Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

08/31/2009

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Washington County Plan Amendment
DLCD File Number 008-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, September 11, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Anne Elvers, Washington County
Doug White, DLCD Community Services Specialist

<paa>

FORM 2

DLCD Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD WITHIN
5 WORKING DAYS AFTER THE FIRST FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660, DIVISION 18

DATE STAMP

in person ☐ electronic ☐ mailed ☐

DEPT OF

AUG 24 2009

LAND CONSERVATION AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: **Washington County**
Local file number: **09-191-PA**
Date First Evidentiary Hearing: **08/19/2009**
Date of Final Hearing: **08/19/2009**
Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date submitted: **07/02/2009**

☐ Comprehensive Plan Text Amendment
☒ Comprehensive Plan Map Amendment
☐ Land Use Regulation Amendment
☐ Zoning Map Amendment
☐ New Land Use Regulation
☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached" (limit of 500 characters):

Casefile 09-191-PA changed the designation of one 5.00 acre parcel from Rural Residential Five Acre Minimum (RR-5) to Agriculture and Forest (AF-5).

Does the Adoption differ from proposal? No, no explanation is necessary
No

Plan map changed from: **RR-5** to: **AF-5**
Zone map changed from: **N/A** to: **N/A**
Location: **West of SW 65th Avenue and south of Interstate 205**
Specify density: Previous: **1 D.U./5 acres** New density: **1 D.U./5 acres** Acres involved: **5.00**

Mark applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☒	☐	☒	☒	☐	☒	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? ☒ Yes ☐ No
If no, do the statewide planning goals apply? ☐ Yes ☐ No
If no, did Emergency Circumstances require immediate adoption? ☐ Yes ☐ No

Please list affected state or federal agencies, local governments or special districts: **Tualatin Valley Fire and Rescue District, Tigard-Tualatin School District, Washington County Sheriff, Washington County Department of Land Use and Transportation, District 18 Watermaster**

Local Contact: **Anne Elvers**
E-mail: **anne_elvers@co.washington.or.us**
Phone: **(503) 846-3583**
Address: **155 N. First Ave., Suite 350-14**
City: **Hillsboro** Zip: **97124**
Fax: **(503) 846-4412**

DLCD file No. 008-09 (17675) [15690]

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

   ATTENTION: PLAN AMENDMENT SPECIALIST
   DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
   635 CAPITOL STREET NE, SUITE 150
   SALEM, OREGON 97301-2540

2. Electronic Submittals: At least one hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

IN THE PLANNING COMMISSION
FOR WASHINGTON COUNTY, OREGON

In the Matter of a Proposed Plan Amendment Casefile 09-191-PA for Scott Friedman, FGT Investments	)))	RESOLUTION AND ORDER No. 2009-1

This matter having come before the Washington County Planning Commission (Commission) at its meeting of August 19, 2009; and

It appearing to the Commission that the above-named applicant applied to Washington County for a Plan Amendment to change the plan designation for a 5 acre lot of certain real property described in the Notice of Public Hearing, (Exhibit "A"), attached hereto and by this reference made a part hereof, from Rural Residential 5 Acre District (RR-5) to Agriculture and Forest 5 Acre District (AF-5); and

It appearing to the Commission that notice of the public hearing was sent to property owners of record on July 29, 2009, as required by Community Development Code Section 204; and

It appearing to the Commission from evidence and findings in the staff report (Exhibit "B") and in the Application (Exhibit "C") and by this reference made a part hereof, that the aforementioned application is in conformance with applicable policies of the *Rural/Natural Resource Plan* for such a Plan Amendment; and therefore, that the aforesaid application should be approved; and

It appearing to the Commission that the findings described in Exhibit "B" (staff report) should be adopted by this Commission; it is therefore

RESOLVED AND ORDERED that Casefile No. 09-191-PA for a Plan Amendment for property described in Exhibit "A" is hereby APPROVED. The Commission further adopts the findings in Exhibit "B" as specifically referenced herein and as summarized in the Summary of Decision (Exhibit "D") attached hereto and by this reference made a part hereof.

7 votes Aye, 1 votes Nay.

PLANNING COMMISSION FOR
WASHINGTON COUNTY, OREGON

CHAIRMAN

APPROVED AS TO FORM:

County Counsel
for Washington County, Oregon

RECORDING SECRETARY

EXHIBIT A
Casefile 09-191-PA

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 846-3519 fax: (503) 846-4412
www.co.washington.or.us

NOTICE OF PUBLIC HEARING

CASE FILE NO. 09-191-PA

APPLICANT:
Scott Friedman
FGT Investments
4400 SW Dallas Highway
Salem, OR 97304

APPLICANT'S REPRESENTATIVE:
Tom Kruger
Westlake Consultants, LLC
15115 SW Sequoia Parkway, Ste. 150
Tigard, OR 97224

OWNER:
Pavel & Irena Aspidov
12936 SE Wellington Court
Portland, OR 97236

PROCEDURE TYPE III

CPO: 5
COMMUNITY PLAN: Rural/Natural Resource Plan

EXISTING LAND USE DISTRICT(S):
Rural Residential Five Acre Minimum District (RR-5)

PROPOSED PLAN AMENDMENT:
Change existing RR-5 designation to Agriculture and Forest District (AF-5)

PROPERTY DESCRIPTION:
ASSESSOR MAP NO(S): 2S1 25AD
SITE SIZE: 5.00 acres
ADDRESS: 20625 SW 65th Avenue
LOCATION: South of Interstate 205 on the west side of SW 65th Avenue

Notice is hereby given that the Planning Commission will review the request for the above stated proposed plan amendment at a meeting on **August 19, 2009** at **7:30 PM** in the auditorium of the Washington County Public Services Building, 155 North First, Hillsboro, Oregon. The decision of the Planning Commission is final unless it is appealed.

All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to a hearing). Only those making an appearance of record shall be entitled to appeal. The public hearings will be conducted in accordance with the rules of procedure as adopted by the Board of County Commissioners. Reasonable time limits will be imposed.

Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting by calling 648-8611 (voice) or 693-4598 (TDD-Telecommunications Devices for the Deaf) no later than 5:00pm on the Monday prior to the meeting date(s). The County will also upon request endeavor to arrange for the following services to be provided: qualified sign language interpreters for persons with speech or hearing impairments and qualified bilingual interpreters. Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the County of your need by 5:00pm on the Monday preceding the meeting date.

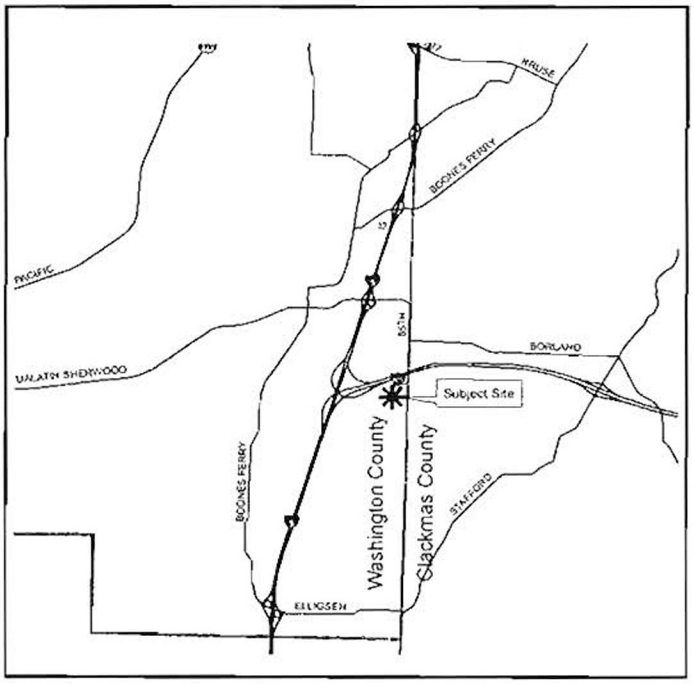
FOR FURTHER INFORMATION, PLEASE CONTACT:

Anne Elvers, Associate Planner
AT THE WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION. (503) 846-3519.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

SUBJECT PROPERTY



All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to the hearing but not after the conclusion of the hearing). Only those making an appearance of record (those presenting oral or written testimony) shall be entitled to appeal. Failure to raise an issue in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the Review Authority (Planning Commission and/or Board of County Commissioners) an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on the issue.

The public hearing will be conducted in accordance with the following rules of procedure as adopted by the Board of County Commissioners. Reasonable time limits may be imposed.

RULES OF PROCEDURE

1. The staff will summarize the applicable substantive review criteria
2. A summary of the staff report is presented.
3. The applicant's presentation is given.
4. Testimony of others in favor of the application is given.
5. Testimony of those opposed to the application is given.
6. Applicant's rebuttal testimony is given.

Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing. Such an extension shall be subject to the limitations of ORS 215.428 or 227.178.

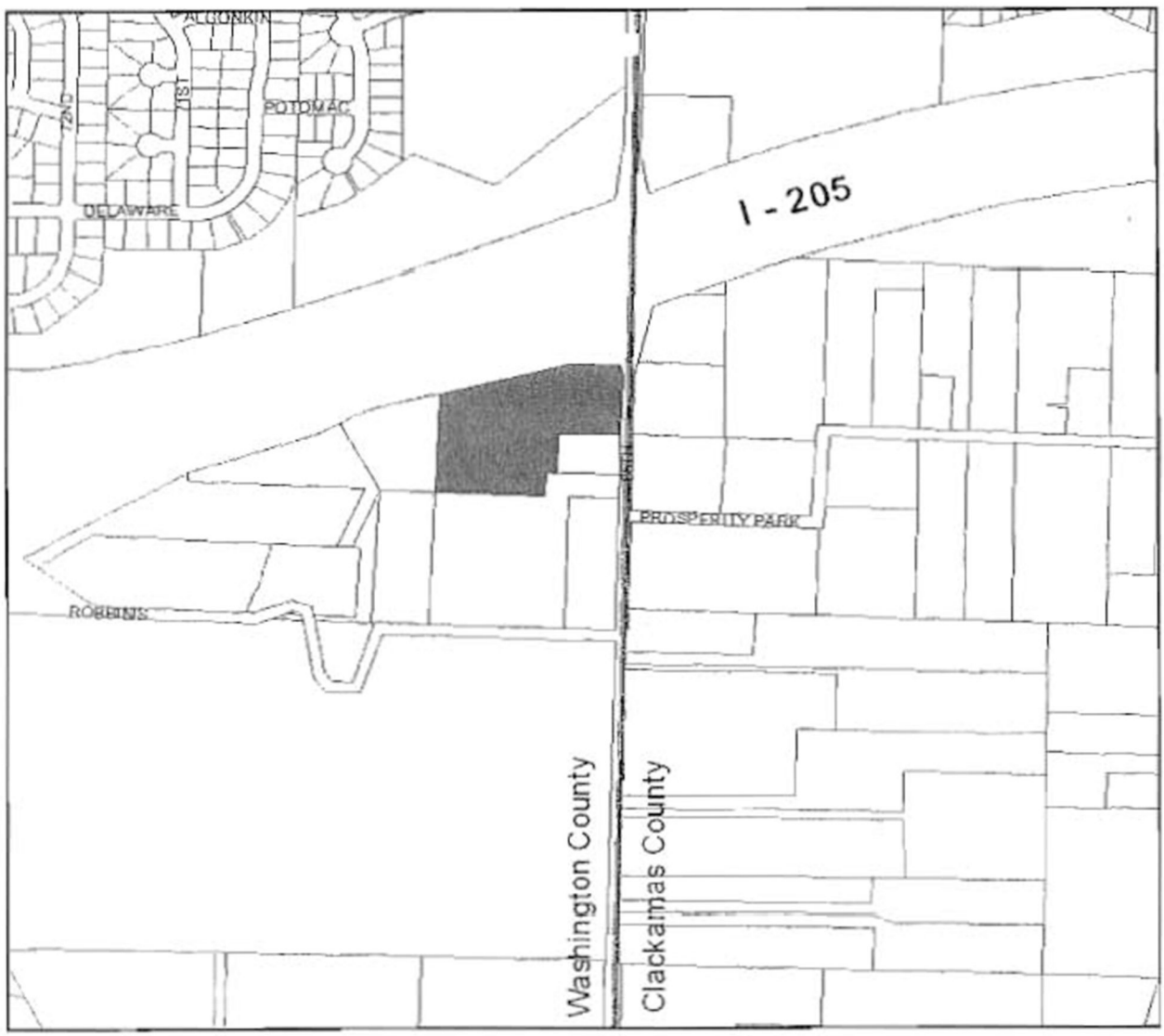
When the Review Authority reopens a record to admit new evidence or testimony, any person may raise new issues which relate to the new evidence, testimony or criteria for decision-making which apply to the matter at issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

A copy of the staff report will be available for inspection at no cost at the Department of Land Use and Transportation at least seven days prior to the hearing. A copy of the staff report will be provided at reasonable cost.

For further information, please contact **Anne Elvers, Associate Planner**, Department of Land Use and Transportation, at **503-846-3583**.

Tax Map/Lot Number: 2S1 25AD, tax lot 100
Case File Number: 09-191-PA



Legend: Area of Consideration is shaded Scale = 1": 500'

Applicable Land Use Districts:

RR-5 AF-5

Applicable Goals, Policies & Regulations:

A. LCDC Statewide Planning Goals 1, 2, 9, 11, 12, 14

B. Washington County Rural/Natural Resource Plan Policies 1,p.4, 2, 6, 8, 14, 18, 19, 22 & 23

C. Washington County Community Development Code Article II; Article III, Sections 348, 350; Article IV Section 421; Article V

E. OAR 660-012-0060, OAR 660-004

F. Washington County Transportation Plan Policies 1, 2, 4, 5, 6,10 & 19

EXHIBIT B
Casefile 09-191-PA

WASHINGTON COUNTY
Department of Land Use and Transportation
PLANNING DIVISION, SUITE #350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124-3072
Tel. (503) 846-3519 fax (503) 846-4412

STAFF REPORT

CASEFILE NO.: 09-19

APPLICANT:
Scott Friedman
FGT Investments
4400 SW Dallas Highway
Salem, OR 97304

APPLICANT'S REPRESENTATIVE:
Tom Kruger
Westlake Consultants, LLC
15115 SW Sequoia Parkway
Ste. 150
Tigard, OR 97224

OWNER:
Pavel and Irena Aspidov
12936 SE Wellington Court
Portland, OR 97236

SITE ADDRESS
20625 SW 65th Avenue

PROCEDURE TYPE: III

COMPREHENSIVE PLAN ELEMENT:
Rural/Natural Resource

CPO: 5

ASSESSOR MAP NO(S) & TAX LOT NO(S):
2S1 25AD 100

SITE SIZE: 5.00 acres

LOCATION: South of Interstate 205 and west of SW 65th Avenue

EXISTING LAND USE DISTRICT: Rural Residential Five Acre Minimum (RR-5)

REQUEST: Comprehensive Plan Amendment to change the current land use designation of Rural Residential Five Acre Minimum (RR-5) to Agriculture and Forest (AF-5)

Casefile No. 09-191-PA Staff Report for the August 19, 2009 Planning Commission Hearing

I. APPLICABLE REGULATIONS

A. LCDC Statewide Planning Goals 1, 2, 9, 11, 12 & 14

B. Oregon Administrative Rule (OAR) 660-004 and OAR 660-012-0060

C. Rural / Natural Resource Plan Policies: 1.p.4, 2, 6, 8, 14, 18, 19, 22 & 23

D. Washington County Transportation Plan Policies 1, 2, 4, 5, 6, 10 & 19

E. Washington County Community Development Code:

1. Article II, Procedures

2. Article III, Land Use Districts

Section 348	Agriculture and Forest (AF-5) (Intent and Purpose)
Section 350	Rural Residential Five Acre Minimum (RR-5) (Intent and Purpose)

3. Article V, Public Facilities and Services

II. AFFECTED JURISDICTIONS

Washington County Sheriff
Washington County Department of Land Use and Transportation
Washington County Department of Health and Human Services
Tigard-Tualatin School District
Tualatin Valley Fire & Rescue District

III. FINDINGS

A. General

Applicant: See pages 2 - 3 of the application.

Staff: The current land use designation for the property is Rural Residential Five Acre Minimum (RR-5) District, and the applicant is requesting a plan amendment to change the designation to the Agriculture and Forest (AF-5) District. According to current tax assessment maps, the property encompasses a total of 5.00 acres. The property is located south of Interstate 205 and west of SW 65th Avenue (see map on page 16 of this staff report).

The property is developed with a single-family residence and several accessory structures. There is also nursery stock being grown on the property. The application states that the applicant's ultimate goal is to obtain land use approval for a contractor's establishment, specifically his landscaping business which has been operating without a land use permit on the property. A plan amendment is required because the RR-5 District does not allow for a contractor's establishment, but the AF-5 District does allow them as a Type III use.

Access is taken from SW 65th Avenue, and there are no significant natural resource areas on the property.

Surrounding properties located west of SW 65th Avenue and north of SW Robbins Road in Washington County are designated as RR-5. They range in size from 0.75 acres to 5.36 acres in area. Six of the eight properties are developed with single-family residences. Properties on the east side of SW 65th Avenue in Clackamas County are designated as Rural Residential Farm/Forest 5-Acre District (RRFF-5). The applicant has included a copy of Section 309 of the Clackamas County Zoning and Development Ordinance which lists permitted uses in the RRFF-5 District. Aerial photographs show what appear to be residences on the majority of those parcels.

Staff received several phone calls from the public regarding this request. The citizens who called staff wanted more detail on the differences between the RR-5 and AF-5 land use districts, and staff explained the main differences with regard to the allowed uses in each district. The districts are similar in that they both allow rural residences and agricultural uses. The main difference between the two is the list of allowed Type II and III uses, and overall, AF-5 is the more permissive district.

Also, Staff received two letters in opposition of the plan amendment which listed eight concerns about the proposed plan amendment. The concerns of both letters and staff responses are as follows:

1. **"Drainage from the subject property slopes toward our property [to the west of the subject property] and the Saum (C)reek drainage hazard area."**

Staff: Saum Creek and land within 250 feet of the creek is classified as a drainage hazard area by the Rural/Natural Resource Plan. Because the subject property is more than 250 feet from Saum Creek's drainage hazard area, it would not be subject to the requirements in CDC Section 421 pertaining to development within a drainage hazard area.

2. **"Riparian area would be compromised with runoff and odor from the storage of manure, fertilizers, chemicals and dirt."**

Staff: The application states that the contract purchaser of the property intends to locate his contractor's establishment on the property, specifically a landscaping company. The property is located above Saum Creek and more than 250 feet from the creek. Section 421-14 of the Community Development Code (CDC) prohibits the storage of petroleum products, herbicides, pesticides and other similar materials within a drainage hazard area. Because the subject property is located outside of the drainage hazard area for Saum Creek, the CDC would not limit storage of potentially toxic materials on the site; however, the county Health Department enforces laws for storage of toxic materials and noxious odor.

3. **"Noise from equipment."**

Staff: The county Health Department enforces the county's noise ordinance per Chapter 8.24 of the County Code. The Health Department would respond to complaints and investigate complaints regarding noise.

4. **"Devaluation of neighborhood residential values with commercial business use nearby."**

"We feel as homeowners in the nearby area that it would be detrimental to our property values to change the present RR-5 designation to AF-5, as proposed."

Staff: Valuation of property is determined by the county Assessment and Taxation Division. The Rural/Natural Resource Plan does not address property valuation; therefore, the effect that a plan amendment and/or use of a property has on neighboring properties' values is not evaluated.

5. **"This property is already using more than 3,000 square feet for its business and has a large commercial sign on (SW) 65th (Avenue)."**

Staff: This comment is referring to the 3,000 square foot maximum combined area allowed for a contractor's establishment in the AF-5 District (see Section 430-34 of the Community Development Code). If this request is approved by the Planning Commission, the applicant could then submit a Type III land use application to Current Planning in order to permit the contractor's establishment. The area limitation and signage would be reviewed upon submittal of the Type III application and would be enforced by Current Planning through the development review process.

The 3,000 square foot maximum allowed area for contractor's establishments is relevant to the plan amendment application because it has implications for Goal 14, the Statewide Planning Goal relating to urbanization (discussed in further detail below). Signage is not relevant to plan amendment applications, and has therefore not been addressed in this report.

6. **"There is a home located behind the subject property at 20625 SW 65th (Avenue) that has to pass thru [*sic*] that property. They may not be able to get funding from a lender."**

Staff: Plan amendment applications take into account access to the subject property(ies) from a public or private street; however, internal easements are a civil matter that are not reviewed in this process. Financial implications are also considered to be a civil matter and are evaluated as part of the plan amendment process.

7. **Wildlife pond and habitat would be compromised. We currently have many species of waterfowl including wood ducks. Other wildlife includes deer, native chickaree squirrels, chipmunks and pacific sideband snails just to name a few."**

Staff: County records show that there is a wetland area associated with Saum Creek located to the west of the subject property. As previously mentioned, there are no significant natural resource areas such as wildlife habitat areas or drainage hazard areas on the subject property; therefore, there are no specific development requirements relating to habitat preservation on the site.

8. **"We already have a(n) illegal heating and air-conditioning business on (SW) Robbins (R)oad. Would a change in zoning to the subject property allow this business to apply for a zoning change to AF-5 making the neighborhood more commercial use?"**

"It would mean other landowners would also feel that they could run businesses out of their acreages, and that would serve no purpose to those of us who like living in a strictly rural area and pay taxes accordingly."

Staff: Staff responded via email to the authors of one of the letters informing them that they may register a complaint with the Code Compliance Division of Current Planning regarding the alleged illegal heating and air-conditioning business on SW Robbins Road.

The SW Robbins Road property, or any other property, may apply for a plan amendment to AF-5 as well, but the applicant must prove that the request would meet all applicable standards and policies. Staff cannot make a determination at this time as to whether any nearby properties could justify a plan amendment to AF-5.

B. Compliance with LCDC Statewide Planning Goals

Staff: The Rural/Natural Resource Plan Element of Washington County's Comprehensive Plan and related implementing ordinances have been found to be in conformance with the statewide planning goals. Goals applicable to this proposal are addressed under related policies from Washington County's Rural/Natural Resource Plan Element and in Attachment A, the Transportation Report. In addition, Oregon Administrative Rules (OAR) for 14 is specifically addressed below.

