80.0	15.0	07/27/1970	08/17/1970	TURNER, MEL			✓					✓										
WASH 5204	1.00N-2.00W-11			HORNER, C C			W	0.00	188.00	0.0		04/22/1986	05/25/1986	TURNER, MEL			✓					✓										
WASH 5205	1.00N-2.00W-11 SE-NW			NORRIS, FRANK			W	208.00	240.00	54.0	18.0	10/27/1977	11/14/1977	STRASSER, ROBERT L			✓					✓										
WASH 5206	1.00N-2.00W-11 NW-NE						W	0.00	0.00	33.0			03/28/1998																			
WASH 5207	1.00N-2.00W-11 NE-NW			KIND, RALPH			W	0.00	0.00	10.0			03/28/1998																			
WASH 5208	1.00N-2.00W-11 NE-NW			ZANDER, ALBERT			W	0.00	105.00	57.0			03/28/1998									✓										
123456Z																																

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 11

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Aeration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Infection	Thermal	DeWatering	Piezometer			
WASH_5219	1.00N-2.00W-11			DICK, MATILDA E AND O			W	78.00	380.00	98.0	120.0	08/12/1975	08/21/1975	TURNER, MEL			✓				✓	✓											
WASH_5220	1.00N-2.00W-11			VETSCH, JOHN C			W	0.00	270.00	100.0	15.0	08/15/1959	09/04/1959	ROSS, PAUL E			✓				✓												
WASH_53000	1.00N-2.00W-11 SW-SW	1900	21500 NW PLASTIC DR		PACIFIC PLASTICS 21500 NW PLASTIC DR HILLSBORO OR 97123		M	22.00	30.00	22.0		10/01/1997	11/10/1997	NIERMEYER, MICHAEL BRUCE CASCADE DRILLING INC.	105485	13978	✓																
WASH_54374	1.00N-2.00W-11	700	9799 NW DICK RD HILLSBORO 97124	BUISAN, MICHAEL A 8485 SW MILLER HILL RD BEAVERTON OR 97007			W						01/15/1999			30570																	
WASH_55193	1.00N-2.00W-11 SE-SW	1802	21500 NW PLASTICS DR		EAGLE PACIFIC INDUSTRIES INC. 21500 NW PLASTICS DR HILLSBORO OR 97124		M	4.00	15.00	4.0		08/10/1999	09/09/1999	MCINNIS, GREG GEO TECH EXPLORATIONS INC.	124564	33590	✓																
WASH_55194	1.00N-2.00W-11 SE-SW	1802	21500 NW PLASTICS DR		EAGLE PACIFIC INDUSTRIES INC. 21500 NW PLASTICS DR HILLSBORO OR 97124	✓	M	4.00	14.00	4.0		08/10/1999	09/09/1999	MCINNIS, GREG GEO TECH EXPLORATIONS INC.	124686	33591	✓																
WASH_55195	1.00N-2.00W-11 SE-SW	1800	21500 NW PLASTICS DR		EAGLE PACIFIC INDUSTRIES INC. 21500 NW PLASTICS DR HILLSBORO OR 97124		M	4.00	14.00	4.0		08/10/1999	09/09/1999	MCINNIS, GREG GEO TECH EXPLORATIONS INC.	124688	33592	✓																
WASH_55197	1.00N-2.00W-11 SE-SW	1800	21500 NW PLASTICS DR		EAGLE PACIFIC INDUSTRIES INC. 21500 NW PLASTICS DR HILLSBORO OR 97124	✓	M	4.00	14.00	4.0		08/10/1999	09/09/1999	MCINNIS, GREG GEO TECH EXPLORATIONS INC.	124687	33593	✓																
WASH_55198	1.00N-2.00W-11 SE-SW	1900	21500 NW PLASTICS DR		EAGLE PACIFIC INDUSTRIES INC 21500 NW PLASTICS DR HILLSBORO OR 97124		M	4.00	14.00	4.0		08/10/1999	09/09/1999	MCINNIS, GREG GEO TECH EXPLORATIONS INC.	124588	33594	✓																
WASH_55428 Version 2	1.00N-2.00W-11 NW-NE	203	21127 NW PHILLIPS RD, HILLSBORO	MARKSTALLER, GARY 8437 NW HAWKINS BLVD PORTLAND OR 97229			W	60.00	400.00	75.0	50.0	09/28/1999	10/15/1999	ERLER, RODNEY C AMERICAN WELL DRILLING INC.	124495	37174	✓				✓												

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1.2.3.4.5.6.7

Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 11

Well Log	T-R-S/ Q-O-D	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	DeWatering	Piezometer				
WASH 55428	1.00N-2.00W-11 NE-NE	203	21127 NW PHILLIPS RD, HILLSBORO	MARKSTALLER, GARY 8437 NW HAWKINS BLVD PORTLAND OR 97228			W	80.00	400.00	75.0	50.0	09/28/1989	10/15/1989	ERLEP RODNEY C AMERICAN WELL DRILLING WELL DRILLING INC.	124485 37174	✓					✓													
WASH 59098	1.00N-2.00W-11 NE-SW	1181	8833 NW DICK RD, HILLSBORO	BERGER, LOWELL 18280 NW ODELL COURT PORTLAND OR 97228			W	260.00	308.00	121.0	27.0	12/31/2002	01/08/2003	JANNSEN, ROY A M JANNSEN DRILLING	155346 61962	✓						✓												
WASH 62392	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS DR	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/08/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174469 77022	✓																		
WASH 62393	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS DR	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/06/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174470 77023	✓																		
WASH 62394	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS DR	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/08/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174471 77024	✓																		
WASH 62395	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS DR	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/06/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174472	✓																		
WASH 62396	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS DR	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/06/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174473 77026	✓																		
WASH 62397	1.00N-2.00W-11 NW-NE	1601	19750 NW PHILLIPS RD	CABLAO, DON 19750 NW PHILLIPS DR HILLSBORO OR 97123		✓	M		13.00			05/06/2005	06/06/2005	MCINNIS, GREG GEO-TECH EXPLORATIONS	174474 77027	✓																		
WASH 64124	1.00N-2.00W-11 NE-NE	204	20850 NW PHILLIPS RD, HILLSBORO	CAREY CUSTOM HOMES, INC. 14796 SW MURRAY SCHOLLS DR STE 109 BEAVERTON OR 97007		✓	W	260.00	327.00	83.0	40.0	06/20/2006	06/23/2006	JANNSEN, ROY A M JANNSEN WELL DRILLING CO, INC.	188714 84428	✓						✓												
WASH 64616	1.00N-2.00W-11 NE-SE	207	NEAR 20850 NW PHILLIPS RD, HILLSBORO	CAREY, DAN 14785 SW MURRAY SCHOLLS DR STE 109 BEAVERTON OR 97007			W	300.00	400.00	115.0	80.0	09/22/2006	09/28/2006	JANNSEN, PRESTON A A M JANNSEN WELL DRILLING WELL DRILLING CO	190182 84448	✓						✓												

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 12

Well Log	T-R-S/ O-C-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Infection	Thermal	Dewatering	Piezometer					
WASH_356	1.00N-2.00W-12				WESTERN PACIFIC CONSTRUCTION MATERIALS CO. 3510 SW BOND AVE PORTLAND OR 97201		W	120.00	340.00	103.0	100.0	11/01/1982	01/24/1983	PITNER DONALD R PITNER DRILLING & PUMP			✓																		
WASH_357	1.00N-2.00W-12				ROCK CREEK TAVERN RT 1 BOX 188 HILLSBORO OR 97124		W	5.00	185.00	105.0	21.0	04/03/1973	04/06/1973	TURNER, RALPH, RALPH TURNER DRILLING CO.			✓					✓													
WASH_358	1.00N-2.00W-12				KINKABE NEWTON L 5274 N CHERLIN PORTLAND OR 97208		W	70.00	200.00	60.0	15.0	08/09/1971	08/20/1971	TURNER, RALPH, RALPH TURNER DRILLING CO.			✓					✓													
WASH_1078	1.00N-2.00W-12 SE-SE	2500		REICHEN, RANDALL 19100 NW GERMAINTOWN RD HILLSBORO OR 97124			W	201.00	278.00	72.0	35.0	08/07/1991	09/04/1991	EVEY, LARRY C	31977		✓						✓												
WASH_1439	1.00N-2.00W-12 -NE			NUSSBAUMER, BENEDICT K RT 1 BOX 23 HILLSBORO OR 97123			W	110.00	150.00	75.0	25.0	01/13/1991	04/23/1992	HALEY, HURSHIEL L SUBMERSIBLE PUMP & DRILLING CO			✓					✓													
WASH_1562	1.00N-2.00W-12 SW-NW	2000	RT 1 BOX 928 HILLSBORO	LONG, WILLIAM 10840 NW LACASSEL CREST LANE PORTLAND OR 97228			W	462.00	485.00	128.0	80.0	09/17/1992	09/22/1992	JANNSEN, ROY N	47011		✓						✓												
WASH_6847	1.00N-2.00W-12 NE-SE				INTEL 3385 SW 198TH ALOHA OR 97008		M		78.00	35.2		04/19/1995	05/23/1995	MCINNIS, GREG	77584		✓																		
WASH_6848	1.00N-2.00W-12 NE-SE				INTEL 3485 SW 198TH ALOHA OR 97008		M		80.00	44.3		04/20/1995	05/23/1995	MCINNIS, GREG	77585		✓																		
WASH_6849	1.00N-2.00W-12 NE-SE				INTEL 3485 SW 198TH ALOHA OR 97008		M		76.00	32.3		04/21/1995	05/23/1995	MCINNIS, GREG	77586		✓																		
WASH_5221	1.00N-2.00W-12 SW-SW			BODEN, JEFF			W	301.00	383.00	35.0	210.0	02/12/1988	02/19/1988	JANNSEN, ROY N			✓						✓												

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 12

Well Log	T-R-S/ Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer		
WASH_5232	1.00N-2.00W-12			WEBER, HOWARD A			W	0.00	130.00	80.0	8.0	04/27/1972	05/02/1972	TURNER, MEL				✓													
WASH_5233	1.00N-2.00W-12			LEU, MERLAND			W	235.00	395.00	50.0	95.0	02/15/1977	03/07/1977	TURNER, MEL		✓															
WASH_5234	1.00N-2.00W-12			WALKER, DAN			W	0.00	215.00	130.0	12.0	07/20/1976	08/03/1976	TURNER, MEL			✓														
WASH_5235	1.00N-2.00W-12			MCCOMB, JOHN			W	85.00	230.00	74.0	24.0	07/10/1976	07/14/1976	JANSEN, EDWARD		✓															
WASH_5236	1.00N-2.00W-12			WESTLEY, FRANK			W	0.00	275.00	125.0	15.0	05/09/1973	05/18/1973	TURNER, MEL			✓														
WASH_5237	1.00N-2.00W-12			GARDNER, WAYNE			W	15.00	305.00	150.0	15.0	03/23/1972	04/07/1972	TURNER, MEL		✓															
WASH_5238	1.00N-2.00W-12			FLING, JAMES L AND JUD			W	15.00	305.00	150.0	8.0	03/24/1972	04/07/1972	TURNER, MEL		✓															
WASH_5239	1.00N-2.00W-12			HUSERIK, JOE J			W	0.00	210.00	82.0	12.0	09/08/1969	05/19/1970	JANSEN, EDWARD			✓														
WASH_5240	1.00N-2.00W-12				PACIFIC PLASTIC PIPE CO.		W	0.00	365.00	67.0	75.0	08/26/1968	11/26/1968	UNKNOWN, UNKNOWN		✓									✓						
WASH_5241	1.00N-2.00W-12				ATLANTIC RICHFIELD OIL CORP.		W	0.00	202.00	10.0	15.0	06/22/1968	07/01/1968	ROSS, PAUL E		✓															

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 12

Well Log	T-R-S/ D-Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Starcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Dewatering	Piezometer				
WASH 5242	1.00N-2.00W-12			NORTHUP, DWAIN E			W	0.00	245.00	35.0	15.0	04/16/1968	04/30/1968	TURNER, MEL			✓				✓													
WASH 5243	1.00N-2.00W-12			POWELL, JAMES			W	116.00	0.00	80.0	12.0	10/01/1984	10/08/1984	FEAKIN, DON				✓																
WASH 5244	1.00N-2.00W-12			HALL, HELEN			W	0.00	125.00	55.0	4.0	08/02/1966	08/15/1966	TURNER, MEL			✓					✓												
WASH 5245	1.00N-2.00W-12			MAGEDANZ, CHARLES			W	130.00	190.00	120.0	15.0	07/22/1975	07/29/1975	JANNSEN, EDWARD			✓					✓												
WASH 5246	1.00N-2.00W-12			SUNDQUIST, NEIL GENE			W	0.00	175.00	75.0	5.0	12/22/1962	01/03/1963	ROSS, PAUL E			✓					✓												
WASH 5247	1.00N-2.00W-12			INESCOTT, CARROL J			W	0.00	105.00	72.0	12.0	10/20/1961	10/31/1961	BARTON, LEE			✓																	
WASH 5248	1.00N-2.00W-12			SHUGERT, CARL L			W	0.00	145.00	60.0	9.0	04/19/1961	05/08/1961	BARTON, LEE				✓																
WASH 5249	1.00N-2.00W-12			SABALLUS, PAUL W			W	0.00	85.00	25.0	10.0	04/27/1961	05/01/1961	BARTON, LEE			✓					✓												
WASH 5251	1.00N-2.00W-12			ERFELDT, ARTHUR W			W	0.00	125.00	27.0	15.0	09/05/1958	09/09/1958	HOFFMAN, HARLAN M			✓					✓												
WASH 5252	1.00N-2.00W-12 SE-NE			PAUL			W	0.00	122.00	40.0	10.0	08/25/1969	08/27/1969	UNKNOWN, UNKNOWN			✓					✓												