LCDC Goal 14, Urbanization

This goal requires agricultural lands be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and the state's agricultural land use policy. Statewide Planning Goal 14 is intended to provide for an orderly and efficient transition from rural to urban land uses, to ensure efficient use of land and to provide for livable communities. Historically, LCDC's interpretation of OAR 660-022-0030 states that areas

outside of an urban unincorporated community should be small-scale, low impact uses in a building or buildings not exceeding 3,500 square feet of floor space.

The application states that a total of 4,380 square feet of existing building area is present on the subject property. That total square footage includes a residence and several outbuildings, including a 2,880 square foot shop building. This exceeds the 3,500 square foot threshold interpreted by LCDC and used by the county to evaluate past rural plan amendments to determine whether a use is more urban or rural in nature.

Upon acceptance of this application, county staff contacted LCDC staff to discuss the proposed designation change to AF-5. LCDC staff concluded that though the 4,380 square feet of building square area exceeds the threshold for rural uses, that fact alone does not preclude the use from being considered rural in nature. Because the site could include a variety of uses (residential, contractor's establishment and the growing of nursery stock), the total square footage of all three uses wouldn't indicate an urban-scale use within the rural area. Additionally, the majority of the landscaping business's operation would occur off-site due to the nature of the business, and the three acres of nursery stock being grown on the site is considered a farm use and is allowed outright in rural areas.

C. Rural / Natural Resource Plan

1. Policy 1, the Planning Process, states:

It is the policy of Washington County to establish an on-going Planning Program which is a responsive legal framework for Comprehensive Planning, Community Development and Resource Conservation which accommodates changes and growth in the physical, economic and social environment, in response to the needs of the county's citizens. It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director, or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary.

Applicable Implementing Strategies:

p. Require that plan map amendments meet the following criteria:

As used in the following sections a mistake means a clerical error, or a mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process.

4. All other Plan Map Amendments to Agriculture and Forestry-10 or Agriculture and Forest-5 shall be based upon:

A. A mistake (clerical error) in this 1983 Plan; or

B. An Exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 4).

C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

Applicant: See pages 15 – 17 of the application.

Staff: The subject property is located in Exception Area #106 in the Washington County Comprehensive Plan Exceptions Statement Document (revised 9/9/1986), and was designated as RR-5 in 1983. This means that the property qualified for an exception to Goal 2 at that time. Because RR-5 and AF-5 are both exception lands, staff finds that this request meets the requirement of 1.p.4(B). The document does not explicitly state the reasoning for designating RR-5 as such, nor does it state why the area was not designated as AF-5.

The applicant will be required to record a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

2. Policy 2, Citizen Involvement, states:

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.

Staff: A quasi-judicial plan amendment such as this must be considered via a Type III public hearing review procedure. In accordance with Section 204-4 of the Community Development Code (CDC), notice of the Planning Commission public hearing for this application was sent to all property owners within 1,000 feet of the subject property. The notice was sent at least 20 days prior to the first hearing (mailed July 29, 2009). Additionally, the county placed a legal notice of the hearing in *The Hillsboro Argus*, a newspaper of general circulation, at least ten days prior to the first hearing date (published August 7, 2009). As required by CDC Section 204-1.4, the applicant posted a sign on June 22, 2009, which was within 28 days of the June 18, 2009 acceptance date. A copy of the plan amendment application was mailed to Citizen Participation Organization (CPO) 10 on June 25, 2009. Finally, the staff report was available to interested parties seven days prior to the hearing as required by CDC Section 203-6.2. Staff finds these efforts satisfy the requirements of Policy 2.

These findings for Policy 2 also pertain to Statewide Planning Goal 1, Citizen Involvement.

3. Policy 6, Water Resources, states:

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

Applicant: See pages 18 - 21 of the application.

Staff: In the case of plan amendments, staff interprets Policy 6 to mean that, over time, development activities in Washington County should not negatively affect the quantity or quality of surface water or groundwater. The thrust of the policy is to assure that development will have a positive or neutral effect over an extended period of time, rather than being concerned with what quantity or quality of water is present at a particular point in time. Therefore, evidence of consistency with this policy should include, if possible, assessments of groundwater quantity and quality reflected over a period of time.

Both the RR-5 and AF-5 allow one dwelling per parcel as an allowed use. When a plan amendment proposal would not result in an increase in density, implementing strategy 6.a.5. does not require well log analysis. However, opposition testimony can be rebutted by an applicant by reviewing well logs and having an "expert" such as a professional geologist or hydrologist review well logs and opposition testimony and provide an opinion on the groundwater situation. Expert testimony that draws its findings primarily from evidence in the well reports, however, can be refuted by new evidence beyond that which is contained in the well reports. Recent

measurements of water depth in existing wells are probably the best new evidence that can be used to determine what the present groundwater quantity trend is in a plan amendment area. The present well water depth can be compared to the measured depth at the time the well was drilled to determine how groundwater quantity trends are affecting existing wells.

The property is located within the Sherwood, Dammasch-Wilsonville Ground Water Limited Area, established in late 1991. Per the County Watermaster, there are strict limitations for the use of groundwater in the area. For example, water for domestic uses is limited to no more than 15,000 gallons per day. The use of water for commercial purposes may not exceed 5,000 gallons per day, and *may not be used for commercial irrigation*. Staff has encouraged the applicant to contact the Watermaster for District 18 to discuss the options available for irrigating nursery stock on the site. Compliance with restrictions pertaining to the Sherwood, Dammasch-Wilsonville Ground Water Limited Area is included as a condition of approval recommended for this proposal.

Applicable 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; and**

   4. **Complying with the May 17, 1974 Order of the State Engineer establishing and setting forth provisions for the Cooper Mountain-Bull Mountain Critical Ground Water Area.**

   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.**

      Well logs are not required for quasi-judicial plan amendments when the designation change will not result in an increase in density (i.e. EFU to EFC plan amendments).

Applicant: See pages 18 - 21 in the application.

Staff: As indicated by Implementing Strategy 6.a.5., plan amendments between plan designations where there is no increase in density are not required to submit well logs. Because both the RR-5 and AF-5 Districts are rural residence districts and the allowed uses in these districts are similar, staff believes the worst-case scenario for the development impact on the subject site under either plan designation is similar. Therefore, the applicant's burden of proof is less than what would be

required in other cases where the designation would allow an increase in the potential number of dwellings or new uses not permitted by the current designation.

As previously mentioned, well logs are not required because approval of this application would not increase the residential density allowed on the property; however, the site must comply with all regulations pertaining to the Sherwood, Dammasch-Wilsonville Ground Water Limited Area.

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

1. **Promoting compliance with Department of Environmental Quality water quality standards;**

2. **Promoting compliance with Department of Environmental Quality water quality standards;**

3. **Cooperation 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;**

Applicant: See pages 18 - 21 of the application.

Staff: A septic system exists on site and is utilized by the dwelling. If future on-site improvements are proposed that would trigger the need for alterations to the septic system, the county Health Department would be the permitting and review authority. Septic system permits must comply with DEQ requirements which are designed to ensure adequate quality of groundwater. All grading activities must comply with CDC Sections 410 (Grading and Drainage), 426 (Erosion Control) and Chapter 14.12 of the County Code (Grading). Compliance with these standards ensures adequate quality of surface water. Therefore, staff finds the criteria of Implementing Strategy 6.b. can be satisfied.

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

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

e. Encourage property owners with land which qualifies as "designated riparian land" and defined by the 1981 Riparian Habitat Act to apply for exemption of that land from *ad valorem* taxation.

Applicant: See pages 18 - 21 of the application.

Staff: There are no stream channels or other waterways located on the property; therefore, staff finds these strategies can be satisfied.

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

Applicant: See pages 18 – 21 of the application.

Staff: There are no water resource projects proposed in the vicinity of this property.

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

Applicant: See pages 18 – 21 of the application.

Staff: There are no water resource projects proposed on this property.

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.

Applicant: See pages 18 – 21 of the application.

Staff: The property is located within the Saum Creek drainage basin watershed. County maps show that South Creek is more than 250 feet from the site's western property line, and no significant natural resource areas are present on the site. The CDC does not prohibit vegetation removal outside of significant natural resource areas.

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.

Applicant: See pages 18 - 21 of the application.

Staff: The subject property does not contain a *Water Areas and Wetlands and Fish and Wildlife Habitat* area recognized by the Division of State Lands; therefore, staff finds that this strategy can be satisfied.

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

Applicant: See pages 18 - 21 of the application.

Staff: Any subsequent development of the subject property will have to comply with CDC sections that implement the above strategies, Sections 410 (Grading and Drainage) and 426 (Erosion Control) at the time of development review. Staff therefore finds this strategy can be satisfied.

These findings for Policy 6 also pertain to Statewide Planning Goals 5, Open Spaces, Scenic and Historic Areas and Natural Resources, and 6, Air, Water and Land Resources Quality.

4. Policy 8, Natural Hazards

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

Applicant: See page 21 of the application.

Staff: Policy 8 addresses floods and earth movements which are two potential natural hazards in Washington County. As previously mentioned, there are no floodplains or drainage hazard

areas on the site. The application states that the slopes on the property are no greater than 9% and that there is no indication of soil instability. Staff finds this policy can be satisfied.

5. Policy 14, Plan Designations, states:

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.

Applicable Implementing Strategies:

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. Are located 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 as 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 areas.

Applicant: See page 21 of the application.

Staff: Implementing Strategy 14.c. sets forth criteria to determine if a site should have an Agriculture and Forest (AF-5) or Rural Residential Five Units per Acre (RR-5) designation. A historic tax map from 1974 shows the area had a designation of RU-4 (Urban Residential District – High, Low Density) which would have allowed a minimum of 7,000 square foot residential lots. Based upon this information, it is reasonable to conclude that the area was intended to be developed as an urban community which would eventually be brought into the Urban Growth Boundary (UGB). Ultimately, the area was not brought into the UGB; therefore, it required a rural designation, and because of its previous urban residential designation, was designated as RR-5 at the time of the adoption of the Rural/Natural Resource Plan in 1983.

Detailed findings addressing the intent and purposes of both the RR-5 and AF-5 Districts may be found on page 14 of this report.

These findings for Policy 14 also pertain to Statewide Planning Goals 3, Agricultural Lands; and 4, Forest Lands.

7. Policy 18, Rural Lands, states:

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.

Applicable Implementing Strategies:

The County will:

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

   1. **Agriculture and Forestry – 10 (AF-10)**

   2. **Agriculture 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.**

Applicant: See page 22 of the application.

Staff: Citizens within 1,000 feet of the property were mailed notice of this proposal, and an advertisement was posted in the *Hillsboro Argus* to serve as notification for the rest of the county. Specific notification dates may be found under Policy 2 findings on page 6 of this report.

Two letters of opposition were received by staff; however, the letters focused on potential negative changes that an AF-5 designation could have (see *General Findings* on page 2 of this report). The letters state concern that approval of an AF-5 designation for this

property would encourage other properties in the immediate area to apply the same designation change. Type III uses in both the RR-5 and AF-5 are required to satisfy additional findings which address compatibility. The findings are the same in both districts and are as follows:

Required Findings:

A. The requested use is compatible with the surrounding uses or may be made more compatible through conditions of approval.

B. The proposed use does not interfere seriously with "accepted farming practice" as defined by ORS 215.203(2)(c) or forestry uses on adjacent lands devoted to farm or forest use.

C. The applicant has signed and recorded in the Deed and Mortgage Records of the County a waiver of the right to remonstrate against customarily accepted farming practices.

This plan amendment application is being processed according to the procedures in Policy 1 (see findings on page 5 of this report).

As previously mentioned, the landscaping business has three acres dedicated to growing nursery stock which is an accepted farm use; therefore, staff finds that the landscaping business would not adversely affect surrounding farm and/or forest uses. The applicant will be required to record a waiver of the right to remonstrate against farm and forest practices per Policy 1.p.4(C) of the Rural/Natural Resources Plan.

8. Policy 19, Rural Residential Development, states:

It is the policy of Washington County to allow rural housing in rural areas.

Applicable Implementing Strategies:

b. Through the Community Development Code, establish residential land use district regulations which:

1. Contain a minimum lot size appropriate to retain the rural character of the area;

2. Permit as primary uses, residential dwellings and accessory structures, and farm and forest activities; and

3. Contain lot of record provisions.

Applicant: See page 21 of the application.

Staff: As previously mentioned, both the RR-5 and the AF-5 Districts require all new lots to be a minimum of five acres in area, and each allows one detached dwelling on a lot of record or legally created lot. There is an existing manufactured home on the site, all but 300 square feet of which is being used for a residence. The site will continue to be used for the propagation of nursery stock which is a farm use.

9. Policy 22, Public Facilities and Services, states:

It is the policy of Washington County to provide public facilities and service 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.

Applicable Implementing Strategy:

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

1. Schools

2. Fire and Police Protection

Applicant: See page 23 of the application.

Staff: Copies of statements of service availability from three service providers to the site are included in the applicant's submittal. These statements are from the Tigard - Tualatin School District, Tualatin Valley Fire & Rescue and the Washington County Sheriff's Office. The application includes a service analysis for the school district, describing present enrollments and capacity of the district's schools that serve the site; an analysis for the fire district, describing station location, equipment availability and response times; and an analysis for the Sheriff's Office, describing adequacy of service levels.

The county is responsible under Implementing Strategy a. of Policy 22 for reviewing the adequacy of public facilities and services in conjunction with new development. The hearings officer for LCDC found in the 1988 Enforcement Order proceedings that *"(T)the County must have evidence in the record showing that the service provider is accurate in its assessment."* Staff interprets this to refer to a provider's assessment that an adequate or inadequate level of service can be provided. Without the above-described statements and analyses, staff could not conclude that all the affected service providers in the area can provide an adequate level of service to development that may occur on the subject property under the AF-5 designation, should the proposed plan amendment be approved.

Information obtained from the Tigard - Tualatin School District shows the site is located within the following school attendance areas: Byron Elementary School, Hazelbrook Middle School and Tualatin High School. The school district noted that the closest schools are approximately 2.5 miles from the subject property. The school district states that the service level is adequate to support this proposal.

The site is within the service area of Tualatin Valley Fire & Rescue (TVF&R). The nearest station is located approximately four miles from the property and response time would be less than six minutes. The station is equipped with two engines, one truck and ten emergency response personnel.

The Washington County Sheriff's Office has reviewed the request and has determined that its service level is adequate for emergency calls only, which is consistent with the level of service provided to all rural areas.

Based on the service statements and analyses, staff finds that all the affected service providers in the area can provide an adequate level of service to the subject property if the proposed plan amendment is approved. As a result, this request complies with Policy 22.

These findings for Policy 22 also pertain to Statewide Planning Goal 11.

D. Washington County Transportation Plan

Applicant: See pages 23 - 26 of the application.

Staff: Findings pertaining to the County Transportation Plan and the Oregon Transportation Planning Rule are in Attachment A to this staff report, the Transportation Report for Casefile No. 09-191-PA.

E. Washington County Community Development Code

1. Article III, Land Use Districts:

Section 348 Agriculture and Forest District (AF-5)

348-1 Intent and Purpose

The AF-5 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 forestry 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 framing and forestry practices.

Section 350 Rural Residential Five Acre Minimum (RR-5)

350-1 Intent and Purpose

The intent of the Rural Residential District is to recognize rural areas which qualify for an exception to LCDC Goals 3 and 4 and which have been committed or developed for suburban residential use with minimum farm and forest uses and to provide for rural residential uses.

Applicant: See pages 5 - 9 of the application.

Staff: As stated above, the intent and purpose of the RR-5 District is to recognize rural areas which have been committed or developed for suburban residential use with minimum farm and forest uses and to provide for rural residential uses. The 29-acre block of RR-5 designated lands surrounding (and including) the subject property is comprised of parcels ranging in size from 0.75 acres to 5.36 acres in size. None of these parcels are currently in farm deferral which indicates that they are not primarily used for agriculture. This would coincide with the intent of RR-5 being appropriate for suburban residential use; however, this is the only block of RR-5 in this portion of the county.

The RR-5 area is bounded by Interstate 205 to the north, SW 65th Avenue to the east, Interstate 5 to the west and the City of Wilsonville to the south (see area map on page 16 of this report). The nearby area is comprised entirely of AF-5, AF-10 and Exclusive Farm Use (EFU) designations except for the 29-acre block of RR-5 where the subject property is located. The 29-acre block of RR-5 is very similar to the large number of AF-5 lots in the area in that they are generally less than ten acres in size, support residential homes and are not in farm or forest tax deferral; therefore, staff does not find that the RR-5 block is more suburban in use than surrounding AF-5 properties.

The AF-5 District intent and purpose states that the district is intended to promote agricultural uses on small parcels in the rural area. It also recognizes the need to retain the character and economic viability of agricultural lands as well as recognize that existing parcelization and diverse ownerships and uses exist within farm areas. Staff finds that a plan amendment to AF-5 would not only allow for the continuation of commonly accepted farm practices, but it would also support the economic viability of the area by allowing a greater variation in allowed uses.

With the exception of importing fill material as a customarily accepted farm practice or establishing a clean fill site as defined by Department of Environmental Quality rules, the uses which allowed in AF-5 but are not allowed in RR-5 are all special uses, meaning they are subject to greater review criteria. For example, a contractor's establishment may be allowed pursuant to standards set forth in Section 430-34. This section limits an AF-5 site to one contractor's establishment per lot or parcel and limits the total building and outdoor storage area to 3,000 square feet.

Staff finds that while AF-5 is more permissive than RR-5, there are special standards in the CDC which were established so that those additional uses are compatible and appropriate for small rural parcels and for the diverse uses of property found in the AF-5 District.

These findings for the Community Development Code also pertain to Statewide Planning Goals 3 and 4.

IV. SUMMARY AND CONCLUSIONS

1. Based on the plan designation criteria of Policies 1, 14 and other policies of the Rural/Natural Resource Plan, staff concludes that the AF-5 District is the most appropriate designation for the subject property.

2. The change in land use designation will not "significantly affect" the surrounding planned transportation system and is therefore consistent with Policy 10 of the Transportation Plan and OAR 660-012-0060.

3. Local service providers currently can provide an adequate level of public services for the site. No urban services will be needed to support the subject property.

4. The plan amendment request is consistent with the intent and purpose of the AF-5 land use district and meets the applicable criteria for a plan amendment from RR-5 to AF-5.

V. RECOMMENDATION

Based on staff's findings in Section III of this report and Attachment A, and as summarized above under Section IV, staff recommends **APPROVAL** of the plan amendment from RR-5 to AF-5. Therefore, staff recommends that the Planning Commission approves the applicant's plan amendment request subject to the following conditions:

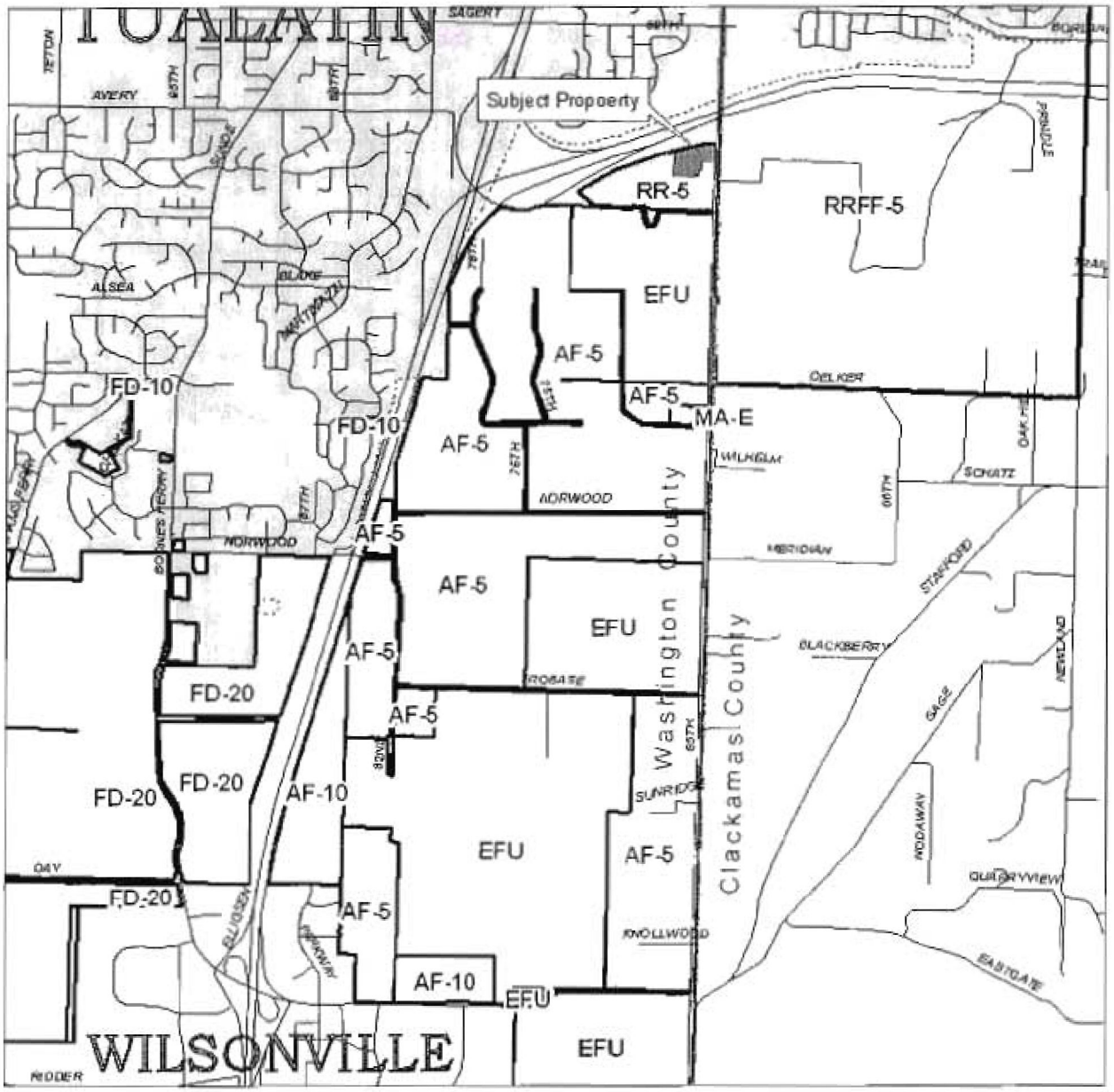
1. Any additional amount over and above the fee deposit submitted with this application which is determined to be owed to the County shall be paid upon receipt of a statement of balance due, consistent with the agreement for payment of fees for quasi-judicial plan amendment application processing previously signed by the owner.

2. The requirements of the Community Development Code will apply to specific development applications on each parcel. Other applicable regulations will also apply, including requirements for wells and septic systems.

3. Prior to issuance of a final development approval for the subject property, the property owner shall record with the Deed or Miscellaneous Records of the county a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

4. Future uses on the subject property must comply with all restrictions and requirements of the Sherwood-Dammasch-Wilsonville Limited Ground Water Area.

Area Map



Attachment "A"

June 29, 2009

TRANSPORTATION REPORT
CASEFILE NO. 09-191-PA

Applicant: Scott Friedman c/o Westlake Consultants, Inc.

Location: On the west side of SW 65th Avenue, immediately south of Interstate 205

Tax Map/Lot: 2S1 25AD Tax Lot 100

Site Size: 5.0 acres

Staff has reviewed this request for compliance with the applicable transportation planning policies and rules and submits the following findings and recommendations.

FINDINGS

A. General:

1. The proposed plan amendment would change the plan designation on the subject parcel from RR-5 (Rural Residential, 5 acres) to AF-5 (Agriculture and Forest, 5 acres).
2. The subject property is located immediately south of Interstate 205 and west of SW 65th Avenue; access is from SW 65th Avenue. SW 65th Avenue is a rural county arterial roadway where it fronts the subject property.
3. The following standards are applicable to this request and are addressed in this staff report:

   a. OAR 660, Division 12, Oregon Transportation Planning Rule:
      Section 060 - Plan and Land Use Regulation Amendments

   b. Washington County 2020 Transportation Plan Policies:
      - 1.0 Travel Needs Policy
      - 2.0 System Safety Policy
      - 4.0 System Funding Policy
      - 5.0 System Implementation and Management Policy
      - 6.0 Roadway System Policy
      - 10.0 Functional Classification Policy
      - 19.0 Transportation Planning Coordination and Public Involvement Policy

B. Oregon Transportation Planning Rule

1. The Oregon Transportation Planning Rule, OAR 660-012-0060, requires an analysis of the impact of a proposed plan amendment on the planned transportation system to determine whether the proposal will 'significantly affect' the planned transportation system in the area.
2. Pursuant to the OAR, the proposed plan amendment would 'significantly affect' SW 65th Avenue and/or the surrounding transportation network if it does any of the following:

- Changes the functional classification of an existing or planned transportation facility;
- Changes the standards implementing a functional classification system; as measured at the end of the planning period identified in the adopted TSP (year-2020) – note that the county is now using a planning horizon of year -2030 in evaluating plan amendments;
- Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or
- Would reduce the performance standards of the facility below the minimum acceptable performance standard identified in the Transportation System Plan; or
- Would worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Transportation System Plan. Changes the functional classification of an existing or planned transportation facility;

3. Considering the criteria above, in order to determine if a plan amendment will result in a 'significant impact' on transportation facilities, the County generally requires a comparative analysis of a reasonable worst-case development of a site under current and proposed land use designations. (Note: When a state highway is affected, the county generally relies on comments that are prepared by ODOT.) Plan amendment requests may be for designations that permit more intensive land uses with greater trip generation potential. In such cases, applicants are typically required to submit traffic analyses that have been prepared by licensed traffic engineers in order to help evaluate the potential affects of proposed plan amendments on transportation facilities.
4. In this case, under the current and proposed plan designations of RR-5 and AF-5, a reasonable worst-case development scenario (for trip generation) would be a retail nursery which is permitted outright in both land use districts. There is no significant difference in potential trip generation from the site under a reasonable worst-case development scenario regardless of whether the plan designation is AF-5 or RR-5. Since a reasonable worst-case development scenario under either the existing or proposed plan designations would result in similar potential trip generation, a formal traffic analysis was not necessary nor required to evaluate the transportation impacts of this request.
5. Considering the findings above, the proposed plan amendment from RR-5 to AF-5 is not anticipated to significantly increase trip generation from the subject property. Staff therefore concludes that the proposed amendment will not significantly affect the capacity or levels of travel on the nearby transportation network.
6. No changes in functional classification are proposed or required in order to accommodate the proposed plan amendment. Furthermore, the plan amendment will not affect the standards implementing the functional classification system as set forth in Policy 10.0 of the County's 2020 Transportation Plan nor will it significantly affect the capacity of the surrounding transportation network. Based upon these facts, staff concludes that the proposal is consistent with the identified function,

capacity, and level-of-service for affected transportation facilities, consistent with Section 060 of the Oregon Transportation Planning Rule.

C. Washington County 2020 Transportation Plan

The proposed plan amendment is subject to seven policies from the County's 2020 Transportation Plan, which are listed and addressed below.

1.0 **TRAVEL NEEDS POLICY**
IT IS THE POLICY OF WASHINGTON COUNTY TO PROVIDE A MULTI-MODAL TRANSPORTATION SYSTEM THAT ACCOMMODATES THE DIVERSE TRAVEL NEEDS OF WASHINGTON COUNTY RESIDENTS AND BUSINESSES.

STAFF: As explained above in this report, the proposed plan amendment is not expected to have a detrimental impact on the capacity or level of service on any of the transportation facilities in the impact area since there is no anticipated significant increase in potential trip generation. The proposal therefore does not conflict with Policy 1.0.

2.0 **SYSTEM SAFETY POLICY**
IT IS THE POLICY OF WASHINGTON COUNTY TO PROVIDE A TRANSPORTATION SYSTEM THAT IS SAFE.

STAFF: Any traffic safety impacts associated with potential future development on the subject property will be subject to the traffic safety regulations set forth in the Community Development Code and Resolution and Order 86-95 which implement Policy 2.0.

4.0 **SYSTEM FUNDING POLICY**
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.

STAFF: If development occurs on the affected property, it will be subject to payment of the appropriate Transportation Development Tax toward future capacity improvements. Payment of the Transportation Development Tax is consistent with the strategies included under Policy 4.0.

5.0 **SYSTEM IMPLEMENTATION AND MANAGEMENT POLICY**
IT IS THE POLICY OF WASHINGTON COUNTY TO EFFICIENTLY IMPLEMENT THE TRANSPORTATION PLAN AND TO EFFICIENTLY MANAGE THE TRANSPORTATION SYSTEM

STAFF: Significant impacts on capacity or roadway safety are not anticipated due to the absence of significant increases in trip generation under the proposed plan designation. The proposal is therefore consistent with Policy 5.0 since there will be no appreciable change in travel demand as a result of the plan amendment.

6.0 **ROADWAY SYSTEM POLICY**
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.

STAFF: Since the proposed plan amendment will not result in significant increases in trips or travel demand, it will not degrade the planned motor vehicle performance measures set forth in the strategies for implementation of Policy 6.0. The proposal is therefore consistent with Policy 6.0.

10.0 FUNCTIONAL CLASSIFICATION POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO ENSURE THE ROADWAY SYSTEM IS DESIGNED AND OPERATES EFFICIENTLY THROUGH USE OF A ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM.

STAFF: The proposed plan amendment will not affect the Functional Classification of SW 65^{lh} Avenue or any other nearby street or highway, nor will it result in land uses that are inconsistent with those identified in the Transportation Plan.

19.0 TRANSPORTATION PLANNING COORDINATION AND PUBLIC INVOLVEMENT POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO COORDINATE ITS TRANSPORTATION PLANNING WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND TO PROVIDE OPPORTUNITIES FOR CITIZENS TO PARTICIPATE IN PLANNING PROCESSES.

STAFF: Policy 19 provides that all plan amendments be reviewed for consistency with the applicable provisions of the Transportation Planning Rule (OAR 660-012-0060). This request has been reviewed and determined to be consistent with the applicable provisions of the Transportation Planning Rule (see findings in Section B., above). It is therefore consistent with Policy 19.0.

CONCLUSION

Based on the findings in this report, staff concludes that this proposed plan amendment (RR-5 to AF-5) will not "significantly affect" a transportation facility as defined in OAR 660, Division 12. Under the proposed AF-5 plan designation, there will not be an increase in potential trip generation from future development when compared to the potential for trip generation under the existing RR-5 land use designation. The proposal is also consistent with all of the applicable Washington County's 2020 Transportation Plan policies as discussed in Section C. of this report.

Westlake consultants, inc | PLANNING | ENGINEERING | SU

EXHIBIT C
Casefile - 09-191-PA

RECEIVED
JUN 22 2009
Land Development Services
Land Use & Transportation

Green Thumb Landscaping

Comprehensive Plan Map Amendment/
Zone Change
(Completeness Submittal)

May 21, 2009

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suite 150, tigard, oregon 97224
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Green Thumb Landscaping

Comprehensive Plan Map Amendment/
Zone Change
(Completeness Submittal)

May 21, 2009

Green Thumb Landscaping

Comprehensive Plan Map Amendment/ Zone Change

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H	Washington County Transportation Plan Maps: • Functional Classification System • Lane Numbers
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K	Service Provider Letters • Tualatin Valley Fire and Rescue • Washington County Sheriff • Tigard-Tualatin School District
L	Title Information
M	Clackamas County Zoning & Development Ordinance Section 309; RRFF-5 (Rural Residential Farm Forest, 5 Acres) District
N	Surrounding Property Owners Notification List & Maps
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P	Comparison of Allowed Uses in RR-5 and AF-5 Zone Districts

DATA SHEET

SUBJECT PROPERTY:	Tax Lot 100 Map 2S125AD, Washington County
PROPERTY LOCATION:	20625 SW 65th Avenue Tualatin, OR 97062
PROPOSAL:	Comprehensive Plan Map Amendment from RR-5 to AF-5
SITE SIZE:	5 acres
ZONING DESIGNATION:	RR-5 existing, AF-5 proposed
APPLICANT'S REPRESENTATIVE:	**Westlake Consultants, Inc.** 15115 SW Sequoia Parkway, Suite 150 Tigard, Oregon 97224 Contact: Thomas Kruger, AICP Phone: 503 684-0652 Fax: 503 624-0157 Email: tkruger@westlakeconsultants.com
APPLICANT/ CONTRACT BUYER:	**Scott Friedman** FGT Investments, LLC 4400 Dallas Hwy Salem, OR 97304 Phone: 503 362-7327 Fax: 503 364-6391 Email: scott@greenthumblandscaping.net
PROPERTY OWNERS:	Pavel & Irena Aspidov 12936 SE Wellington Ct. Portland, OR 97236

PROJECT OVERVIEW

Project Description

The applicant, Scott Friedman, is the contract buyer of a 5 acre parcel located on the west side of SW 65th Avenue, just south of I-205. The property is currently in the Rural Residential-5 Acres (RR-5) Planning District. The Applicant proposes to change the Comprehensive Plan Map designation to Agriculture and Forestry-5 Acres (AF-5). Both of these Planning Districts are within the Comprehensive Plan's Rural Residential land use category, which is consistent with the rural character of the property and surrounding area. Neither Planning District is a Resource designation under Statewide Goal 3 (Agricultural Land) or Goal 4 (Forest Land)

The Applicant's purpose with this Comprehensive Plan Map Amendment (CPMA) application is to allow a Contractor's Establishment to be approved (which will require a subsequent Type III Conditional Use Permit procedure). The intended use will be a local unit of the Applicant's Salem-based landscaping business. The RR-5 zone's list of permitted and conditional uses does not include a category that could allow the intended business to operate acceptably within the limitations of the zone. The AF-5 district does allow a Contractor's Establishment as a Conditional Use, which is appropriate for the Applicant's intended use of the property.

The Applicant acquired the property pursuant to a sale contract in September 2007, including an existing utility building and mobile home unit, and has used the property as part of his landscaping business since that time. The operation has not been the subject of any complaints from neighbors in the vicinity. Recently, however, County staff brought the issue of zoning compliance to the Applicant's attention, resulting in this proposal to ensure that his operation will be consistent with County planning for the property. No physical development of the property is proposed at this time.

This proposed Comprehensive Plan Map Amendment does not involve any proposal to amend the text of the Comprehensive Plan, and is defined as a Quasi-judicial decision subject to a Type III review process. This process requires a pre-application meeting (which was held on January 30, 2009, see Exhibit I), notification of surrounding property owners, and a public hearing and decision by the Board of County Commissioners. A neighborhood meeting is not required, and has not been held.

SUBJECT SITE AND ABUTTING PROPERTY INFORMATION

SUBJECT SITE

The subject site is identified as Tax Lot 100, Map 2S125AD, Washington County; an annotated tax map is included in Exhibit B. The property is located on the west side of SW 65th Avenue, just south of I-205. The property is 5 acres in size. The property is within the RR-5 Planning District.

The property currently contains an approximately 2,880 square foot utility building suitable for use as the Contractor's Establishment and one single-family residence, a double-wide manufactured home containing roughly 1,500 square feet. Approximately 3 of the 5 acres are currently utilized as a plant nursery for the Applicant's landscaping business.

The site is located outside of the Portland Metropolitan Urban Growth Boundary, which runs along Interstate 205 immediately north of the subject property.

ABUTTING PROPERTIES

The subject property is bounded on the north by the I-205 right-of-way. The area north of I-205 is an urban single-family residential area in the City of Tualatin. To the south, east and west, the property is surrounded by numerous rural residential parcels ranging in size from .75 acre to over 5 acres. A single large 62-acre parcel, mostly in farm use, lies a few hundred feet south of the subject property, but otherwise the area consists predominantly of 2 to 5 acre parcels in rural residential use.

Properties to the south and west of the subject property are in the RR-5, Rural Residential – 5 Acre zoning district. About 500 feet to the south, at Robbins Road, the zoning changes to a mixture of Exclusive Farm Use (EFU) and Agriculture and Forest-5 (AF-5) zoning. Exhibit G contains an excerpt from the Washington County Rural/Natural Resource Plan, showing the zoning of the subject property and vicinity.

The centerline of SW 65th Avenue is the boundary between Washington and Clackamas Counties; properties on the east side of the road are in Clackamas County's Rural Residential, Farm and Forestry – 5 Acres (RRFF-5) zone. This zoning is similar to both the RR-5 and the proposed AF-5 districts in Washington County, in that it allows for rural residential uses, agricultural and forestry uses, and a variety of small commercial operations such as public or private parks and campgrounds, home occupations including bed-and-breakfast inns, produce stands, daycare facilities, kennels, and events facilities. Exhibit M contains a copy of Clackamas County Zoning & Development Ordinance Section 309, RRFF-5 District.

SERVICES AND FACILITIES

WATER & SANITARY SEWER SUPPLY

The subject property utilizes an on-site well for water supply and an on-site septic system for sanitation. The property is not eligible to receive municipal services unless and until annexation into the Urban Growth Boundary and into a municipal service district (most likely the City of Tualatin). The property is not within the Clean Water Services district boundary.

TRANSPORTATION AND STREETS

The subject property is bounded on the eastern end by SW 65th Avenue, from which it takes access. This road is classified as an Arterial Street by Washington County's Transportation System Plan; an excerpt from the street classification map is included as Exhibit H of this application.

This proposal to change the land use designation from RR-5 to AF-5 will have no discernable impact on the function of SW 65th Avenue. The proposed land use designation does not allow for significantly different or more intensive uses on the property than are currently permitted.

STORM DRAINAGE

The subject property is not within the Clean Water Services service area, which covers the urban areas of Washington County. Pursuant to Section 423-10 of the Community Development Code, "All development shall comply with the State Department of Environmental Quality Water Quality Standards for all runoff, drainage and waste water."

The proposed CPMA does not affect this requirement to comply with applicable State standards for stormwater management.

SIGNIFICANT NATURAL RESOURCES

The subject property does not contain any mapped Significant Natural Resources, such as wildlife habitat, waterways or wetlands, or historic or cultural resources. Known Significant Natural Resources are mapped by the Rural/Natural Resources Plan Element of the Comprehensive Plan. Exhibit G contains an excerpt from the Significant Natural Resources Map to demonstrate that no resources identified for protection are located on the subject property.

OTHER UTILITIES: POWER - TELEPHONE – GAS – CABLE TELEVISION

Portland General Electric and Verizon provide electrical power and telephone services, respectively. Northwest Natural Gas and Comcast provide natural gas and cable television, respectively. The proposed CPMA does not impact the provision of any of these private utilities to the subject property or neighboring properties.

CPMA APPLICATION REQUEST

The following section contains applicable sections of the Washington County Community Development Code (*in italic type*) followed by responses from the Applicant offering findings of fact and conclusions of law.

WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE

202 PROCEDURE TYPES AND DETERMINATION OF PROPER PROCEDURE

All land use actions shall be classified as one of the following unless State law mandates different or additional procedures for particular land use actions or categories of land use actions or specified otherwise by Article VII of this Code:

202-3 TYPE III

202-3.1 Type III actions involve development or uses which may be approved or denied, thus requiring the exercise of discretion and judgment when applying the development criteria contained in this Code or the applicable Community Plan. Impacts may be significant and the development issues complex. Extensive conditions of approval may be imposed to mitigate impacts or ensure compliance with this Code and the Comprehensive Plan.

202-3.2 The following are Type III actions:

...

C. Quasi-judicial plan amendments.

Response: Because the proposed Comprehensive Plan Map Amendment applies specifically to the Applicant's property, this proposal is defined as a Quasi-judicial decision, and requires a Type III review process.

202-3.3 Type III actions shall be decided by the Hearings Officer or Planning Commission after a Public Hearing, except that the Board shall decide Type III actions for quasi-judicial plan amendments which are required by state law to be decided by the governing body. Prior notice shall be given as provided in Section 204. Only decisions on quasi-judicial plan amendments shall be subject to reconsideration pursuant to Section 208. Decisions on Type III actions may be appealed to the Board of Commissioners pursuant to Sections 209 and 210, except Type III actions where the Hearings Officer or the Planning Commission is the final decision-maker.

Decisions of the Hearings Officer or Planning Commission for Type III development actions in transit oriented districts shall be subject to appeal to the Board of Commissioners pursuant to Section 209. Decisions of the Hearings Officer or Planning Commission for all other Type III development actions shall be the County's final decision.

Response: The Applicant understands that the proposed Comprehensive Plan Map Amendment is quasi-judicial and requires a hearing and decision by the Board of County Commissioners. This provision provides procedural direction and does not require further response from the Applicant.

348 AGRICULTURE AND FOREST DISTRICT (AF-5)

348-1 INTENT AND PURPOSE

The AF-5 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.

348-2 USES PERMITTED THROUGH A TYPE I PROCEDURE

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

348-2.1 Accessory Uses and Structures - Section 430-1.

348-2.2 Conservation Areas and Structures (public and private) for the conservation of water, soil, open space, forest or wildlife resources (exempt from waiver).

348-2.3 Detached Dwelling Unit (one), on a lot of record or legally created lot.

348-2.4 Home Occupation - Section 430-63.1.

348-2.5 Property Line Adjustment - Section 610-1.1.

348-2.6 Parks - Section 430-97.

348-2.7 Temporary Use - Sections 430-135.1 C. (6) and (7); 430-135.1 H.

348-2.8 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist. In the case of replacement, the existing dwelling shall be removed, demolished, or converted to an accessory structure, pursuant to Section 430-8.1. For required standards see Section 430-8.1.

348-2.9 Boarding or training of horses for profit, not to exceed a total of fourteen (14) horse stalls (includes stalls for the owner's horses) - Section 430-21.

348-2.10 Co-located antennas, excluding those antennas exempt pursuant to Sections 430- 109.1 and 201-2 – Section 430-109.3.

348-2.11 Facility 2 communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.

Response: The subject property contains an existing double-wide manufactured home, and a 2,880 square-foot accessory building. A detached single-family home is an outright Permitted Use in both the current RR-5 and the proposed AF-5 District.

348-3 USES PERMITTED THROUGH A TYPE II PROCEDURE

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

348-3.1 Family Day Care Provider - Section 430-53.6.

348-3.2 Home Occupation - Section 430-63.2.

348-3.3 Parks - Section 430-97.

348-3.4 Public Utility - (except commercial facilities for the purpose of generating power for public use by sale) - Section 430-105.3 through 430-105.7.

348-3.5 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.

348-3.6 Stockpiling of aggregate, sand and gravel for road maintenance purposes – Section 430-132.

348-3.7 Temporary Use - Section 430-135.2 A. and B.

348-3.8 Day Care Facility - Section 430-53.2 I.

348-3.9 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist that is not permitted through a Type I procedure. For required standards see Section 430-8.2.

348-3.10 Boarding or training of horses for profit with fifteen (15) or more horse stalls (includes stalls for the owner's horses) - Section 430-21.

348-3.11 Unless exempt under 201-2, importing fill material as a customarily accepted farming practice or for a use allowed in the district – Section 410.

348-3.12 Clean Fill Site as defined by DEQ rules – Section 410.

Response: No uses are currently existing on the subject property or are proposed as a part of this Plan Amendment/Zone Change for which a Type II review process would be required.

348-4 USES WHICH MAY BE PERMITTED THROUGH A TYPE III PROCEDURE

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general

standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5. Unless the use is specifically exempted, the Review Authority shall make specific findings with respect to the standards in Section 348-4.2.

348-4.1 Uses which may be allowed:

A. Airport, including associated hangar, maintenance and service facilities - Section 430-7.

B. Campground - Section 430-25.

C. Cemetery - Section 430-27.

D. Church - Section 430-29.

E. Contractor's Establishment – Section 430-34.

F. Day Care Facility - Section 430-53.2.

G. Golf Course - Section 430-50.

H. Heliport - Section 430-59.

I. Housing for Seasonal Farm and Forest Labor - Section 430-67.

J. Hunting and Fishing Preserve (including a trout farm) Section 430-69.

K. Kennel - Section 430-73.

L. Operation for Exploration of Geothermal Resources as defined in ORS 522.005.

M. Private Club - Section 430-99.

N. Public Building, limited to Governmental Structures, community buildings and museums, which serve the local area - Section 430-103.