1.2.3.4.5.6

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Well Log Query Results

Township: 1.00 N, Range: 2.00 W, Sections: 12

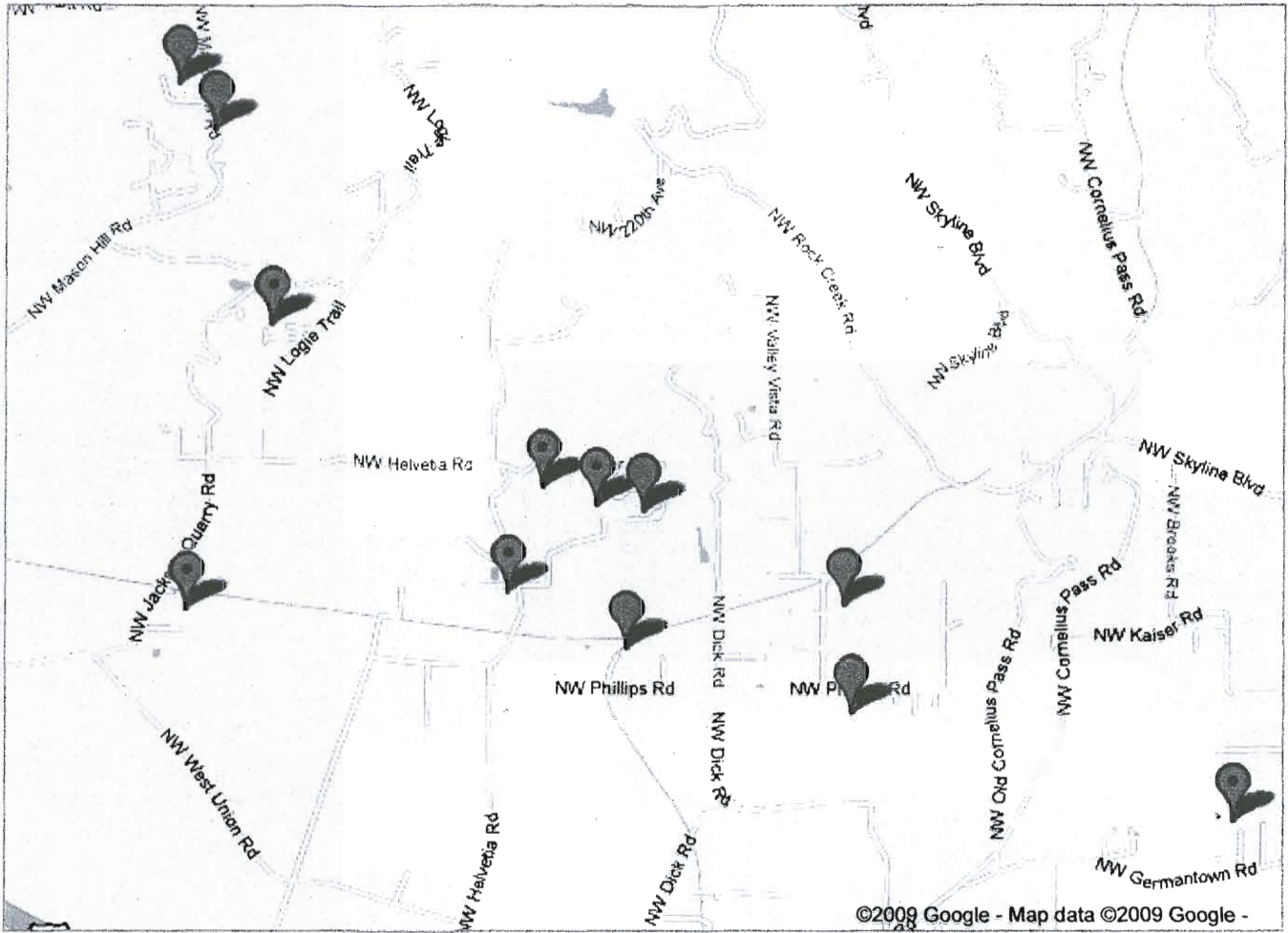
Well Log	T-R-S/ Q-O	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Startcard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	DeWatering	Piezometer								
WASH 5253	1.00N-2.00W-12 SE-NW			MERCER			W	0.00	0.00	55.0			03/28/1996								✓																	
WASH 5254	1.00N-2.00W-12 NE-SE			DAVISON, CLAUDE			W	0.00	140.00	50.0			03/28/1996								✓																	
WASH 5255	1.00N-2.00W-12 SE-SW			ZURCKER, LOUIS			W	0.00	120.00	33.0			03/28/1996								✓																	
WASH 5256	1.00N-2.00W-12 SW-SE			REICHEN, CHRIS			W	0.00	80.00	35.0			03/28/1996								✓																	
WASH 52033	1.00N-2.00W-12 NE-NE	3100		VANDEHEY, ED	VANDEHEY, MAGGIE 620 SW 238TH AVE HILLSBORO OR 97123		W	80.00	88.00	19.0	30.0	04/11/1997	04/17/1997	VANDEHEY, CYRIL VANDEHEY	75172 7029	✓					✓																	
WASH 52287	1.00N-2.00W-12 SE-SW	2306	8181 NW CORNELIUS PASS	COLLIER, ADDISON 8181 NW CORNELIUS PASS HILLSBORO OR 97124			W	282.00	347.00	136.0	5.0	06/18/1997	06/27/1997	JANNSEN, PRESTON A A M JANNSEN DRILLING	88612 12837	✓						✓																
WASH 5250	1.00N-2.00W-12			POWELL, JAMES 3506 SW SANTA MONICA COURT PORTLAND OR 97221		✓	W		200.00	70.0	30.0	05/14/1982	05/17/1982	UNKNOWN, UNKNOWN		100775	✓					✓																
WASH 5251	1.00N-2.00W-12			PERAULT, WALTER J			W	0.00	218.00	40.0		06/16/1987	09/08/1987	BARTON, LEE			✓					✓																
WASH 55219 Version 2	1.00N-2.00W-12 NE-SW	2307	8183 NW CORNELIUS PASS RD	BERGER, LOWELL	ROCKWELL PROPERTY MANAGEMENT (C/O) PO BOX 81685 PORTLAND OR 97281		W	266.00	280.00	66.0	26.0	09/09/1999	09/15/1999	JANNSEN, ROY N A M JANNSEN DRILLING	123161 33812	✓						✓																
WASH 57065	1.00N-2.00W-12 NW-SW	2306	7789 NW CORNELIUS PASS RD	PAULSON, JIM 7789 NW CORNELIUS PASS RD HILLSBORO OR 97124			W	218.00		42.0	105.0	02/27/2001	03/06/2001	JANNSEN, ROY N A M JANNSEN DRILLING	137416 47481	✓		✓				✓																

1,2,3,4,5,6

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Google maps

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Hydrograph for State Well WASH 5250, State Observation Well # 1197

Well Location	1.00N2.00W12888
Oregon Water Resources Department Well Log ID	WASH 5250
Oregon Water Resources Department State Observation Well Number	1197
Well depth, in feet below land surface	200
Land surface elevation, in feet above mean sea level	337
Primary use of well	not determined

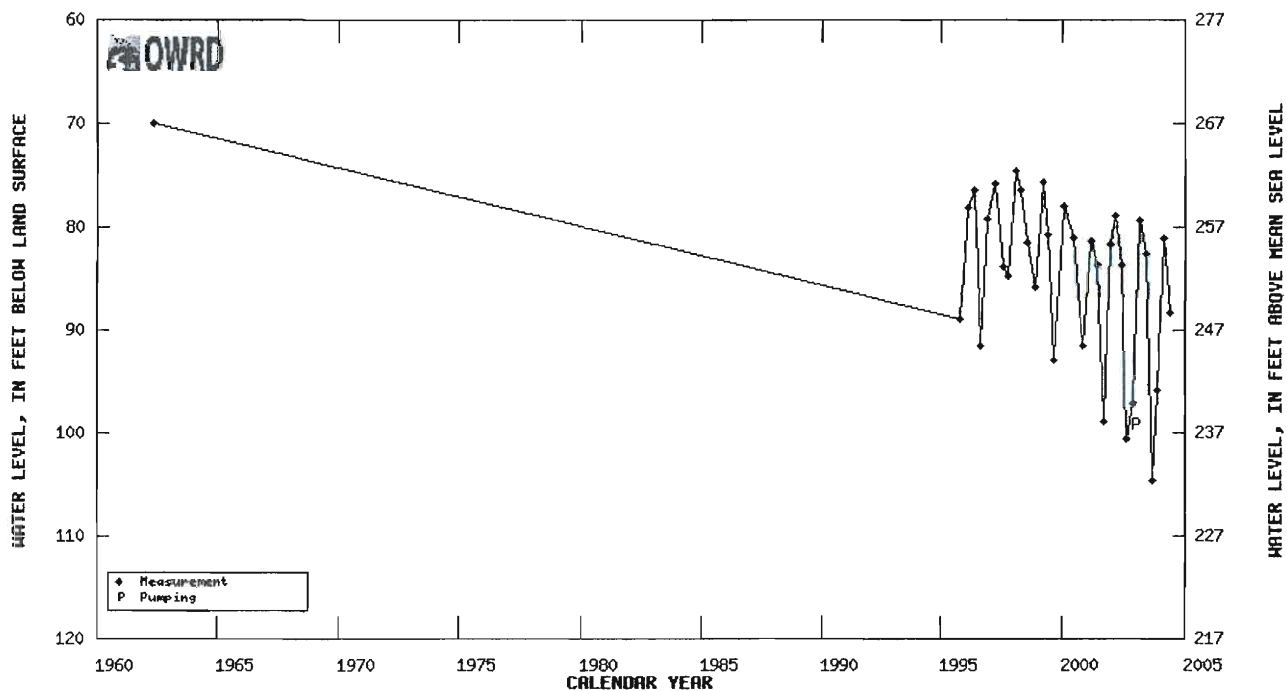


Table showing water-level data for State Well WASH 5250, State Observation Well # 1197

Well Log Query Results

Well Log: WASH 1193

Well Log	T-R-S/ Q-Q-Q	Taxlot	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Standard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic Irrigation	Community	Livestock	Industrial	Injection	Thermal	
WASH 1193	1.00N-2.00W-1 NW-SW	1705		FOSTER, VALERIE 18370 SW WHEELER ALOHA OR 97007			W	165.00	325.00	90.0	10.0	10/22/1991	10/28/1991	ERLER, RODNEY C	36145		√					√						

[Download Data](#)

[Return to Well Log Query](#)



Hydrograph for State Well WASH 1193, State Observation Well # 1192

Well Location	1.00N2.00W1C8C
Oregon Water Resources Department Well Log ID	WASH 1193
Oregon Water Resources Department State Observation Well Number	1192
Well depth, in feet below land surface	325
Land surface elevation, in feet above mean sea level	356
Primary use of well	DOMESTIC

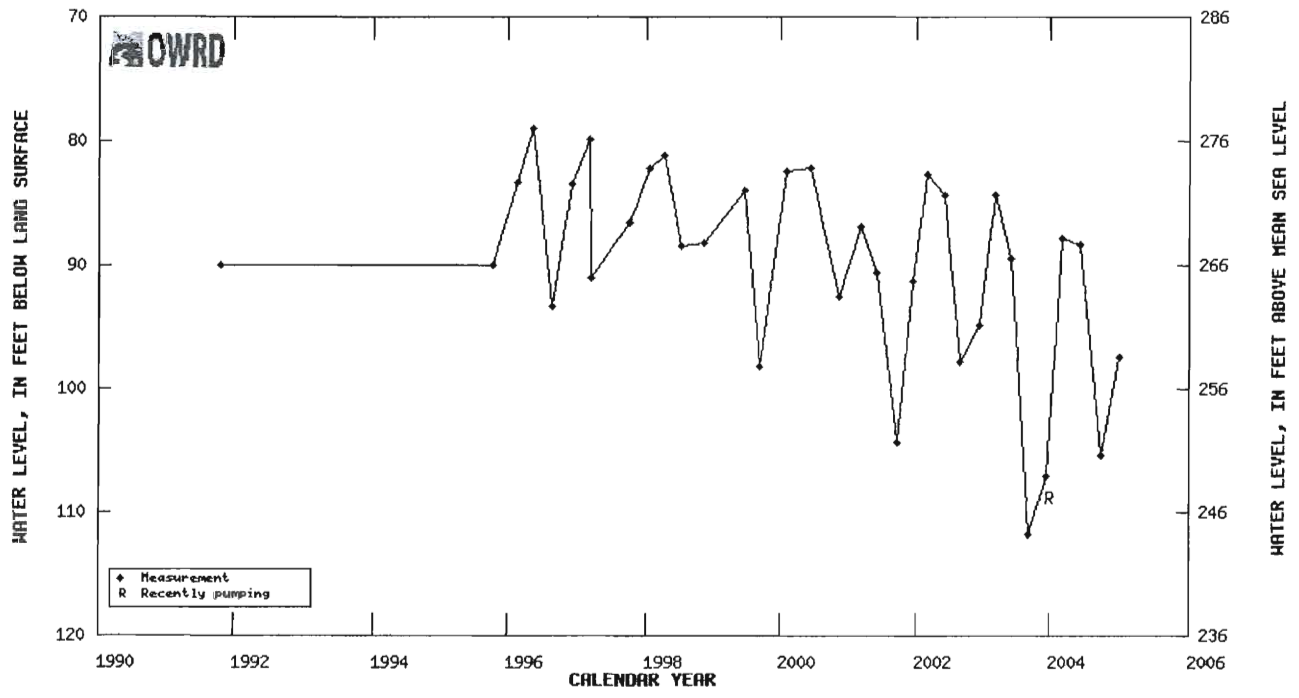


Table showing water-level data for State Well WASH 1193, State Observation Well # 1192