O. Schools - Section 430-121.

P. Shooting Clubs - Section 430-125.

Q. Utility Facility (Commercial) for the generation of power for sale for public use and transmission towers over two-hundred (200) feet in height - Section 430-141.

R. Veterinary or Animal Hospital.

S. Winery - May include accessory tasting room and incidental sales - Section 430-145.2.

T. Emergency Response/Safety Training Center - Section 430-44.

U. Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109.

V. Home Occupation - Section 430-63.3.

W. Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109.

Response: No uses are currently existing on the subject property or are proposed as a part of this Plan Map Amendment for which a Type III review process would be required. As noted in the introduction, the Applicant intends to request Type III approval for a Contractor's Establishment for his landscaping business following approval of the CPMA. However, permitting of the Contractor's Establishment is not included at this time; a Type III application will be submitted at a future date if the proposed plan amendment is approved.

348-4.2 Required Findings:

A. The requested use is compatible with the surrounding uses or may be made more compatible through conditions of approval.

B. The proposed use does not interfere seriously with "accepted farming practices" as defined in ORS 215.203(2)(c) or forestry uses on adjacent lands devoted to farm or forest use.

C. The applicant has signed and recorded in the Deed and Mortgage Records of the County a waiver of the right to remonstrate against customarily accepted farming practices.

Response: This application does not propose to change the existing configuration or allowed use of the property, which is a residence with accessory buildings. A future request for Type III approval for a Contractor's Establishment will be subject to these requirements; however, this request is subject instead to findings of compliance with applicable Comprehensive Plan Goals and Policies, as well as applicable Statewide Planning Goals, discussed below.

348-5 PROHIBITED USES

348-5.1 Structures or uses of land not specifically authorized by Section 348.

348-5.2 The use of a recreational vehicle for a residence, except as provided for under Section 430-135.2 A.

348-5.3 Outdoor advertising displays, advertising signs or structures except as provided in Section 414.

348-5.4 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. These facilities shall be avoided within any existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.

348-5.5 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.

348-5.6 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

348-5.7 Auto wrecking yards.

348-5.8 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except in conjunction with an approved development or with a farm use.

348-5.9 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

Response: No prohibited uses currently exist or are proposed on the subject property. The proposed CPMA will not result in violation of this Section.

348-6 DIMENSIONAL REQUIREMENTS

348-6.1 Lot Area:

A. Lot area as used in this subsection shall be determined as follows:

(1) The lot area shall be the entire area described in the deed to which the owner holds title, including such land as may be described in the deed as "subject to the rights of the public to any portion lying within the right-of-way," or similar clause. If the lot described in the deed has not been surveyed, a survey may be required to determine the exact acreage.

(2) If the lot was created by a plat, the lot area is the sum of the net area for the lot as shown on the plat plus land contiguous to the lot shown as having been dedicated to the public for road right-of-way.

B. The minimum lot area shall be five (5) acres except:

(1) For lots of record; and

(2) The lot area for new lots or parcels created through the land division process of Article VI may be varied by twenty (20) percent provided there is no increase in lot density.

Response: The requirements of this section are satisfied. The subject property is five acres in size, according to the deed of record. The property description in that deed does include land area to the centerline of SW 65th Avenue, and includes a note that the property is "Subject to the rights of the public in and to that portion of the herein described property lying within the limits of street, roads and highways."

348-6.2 Yard Requirements:

The minimum yard requirements shall be:

A. Thirty (30) foot front yard;

B. Ten (10) foot side yard;

C. Twenty (20) foot rear yard;

D. Thirty (30) foot street side yard; and

E. Additional setbacks may be required as specified in Section 418.

Response: The existing structures on the property are located appropriately to comply with these setback requirements. The site plan and aerial photo included as Exhibits C and D demonstrate the distances between all structures and front, side and rear boundaries.

348-6.3 Height:

A. Maximum height of dwellings and residential accessory structures shall be thirty five (35) feet.

B. Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the thirty-five (35) foot building height limit to a maximum height of sixty (60) feet.

C. The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

D. No structure or structural part shall exceed the height standards established for any airport in the County established in accordance with Federal Aviation Administration's Aviation Regulations.

Response: These requirements are satisfied. No building on the property is taller than 30'.

348-6.4 Minimum lot width at the street:
The minimum lot width at the street shall be thirty (30) feet, or the lot shall have an easement of record at least thirty (30) feet at the street or as approved by the appropriate fire marshal.

Response: The existing property configuration is consistent with this requirement. The property has approximately 265 feet of frontage along SW 65th Avenue.

348-7 ACCESS

All lots in this District shall either:
348-7.1 Abut a public street; or
348-7.2 Have an easement of record at least thirty (30) feet wide at the street or as approved by the appropriate fire marshal.

Response: The existing property configuration is consistent with this requirement. Both the subject property and the adjacent property to the west share a single driveway access to SW 65th Avenue.

348-7.3 Access roadways shall be approved, developed and maintained in accordance with the requirements of the appropriate fire protection agency for the geographical location. Where no fire protection agency has jurisdiction, access roadways shall meet the requirements of the nearest or most likely fire protection jurisdiction to annex the property under consideration.

Response: This standard is not applicable because no new access roadway is proposed at this time.

348-8 ARTICLE IV - DEVELOPMENT STANDARDS

In addition to the requirements of this district, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-4.

Response: This standard is not applicable at this time, as no development of the property is proposed. This application addresses only a change to the land use designation of the subject property.

203 PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS

203-1 INITIATION AND WITHDRAWAL OF ACTION

203-1.1 Type I, II and III development actions may be initiated only by:

A. Application by all the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owners or contract purchasers. For development allowed within a recorded easement, the signature of the other party to the easement is not required. In case of an application for a plan designation which requires that an exception be taken to Statewide Goals 3 and 4 pursuant to Goal 2, only one owner/applicant's signature is required. Contract purchasers shall indicate in writing that the contract vendor(s) has been notified of the application. If a lot or parcel has been divided without the approval of the County and such approval was required at the time the division occurred, a development action for approval of the improper division may be initiated by the owners of a portion of the existing lot or parcel, notwithstanding that less than all of the owners of the existing legal lot or parcel have applied for the approval;

Response: This requirement is satisfied. The application has been initiated by the contract buyer of the subject property, Scott Friedman (FGT Investments, LLC), with the authorization of the property owners, Pavel and Irena Aspidov.

203-2 PRE-APPLICATION CONFERENCE

203-2.1 No application for a Type II or Type III development action shall be received by the Director unless the applicant or the applicant's representative has:

A. Attended a pre-application conference; or

B. Signed a waiver, on a form prepared by the Director, waiving the pre-application conference requirement.

Response: This requirement is satisfied. The Applicant attended a pre-application conference with Washington County staff on 30 January 2009. Exhibit I contains notes provided by Staff from that meeting.

203-3 NEIGHBORHOOD MEETING

203-3.2 The following types of application shall be subject to the neighborhood meeting requirements:

B. Outside the UGB:
Subdivisions - when greater than 10 lots;

Type III Special Uses;
Type II New Quarry applications;
Type III Variances;
Type II Alterations to a Nonconforming Use or Structure (Sections 440-6.2 A.(2) and 440-6.2 B.);
Type II Hardship relief - Lot area only;
Type II or III Development Review - Rural Commercial, Rural Industrial, MAE, (required only when the proposal abuts the AF-5, AF-10, or RR-5 District).

Response: The proposed Comprehensive Plan Map Amendment does not require a neighborhood meeting to be held.

203-4 APPLICATION

203-4.1 Applications for development actions shall be submitted in accordance with the format and upon such forms as may be established by the Director.

203-4.2 A complete application is one which contains the information required to address the relevant standards of this Code and the applicable standards and requirements of the Comprehensive Plan as specified by this Code. It shall consist of the following:

A. A completed original application form, signed by all persons required for initiating an application under Section 203-1.1. No application shall be deemed complete if it is determined that all necessary authorization to file has not been obtained. Failure to provide such authorization shall result in denial of the application;

Response: This standard is satisfied. A completed Plan Amendment application form, signed by the Applicant (contract buyer) and landowners is included as Exhibit A of this application package.

B. A current Washington County tax map(s) showing the subject property(ies);

Response: This requirement is met. The current Washington County tax map identifying the subject property is included as Exhibit B of this application package.

C. Current county tax maps showing all properties in an adjoining county that are:
(1) Within five hundred (500) feet of the subject property(ies) in the Urban area; or
(2) Within one thousand (1,000) feet of the subject property(ies) in the Rural area.
The tax maps shall be obtained from the adjoining county;

D. Documentation of the names and addresses of the owners of record of the properties described in C above recorded with the Department of Assessment and Taxation of the adjoining county;

Response: These requirements are satisfied. Exhibit N contains a list of names and address of all owners of property within 1,000 feet of the subject property. This list is accompanied by tax maps from both Washington and Clackamas Counties, identifying those parcels within the notification area.

E. A site plan of the property illustrating the property boundaries, proposed and existing: structures and improvements, easements, driveways, water and sewer lines, septic tanks and drainfields, and all drainage courses and structures within 250 feet of a drainage course. Site plans of the entire property must be drawn at an even scale (1:100 preferred) with detailed site plans drawn at an even scale (1:20 preferred) on 11x17 paper, or as approved by the Director.

Response: This requirement is satisfied. A site plan and annotated aerial photo of the property are included in Exhibits C and D of this application package.

F. Documentation of whether a railroad-highway crossing provides or will provide the only access to the subject property.

Response: The subject property is accessed directly from SW 65th Avenue, a designated Arterial Street, which is grade-separated where it crosses I-205. No railroad-highway crossing is necessary to access the subject property.

G. Information required pursuant to Article V, Public Facility and Service Requirements. Outside the Urban Growth Boundary, any proposed development action that would generate additional vehicular trips (other than one house on an existing vacant lot and uses listed as exempt in Article V) shall provide evidence that any access to a public road meets the sight distance requirements of Section 501-8.5F. A Sight Distance Evaluation or completed Traffic Impact Statement prepared by county staff, or a Sight Distance Certification prepared, stamped and signed by a registered Oregon engineer in accordance with Sec. 501-8.5F. may serve as evidence;

Response: A completed Washington County Traffic Impact Statement is included as Exhibit J of this application package. That TIS indicates that the proposed comprehensive plan amendment will not generate additional trips, in that the reasonable worst-case development scenario possible under the current zoning is similar in nature and trip generation to the reasonable worst-case development scenario possible with the proposed zoning.

H. Additional information required by other provisions of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code;

Response: This application package contains all materials required by the Development Code and applicable standards and requirements of the Comprehensive Plan.

I. Additional information directly related to the applicable standards of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code as deemed essential by the Director to evaluate adequately the specific application for compliance with those criteria and standards;

Response: This requirement is satisfied. This narrative and attending exhibits contain all information necessary to adequately evaluate the proposed CPMA with respect to applicable standards of the Code and Comprehensive Plan, which were identified by County Staff in the pre-application conference (see Pre-Application Conference Notes in Exhibit I).

J. A written statement that explains the criteria and standards considered relevant to the application, states the facts relied upon in determining that the application meets the applicable criteria, standards, and explains the justification for approving the application based on the criteria and standards and facts set forth in the application. The findings must be substantive, not just recitations of the criteria and standards, and shall be supported by evidence in the application;

Response: This application narrative discusses all relevant criteria and standards related to the proposed change to the land use designation of the subject property, and provides justification for approving the application based on those criteria and standards. This requirement is satisfied.

K. Evidence of compliance with the Neighborhood Meeting requirements required by Section 203-3, if required;

Response: This requirement is not applicable. Pursuant to Section 203-3, a Neighborhood Meeting is not required for a quasi-judicial Comprehensive Plan Map Amendment, and no such meeting has been held.

L. The applicable fees adopted by the Board of County Commissioners are hereby incorporated by reference as the fees herein. These fees may be amended by Resolution and Order by the Board; and

Response: Appropriate fees have been submitted by the Applicant. This requirement is met.

M. For lands within the Clean Water Services boundary, documentation from the Clean Water Services which specifies the conditions and requirements necessary

for the applicant to comply with the Agency's stormwater connection permit, water quality, erosion control, and sanitary sewer standards.

Response: The subject property is not within the Clean Water Services district boundary, therefore this requirement is not applicable.

WASHINGTON COUNTY COMPREHENSIVE PLAN, RURAL/NATURAL RESOURCE PLAN ELEMENT; POLICIES & GOALS COMPLIANCE

At the Pre-Application Conference, County Staff identified applicable Policies and Implementing Strategies of the Comprehensive Plan. This section provides findings of compliance with all identified applicable policies, which include Policy 1 Strategy p.4 and Policies 2, 6, 8, 14, 18, 19, 22 and 23.

POLICY 1, THE PLANNING PROCESS:

It is the policy of Washington County to establish an on-going Planning Program which is a responsive legal framework for Comprehensive Planning, Community Development and Resource Conservation which accommodates changes and growth in the physical, economic and social environment, in response to the needs of the county's citizens. It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director, or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary.

(unrelated items omitted for brevity)

p. Require that plan map amendments meet the following criteria:

As used in the following sections a mistake means a clerical error, or a mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process.

4. All other Plan Map Amendments to Agriculture and Forestry-10 or Agriculture and Forestry-5 shall be based upon:

A. A mistake (clerical error) in this 1983 Plan; or

B. An Exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04).

Response: There is no evidence to indicate that previous owners of the subject property attempted to alert the Board to the property's suitability for use as a Contractor's Establishment at the time the existing RR-5 designation was applied. The property's current RR-5 designation indicates that it already is the subject of an exception to Goals 3 and 4 in the County's acknowledged Comprehensive Plan:

> ***350-1 INTENT AND PURPOSE [RR-5]***
>
> *The intent of the Rural Residential District is to recognize rural areas which qualify for an exception to LCDC Goals 3 and 4 and which have been committed or developed for suburban residential use with minimum farm and forest uses and to provide for rural residential uses.*

The proposed AF-5 district is also a rural use zone designation, to wit:

> ***348-1 INTENT AND PURPOSE [AF-5]***
>
> *The AF-5 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 proposed designation change from RR-5 to AF-5 therefore does not affect the property's status with respect to Goals 3 or 4, and so does not require findings as though a new Goal 2 exception were being proposed at this time.

The proposed change from RR-5 to AF-5 also does not involve an exception from State Goal 14, Urbanization. Both the current and the proposed land use designation/zoning district are rural classifications. Both districts permit outright residential use of the property, which is defined by the Community Development Code as a rural use. Both districts also permit, and in fact encourage, continued use of the property for agricultural purposes, such as growing crops or, in this case, nursery use, growing plants to be sold for landscaping purposes. This also is considered an agricultural use allowed by right.

Both planning districts also permit limited commercial use of the property, with restrictions placed on the size and scale of potential business operations to retain the rural nature of the site and area. For example, both districts allow for Home Occupations, which may include customer visits, some non-resident employees, and additional parking, accessory buildings, and outdoor storage. Both categories allow for a variety of other uses of a commercial nature, including bed and breakfast inns, horse boarding and training, airports, golf courses, day care facilities, kennels, and wineries. All of these are subject to additional permitting steps, and are subject to limitations on the size of the uses to maintain compatibility with the intended rural character. The AF-5 district does allow for some uses not permitted in the RR-5 district, yet all of these semi-commercial uses are defined by the Development Code as rural in nature, and specifically

require an assessment of compatibility with surrounding land uses in order to be permitted (see comparison table, Exhibit P).

The Applicant has indicated the intention to apply for a Type III permit for a Contractor's Establishment. A Contractor's Establishment is considered a Special Use, and is limited to a total of 3,000 square feet of commercial use (see CDC Sections 348-4.1(E) and 430-34). When held to these limits, it is clear that the development code considers this to be a rural use.

Because the proposed AF-5 designation allows a variety of uses, including the intended Contractor's Establishment, that are considered rural in nature by the policy inherent in the Community Development Code, the proposed change from RR-5 to AF-5 does not in fact signify an urbanization of the property, and does not necessitate an exception to Statewide Planning Goal 14.

Other properties in the vicinity are zoned AF-5, so the particular designation is not unusual in the immediate vicinity. Many properties in the immediate vicinity are being used consistently with either the RR-5 or AF-5 zoning. There is evidence of a variety of small businesses and small-scale commercial agricultural operations. The subject property has, in fact, been used for many years in similar fashion to the anticipated use, with the primary difference being that the nursery was operated by a resident of the property rather than by someone who lives off-site. Changing the zoning to AF-5 will help to ensure the continued use of the site for rural, small-scale nursery operations, as consistent with the intent of the zone and the rural designation of the area. It is reasonable to conclude that, had the information in the current request been provided to the Board, the AF-5 designation would likely have been applied to the subject property in lieu of RR-5.

> *C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.*

Response: The Applicant is willing to record a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

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.*

Response: The proposed CPMA is consistent with this Policy, in that the review process established by the Community Development Code allows and encourages participation by

surrounding property owners and others who may be impacted by the proposal. As a part of this process, all property owners within 1,000 feet of the subject property must be notified by mail, and a public hearing must be held during which time concerned or affected citizens are invited to express any concerns about the proposal. The Applicant intends to comply with the requirement for posting notice at the subject property within 28 days of acceptance of a complete application, as set forth in CDC 204-1.4.

POLICY 6, WATER RESOURCES:

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

Response: The proposal to change the land use designation on the subject property does not have any impact on surface or ground water quality and quantity. Regardless of the zoning of the property, any development is required to comply with applicable state standards for stormwater management and control of potential pollutants, and must also comply with established limits on the amount of groundwater that may be withdrawn and utilized.

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.*

      Well logs are not required for quasi-judicial plan amendments when the designation change will not result in an increase in density (i.e. EFU to EFC plan amendments).

Response: There is one non-exempt well located on the subject property, which is sufficient to serve the needs of the Applicant. Water use from this well is limited by State regulations. There is no evidence to suggest that overuse has been occurring, or that overuse could be allowed or encouraged by the proposed comprehensive plan map amendment/zone change. Although well logs and analysis are not required for this application because the proposed amendment does not result in a potential increase in density or intensity of use, a complete list of all wells within the subject Section and surrounding Sections has been provided as Exhibit O of this application package.

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.*

Response: The proposed comprehensive plan map amendment/ zone change is not anticipated to result in any adverse impacts to surface or ground water quality in the area. By complying with appropriate county, state and federal stormwater management regulations as they apply to the intended use of the site, the applicant will help to ensure protection of surface and ground water quality. The subsurface sewage disposal system in place on the site has been properly designed, permitted and installed, in a manner which has been shown to prevent adverse impacts to ground water quality; a replacement system, should it become necessary, will do the same.

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

Response: This implementing strategy is not applicable to the subject property. There are no streams present on the property or within 300' of the site.

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

Response: This implementing strategy is not applicable to the subject property. There are no streams, riparian areas, or wetlands present on the property or within 300' of the site.

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.*

Response: The proposed comprehensive plan amendment does not prohibit the owner of the subject property or surrounding property owners from applying for natural resource-related exemption of land from ad valorem taxation.

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.*

Response: This implementing strategy is not applicable to the proposed land use action; no water resource project is proposed as a part of this comprehensive plan map amendment/ zone change application.

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

Response: This implementing strategy is not applicable to the proposed land use action; no water project is proposed as a part of this comprehensive plan map amendment/ zone change application.

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.*

Response: The proposed comprehensive plan map amendment & zone change does not have any impact to vegetation on the subject property or in the region. The Applicant does not propose removal of any vegetation.

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.*

Response: This implementing strategy is not applicable to the subject property. There are no streams, riparian areas, or wetlands present on the property or within 300' of the site.

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

Response: There has been no request for sampling of stormwater flowing from the subject site, and no use proposed which could lead to an increase of stormwater flows or decrease of storm

water quality from the site. Appropriate stormwater management techniques will be applied as necessary if the site is further developed at a future date.

POLICY 8, NATURAL HAZARDS:

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

Response: This policy specifically addresses two potential hazards: development within a flood plain, and development on steep slopes. The proposed CPMA does not have any impact on these potentially hazardous types of terrain, because neither exists on the subject property.

The nearest water body, Saum Creek, is located approximately 425 feet to the west of the subject property (see Significant Natural Resource Map in Exhibit G). Exhibit E contains a Flood Insurance Rate Map from FEMA, which documents the absence of any flood plain associated with this creek in the vicinity of the subject property.

The subject property does not contain any steep or unstable slopes. The average slope across the property is approximately 9%. There is no indication of soil instability. While the property appears to be free of slope instability hazards, protection of any new development can be assured, if warranted, through a requirement for a geotechnical report and appropriate construction techniques for any new structures.

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.

Response: The proposed CPMA is consistent with this Policy. The proposed change from RR-5 to AF-5 is consistent with Washington County's practice of maintaining land use designations for all land outside Urban Growth Boundaries and implementing the corresponding regulations. No use of the property is proposed that is not consistent with the proposed AF-5 zoning and the rural character of the zone and the surrounding area.

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.

Response: The proposed CPMA is consistent with this policy. The applicant proposes to amend the land use designation on the subject property from RR-5 to AF-5, both of which are appropriate land use designations for rural lands.

The property is located in an area that is characterized largely by rural residential development, interspersed with a number of larger farms in active agricultural use. There are a number of small agricultural operations in the immediate vicinity, including several small-scale tree farms and nurseries. The proposed AF-5 zoning includes a list of uses, including the intended Contractor's Establishment, which are all defined as being rural in character and appropriate to a rural setting. The future use of the property for any use permitted in the AF-5 zone by the Code through a Type I, Type II, or Type III procedure will remain consistent with the rural nature of the site and surrounding area and its location outside of the Urban Growth Boundary.

One way to look at this proposal is to compare the relative impacts of uses allowed within each land use district. Exhibit P contains a side-by-side listing of all permissible uses in both zones. Generally, the RR-5 district allows uses that have minimal impacts to neighboring properties or residents; the allowed uses do not generally tend to generate large amounts of traffic, noise, dust, or other external impacts as they are relatively low-intensity uses. The RR-5 district could be characterized as being intended to create a residential sanctuary in a rural setting.