Hydrograph for State Well WASH 886, State Observation Well # 1180

Well Location	1.00N2.00W288
Oregon Water Resources Department Well Log ID	WASH 886
Oregon Water Resources Department State Observation Well Number	1180
Well depth, in feet below land surface	655
Land surface elevation, in feet above mean sea level	463
Primary use of well	not determined

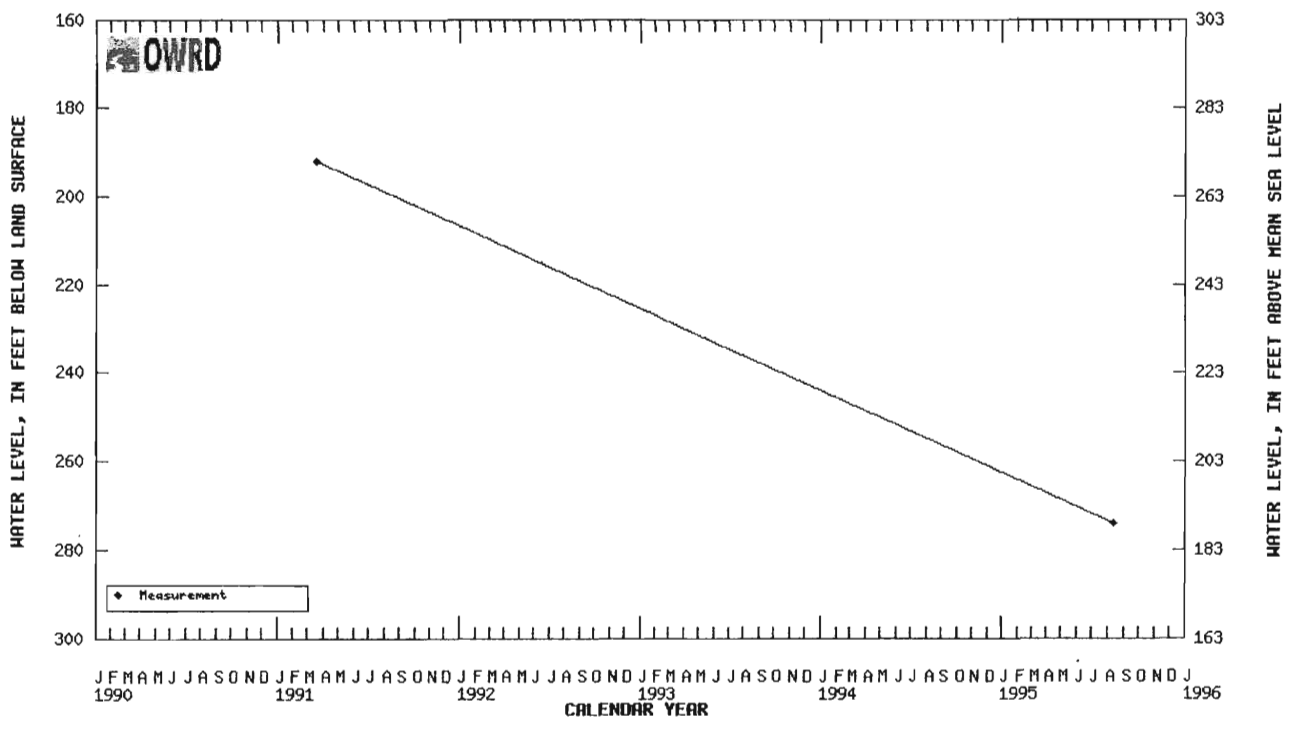
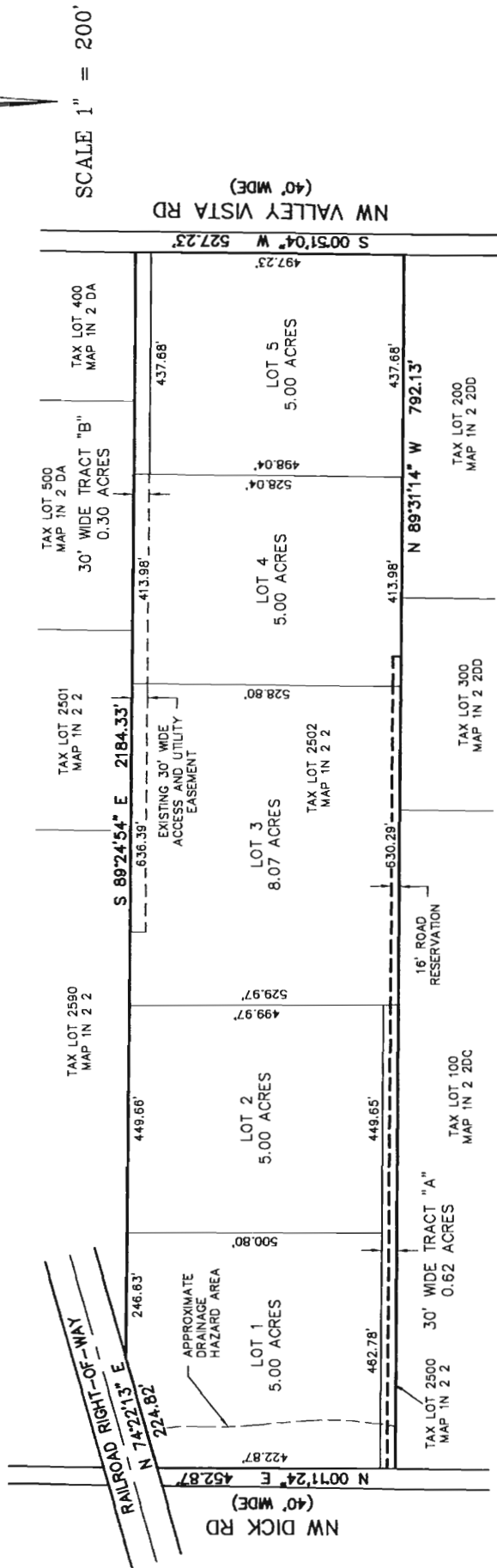


Table showing water-level data for State Well WASH 886, State Observation Well # 1180

gr



SCALE 1" = 200'



NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW A PROPOSED SUBDIVISION AT 10683 NW VALLEY VISTA RD.
2. THE BASIS OF BEARINGS WAS PER SURVEY NUMBER 26260, WASHINGTON COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF SPANOVICH AND ASSOCIATES FOR PLANNING PURPOSES.

EXHIBIT

SE 1/4 SEC 2, T1N, R2W, W.M.

WASHINGTON COUNTY, OREGON

MARCH 22, 2010

DRAWN: DMR CHECKED: SPF

SCALE 1"=200' ACCOUNT #10-10039

Z:\10-10039\DWG\1010039PRELIM

10683 NW VALLEY VISTA RD



5125 SW MACADAM AVE
SUITE 140 PORTLAND, OR 97239
PHONE 503-274-9835 FAX 503-238-2447

SW 1/4 SE 1/4 SECTION 2 TIN RIW W.M.
WASHINGTON COUNTY OREGON
SCALE 1"=400'

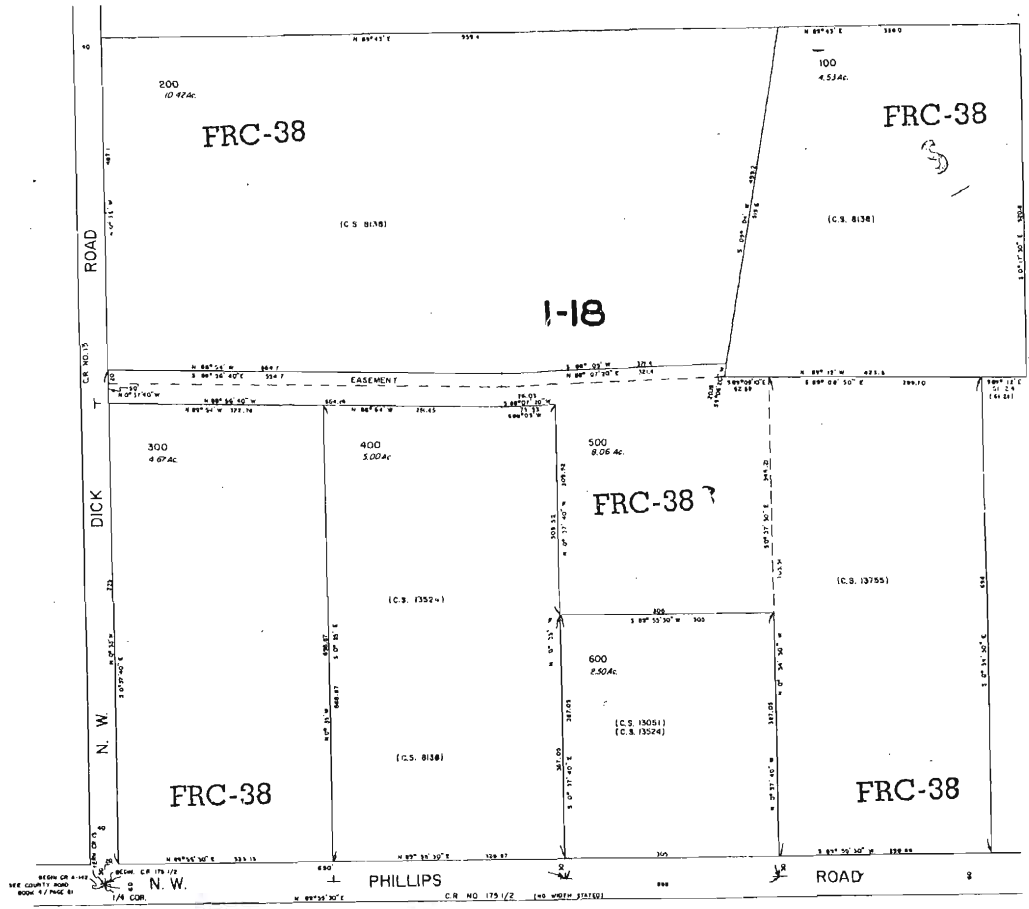
APPENDIX
O-A

QTR. SEC. NO.
ORIG. TRACT

SEE MAP
IN 2 2

SEE MAP
IN 2 2

SEE MAP
IN 2 2DC



SEE FLOOD ATLAS
PAGE 17 SEC

SEE MAP
IN 2 11

SW1/4 SE1/4 SECTION 2 TIN RIW W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

IN 2 2DC

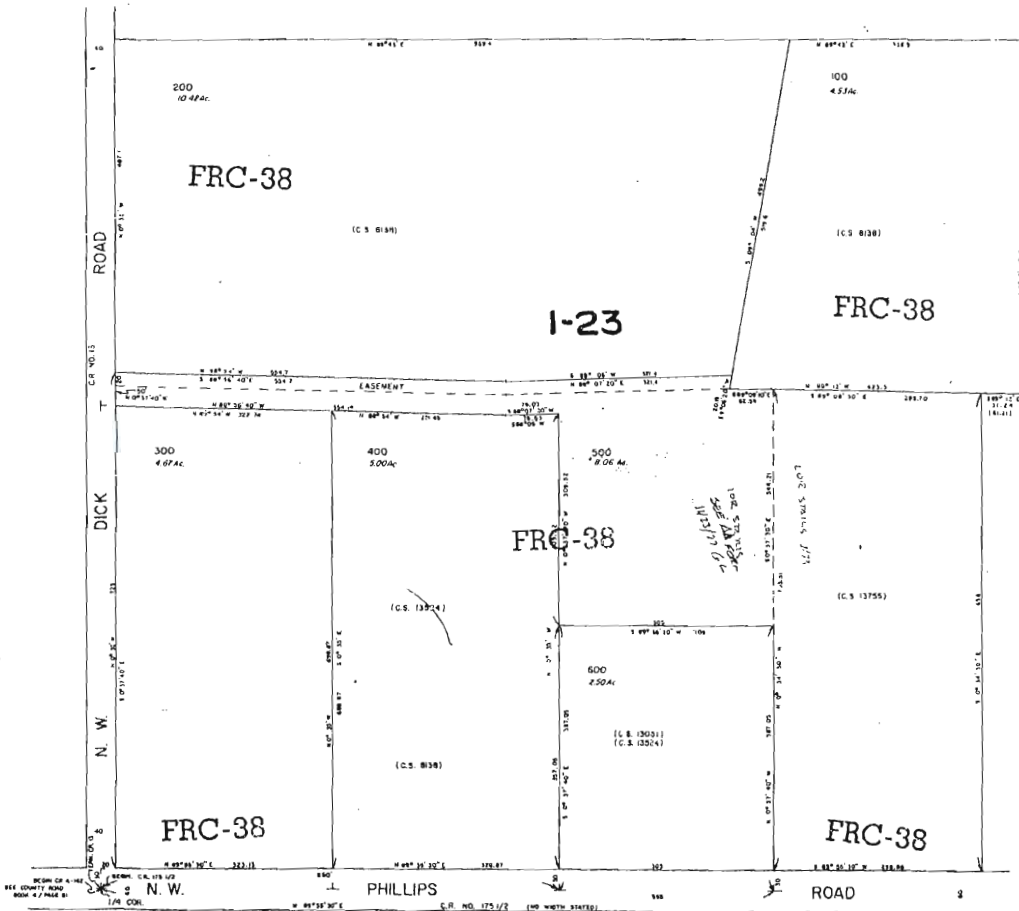
CENSUS TRACT 315

SEE MAP
IN 2 2

SEE MAP
IN 2 2

CANCELLED
NO.

SEE MAP
IN 2 200



00727875

SEE MAP
IN 2 11

SEE FLOOD ATLAS
PAGE 14 SEC

42144-
IN 2 2DC

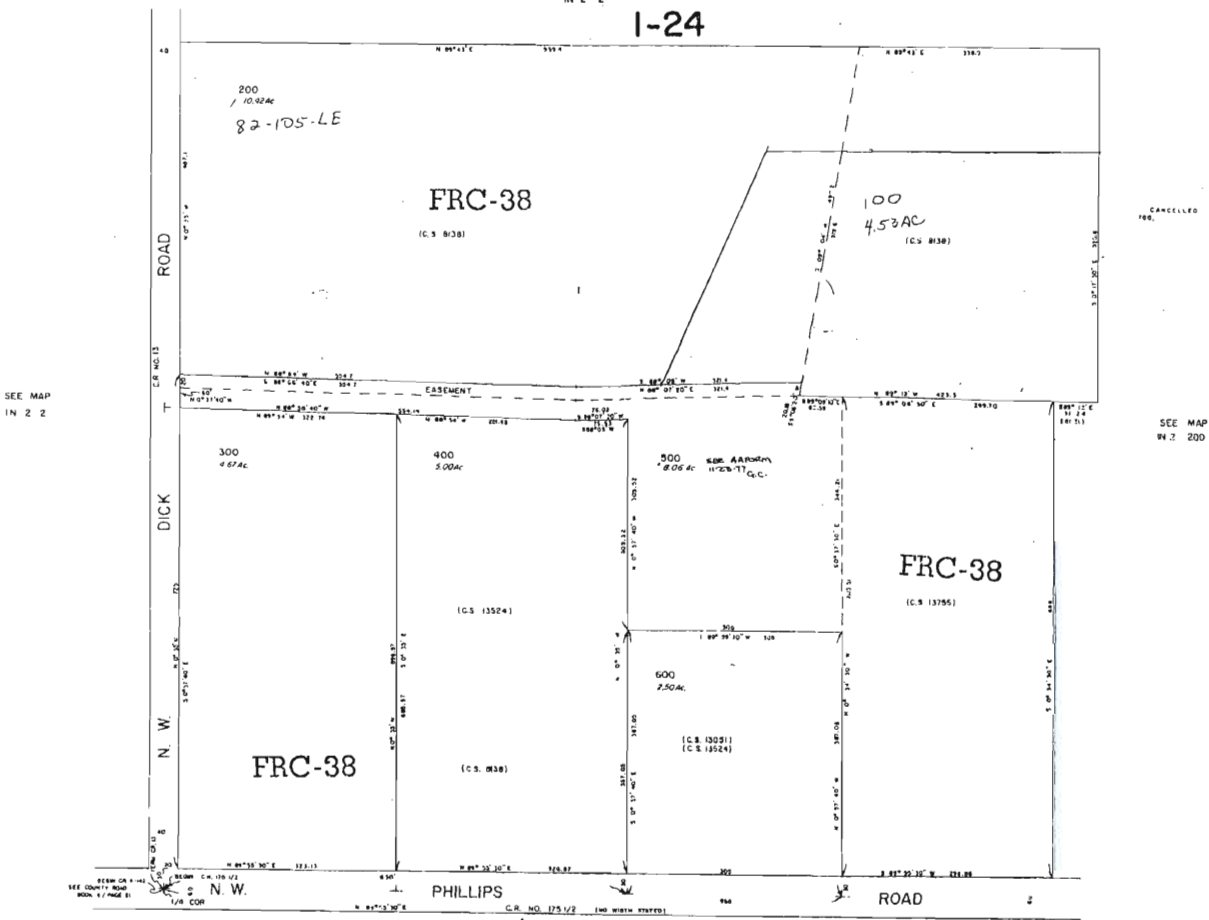
SW1/4 SE1/4 SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'

IN 2 2DC

CENSUS TRACT 315

SEE MAP
IN 2 2

1-24



SEE MAP
IN 2 2

CANCELLED
PAC.

SEE MAP
IN 2 200

SEE MAP IN 2 2
N.W.
1/4 COR.

PHILLIPS

ROAD

SEE MAP
IN 2 11

SEE FLOOD ATLAS
PAGE 14 SEC

JUL 26 1979
42144-
IN 2 2DC

SW1/4 SE1/4 SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'

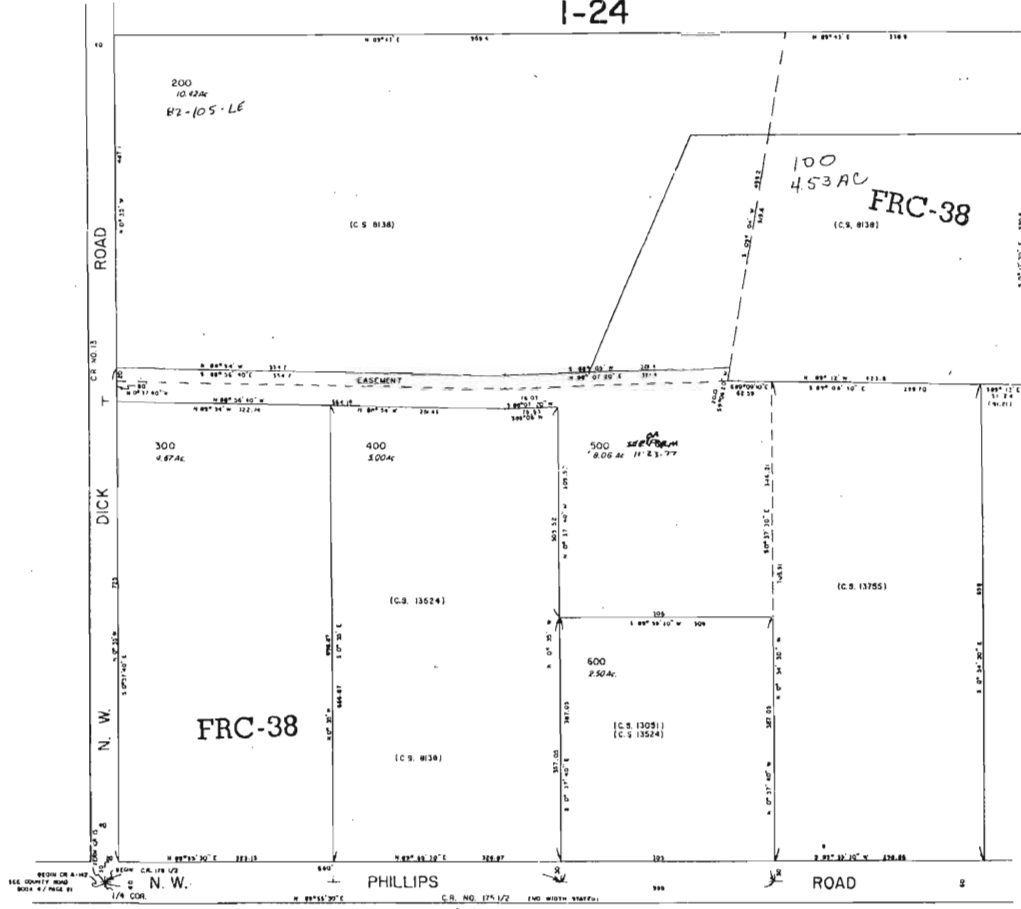
IN 2 2DC

CENSUS TRACT 315

SEE MAP
IN 2 2

1-24

SEE MAP
IN 2 2



CANCELLED
700.

SEE MAP
IN 2 2DC

REVISIONS
3-19-82

0514

BEYOND OR A-107
SEE COUNTY RECORDS
BOOK 47 PAGE 81

FROM CALIFORNIA
N. W.

PHILLIPS
C.R. NO. 175 1/2 (2ND WIDTH STRIP)

ROAD

SEE MAP
IN 2 11

SEE FLOOD ATLAS
PAGE 14 SEC

42144-
IN 2 2DC

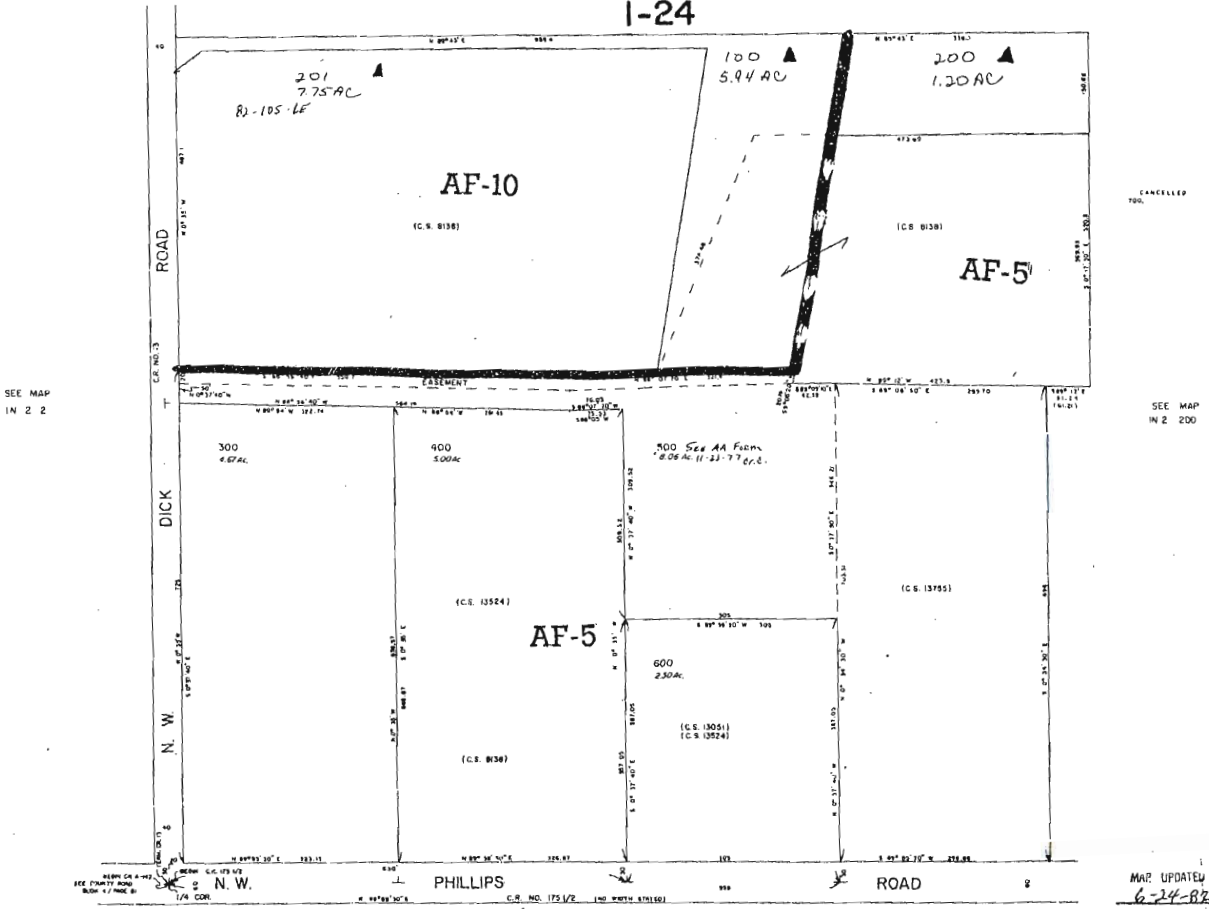
SW1/4 SE1/4 SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'

IN 2 2DC

CENSUS TRACT 315

SEE MAP
IN 2 2

1-24

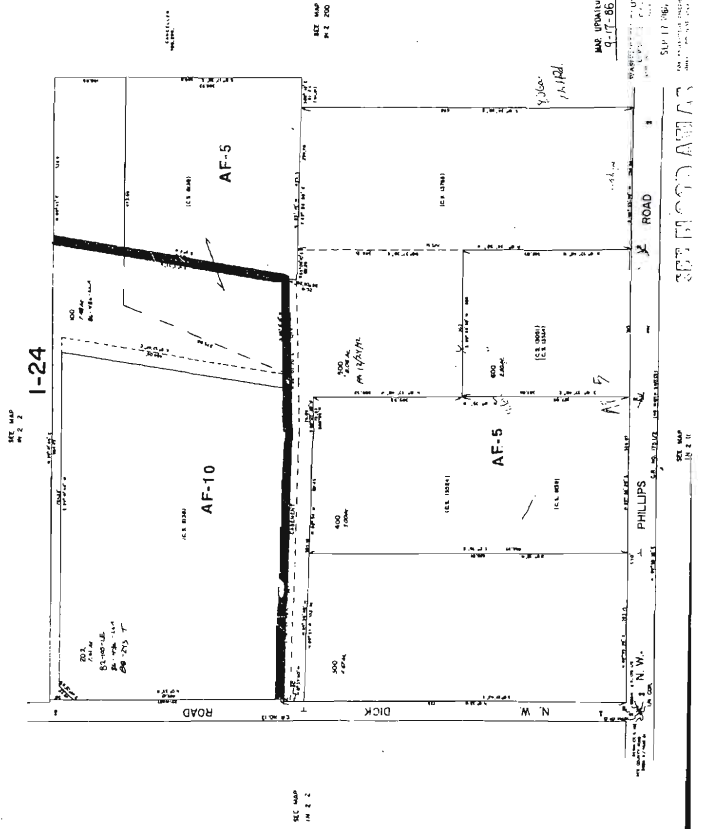


SEE FLOOD ATLAS
PAGE 14 SEC

IN 2 2DC

SCALE MAP 3/5 IN 2 2DU

SW 1/4 SE 1/4 SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 60'



SE 1/4 SE 1/4 SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1"=100'