In comparison, the AF-5 district, while allowing all of the uses in the RR-5 district including single family residential, includes a number of other uses that are more typical of commercial farm/forestry operations. Permitted uses in the AF-5 district (but not permitted in the RR-5 zone) which may cause impacts to neighbors include stockpiling of aggregate materials for road maintenance, various temporary uses, day care facilities, campgrounds, housing for seasonal farm or forest labor, shooting clubs, commercial utility facilities, or emergency response/safety training centers. These uses tend to have greater impacts in terms of traffic generation, noise, dust, or other factors that may affect surrounding properties. Horse boarding and training, which is a permitted use in both zones, provides a useful example. In the RR-5 district, boarding and training of up to 8 horses (including the owners') is permitted by right. In the AF-5 district, the limit rises to 14 horses, so the similar use may generate additional traffic, higher levels of activity, and so forth, which may impact neighboring properties.

The site is located alongside I-205, so is already impacted by elevated levels of noise and air pollution from nearby traffic. These factors make the site relatively less characteristic of the RR-5 zone, and better suited to accommodate uses permitted in the AF-5 district.

POLICY 19, RURAL RESIDENTIAL DEVELOPMENT:

It is the policy of Washington County to allow rural housing in rural areas.

Response: The proposed CPMA is consistent with this policy. The proposed AF-5 land use designation for the property does allow development of one detached single-family home on the site, similar to the current RR-5 zoning.

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.

Response: The proposed CPMA is consistent with this Policy. Changing the land use designation on the subject property does not affect the County's ability to provide public facilities and services in a coordinated manner, and at a level appropriate to the area's rural character, because the uses allowed in the AF-5 district do not generate significantly different public service demands than those allowed in the current RR-5 district designation. The proposed CPMA does not allow an increase in density.

Service provider letters from the Washington County Sheriff, Tualatin Valley Fire and Rescue, and Tigard-Tualatin School District have been provided in Exhibit K of this application package. All three agencies indicate that existing service levels are adequate to support the intended use of the property.

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.

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 does not cause a change in the functional classification of any area roadway, or otherwise impact the ability of the County to regulate the development of the transportation system.

The proposed comprehensive plan amendment and zoning change will not cause adverse impacts to the area transportation system. According to the Traffic Impact Statement prepared by County staff, "There is no significant difference in potential trip generation from the site under a reasonable worst-case development scenario regardless of whether the plan designation is AF-5 or RR-5." This statement is based on the fact that a nursery growing stock for retail purposes is a use by right in both land use districts, and that a small business could be operated from the site under either zoning classification.

WASHINGTON COUNTY COMPREHENSIVE PLAN, TRANSPORTATION PLAN ELEMENT; POLICIES & GOALS COMPLIANCE

At the Pre-Application Conference, County Staff identified applicable Policies and Implementing Strategies of the County Transportation Plan. This section provides findings of compliance with all identified applicable policies, which include Policies 1, 2, 4, 5, 6, 10 and 19:

1.0 TRAVEL NEEDS POLICY

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

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 does not cause a change in the functional classification of any area roadway, or otherwise impact the ability of the County to regulate the development of the transportation system.

The proposed comprehensive plan amendment and zoning change will not cause adverse impacts to the area transportation system. According to the Traffic Impact Statement prepared by County staff, "There is no significant difference in potential trip generation from the site under a reasonable worst-case development scenario regardless of whether the plan designation is AF-5 or RR-5." This statement is based on the fact that a nursery growing stock for retail purposes is a use by right in both land use districts, and that a small business could be operated from the site under either zoning classification.

2.0 SYSTEM SAFETY POLICY

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

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 does not adversely impact the safety of any area roadway. Although no change in the existing use of the property is proposed as part of this request, County development standards and regulations will ensure that any future approved change or development will not adversely impact traffic safety along SW 65th Avenue or on any other area roadway. The Applicant acknowledges that future use of the property as a Contractor's Establishment (to be addressed through a separate land use application process) may generate requirements to make safety or capacity improvements to the adjacent roadway, sufficient to continue to accommodate the safe travel needs of surrounding area residents and businesses.

4.0 SYSTEM FUNDING POLICY

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.

Response: The proposed CPMA is consistent with this Policy. Changing the land use designation on the property does not impact the ability of the County to obtain adequate and reliable funding for the transportation facilities and services or the equitable allocation of said funding. Should the property be further developed in the future, the County can assess appropriate Traffic Impact Fees, contributing to transportation system funding.

5.0 SYSTEM IMPLEMENTATION AND PLAN MANAGEMENT POLICY

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

Response: The proposed CPMA is consistent with this Policy. Changing the land use designation on the property from one rural designation to another rural designation does not impact the ability of the County to efficiently implement the Transportation Plan or manage the transportation system. According to County staff, the reasonable worst-case trip generation under the existing zoning is similar in nature to the anticipated use as a Contractor's Establishment; with no appreciable difference in trip generation, there will be no significant effect on transportation facilities.

6.0 ROADWAY SYSTEM POLICY

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

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 does not cause a change in the functional classification of any area roadway, and does not cause deviation from adopted street design standards that are intended to accommodate diverse modes of travel.

10.0 FUNCTIONAL CLASSIFICATION POLICY

It is the policy of Washington County to ensure the roadway system is designed and operates efficiently through use of a roadway Functional Classification System.

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 – both of which are rural land use categories - does not

cause a change in the functional classification of any area roadway, or otherwise impact the ability of the County to regulate the development of the transportation system. According to County staff, the reasonable worst-case trip generation under the existing zoning is similar in nature to the anticipated use as a Contractor's Establishment; with no appreciable difference in trip generation, there will be no significant effect on transportation facilities.

19.0 TRANSPORTATION PLANNING COORDINATION AND PUBLIC INVOLVEMENT POLICY

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

Response: The proposed CPMA is consistent with this Policy. The proposal to change the land use designation from RR-5 to AF-5 – both of which are rural land use categories - does not affect the County's ability to coordinate its transportation planning efforts with other local, regional, state or federal agencies. The County's adopted review process for a quasi-judicial plan map amendment provides ample opportunity for citizen participation in the planning process (as well as participation by service providers, government agencies and other jurisdictions).

STATEWIDE PLANNING GOALS COMPLIANCE

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Response: By following the review process established by the Community Development Code for the proposed plan amendment, this proposal is consistent with Statewide Planning Goal 1. The established process invites participation by citizens through mandatory notification of all property owners within 1,000 feet of the subject property, and the requirement for a public hearing.

GOAL *2: LAND USE PLANNING*

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response: This proposal is consistent with Oregon Statewide Planning Goal #2. Washington County has adopted a planning and policy framework to act as the basis for all land use decisions

and actions. The proposed comprehensive plan amendment is being processed and reviewed in accordance with that established framework. This narrative provides findings of compliance for all relevant criteria found in the City Code.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Response: The proposed plan amendment is consistent with Statewide Planning Goals #3 and #4. The subject property is not resource land subject to Goal 3 or 4 protections, because it has previously been identified as exception land and zoned RR-5.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: This proposal is consistent with Oregon Statewide Planning Goal #5. This Goal speaks to the preservation of waterways, wetlands and riparian areas, scenic and historic areas, groundwater resources, wilderness and recreation areas, and other sensitive and valuable places.

This proposal does not impact any of these sensitive types of land resources. No protected resources have been identified on or near the subject site. There are no historic resources located on the subject property. The area has not been identified as having special scenic qualities. No energy, mineral or aggregate resources are known to be located on the site. Therefore, this proposal is consistent with Statewide Planning Goal 5.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Response: This proposal is consistent with Oregon Statewide Planning Goal #6. The proposed Comprehensive Plan Map Amendment will not release the developer from compliance with adopted County, State and Federal development regulations that are designed to protect public health, safety and welfare. Requirements for provision of critical infrastructure, stormwater

management, prevention of nuisances, pollution controls and erosion controls, for example, must be met regardless of the zoning of the site.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

Response: The subject site has not been identified as being prone to flooding, landslide, earthquake, tsunami, coastal erosion or wildfire. The proposed comprehensive plan map amendment and, ultimately, development and use of the property as intended by the applicant will not create or exacerbate any of these natural hazard risks.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: The proposal to change the land use designation of the subject property will have no impact on the ability of the County to meet the recreational needs of residents and visitors. The site has not been identified as a potential site for a park or other recreational facility, nor is there an identified deficiency need for a park or other recreational facility near the subject property. In fact, a large multi-purpose park, Atfalati Park, is located about ¼ mile to the north, in the City of Tualatin.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: This proposal is consistent with Oregon Statewide Planning Goal #9. The Applicant proposes a change to the land use designation that will in fact improve the potential for economic activities by allowing for an economic use that is not currently permitted on the site.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Response: The proposed Comprehensive Plan Map Amendment will have no impact on the provision of housing. Residential uses, specifically one detached single-family residence per parcel, are allowed by right under both the current RR-5 zoning and the proposed AF-5 land use district.

GOAL 11: PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The proposed comprehensive plan amendment will have no impact on the planning and development of public facilities and services in Washington County. The property will remain rural in character, and the potential uses in the proposed AF-5 district are such that the zone change will not affect previously adopted infrastructure plans. The proposal is therefore consistent with Statewide Planning Goal #11.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Response: The proposal is consistent with Statewide Planning Goal #12. The proposal to change the land use designation on the property will have no impact on the provision of a safe, convenient and economic transportation system. The proposal does not affect the functional classification or ultimate design of any area roadway because the uses allowed in the proposed AF-5 district do not, as a class, have significantly higher trip generation rates than those in the current RR-5 district designation. According to County staff, the reasonable worst-case trip generation under the existing zoning is similar in nature to the anticipated use as a Contractor's Establishment. With no appreciable difference in trip generation, the re-designation of this 5-acre property will therefore have no significant effect on the transportation system.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Response: This proposal does not affect the State's goal of energy conservation. The proposed plan map amendment does not allow for uses that are significantly different or more energy-intensive than could be permitted under the current land use designation.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: The proposed CPMA is consistent with this Goal. The proposal to change the land use designation from RR-5 to AF-5 – both of which are rural land use categories - does not

compromise the effectiveness of the urban growth boundary. At this specific location, the UGB line is coterminous with Interstates 5 and 205. Areas west and north of I-5 and I-205 in the vicinity are within the City of Tualatin, however the entire quadrant located southeast of the I-5/I-205 interchange (including the subject property) is outside the Portland Metropolitan UGB. Because the two freeways impose significant barriers to incremental, unplanned urbanization across the UGB line at this location, the "orderly and efficient transition from rural to urban land use" occurs as one leaves the urban area traveling south on SW 65th Avenue, crosses over the Interstate 205 corridor, and then arrives in the rural area at the south end of the 65th Avenue bridge. Moreover, uses allowed by the Community Development Code in the proposed AF-5 District are by definition appropriate within this rurally-designated area of the County.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Response: This Goal is not applicable. The subject site is not located within the Willamette River Greenway.

GOAL 16: ESTUARINE RESOURCES

GOAL 17: COASTAL SHORELANDS

GOAL 18: BEACHES AND DUNES

GOAL 19: OCEAN RESOURCES

Response: Goals 16-19 are not applicable to this proposal; no coastal resources are located near the subject property.

Exhibit A

Washington County Plan Map Amendment Application Form

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 848-3519

PLAN AMENDMENT APPLICATION

CASEFILE NO.

APPLICANT NAME AND ADDRESS:
Scott Friedman
F&T Investments, LLC
4400 Dallas Hwy
Salem, OR 97304

APPLICANT'S REPRESENTATIVE AND ADDRESS:
Thomas Krueger, Westlake Consultants, Inc
15115 SW Sequoia Pkwy, Ste 150
Tigard, OR 97224 503-684-0652
tkrueger@westlakeconsultants.com

PROCEDURE TYPE III (QUASI-JUDICIAL PUBLIC HEARING)

CPO: 5

COMMUNITY PLAN: Rural/Natural Resource

EXISTING LAND USE DISTRICT(S):
RR-5

OWNER'S NAME AND ADDRESS:
Pavel + Irena Asplady
12936 SE Wellington Ct.
Portland, OR 97236

APPLICANT PHONE: 503-362-7327

PROPERTY DESCRIPTION
ASSESSOR MAP NO(S): 2S125AD
TAX LOT NO(S): 100
SITE SIZE: 5 AC
ADDRESS: 20625 SW 65TH Ave
LOCATION:
Just south of I-205, on west side of 65TH

OWNER PHONE:

ALSO NOTIFY:

PROPOSED PLAN AMENDMENT: Comprehensive Plan Designation / Zoning District change from RR-5 to AF-5. Goal is to allow a Contractors Establishment for a small landscaping business; permitting the Contractors Establishment to be addressed in separate land use application

DATE OF PRE-APPLICATION CONFERENCE:
(Attach copy of summary) 1-30-09

STAFF MEMBER: Aisha Willits, Anne Elvers

EXISTING USE OF THE SITE: residential

LIST ASSESSOR MAP AND TAX LOT NUMBERS OF ALL CONTIGUOUS LOTS OR PARCELS UNDER IDENTICAL OWNERSHIP:
none

LIST ALL PREVIOUS DEVELOPMENT REQUESTS, LAND USE ACTIONS AND DATES OR PREVIOUS ACTIONS RELATING TO THE SUBJECT PROPERTY: UV0082DO Violation: Commercial Business in Res. zone - Intent of CPA/ZC is to resolve this violation
L9400235 Property Line Adjustment

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 OUT KNOWLEDGE.

☒ OWNER ☐ CONTRACT PURCHASER DATE 5/18/09

☒ OWNER ☐ CONTRACT PURCHASER DATE 5/18/09

☐ 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 100-149.
- 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 THIS 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.

Exhibit B

Tax Map

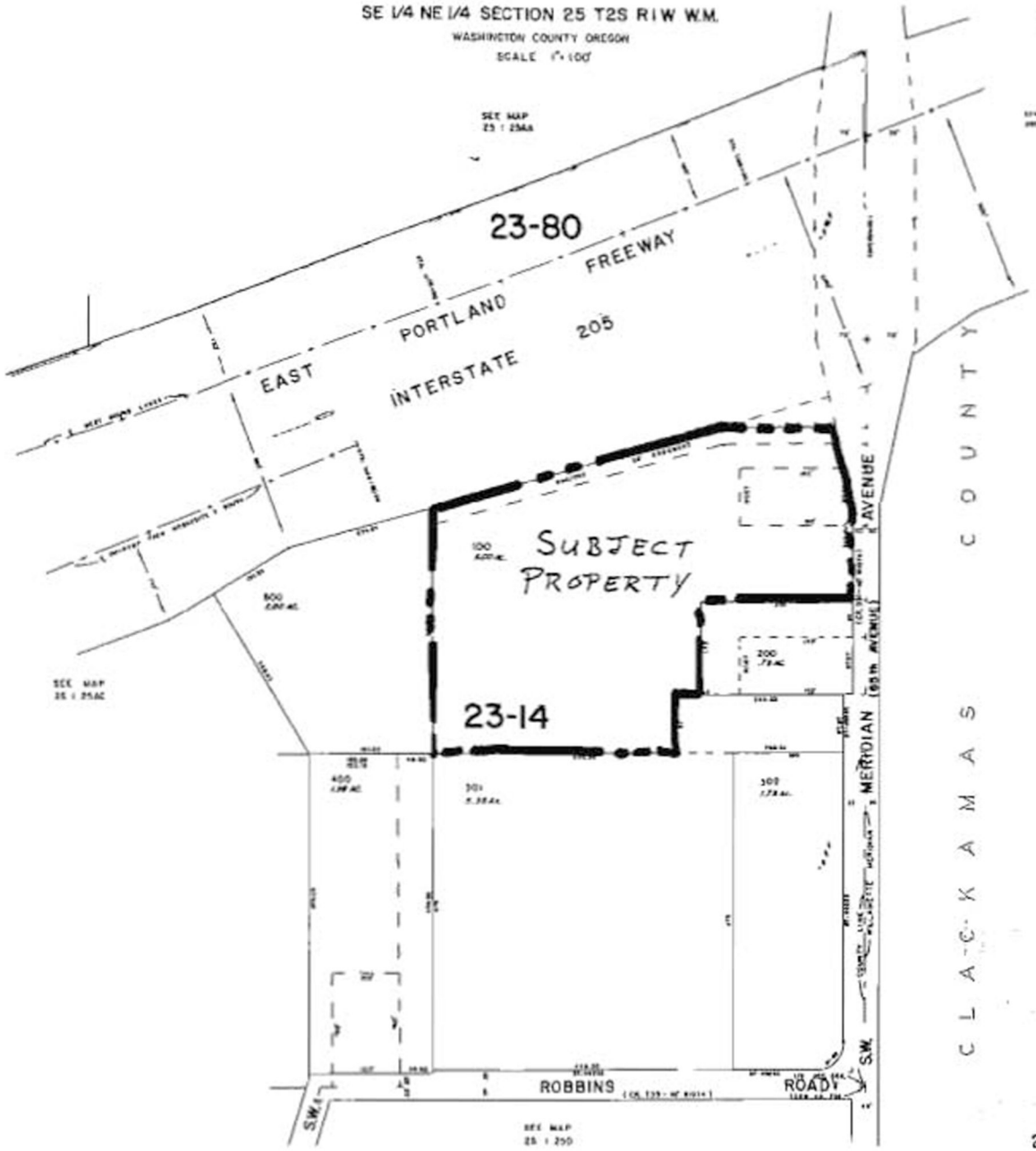

SE 1/4 NE 1/4 SECTION 25 T2S R1W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'
2S 1 25AD
SEE MAP
2S 1 25AA
23-80
EAST PORTLAND FREEWAY
INTERSTATE 205
SUBJECT PROPERTY
23-14
SEE MAP
2S 1 25AC
SEE MAP
2S 1 25D
ROBBINS ROAD
S.W.
MERIDIAN (65th AVENUE)
CLACKAMAS COUNTY
FOR ASSESSMENT PURPOSES ONLY. DO NOT RELY ON FOR ANY OTHER USE.
2S 1 25AD

Exhibit C

Site Plan (Existing Conditions Map)

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 IN = 100FT

WESTLAKE CONSULTANTS, INC.

ENGINEERING • SURVEYING • PLANNING

GREEN THUMB NURSERY

WASHINGTON COUNTY, OREGON

REVISIONS | DATE | DESCRIPTION

SHEET EX-1

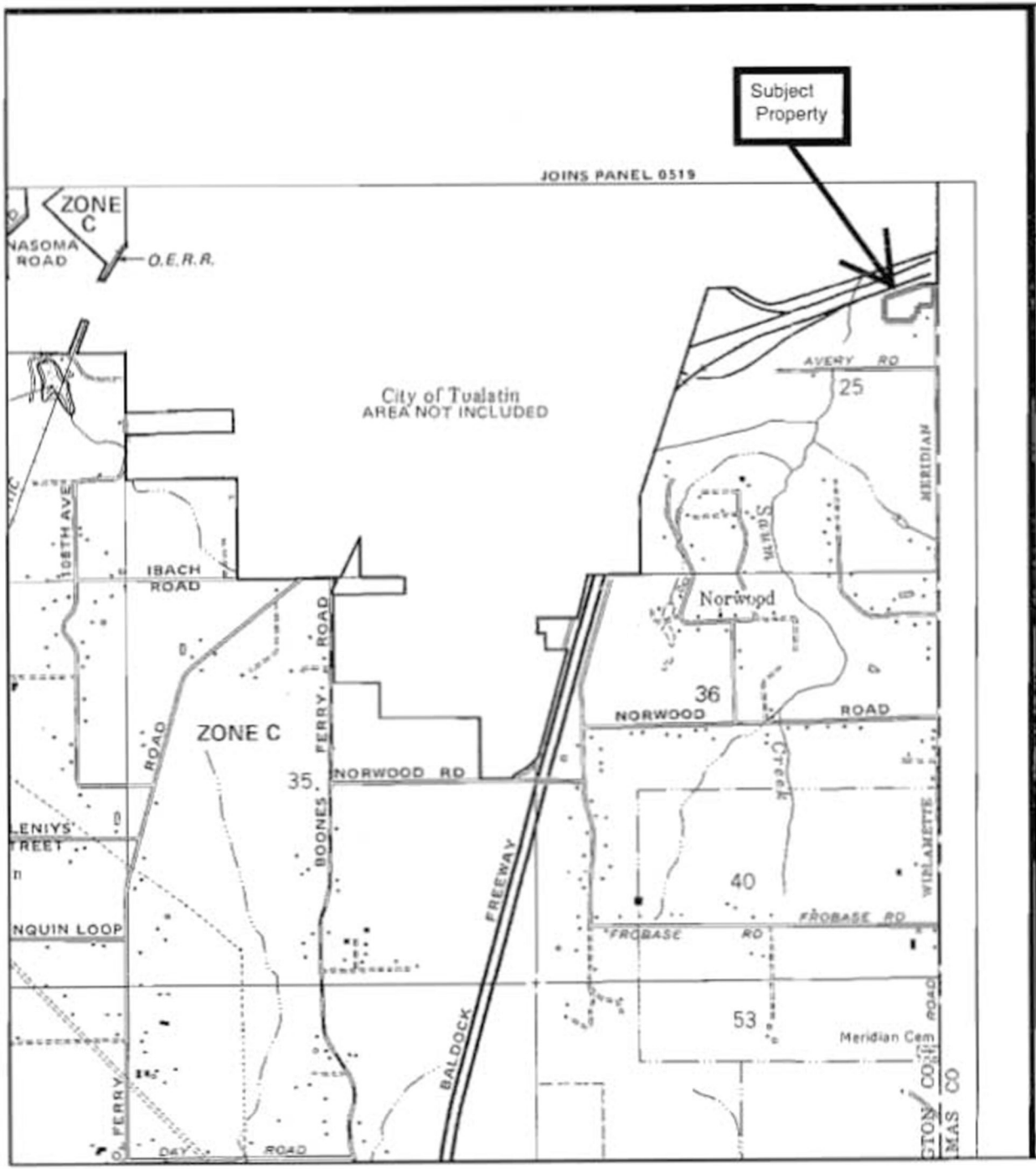
JOB NO 2185-0

PLANNING DRAWING - 02-12-09

Exhibit D

Site Aerial Photo


Shared
Driveway
E Portland Fwy
SW 15th Ave
© 2020 TerraMetrics



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY, OREGON

(UNINCORPORATED AREAS)