IN 2 2DD

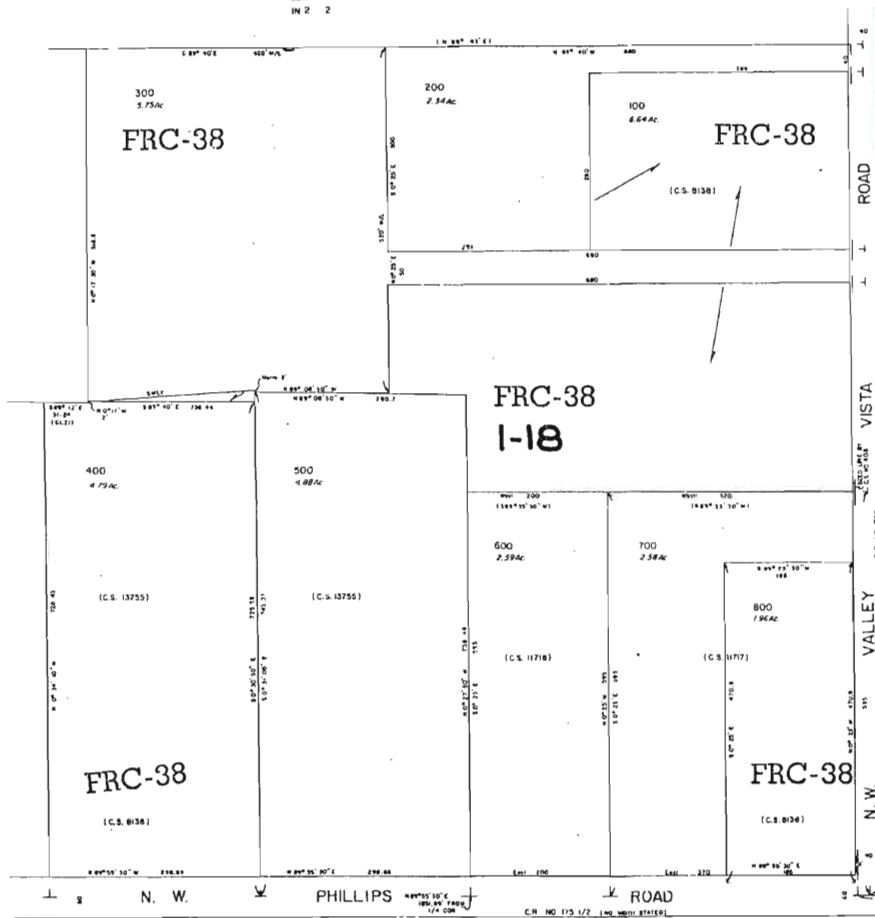
APPENDIX
O-B

QTR. SEC. NO.
CENSUS TRACT 215

SEE MAP
IN 2 2

SEE MAP
IN 2 2DC

SEE MAP
IN 2 1



SEE FLOOD ATLAS
PAGE 1 K SEC

SEE MAP
IN 2 11

AUG 2 09 71

42145-
IN 2 2DD

SE 1/4 SE 1/4 SECTION 2 T1N R2W W.M.

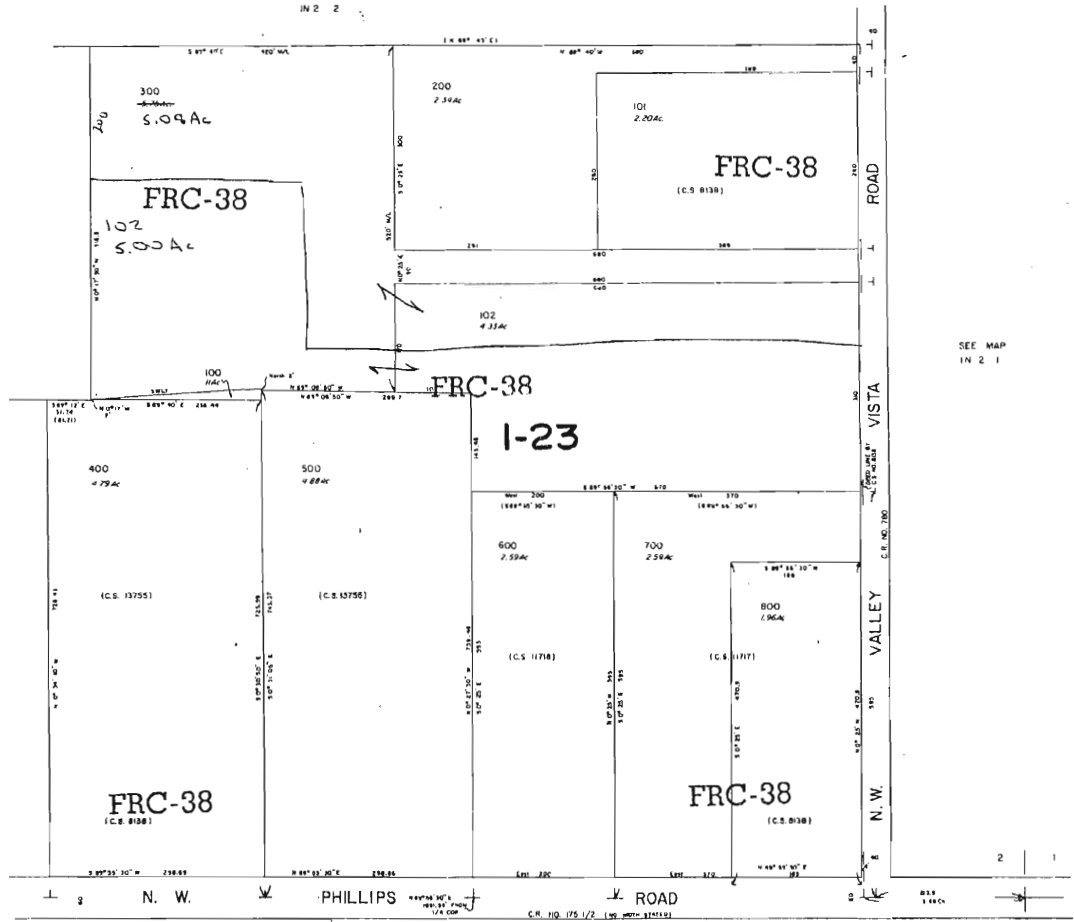
IN 2 2DD

WASHINGTON COUNTY OREGON

SCALE 1"=100'

CENHUS TRACT 315

SEE MAP
IN 2 2



SEE MAP
IN 2 ZDC

SEE MAP
IN 2 I

OCT 27 1975

SEE MAP
IN 2 II

SEE FLOOD ATLAS
PAGE 14 SEC

42145
IN 2 2DD

SE 1/4 SE 1/4 SECTION 2 T1N R2W W.M.

IN 2 2DD

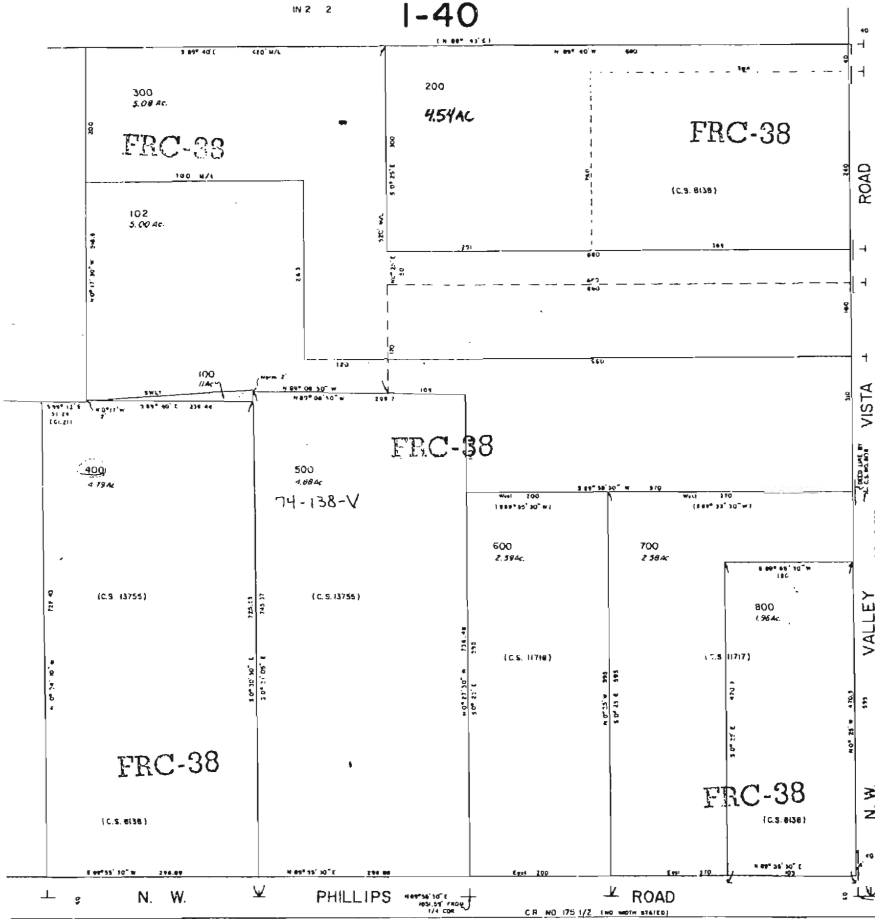
WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SECTION 315

SEE MAP
IN 2 2

I-40



SEE MAP
IN 2 1

SEE FLOOD ATLAS
PAGE 14

MAP UPDATED
7-3-77

SEE MAP
IN 2 11

11 12 42145-
SEP 26 1976 IN 2 2DD

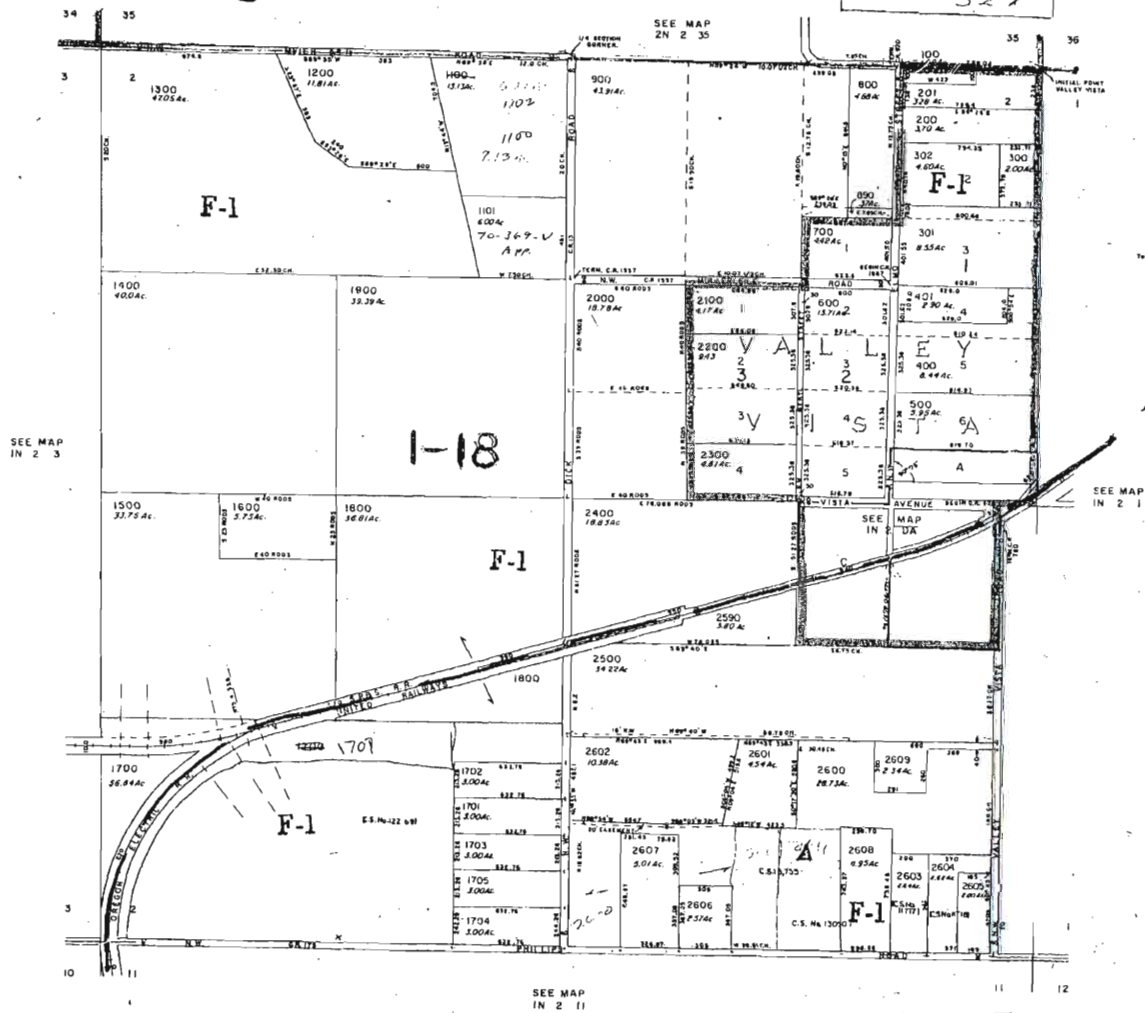
APPENDIX
O-C

SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

QTR. SEC. NO.

IN 2 2

CENSUS TRACT 327



SEE MAP
IN 2 3

SEE MAP
IN 2 1

SEE MAP
IN 2 11

QTR. SEC. NO.