PANEL 575 OF 575

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
410238 0575 B

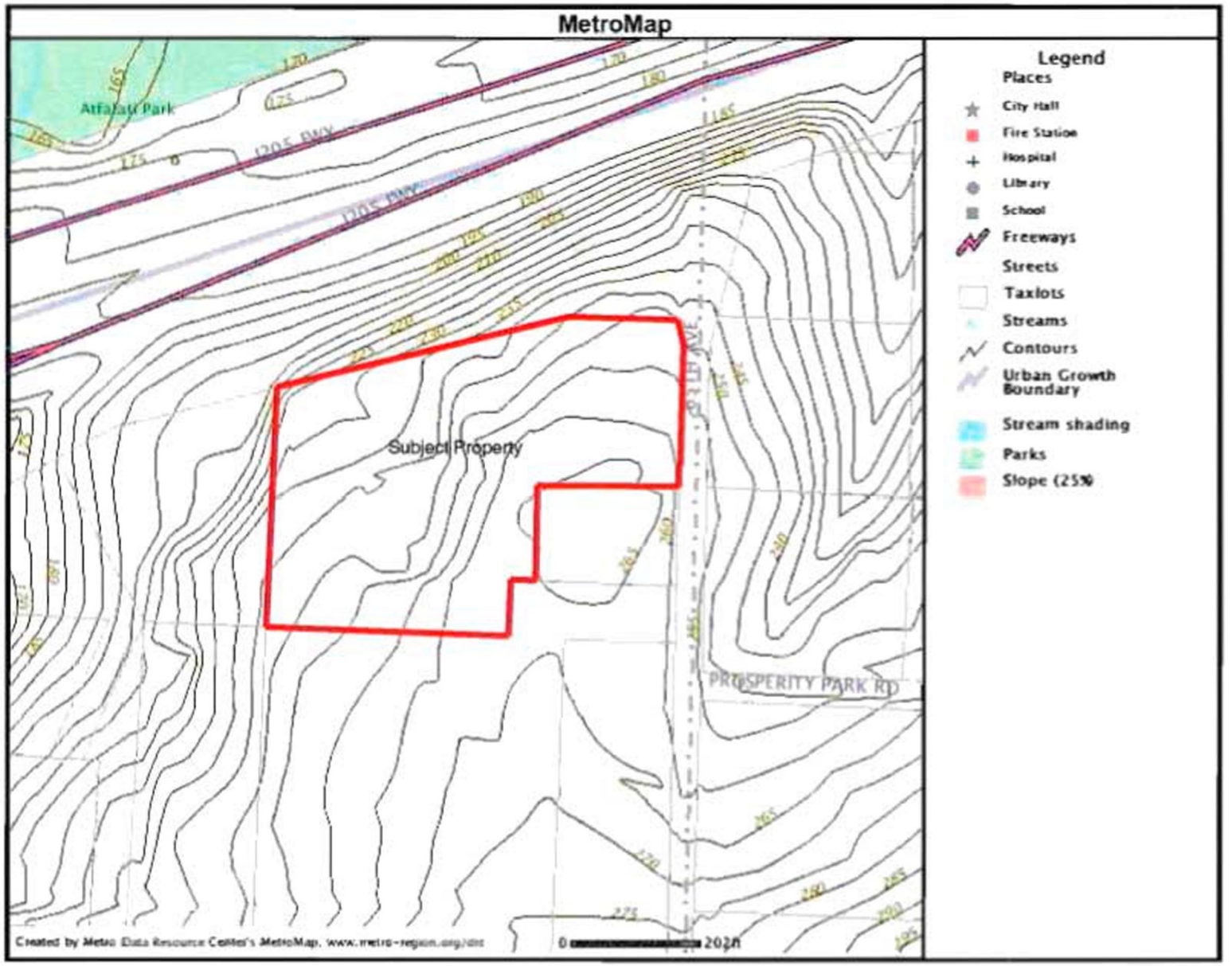
EFFECTIVE DATE:
SEPTEMBER 30, 1982

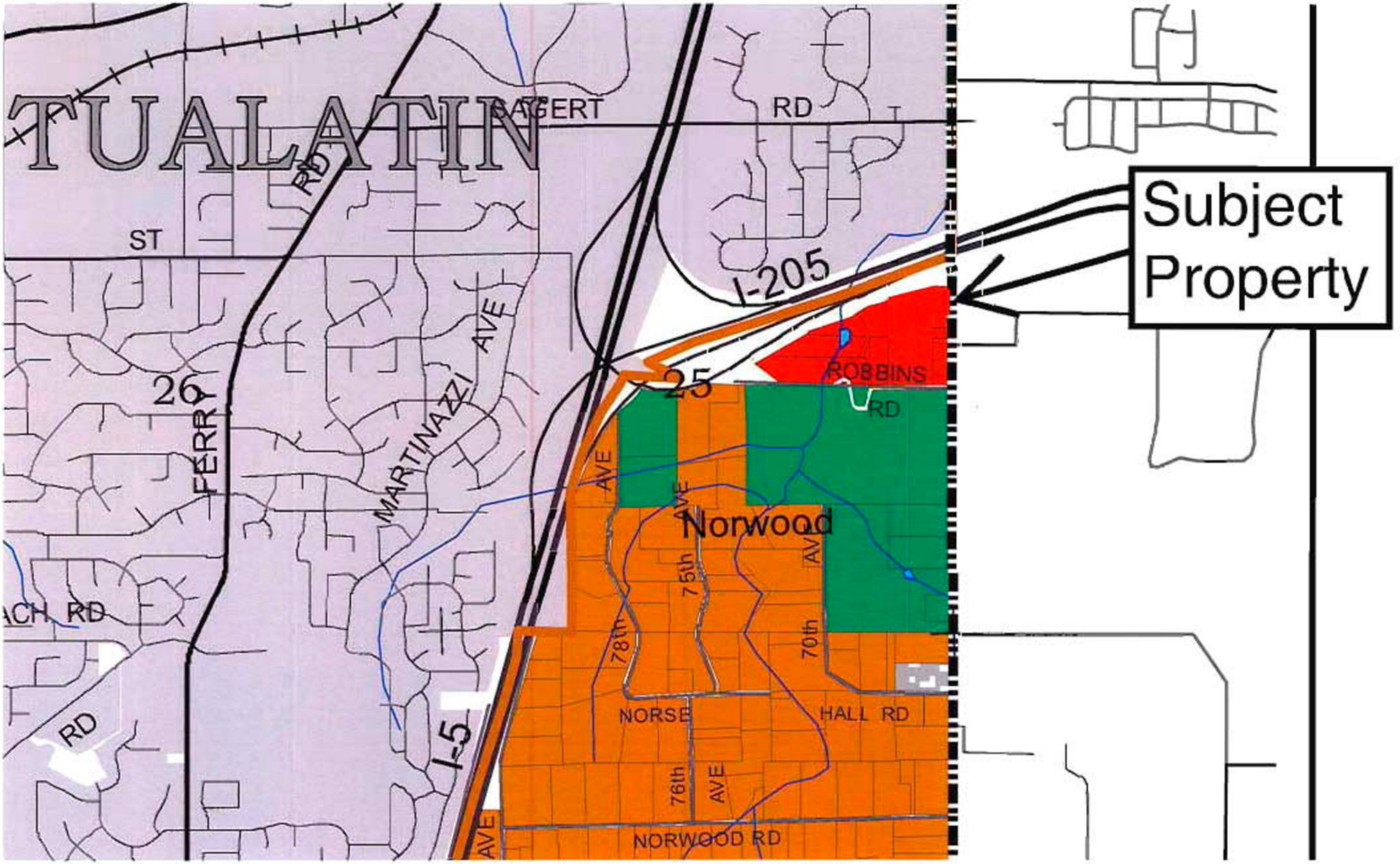
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Exhibit F

Metro Map Excerpt Showing Site Topography


MetroMap
Legend
Places
City Hall
Fire Station
Hospital
Library
School
Freeways
Streets
Taxlots
Streams
Contours
Urban Growth Boundary
Stream shading
Parks
Slope (25%)
Subject Property
PROSPERITY PARK RD
Created by Metro Data Resource Center's MetroMap. www.metro-region.org/drc
0
200ft


TUALATIN
SAGERT
RD
ST
RD
I-205
Subject
Property
ROBBINS
RD
25
26
FERRY
MARTINAZZI
AVE
AVE
AVE
Norwood
75th
AVE
78th
70th
NORSE
HALL RD
76th
AVE
NORWOOD RD
AVE
I-5
RD

RURAL / NATURAL RESOURCE PLAN

LAND USE DISTICTS

(GENERAL DESCRIPTION)

This is a generalized description of the Land Use Districts. A complete description of each District and the uses permitted within each distirct is contained within the Washington County Community Development Code. For additional information, please refer to the Code.

EXCLUSIVE FOREST AND CONSERVATION (EFC)

Intended to provide for forest uses and the continued use of lands for renewable forest resource production, retention of waterresources, recreation and other related or compatible uses. Prohibits uses of land which are not compatible with the management and development of forest resources. Application for most uses, including dwellings are reviewed for compatibility with the Plan designation. In most cases, new lots must be a minimum of 80 (eighty) acres.

EXCLUSIVE FARM USE (EFU)

Intended to preserve and maintain commercial agricultural land for farm use consistent with existing and future needs for agricultural products, forests and open spaces. Prohibits uses of lands which are not compatible with farm uses andagricultural land. Applications for most uses, including dwellings, are reviewed for compatibility with the Plan designation. No minimum lot size requirements for land divisions, however there are specific review standards for the creation of new parcels.

AGRICULTURE AND FOREST - 20 (AF-20)

Intended to preserve and maintain agricultural land in uses consistent with those included in an exclusive farm use district. Recognizes that certain lands therein may be of "marginal" use for agricultural and forestry purposes and provides a process and criteria for identifying marginal lands within the District. Applications for most uses, including dwellings, are reviewed for compatibility with the Plan designation. Creation of new lots for farm uses requires at least a 20 (twenty) acre minimum lot size. There are specific review standards provided in the Code for the creation of new parcels in the AF-20 District.

AGRICULTURE AND FOREST - 10 (AF-10)

Retains the area's rural character and conserves natural resources while providing for rural residential uses. This District is applied to rural lands with steep topographic chararcteristics where there are limited public facilities and services. A 10 (ten) acre minimum lot size is normally required for the creation of new parcels.

AGRICULTURE AND FOREST - 5 (AF-5)

Retains the area's rural character and conserves natural resources while providing for rural residential uses. Intended to recognize parcelization and diverse ownerships existing at the time of adoption of the Comprehensive Plan. A 5 (five) acre minimum lot size is normally required for creation of new parcels.

RURAL RESIDENTIAL - 5 (RR-5)

Recognizes rural areas which have been committed of developed for suburban residential uses with minimum farm and forest uses. Prohibits mobile homes. A 5 (five) acre minimum lot size is normally required for creation of new parcels, although divisions of land down to one acre are allowed in limited areas, through procedures specified in the Community Development Code.

RURAL COMMERCIAL (R-COM)

Provides for commercial activities which serve the convenience goods and service needs of rural sesidents while protecting the historic character of rural centers and the agricultural of forestry character of the area.

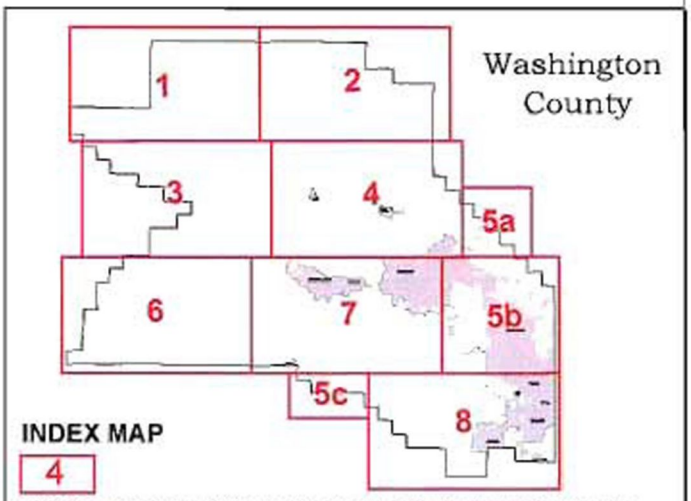
LAND EXTENSIVE INDUSTRIAL (MA-E)

Provides land for farm and forest-related industrial uses needed to support the natural resource base consistent with the rural character and level of services. Recognizes land designated MA-E pursuant to the 1973 Comprehensive Plan. Proposed industrial uses are evaluated to determine consistency with the Plan designation. Existing lawfully created industrial uses are recognized and allowed reasonable expansion, subject to certain conditions.

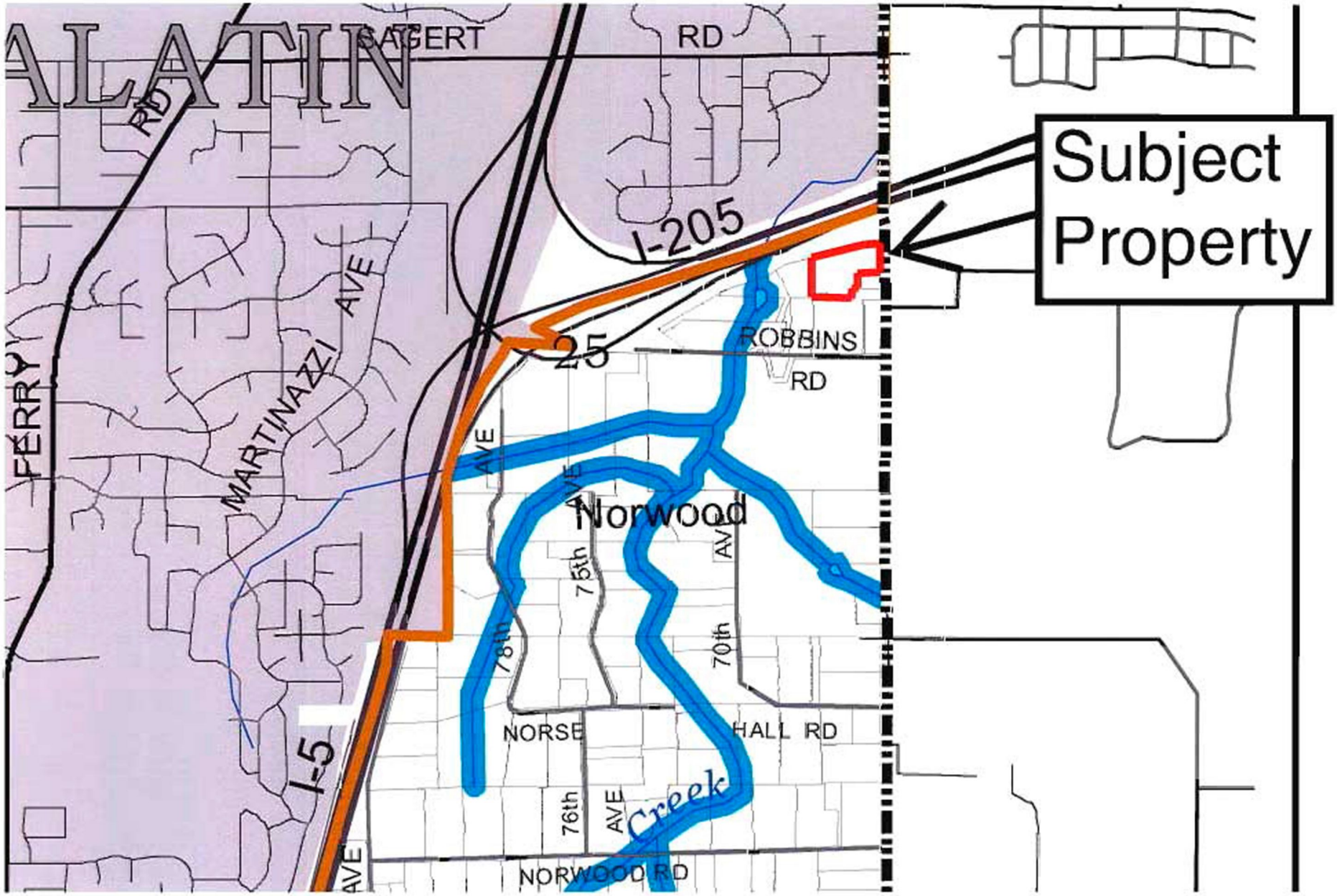
RURAL INDUSTRIAL (R-IND)

Provides for industrial uses in the County needed to support the natural resource base consistent with the rural character and rural level of services. Allows industrial uses which are primarily resource-related, such as: processing and manufacture of timber and forest-related products, farm crops and produce, and minerals and aggregates near the resource sites, and for the repair of mechanical equipment related to farm and forest activities. Proposed new industrial uses are evaluated to determine consistency with the Plan designation. Existing lawfully created industrial uses are recognized and allowed reasonable expansion, subject to certain conditions.

- Regional Trafficway / Principal Arterial Routes
- Primary Roadways
- Secondary Roadways
- Local Roads and other Minor Routes
- Gravel or Unimproved Roads
- Railroads
- × 1195 — Spot elevation in feet
- Urban Growth Boundary
- County Boundary
- Rivers
- Incorporated Urban Areas



The map above shows the locations of the ten indexed maps for the Washington County Rural Natural Resource Plan. Each map is at a scale of 1:60,000 or 1 inch represents 5000 feet.


ALATIN
SAGERT
RD
RD
I-205
Subject
Property
ROBBINS
RD
I-25
MARTINAZZI AVE
FERRY
AVE
Norwood
AVE
75th
AVE
78th
70th
NORSE
HALL RD
I-5
76th
AVE
Creek
NORWOOD RD
AVE

RURAL / NATURAL RESOURCE PLAN
SIGNIFICANT NATURAL RESOURCES

(GENERAL DESCRIPTION)

This is a generalized description of the significant resources. Additional information concerning each identified resource is available from the Washington County Department of Land Use and Transportation.

MINERAL AND AGGREGATE OVERLAY

Protects mineral and aggregate resources for future use; provides for the development of utilization of resources currently needed for economic development; regulates extraction and processing activities to minimize their impact on adjacent

DISTRICT A
Applied only to sites upon which extraction, processing and stockpiling activites are currently undertaken and to sites which may be utilized for such activities in the future. Provides regulations which minimize impacts of resource extraction and processing on adjacent land use.

DISTRICT B
Applied to land within one thousand feet of District A boundaries. Regulates the establishment of new noise sensitive uses which may be affected by mineral and aggregate extraction activities. Intended to reduce conflicting land uses an ensure that future extraction of minerals and aggregate will not be precluded by other development.

WATER AREAS AND WETLANDS

100 Year flood plain, drainage hazard areas and ponds, except those already developed.

WILDLIFE HABITAT

Sensitive habitats identified by the Oregon Department of Fish and Wildlife, and forested areas coincidental with water areas and wetlands.

WATER AREAS, WETLANDS & FISH AND WILDLIFE HABITAT

Water areas and wetlands that are also fish and wildlife habitat.

SIGNIFICANT NATURAL AREAS

Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.

HISTORIC AND CULTURAL RESOURCES

Historic Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.

RESOURCE OVERLAP

Indicates that more than one significant natural resource is located on this site. In such cases, the provisions of the Plan and Code for each resource apply.

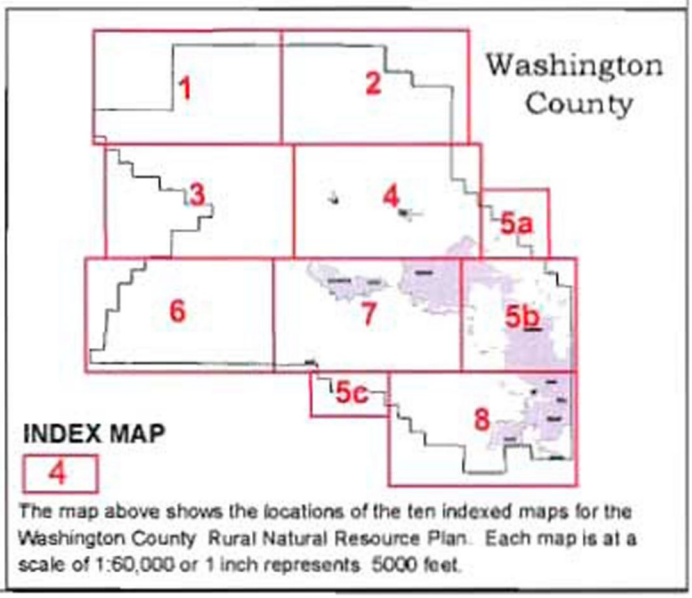
SCENIC RESOURCES

Scenic Routes
Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or the Cascade Mountains. Scenic Routes also include those stretches of streams which are identified as candidate routes for inclusion in the National Wild and Scenic River system.

Scenic Views
Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic features.

Scenic Features
Land forms, vegetation or water courses with aesthetic value to the surrounding area.