CENSUS TRACT 315

IN 2 2
DEC 1 1972

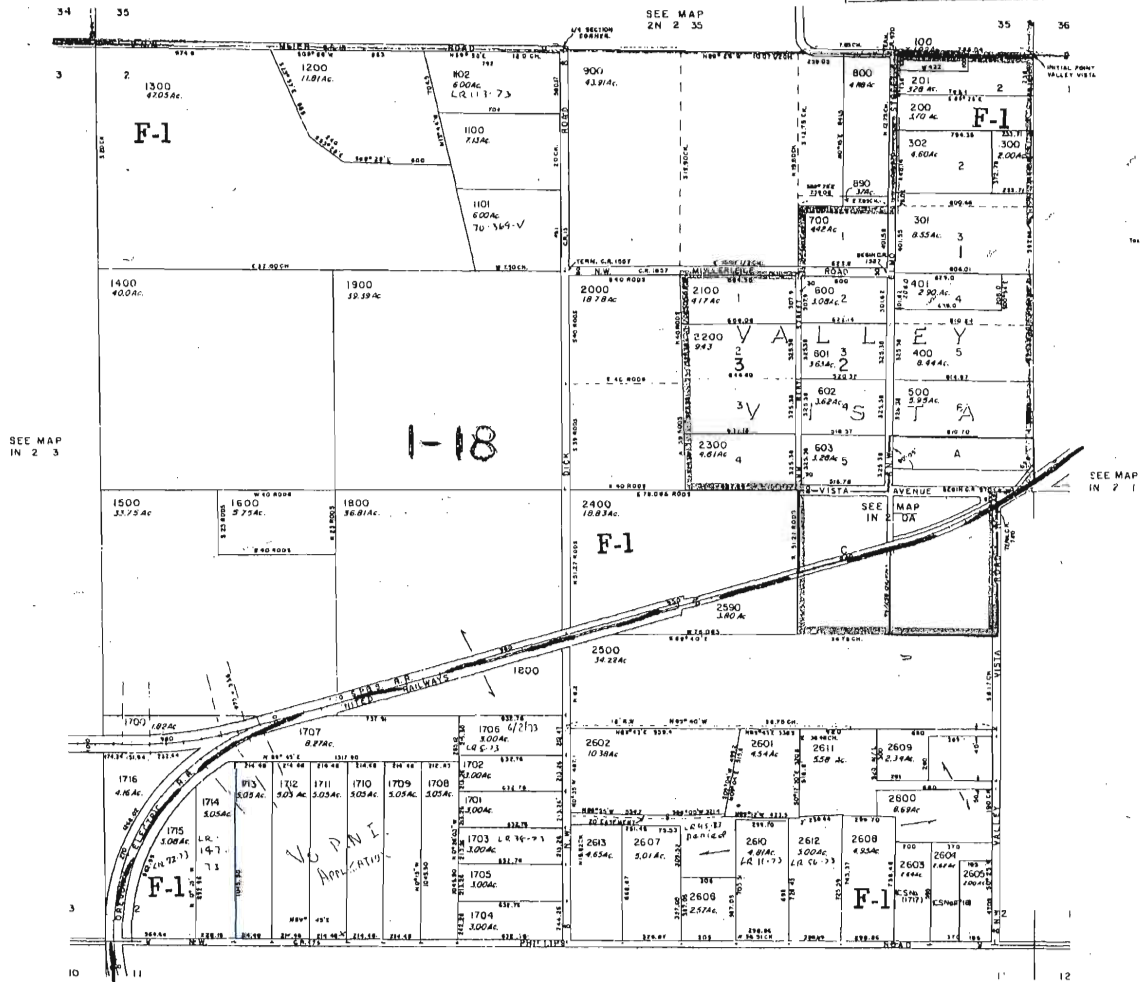
SECTION 2 TIN R2W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 400'

QCR. ACC. NO.
QCR. TRACT 327

IN 2 2



SEE MAP IN 2 3

SEE MAP IN 2 1

SEE MAP IN 2 11

QCR. ACC. NO.
QCR. TRACT 315

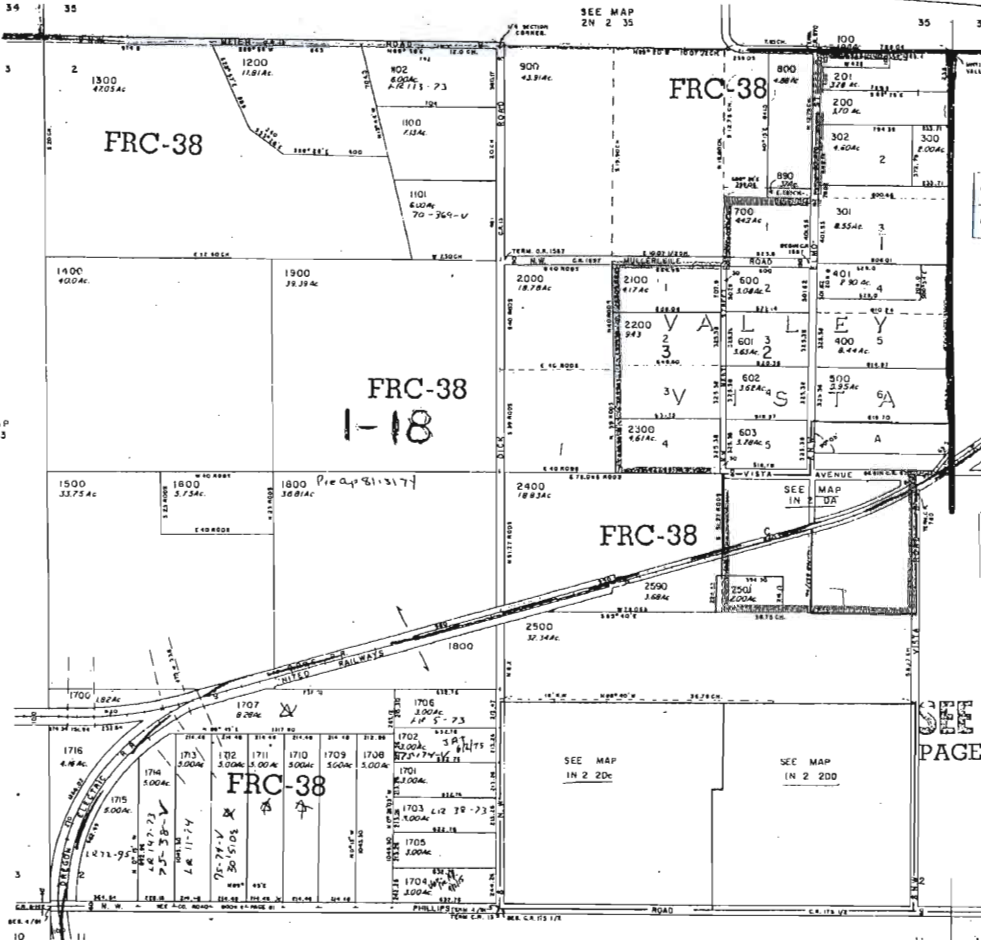
AUG 17 1973

IN 2 2

SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

IN 2 2

QTR. SEC. NO.
CENSUS TRACT 327



SEE MAP
IN 2 3

QTR. SEC. NO.
CENSUS TRACT 327

SEE MAP
IN 2 1

QTR. SEC. NO.
CENSUS TRACT 315

SEE FLOOD ATLAS
PAGE 4 SEC

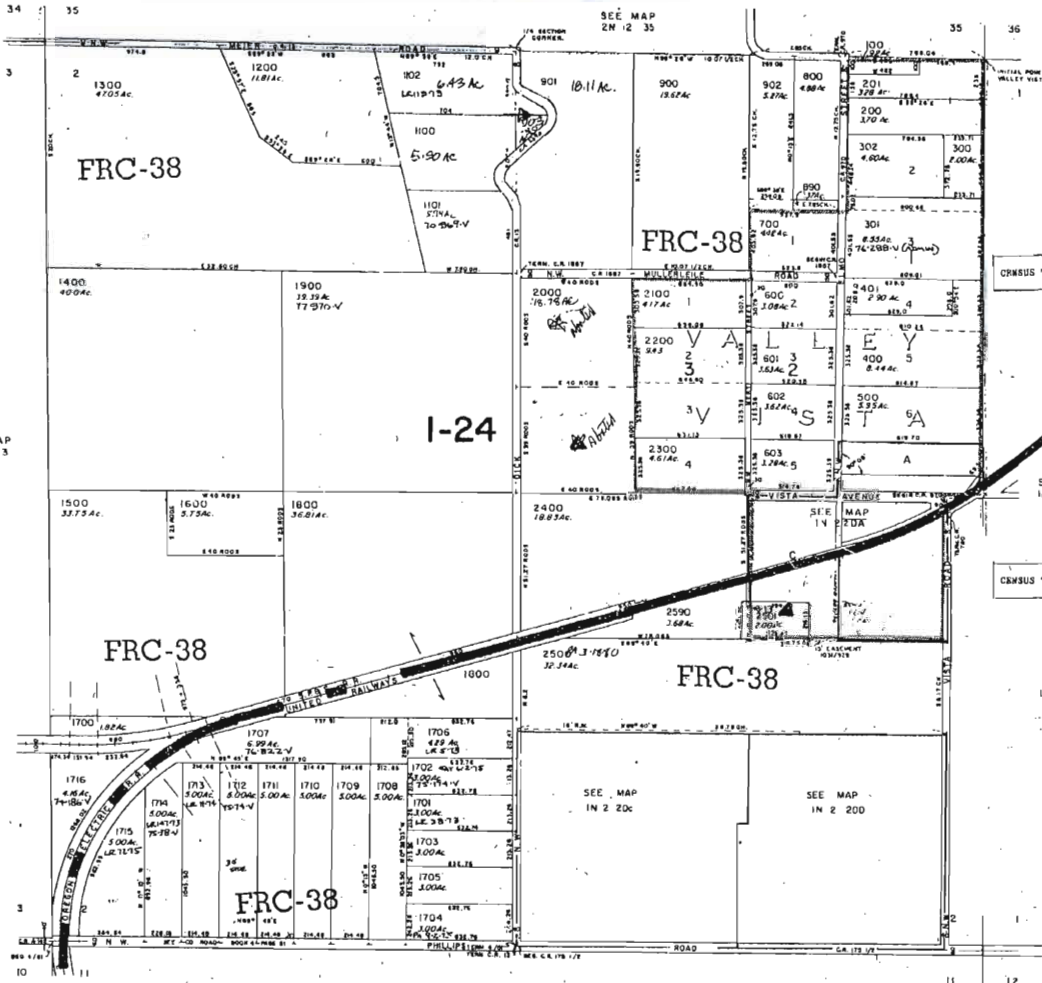
SEE MAP
IN 2 11

QTR. SEC. NO.
CENSUS TRACT 315

AUG 20 1974
42125-
IN 2 2

SECTION 2 TIN R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

IN 2 2



SEE MAP
IN 2 3

SEE MAP
IN 2 35

CANCELLED MAP LOTS
NO. 000, 002, 000 TO 004

CENSUS TRACT 327

SEE MAP
IN 2 1

CENSUS TRACT 315

SEE MAP
IN 2 20C

SEE MAP
IN 2 20D

MAP UPDATED
AUG 27, 1981

MAP UPDATED
NOV 20 1980

MAP UPDATED
MAR 21 1980

SEE MAP
IN 2 11

SEE FLOOD ATLAS
PAGE 14 SEC

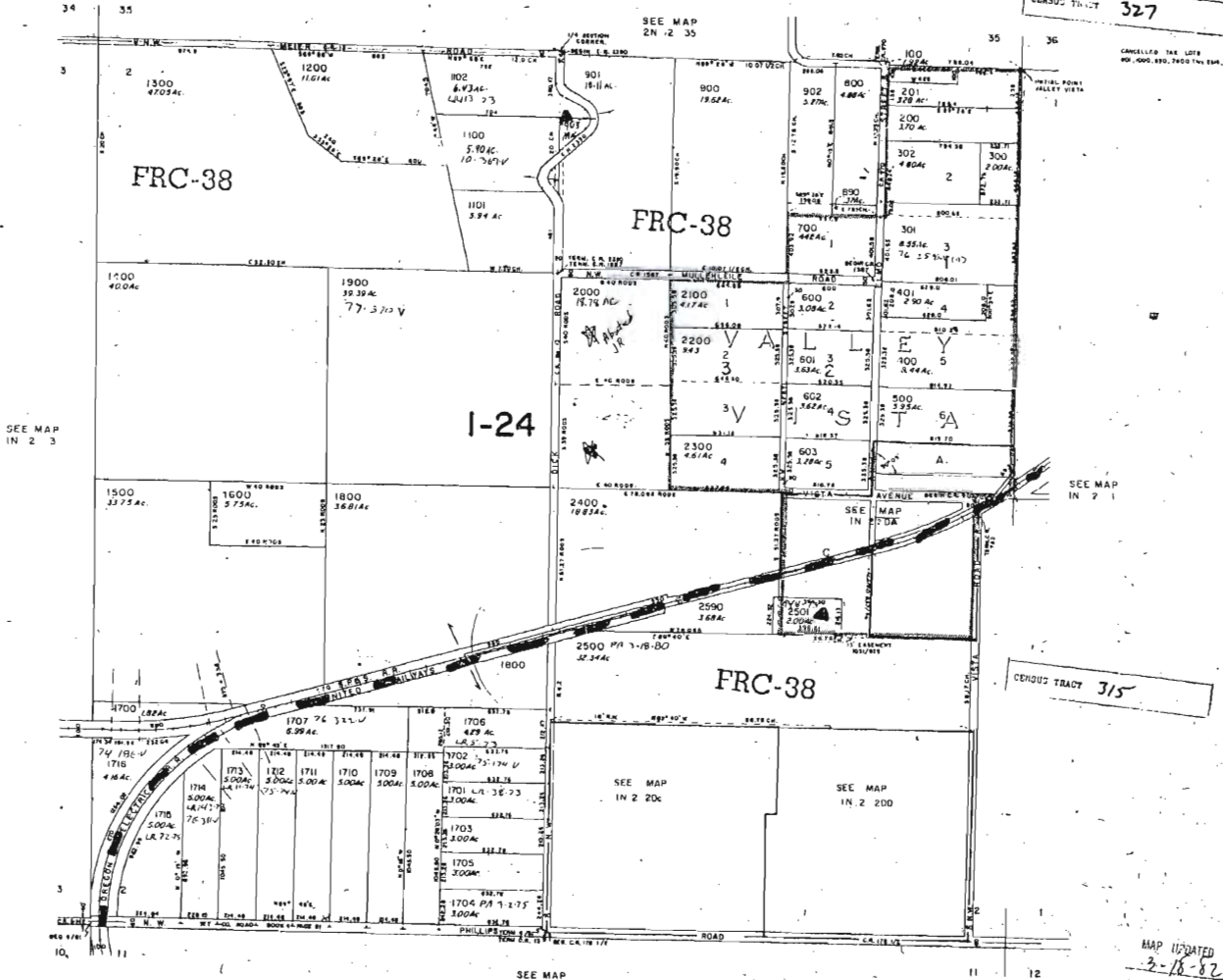
JUL 26 1979

42125
IN 2 2

SECTION 2 TIN R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

IN 2 2

CENSUS TRACT 327



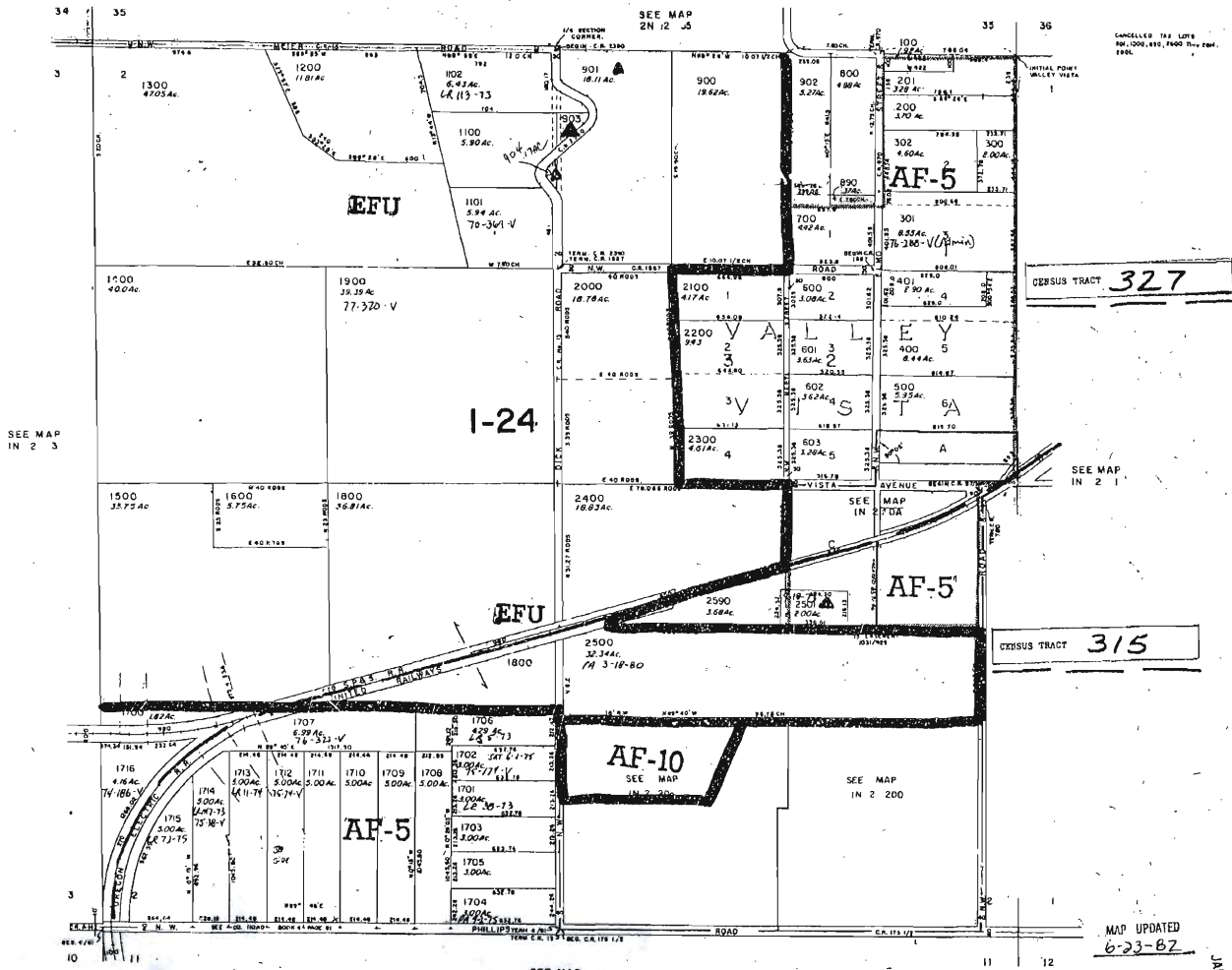
SEE FLOOD ATLAS
PAGE 14 SEC

MAP UPDATED
3-18-82
MAR 21 1980

42125-
IN 2 2

SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'

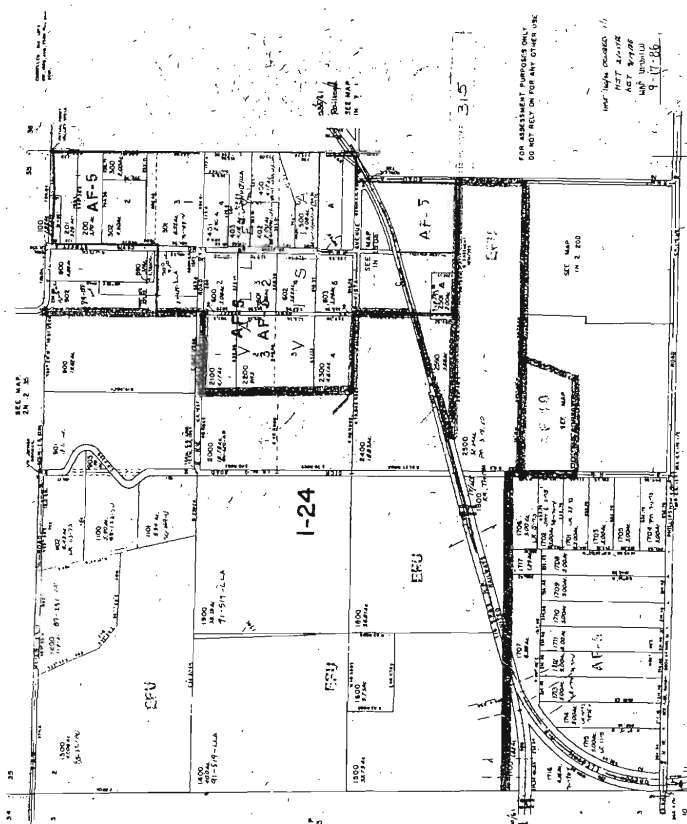
IN 2 2



SEE FLOOD ATLAS
PAGE 14 SEC

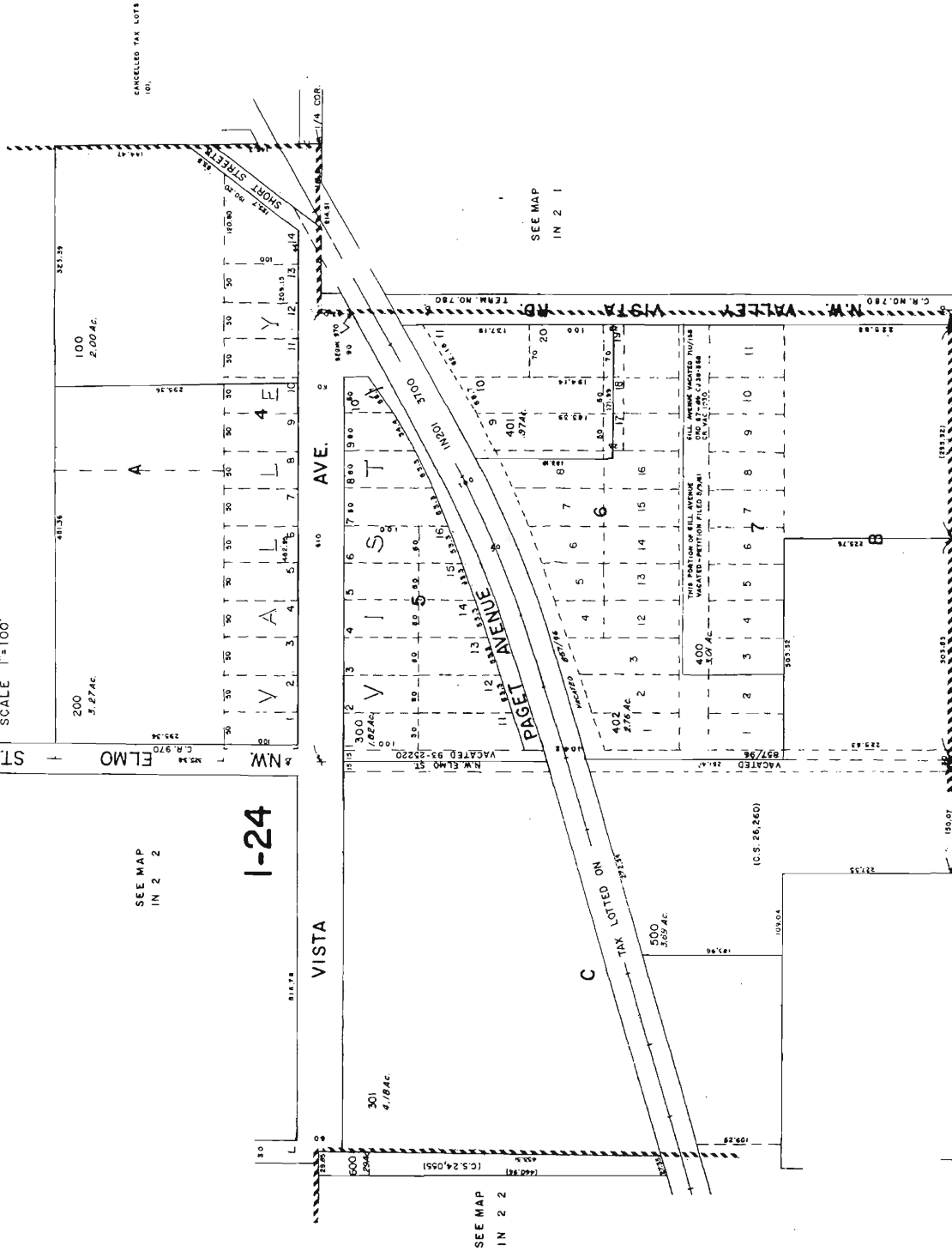
IN 2 2

SECTION 2 T1N R2W WM.
WASHINGTON COUNTY OREGON
SCALE 1" = 600'



NE 1/4 SE 1/4 SECTION 2 T1N R2W W.M.

WASHINGTON COUNTY OREGON
SCALE 1"=100'



SEE MAP
IN 2 2

I-24

SEE MAP
IN 2 2

SEE MAP
IN 2 1

APPENDIX
O-D

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE.

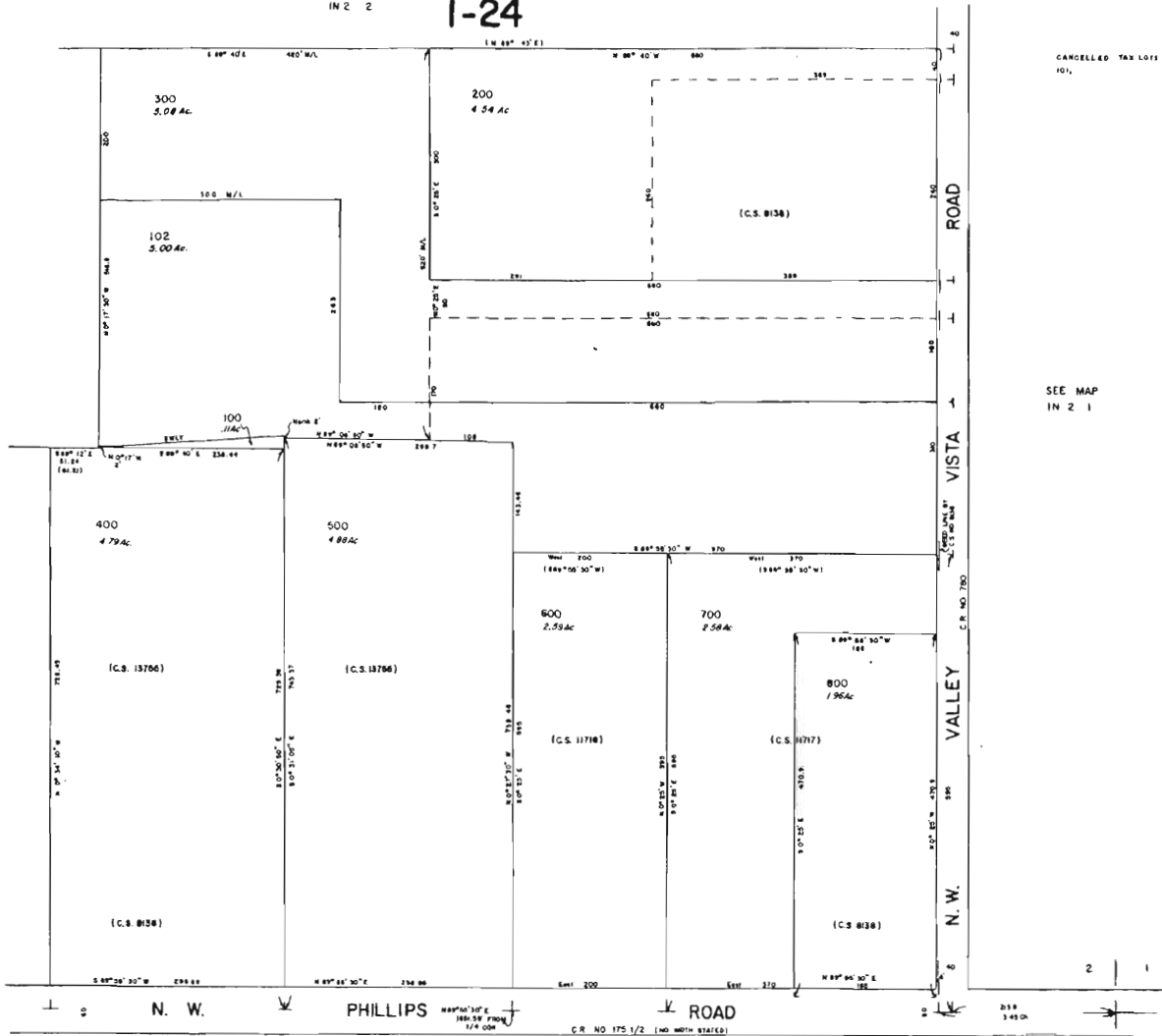
SEE MAP
IN 2 2

SE 1/4 SE 1/4 SECTION 2 T1N R2W W.M.
 WASHINGTON COUNTY OREGON
 SCALE 1"=100'