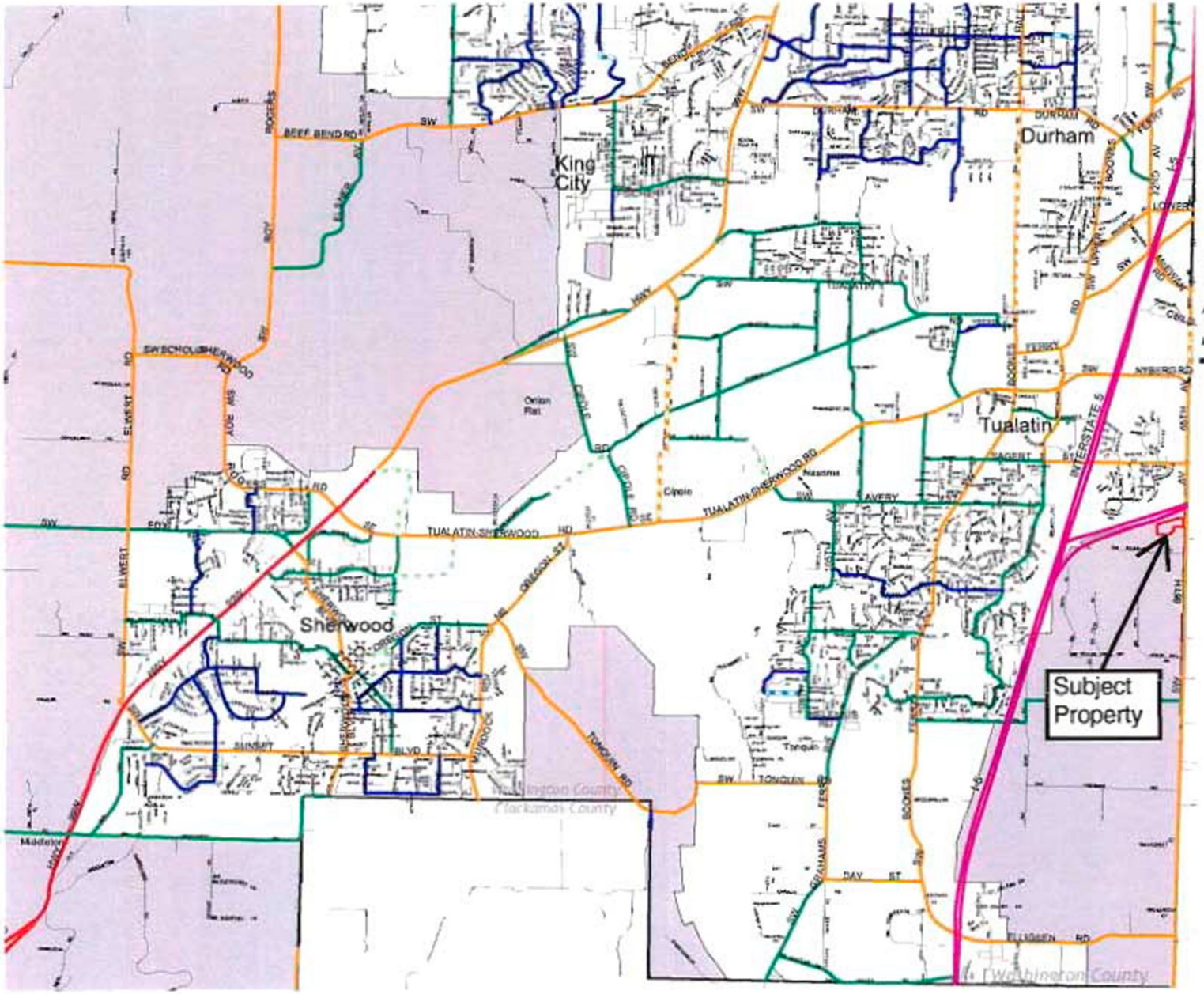
- Regional Trafficway / Principal Arterial Routes
- Primary Roadways
- Secondary Roadways
- Local Roads and other Minor Routes
- Gravel or Unimproved Roads
- Railroads
- × 1195 Spot elevation in feet
- Urban Growth Boundary
- County Boundary
- Rivers
- Incorporated Urban Areas



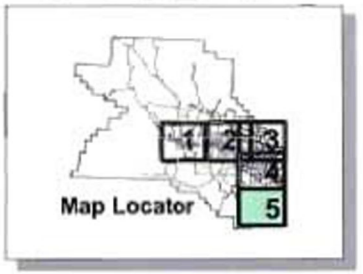
The map above shows the locations of the ten indexed maps for the Washington County Rural Natural Resource Plan. Each map is at a scale of 1:60,000 or 1 inch represents 5000 feet.

Exhibit H

Washington County Transportation Plan Maps



Washington County | Transportation Plan



Washington County Functional Classification System

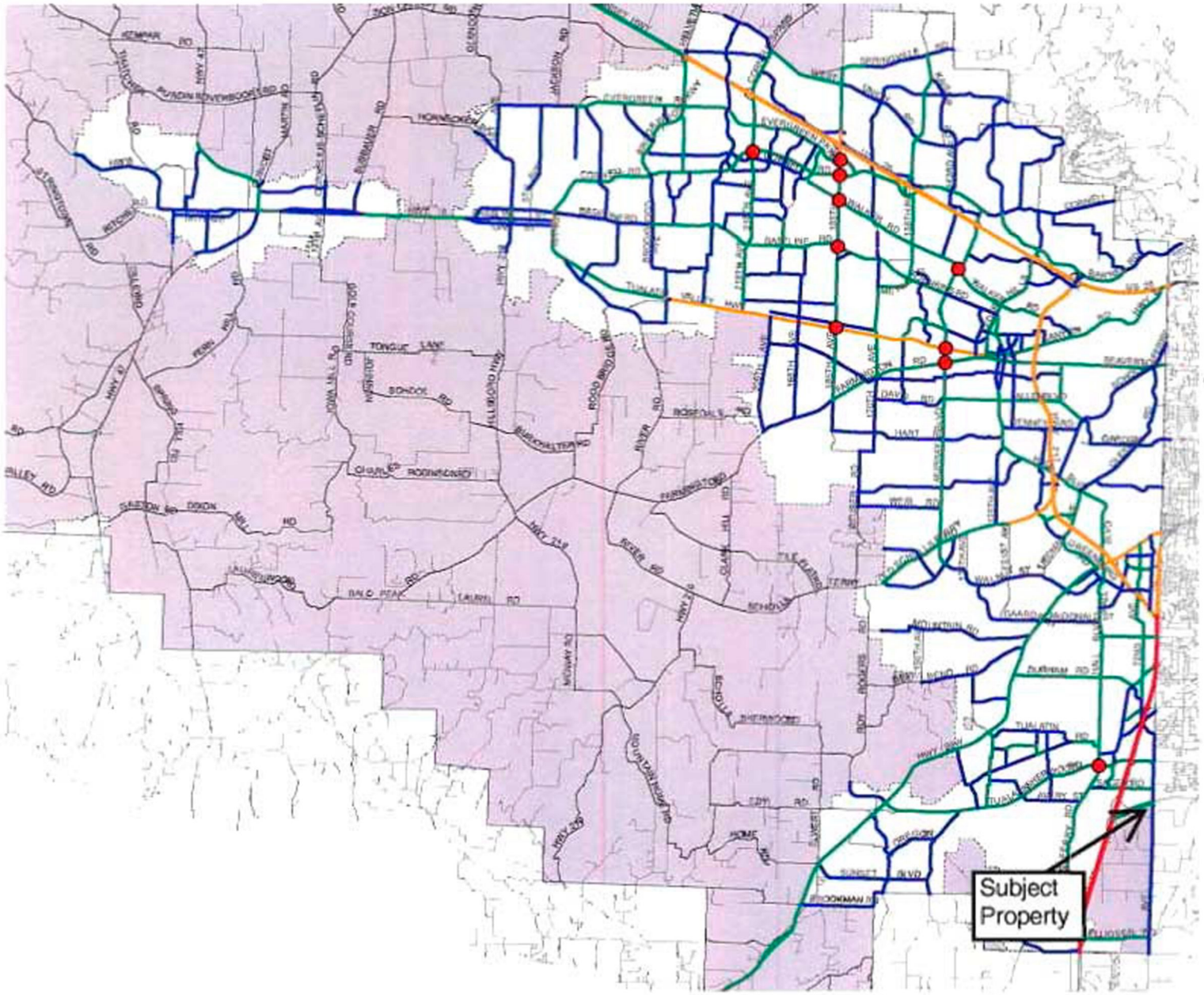
- Freeway
- Principal Arterial
- Arterial
- Collector
- Neighborhood Route
- Proposed Arterial
- Proposed Collector
- Proposed Neighborhood Route
- Local Street
- Area outside the Urban Growth Boundary
- Urban Growth Boundary

N

2,000 1,000 0 2,000 4,000 Feet

Updated 9/6/07

FIGURE 4F





Washington County Lane Numbers

- +8 Lanes
- 6-7 Lanes
- 4-5 Lanes
- 2-3 Lanes
- 2 Lanes
- Potential Grade Separated Intersection
- Urban Growth Boundary
- Area outside the Urban Growth Boundary

NOTES

All Arterial, Arterial/Collector, Collector/Collector and Arterial/Neighborhood Route intersections should plan for needed ROW for turn lanes within 300 feet of intersection. The plan should be based on a 20-year analysis.

12,000 8,000 0 12,000 Feet

N

Updated 11/23/06

FIGURE 5

Exhibit I

Pre-Application Conference Notes

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
PLANNING DIVISION
ROOM 350-14
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124
(503) 846-3519 fax: (503)846-4412

PLAN AMENDMENT PRE-APPLICATION CONFERENCE SUMMARY

PRE-APPLICANT: Scott Friedman

PROPERTY OWNER: Pavel & Irena Azpidov / Betty Scarbrough

PROCEDURE TYPE III

CPO: 5

COMMUNITY PLAN: Rural/Natural Resource

EXISTING LAND USE DISTRICT(S): RR-5

PROPERTY DESCRIPTION:
ASSESSOR MAP NO(S): 2S1 25 AD

TAX LOT NO(S): 100/500

SITE SIZE: 7 acres

ADDRESS: 20625 / 20605 SW 65TH

LOCATION: on the south side of I-205, just west of SW 65th Avenue

PROPOSED PLAN AMENDMENT: Plan designation change to AF-5 - may require an exception to Goal 14

DATE OF PRE-APPLICATION CONFERENCE: 1/30/09

PRE-APPLICANT PHONE: 503-362-7327

STAFF MEMBER: Aisha Willits, Anne Elvers

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

~~URBAN COMPREHENSIVE FRAMEWORK PLAN~~ OR RURAL/NATURAL RESOURCE PLAN CONSIDERATIONS:
DEMONSTRATE CONFORMANCE WITH THE FOLLOWING POLICIES AND APPLICABLE IMPLEMENTING STRATEGIES
UNDER THESE POLICIES: 1, p. 4, 2, 6, 8, 14, 18, 19, 22, 23

TRANSPORTATION PLAN CONSIDERATIONS:
DEMONSTRATE CONFORMANCE WITH THE FOLLOWING POLICIES AND APPLICABLE IMPLEMENTING STRATEGIES
UNDER THESE POLICIES: 1, 2, 4, 5, 6, 10, 19

COMMUNITY PLAN CONSIDERATIONS (URBAN AREA ONLY):
DEMONSTRATE CONFORMANCE WITH THE COMMUNITY PLAN OVERVIEW, GENERAL DESIGN ELEMENT NUMBER(S) _____, THE DESCRIPTION OF THE _____ SUBAREA, SUBAREA DESIGN ELEMENT NUMBER(S) _____, PRESCRIPTIONS FOR AREA OF SPECIAL CONCERN _____, AND SIGNIFICANT NATURAL AND HISTORIC & CULTURAL RESOURCE(S) DESIGNATION(S) OF _____ ON THE PROPERTY.

COMMUNITY DEVELOPMENT CODE CONSIDERATIONS:
APPLICABLE LAND USE DISTRICT SECTIONS (PURPOSE AND PERMITTED USES): 348, 350

PHYSICAL LIMITATIONS OF SITE (SECTIONS 421, 422): 421

On-site Public Notice Requirement (Rural Area Only): Section 204-1.4 requires the site to be posted with a public notice sign and an affidavit of posting filed within twenty-one (21) days of application acceptance.

OTHER CONSIDERATIONS:
State Transportation Planning Rule (OAR 660-12-060) possibly others if an exception to Goal 14 is required.

REVIEW AUTHORITY: ☒ Planning Commission or ☐ Board of County Commissioners if an exception is req'd

GENERAL INFORMATION

PREVIOUS CASE FILES:

OUTSTANDING CONDITIONS AND VIOLATIONS:

OTHER INTERESTED AGENCIES AND ORGANIZATIONS: Tualatin

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	
10	PRE-APPLICATION SUMMARY
10	PLAN AMENDMENT APPLICATION FORM
10	WRITTEN EXPLANATION, JUSTIFICATION - submit one for initial review
1	FEE CONTRACT (SIGNED)
1	WASHINGTON COUNTY TAX MAP(S) (must be obtained from Assessment & Taxation Department) 2S1 25
1	WELL REPORTS(LOGS) FOR SECTIONS 2S125, 2S124, 2IE 30B, 2IE 30C

SERVICE PROVIDER LETTERS

10	PUBLIC WATER (if applicable)
10	SCHOOL
10	FIRE
⊘	SEWER
⊘	SEPTIC SYSTEM
⊘	SURFACE WATER
⊘	PARK
10	TRANSPORTATION: Traffic Impact Statement and /or Traffic Analysis
10	SHERIFF
⊘	TRI-MET
1	ODOT - CONTACT Marah Danielson 503-730-8200
10	CITY OF Tualatin
	OTHER

1 $3500.00 FEE DEPOSIT OF ~~$1000~~, EXCEPT FOR APPLICATIONS FOR PLAN AMENDMENTS FROM AF-10 AND AF-5, WHICH REQUIRE A DEPOSIT $1000. ~~[THE FINAL COST OF PROCESSING THIS APPLICATION IS ESTIMATED TO BE]~~ THIS ESTIMATE IS NOT BINDING ON THE COUNTY, AND MAY NOT REFLECT THE FINAL COST OF PROCESSING THE APPLICATION.)

1 MAILING LIST AND MAP FOR PROPERTIES IN AN ADJACENT COUNTY - Clackamas 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.

Exhibit J

Washington County Traffic Impact Statement

Received
APR 21 2009
Westlake Consultants

Land Development Services
Land Use & Transportation

(For office use) → 020-24130

FEB 13 2009
RECEIVED

WASHINGTON COUNTY
Dept. of Land Use & Transportation
Current Planning Services
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
http://www.co.washington.or.us

Traffic Impact Statement (T.I.S.) Request

REQUIRED IF DEVELOPMENT GENERATES 40 A.D.T. OR MORE (4 OR MORE LOTS - SEE TRANSP. HANDOUT)
OPTIONAL, BUT RECOMMENDED IF <40 A.D.T.

FEE FOR SITE INSPECTION & REPORT: $350.00 (7/1/08 - 6/30/09)
Accepted By: Front Counter Date: 2-13-09

Existing Use:
RR-5 Suburban Residential

Proposed Development Action:
AF-5 Agriculture - Forestry

If Residential: Total # of Dwelling Units 1
Single Family 1 Multi-Family —

	EXISTING	PROPOSED
If Industrial or Commercial:		
# of sq. feet/ or gross floor area	—	—
# of employees	—	—
If institutional:		
# of sq. feet	—	—
# of students, employees, or members	—	—

Map Amendment

Contractors Establishment for a 3000 ft² Landscaping business

PLEASE TYPE OR PRINT IN INK.

Applicant or Applicant's Representative:
NAME: Thomas Krueger; Westlake Consultants
ADDRESS: 15115 SW Sequoia Pkwy, Ste 160
Tigard, OR 97224
Phone Number 503-684-0652

Owner:
NAME: Scott Friedman; FGT Investments, LLC
ADDRESS: 4400 Dallas Hwy
Salem, OR 97304
Phone Number 503-362-7327

CPO 5 Land Use Designation (Zoning) RR-5
Urban (inside the UGB) or Rural (outside the UGB)

Property Description:

Tax Map(s):	Lot Number(s):
2S 1 25AD	100

Site Size 5 Ac
Site Address 20625 SW 65th Ave.
Nearest cross street (or directions to site):
just south of I-205, on west side of 65th

ALL PROPOSED ACCESS TO THE SITE MUST BE INDICATED ON A SITE PLAN AND MARKED IN THE FIELD WITH A STAKE AND FLAG. (i.e. fluorescent Surveyor's ribbon).

List all Roads on which the site has frontage:

Road Name	Functional Class
1. 65th Ave	Rural Arterial
2.	
3.	

A T.I.S. provides potential land development applicants with a site-specific list of typical requirements and public improvements relating to County roads, but does not constitute all possible requirements. The T.I.S. report must be completed before the applicant submits a Land Development Application. The completed T.I.S. report is considered part of a complete Application for all development that generates 40 A.D.T. (4 or more lots, etc.)

Submit **$350.00**, this completed **request form**, an **8½" X 11" or 11" x 17" reduced site plan showing all access points**, and an **8½" X 11" photocopy of the current tax map** indicating all subject properties to Teri Heino, Assistant Planner, in Current Planning Services.

NOTE: Please allow at least 6 weeks for processing.

The applicant may be required to submit an Access Report (to assure safe function of the site's access) if the project generates >500 trips per day. The applicant will be notified on the completed T.I.S. if an Access Report is required. If required, the Access Report must be accepted by a County Traffic Analyst, (503) 846-7950, before submittal of a Land Development Application (allow approx. 10 days for review).

Permit Type: TIS
Permit Status: FINAL
Situs Address: 20625 SW 65TH AV TU
Parcel Number: 2S125AD00100
Owner: ASPIDOV, PAVEL & IRENA
Payee:

Date: 04-20-2009
Project #:
Permit #: 02024130
Applied: 02/13/2009
Issued: 02/13/2009
To Expire: 04/20/2010

Applicant: WESTLAKE CONSULTANTS
Address: THOMAS KRUGER
15115 SW SEQUOIA PKWY #150

TIGARD, OR 97224

Const Type: LAND
Appl. Phone: 503-684-0652
Cont. Phone:
Valuation: $0.00
Validated By: TERIH

Description: PRELIM SITE VISIT 20625 SW 65TH AVE

Account Status:

Transaction Date: 02/13/2009
ransaction Time: 01:12 PM
Initials: TLH

Fees Calculated: $350.00
Additonal Fees: $0.00
Fees Due: **$350.00**

Payments To Date: $350.00
Account Balance: **$0.00**

Trust Account List:

Transaction List:

Type	Method	Description	Amount
Payment	Check	# 6368	350.00

Account Item List:

Fee ID	Description	Account Code	Current Pmts
1037	Traffic Impact Statement	172.602030.44095	350.00

Total Fees: **350.00**

WASHINGTON COUNTY
Department of Land Use & Transportation
Current Planning Services
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
http://www.co.washington.or.us

TRAFFIC IMPACT STATEMENT #02024130

THIS TRAFFIC IMPACT STATEMENT PROVIDES AN OVERVIEW OF TRANSPORTATION ISSUES AND MAY SERVE AS THE BASIS FOR TRANSPORTATION-RELATED FINDINGS AND/OR RECOMMENDATIONS TO THE REVIEW AUTHORITY REGARDING THE PROPOSED LAND USE APPLICATION. ADDITIONAL TRANSPORTATION IMPACTS MAY BE IDENTIFIED DURING THE APPLICATION REVIEW PROCESS. *THIS TRAFFIC IMPACT STATEMENT IS VALID FOR ONE YEAR FROM THE ISSUANCE DATE; HOWEVER, THE PROPERTY WILL BE SUBJECT TO CHANGES IN COUNTY REGULATIONS THAT BECOME EFFECTIVE AFTER THE ISSUANCE DATE BUT PRIOR TO LAND USE APPLICATION SUBMITTAL.*

DATE ISSUED: April 20, 2009

RURAL/NATURAL RESOURCE PLAN ELEMENT

EXISTING LAND USE DISTRICT(S):
RR5 (Rural Residential 5 ac. min.)

ASSESSOR MAP: TAX LOT NUMBER(S):
2S1 25 AD 00100

SITE SIZE: 5.0 acres

SITE ADDRESS: 20625 SW 65th Avenue.

LOCATION: At the southwest corner of the intersection of SW 65th Avenue and Interstate Highway 205.

EXISTING USE: Nursery/Landscaping business.

PROPOSED DEVELOPMENT: Plan amendment from RR-5 to AF-5 with subsequent development review for a contractor's establishment to abate a code violation (UV080200).



ITEM I OUTLINES APPLICABLE REVIEW CRITERIA FOR THE PROPOSED PLAN AMENDMENT. IF THE PLAN AMENDMENT IS APPROVED, ITEMS II THROUGH XI OUTLINE CRITERIA AND FINDINGS FOR ANY SUBSEQUENT LAND USE APPLICATIONS.

I. PLAN AMENDMENT CRITERIA:

Pursuant to Oregon Administrative Rule (OAR) 660-012-0060, the following comments are intended to address the overall transportation system impacts of this plan amendment proposal. These comments should not be used in conjunction with the

actual, immediate, traffic impacts that may be associated with a request for development approval of a specific use on this site.

Questions regarding these Plan Amendment Criteria comments should be directed to Gregg Leion, Senior Planner – Long Range Planning Division, at 503-846-3969.

A. The proposed plan amendment would change the plan designation on tax lot 100, Map 2S1 25AD from RR-5 (Rural Residential) to AF-5 (Agriculture/Forest).

B. Under the current and proposed plan designations of RR-5 and AF-5, a reasonable worst-case development scenario (for trip generation) would be a retail nursery which is permitted outright in both land use districts. There is no significant difference in potential trip generation from the site under a reasonable worst-case development scenario regardless of whether the plan designation is AF-5 or RR-5.

C. The Oregon Transportation Planning Rule (TPR), OAR 660-12-060 (attached) requires an analysis of the impact of a proposed plan amendment on the planned transportation system. To address this requirement, the County typically requires a comparative analysis of a reasonable worst case development of a site under the current and proposed land use designation. Applicants may be required to provide a traffic analysis, prepared by a professional traffic engineer, licensed in the state of Oregon, which addresses the applicable provisions of the TPR and that considers a reasonable worst case development from the list of permitted uses found in the Community Development Code (CDC) under existing and proposed land use designations.

D. In this instance, since a reasonable worst-case development scenario under either the existing or proposed plan designations would result in similar potential trip generation, it is unnecessary for the applicant to provide a formal traffic analysis. It will be sufficient for the applicant to address the relevant Transportation Plan policies as discussed below and to recognize that the reasonable worst-case trip generation would likely be based on use of the site as a retail nursery with no appreciable difference in trip generation under either existing or proposed plan designations. Based on that fact, there will be no significant affect on transportation facilities, as defined in the TPR and additional TPR findings will not be required of the applicant.

E. The proposed plan amendment is subject to the following policies from the County's 2020 Transportation Plan, which are listed below.

1.0 TRAVEL NEEDS POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO PROVIDE A MULTI-MODAL TRANSPORTATION SYSTEM THAT ACCOMMODATES THE DIVERSE TRAVEL NEEDS OF WASHINGTON COUNTY RESIDENTS AND BUSINESSES.

This policy requires an analysis of whether the proposed plan amendment is not expected to have a detrimental impact on the capacity or level of service on any of the transportation facilities in a reasonable traffic impact area. If there is no significant anticipated increase in potential trip generation, then the proposal would not conflict with Policy 1.0.