IN 2 2DD

SEE MAP
 IN 2 2

1-24



SEE MAP
 IN 2 2DC

CANCELLED TAX LOT
 101,

SEE MAP
 IN 2 1

SEE MAP
 IN 2 II

IN 2 2DD

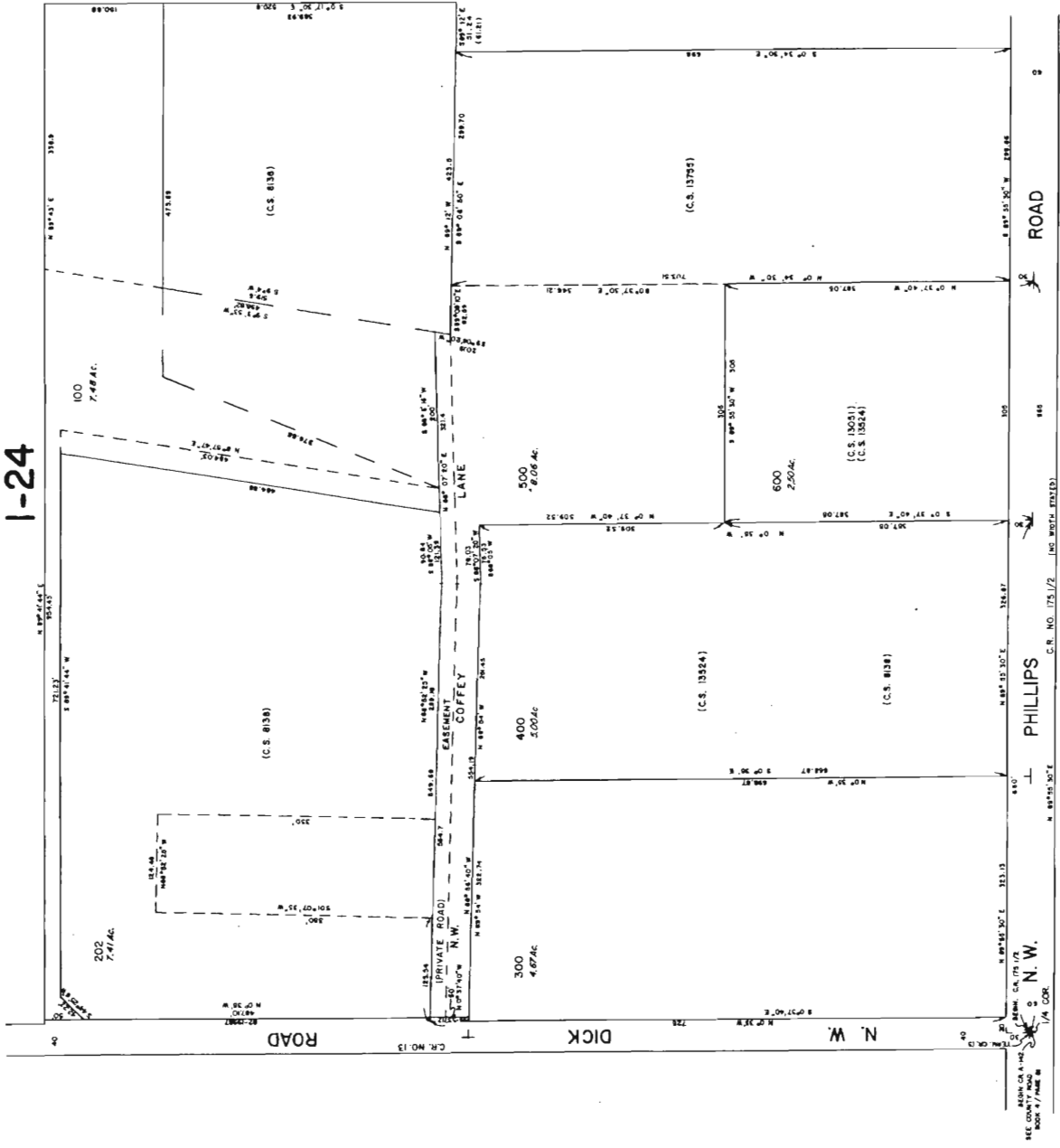
SW1/4 SECTION 2 T1N R2W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP IN 2 2

1-24



CANCELLED
100,100,130,200

SEE MAP
IN 2 2

SEE MAP
IN 2 200

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SEE MAP
IN 2 11

SECTION 2 T1N R2W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 400'



SEE MAP IN 2 3

SEE MAP IN 2 1

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEE MAP IN 2 20c

SEE MAP IN 2 20c

SEE MAP IN 2 11



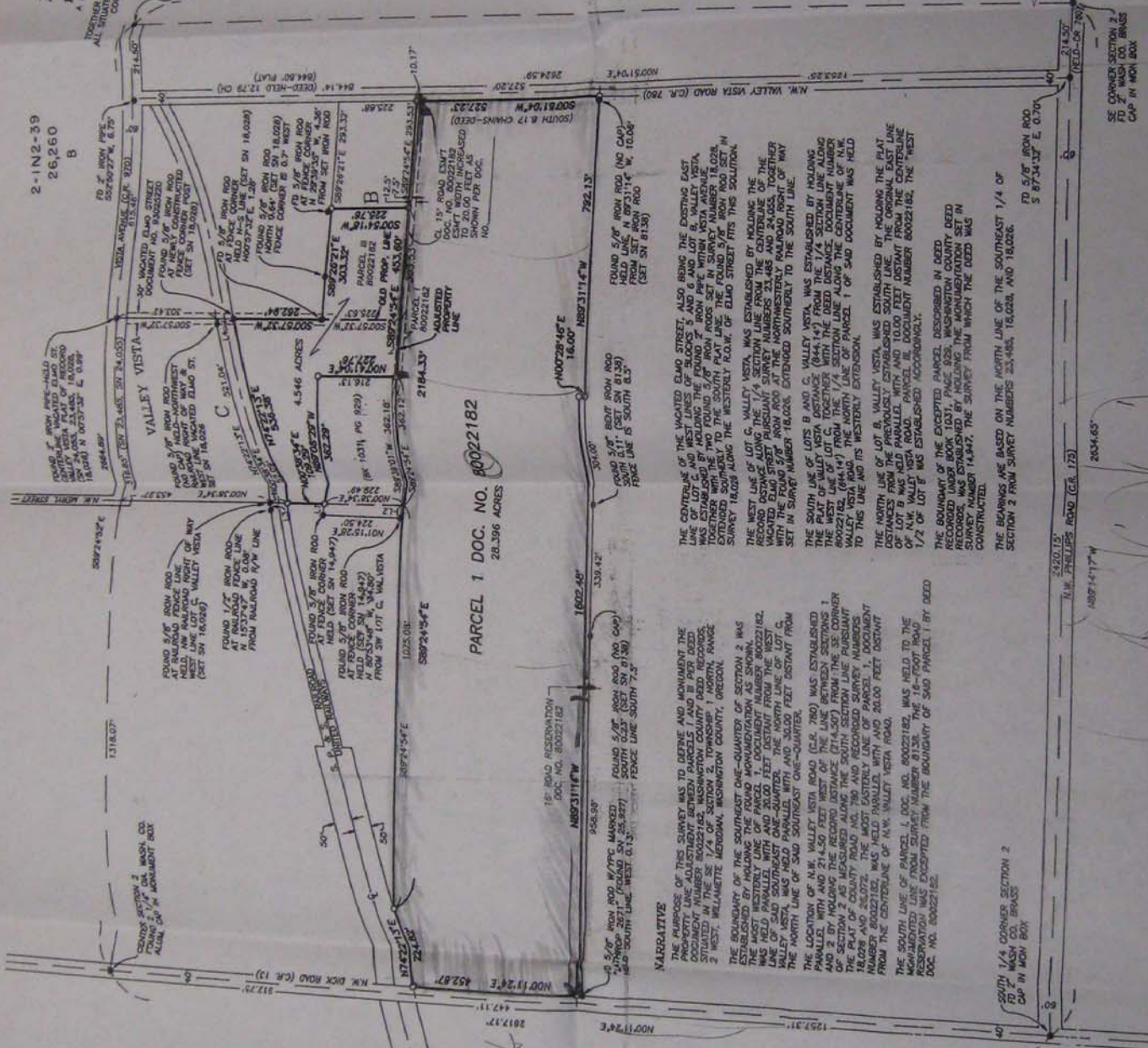
RECORD OF SURVEY
FOR
PROPERTY LINE ADJUSTMENT

A PART OF A PLAT OF VALLEY VISTA
LOCATED WITH A PORTION OF THE SE 1/4 OF SECTION 2,
T.14N., R.23W., W.M.,
COUNTY OF WASHINGTON, STATE OF OREGON
JANUARY 5, 1998



WASHINGTON COUNTY
CASEFILE NO. 95-310/PLA

2-IN-2-39
26,260
B



PARCEL 1 DOC. NO. 80022182
28.396 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE AND MONUMENT THE PROPERTY LINE ADJUSTMENT...
THE MOST WESTERLY LINE OF THE FOUND MONUMENTATION AS SHOWN...
THE BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 WAS...
THE LOCATION OF N.W. VALLEY VISTA ROAD (C.R. 780) WAS ESTABLISHED...
THE SOUTH LINE OF PARCEL 1, DOC. NO. 80022182, WAS HELD TO THE...
MONUMENTED LINE FROM SURVEY NUMBER 8153. THE 18-FOOT ROAD...
DOC. NO. 80022182.

LEGEND

- FOUND MONUMENT AS NOTED.
- SET 5/8\" 3/4\" IRON ROD WITH YELLOW PLASTIC CAP ASSIGNED LAND FOR CONSULTANTS SET THIS SURVEY.
- SW DENOTES SURVEY NUMBER, COUNTY SURVEY RECORDS
- LS DENOTES LINE NUMBER FOR LINE DATA TABLE (TYP.)

- REFERENCES**
- SW 2003 PLAT
 - VALLEY VISTA (2-80)
 - COUNTY ROAD 780 PLAT
 - COUNTY ROAD 970 PLAT
 - SW 24455
 - SW 24456
 - SW 24457
 - SW 18,028
 - SW 18,029
 - SW 18,030
 - SW 18,031
 - SW 18,032
 - SW 18,033
 - SW 18,034
 - SW 18,035
 - SW 18,036
 - SW 18,037
 - SW 18,038
 - SW 18,039
 - SW 18,040

- DEED DOCUMENTS**
- BOOK 102 (SUBJECT PROPERTY)
 - 83002220 (T.14N., R.23W.)
 - 83002220 (T.14N., R.23W.)
 - BOOK 126 PAGE 409 (UNITED PALMISTS)
 - BOOK 94 PAGE 287 (UNITED PALMISTS)

WASHINGTON COUNTY
SURVEYORS OFFICE
RECEIVED 1-17-98
ACCEPTED
FOR FILING 3-21-98

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULIA M. WEAVER
ROBERT OQUIST
2008
EXPRESS 12/07/98

PREPARED FOR:
CITY R. AND BEVERLY G. CLYMER
10833 NW VALLEY VISTA ROAD
HELLSBORO, OREGON 97124

PREPARED BY:
LAND DEVELOPMENT CONSULTANTS, INC.
233 SE WASHINGTON STREET
HELLSBORO, OREGON 97124
(503) 644-4081
(FAX) 503-744-4646

SE CORNER SECTION 2
TO 2\" WASH CO. BRASS
CAP IN MON BOX

THE BOUNDARY OF THE EXCEPTED PARCEL DESCRIBED IN DEED...
THE BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENTATION SET IN...
SURVEY NUMBER 14,947. THE SURVEY FROM WHICH THE DEED WAS...
CONSTRUCTED.

THE BOUNDARY OF THE EXCEPTED PARCEL DESCRIBED IN DEED...
THE BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENTATION SET IN...
SURVEY NUMBER 14,947. THE SURVEY FROM WHICH THE DEED WAS...
CONSTRUCTED.

THE BOUNDARY OF THE EXCEPTED PARCEL DESCRIBED IN DEED...
THE BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENTATION SET IN...
SURVEY NUMBER 14,947. THE SURVEY FROM WHICH THE DEED WAS...
CONSTRUCTED.