2.0 SYSTEM SAFETY POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO PROVIDE A TRANSPORTATION SYSTEM THAT IS SAFE.

This policy can be addressed by identification of any traffic safety impacts associated with potential future development on the subject property. Traffic safety is implemented via the traffic safety regulations set forth in the Community Development Code and Resolution and Order 86-95.

4.0 SYSTEM FUNDING POLICY
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.

This policy can be addressed by acknowledgment that payment of the Traffic Impact Fee when new development occurs will result in collection of funds that will be applied toward future capacity improvements.

5.0 SYSTEM IMPLEMENTATION AND MANAGEMENT POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO EFFICIENTLY IMPLEMENT THE TRANSPORTATION PLAN AND TO EFFICIENTLY MANAGE THE TRANSPORTATION SYSTEM

This policy can be addressed by demonstrating that significant impacts on capacity or roadway safety are not anticipated.

6.0 ROADWAY SYSTEM POLICY
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.

This policy may be addressed by demonstrating that the proposed plan amendment will not result in significant increases in trips or travel demand.

10.0 FUNCTIONAL CLASSIFICATION POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO ENSURE THE ROADWAY SYSTEM IS DESIGNED AND OPERATES EFFICIENTLY THROUGH USE OF A ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM.

This policy should be addressed by an explanation of whether the proposed plan amendment will affect the Functional Classification of SW 65th Avenue as a result of allowing land uses that are inconsistent with those identified in the Transportation Plan.

19.0 TRANSPORTATION PLANNING COORDINATION AND PUBLIC INVOLVEMENT POLICY
IT IS THE POLICY OF WASHINGTON COUNTY TO COORDINATE ITS TRANSPORTATION PLANNING WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND TO PROVIDE

OPPORTUNITIES FOR CITIZENS TO PARTICIPATE IN PLANNING PROCESSES.

This policy is implemented by the County through its public involvement standards for plan amendments and by application of the Transportation Planning Rule to all plan amendment applications.

II. TRIP GENERATION:

A. ITE does not publish trip generation data for the proposed use (landscaping contractor's establishment).

B. The applicant will be required to provide a trip generation estimate with a land use application submittal. The trip generation estimate should also include an analysis of trips associated with taxlot 2S125AD00500, located west of the subject property (ref. Item VII. A. below).

III. FUTURE TRANSPORTATION IMPROVEMENTS IN THE AREA:

A. No near-term future Washington County-funded transportation projects have been identified which would affect the subject property.

B. Clackamas County and/or the Oregon Department of Transportation (ODOT) may have future system improvements planned that could affect the subject property. The applicant may wish to consult with these agencies prior to submitting a land use application.

IV. TRANSPORTATION SYSTEM DESIGNATIONS/REQUIREMENTS:

A. SW 65th Avenue (County Road #591) is designated as a 2-3 lane Arterial road per the 2020 Washington County Transportation Plan, requiring 90 feet of right-of-way (45 feet from centerline).

B. Interstate Highway 205, which abuts the north line of the subject property, is designated as a Freeway per the 2020 Washington County Transportation Plan, and is governed by the Oregon Department of Transportation (ODOT).

V. RIGHT-OF-WAY DEDICATION:

A. A review of the tax map for the subject property indicates that a variable-width right-of-way (minimum 20 feet from centerline) currently exists along the site's frontage of SW 65th Avenue.

B. The applicant will be required to dedicate additional right-of-way to provide 45 feet from centerline of SW 65th Avenue adjacent to the site.

VI. TRANSPORTATION SYSTEM IMPROVEMENTS:

A. SW 65th Avenue is currently improved to County standard. No additional improvements to SW 65th Avenue are necessary at this time, except as may be required per item IX below.

VII. ACCESS:

A. Based on a site plan provided by the applicant, the existing access point to the site from SW 65th Avenue, located near the site's north property line, was evaluated. This access also appears to provide the only access to a public road (SW 65th Avenue) for adjacent taxlot 2S125AD00500, located west of the subject property (ref. easement dedication at Book 890, Page 692).

VIII. SIGHT DISTANCE:

A. CDC Section 501-8.5. F. and Washington County Uniform Road Improvement Design Standards (WCURIDS) Section 210.7 require adequate intersection sight distance at a site's access to a County or public road and at all intersections of County or public roads, in accordance with the standards of CDC 501-8.5. F.

B. CDC Section 501-8.5 F.(4) establishes that the required sight distance for an access to a County road and at all intersections of County or public roads is equal to ten times the vehicular speeds of the road.

C. SW 65th Avenue is posted 45 MPH adjacent to the subject site; therefore required sight distance at the access to SW 65th Avenue is 450 feet in both directions.

D. Sight distance at the existing access to SW 65th Avenue is currently restricted in both directions:

1. Sight distance to the north may be adequate upon vegetation and/or tree removal; however, a bridge railing for the SW 65th Avenue overpass of I-205 may also be an obstruction.
2. Sight distance to the south is restricted at approximately 350 feet due to a vertical curve in the road.

E. Preliminary Certification of sight distance at the site access must be prepared by a licensed Oregon professional engineer in accordance with CDC 501-8.5.F.(2) through (7) and be submitted with a land development application. *NOTE: NO APPLICATION WILL BE APPROVED UNTIL ADEQUATE SIGHT DISTANCE IS AVAILABLE AT ALL INTERSECTIONS ON AND ABUTTING THE DEVELOPMENT SITE IN ACCORDANCE WITH THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE.*

F. Upon completion of the of the development, including the improvements identified in the Preliminary Sight Distance Certification, the applicant will be required to provide Final Certification of Sight Distance at the access to SW 65th Avenue to confirm that required intersection sight distance has been achieved. Certification must be prepared by a licensed Oregon professional engineer in accordance with CDC 501-8.5 F. *NOTE: NO DEVELOPMENT WILL BE FINALED UNTIL ADEQUATE SIGHT DISTANCE IS AVAILABLE AT ALL INTERSECTIONS ON AND ABUTTING THE DEVELOPMENT SITE IN ACCORDANCE WITH THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE.*

G. Periodic trimming of vegetation will be required to maintain adequate sight distance.

IX. TRANSPORTATION SAFETY REVIEW AND IMPROVEMENTS:

A. If the proposed use will generate more than 200, but less than 500, average daily vehicular trips (ADT), a "Traffic Safety Review" will be conducted by the County Traffic

Engineer in conjunction with any land use application review for this development pursuant to CDC 509-9.3 C.

B. If the proposed use will generate 500 or more average daily vehicular trips (ADT), a traffic analysis evaluating and making recommendations for traffic safety must be prepared by the applicant and submitted for review by the County Traffic Engineer in conjunction with any land use review application for this development.

C. The County Traffic Engineer may establish requirements for additional developer-provided safety improvements, potentially including off-site improvements. *ALL REQUIRED IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY OF ANY PROPOSED DEVELOPMENT.*

X. TRANSPORTATION IMPROVEMENT PERMITS:

A. If land use approval is granted for the subject development proposal, the applicant shall obtain an necessary permits from the Washington County Department of Land Use and Transportation for any work to be performed within the public right-of-way, such as any modifications to the existing access (including removal of vegetation or other obstructions to obtain adequate sight distance).

B. The eastern half of SW 65th Avenue is under Clackamas County jurisdiction. Upon acceptance, a copy of a complete development application will be routed to Clackamas County for comment. Depending on the extent of any work required within the right-of-way, Clackamas County may also require permits.

C. Interstate Highway 205 is under ODOT jurisdiction. Upon acceptance, a copy of a complete development application will be routed to ODOT for comment. If land use approval is granted for the subject development proposal, obtain any necessary permits from ODOT. It is advisable for the applicant to contact the ODOT Region 1 Development Review Coordinator for preliminary comments and requirements prior to application submittal:

Seth Brumley
ODOT
123 NW Flanders Street
Portland, OR 97209-4037
(503) 731-8234

XI. WAIVERS:

A. In accordance with Community Development Code (CDC) Section 501-9.9 for Collector & Arterial roads, sign and record a waiver of the right to remonstrate against the formation of a local improvement district (LID) or other mechanism to improve the base facility of SW 65th Avenue to County standards between Interstate Highway 205 and SW Norwood Street.

Exhibit K

Service Provider Letters

ORIGINAL

PRE-APPLICATION 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
www.co.washington.or.us

REQUEST FOR STATEMENT OF SERVICE AVAILABILITY FOR SHERIFF OR POLICE SERVICES

☒ WASHINGTON COUNTY SHERIFF

Service Provider: PLEASE RETURN THIS FORM TO:
APPLICANT:
COMPANY: Westlake Consultants, Inc
CONTACT: Thomas Krueger
ADDRESS: 15115 SW Sequoia Pkwy, Ste 150
Tigard, OR 97224
PHONE: 503-684-0652

OWNER(S):
NAME: Scott Friedman; FGT Investments, LLC
ADDRESS: 4400 Dallas Hwy
Salem, OR 97304
PHONE:

Property Desc.: Tax Map(s): 2S12S AD Lot Number(s): 100

Site Size: 5 Ac

Site Address: 20625 SW 65th Ave
Nearest cross street (or directions to site): just south of I-205, on west side of 65th

PROPOSED PROJECT NAME: Green Thumb Landscaping, CPA/ZC

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)
Comprehensive Plan Amendment & Zone Change

EXISTING USE: RR-5 (Rural Residential) PROPOSED USE: AF-5 (Ag/Forestry)

IF RESIDENTIAL:	IF INDUSTRIAL/COMMERCIAL:	IF INSTITUTIONAL:
NO. OF DWELLING UNITS: 1	TYPE OF USE:	NO. SQ. FT.
SINGLE FAM. 1 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 increased the level to 1.0 officer per 1,000 population in specified areas.

SIGNATURE: K Bowersox for Melaney Koch POSITION: Sr Admin/Records Mgr DATE: 2-9-09

☐ SERVICE LEVEL IS INADEQUATE TO SERVICE 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
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: Westlake Consultants, Inc.
CONTACT: Thomas Krueger
ADDRESS: 15115 SW Sequoia Pkwy, Ste 150
Tigard, OR 97224
PHONE: 503-684-0652

OWNER(S):
NAME: Scott Friedman; FGT Investments, LLC
ADDRESS: 4400 Dallas Hwy
Salem, OR 97304
PHONE: _____

Property Desc.: Tax Map(s): 2S 12S AD Lot Number(s): 100

Site Size: 5 Ac

Site Address: 20625 SW 65th Ave.

Nearest cross street (or directions to site): Just south of I-205, on west side of 65th

☒ SCHOOL DISTRICT NO.: TIGARD/TUALATIN

PROPOSED PROJECT NAME: Green Thumb Landscaping CPA/ZC

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)
Comprehensive Plan Map Amendment & Zone Change

EXISTING USE: RR-5 (Rural Residential) PROPOSED USE: AF-5 (Ag/Forestry)

IF RESIDENTIAL:	IF INDUSTRIAL/COMMERCIAL:	IF INSTITUTIONAL:
NO. OF DWELLING UNITS: 1	TYPE OF USE: N/A	NO. SQ. FT. N/A
SINGLE FAM. 1 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: Bonita Z. Mayo-Wynne POSITION: Chief Financial Off. DATE: 4/9/09

☐ SERVICE LEVEL IS INADEQUATE TO SERVICE 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. Busing 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: _____

WASHINGTON COUNTY
OREGON

Date: 4/3/09

Washington County School District Service Analysis

RE: Plan Amendment, changing from RR-5 (land use district) to AF-5, 2S 125AD (map location) Tax Lot 100.

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?
   2.6 miles from Byrom Elem., 4.01 miles from Hazelbrook MS, 2.71 miles from Tualatin H.S.
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?
   Byrom Elem = 700; Hazelbrook MS = 1,000; Tualatin HS = 1,900
4. Will the addition of 0 (__) future single family dwellings cause any serious impact on the current educational services provided?
   NO

Thank you for providing the additional information for the plan amendment request.

SIGNATURE: Anita L. Mayberry DATE: 4/9/09
POSITION: Chief Financial Officer

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Department of Land Use & Transportation • Planning Division
155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 • fax: (503) 846-4412

FINAL

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: Westlake Consultants, Inc
CONTACT: Thomas Kruger
ADDRESS: 15115 SW Sequoia Pkwy, Ste 150
Tigard, OR 97224
PHONE: 503-684-0652

OWNER(S): Scott Friedman;
NAME: FGT Investments, LLC
ADDRESS: 4400 Dallas Hwy
Salem, OR 97304
PHONE: _____

Property Desc.: Tax Map(s): 2S1 25AD Lot Number(s): 100

Site Size: 5 Ac
Site Address: 20625 SW 65th Ave.
Nearest cross street (or directions to site): just south of I-205, on west side of 65th

- ☐ WATER DISTRICT: _____
- ☒ FIRE DISTRICT: TVFR
- ☐ TRI-MET
- ☐ TUALATIN HILLS PARK & REC. DISTRICT
- ☐ CITY OF _____
- ☐ CLEAN WATER SERVICES

PROPOSED PROJECT NAME: Friedman CPA / ZC

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, PARTITION, SPECIAL USE)
Comprehensive Plan Amendment / Zone Change

EXISTING USE: RR-5 Suburban Residential PROPOSED USE: AF-5 Ag/Forestry

IF RESIDENTIAL:	IF INDUSTRIAL/COMMERCIAL:	IF INSTITUTIONAL:
NO. OF DWELLING UNITS: 1	TYPE OF USE: _____	NO. SQ. FT. _____
SINGLE FAM. 1 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.

The Fire District has personnel + equipment in the area that can respond to an emergency.

SIGNATURE: Karen Mc[illegible] POSITION: DFM DATE: 4/3/09

☐ SERVICE LEVEL IS INADEQUATE TO SERVICE THE PROPOSED PROJECT.
Please indicate why the service level is inadequate.

SIGNATURE: _____ POSITION: _____ DATE: _____

Service1 12/11/03

WASHINGTON COUNTY
OREGON

Date: 4/3/09

Washington County Fire District Service Analysis

RE: Plan Amendment, changing from RR-5 (land use district) to AF-5, 2S12SAD (map location) Tax Lot 100.

Fire District: TVFR

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?

   Approximately 4 miles

2. What will be the average emergency response time to the parcel(s) referenced above?

   less Than Six minutes.

3. What is the total number of personnel and equipment available for an initial attack on fire spread at the parcel(s) referenced above?

   2 Engines, 1 truck / 1 Chief Command Unit / 10 Emergency Responders

4. Will the addition of 1 (0) 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: Karen Hess DATE: 4/3/09

POSITION: Deputy Fire Marshall

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Department of Land Use & Transportation • Planning Division
155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 • fax: (503) 846-4412

Exhibit L

Title Information

Lawyers Title
INSURANCE CORPORATION

Washington (OR)

OWNERSHIP INFORMATION

Owner	: Fgt Investments LLC	Parcel Number	: R0535200
CoOwner	:	Ref Parcel #	: 2S125AD 00100
Site Address	: 20625 SW 65lh Ave Tualatin 97062	T: 02S R: 01W S: 25	
Mail Address	: PO Box 3370 Tualatin Or 97062		
Telephone	:		

SALES AND LOAN INFORMATION

Transferred	: 09/28/2007	Loan Amount	:
Document #:	104626	Lender	:
Sale Price	: $650,000	Loan Type	:
Deed Type	: Contract of Sale	Interest Rate	:
% Owned	: 100	Vesting Type	: Corporation

PROPERTY DESCRIPTION

Map Page Grid	: 685 H5
Census Tract	: 321.05 Block: 3
Neighborhood	: SEWC
School District	: Tigard
Subdivision/Plat	:
Class Code	: Mh6
Land Use	: 4012 Res,Rural,Not Spec Assd,Improved
Legal	: ACRES 5.00
	:
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $505,000
Mkt Structure	: $123,290
Mkt Total	: $628,290
%Improved	: 20
M50 Total	: $230,240
Levy Code	: 02314
08-09 Taxes	: $3,163.49
Millage Rate	: 13.7320

PROPERTY CHARACTERISTICS

Bedrooms	: 3	Lot Acres	: 5.00	Year Built	: 1994
Bathrooms	: 2.00	Lot SqFt	: 217,800	EffYearBlt	: 1994
HeatMethod:	Forced	BsmFin SF	:	Floor Cover	: Carpet
Pool	:	BsmUnfinSF:		Foundation	: Concrete Ftg
Appliances	:	Bldg SqFt	: 1,620	Roof Shape	:
Dishwasher	:	1stFlrSF	: 1,620	Roof Matl	:
Hood Fan	:	UpperFlSF	:	InteriorMat	:
Deck	: Yes	Porch SqFt	: 1	Paving Matl	:
GarageType:		Attic SqFt	:	Ext Finish	: Hardboard
Garage SF	:	Deck SqFt	: 140	Const Type	: Wd Stud\shtg

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed

Washington County, Oregon
09/28/2007 11:13:17 AM 2007-104626
D-C Cnt=1 Stn=7 IC GRUNEWALD
$20.00 $5.00 $11.00 $650.00 - Total = $686.00

01170869200701046260040041

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

Seller:
Pavel Aspidov & Irena Aspidov
12936 SE Wellington Ct.
Portland,Oregon 97236

Buyer:
FGT Investments, LLC,
an Oregon Limited Liability Company
4400 Dallas Hwy
Salem, Oregon 97304

After recording return to:
Richard Speight, PC
2416 SW 5th Ave.
Portland, OR 97201
Until a change is requested, all tax statements shall be sent to the following address:
FGT Investments, LLC,
an Oregon Limited Liability Company
4400 Dallas Hwy
Salem, Oregon 97304

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
$650.00 FEE PAID
9-28-07 DATE

TRANSNATION TITLE INSURANCE CO. 504004933

MEMORANDUM OF CONTRACT OF SALE

DATED: September 17, 2007 effective September 1, 2007

BETWEEN: Pavel Aspidov, and
Irena Aspidov, Husband and Wife, ("Seller")
12936 SE Wellington Ct.
Portland,Oregon 97236

AND: FGT Investments, LLC,
an Oregon Limited Liability Company ("Purchaser")
4400 Dallas Hwy
Salem, Oregon 97304

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in that certain real property in Washington County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on September 30, 20014. The true and actual consideration for this conveyance is $650,000.00.
Property Tax Account No. R535200

Subject to: The rights of the public in and to that portion of the herein described property lying within the limits of street, roads and highways.

Limited access as set forth in decree entered in Circuit Court, Multnomah County, in favor of the State of Oregon, by and through its Department of Transportation, Highway Department, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly provided therein shall attach to the abutting property.

Filed : June 26, 1969
Case No. : 30-507

An easement disclosed by instrument,
Recorded : October 4, 1972
As : B 890; P 691
In favor of : Adjacent property owner
For : Roadway

An easement disclosed by instrument,
Recorded : May 12, 1975
As : B 1022; P 867 & 868
In favor of : Portland General Electric Company
For : Electric power lines and appurtenances

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS **30.930** AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).'

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37). BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (MEASURE 37). IF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505, ORS 358.515 REQUIRES NOTIFICATION TO THE STATE HISTORIC PRESERVATION OFFICER OF SALE OR TRANSFER OF THIS PROPERTY.

IN WITNESS WHEREOF, the Sellers have caused this memorandum to be executed as of the day and year first above written.

Seller:

Pavel Aspidov

Irena Aspidov

STATE OF OREGON)
) ss:
County of Multnomah)

This instrument was acknowledged before me on September 17, 2007, by Pavel Aspidov, and Irena Aspidov.

Notary Public for Oregon

OFFICIAL SEAL
JOYCE SPEIGHT
NOTARY PUBLIC - OREGON
COMMISSION NO. 410001
MY COMMISSION EXPIRES NOVEMBER 21, 2010

EXHIBIT A

LEGAL DESCRIPTION

A tract of land situated in Section 25, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at a point that is North 495 feet and West 268.53 feet from the East one-quarter corner of Section 25, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, said point being West 268.53 feet from the Southeast corner of that tract of land conveyed to Marvin C. Livermore, by Deed recorded September 7, 1977 in Book 1197, Page 775; running thence West 495 feet North of and parallel to the South line of the Northeast one-quarter of Section 25, 352 feet, more or less, to the Southeast corner of that certain tract of land conveyed to Wallace W. Skaggs, et ux, by Deed recorded October 4, 1972, in Book 890, Page 691; thence North 0° 25' 24" West 369.2 feet to a five-eights inch iron rod in the Southerly right-of-way line of the East Portland Freeway (I 205); thence Northeasterly and Easterly along the Southerly line of said freeway to a point of intersection with the centerline of Southwest 65th Avenue; thence South 265 feet, more or less, along the centerline of Southwest 65th Avenue to a point 55 feet North of the Northeast corner of that tract of land conveyed to Donald G. Dunbar, et ux, by Deed recorded January 30, 1968 in Book 679, Page 78; thence running North of and parallel to the North line of said Dunbar Tract and the Westerly extension thereof, West 250 feet; thence South 142 feet, more or less, to a point on the North line of that tract of land conveyed to Marvin C. Livermore, by Deed recorded September 7, 1977 in Book 1197, Page 775; thence Westerly following the North line of said Livermore Tract to the Northwest corner thereof; thence South 87.27 feet to the true point of beginning.

Exhibit M

Clackamas County Zoning &
Development Ordinance Section 309; RRFF-5 District

309 RURAL RESIDENTIAL FARM/FOREST 5-ACRE DISTRICT (RRFF-5) (12/20/07)

309.01 PURPOSE

This section is adopted to implement the policies of the Comprehensive Plan for Rural areas.

309.02 AREA OF APPLICATION

Property may be zoned RRFF-5 when the site has a Comprehensive Plan designation of Rural; the criteria in Policy 11.2 of the Rural section of Chapter 4 of the Comprehensive Plan are satisfied; and the criteria in Section 1202 are satisfied. (4/13/06)

309.03 PRIMARY USES

A. One detached single-family dwelling, residential home, or manufactured dwelling. A manufactured dwelling shall be subject to Section 824; (4/13/06)

B. Current employment of land for general farm uses, including:

1. Raising, harvesting, and selling of crops; (4/13/06)

2. Feeding, breeding, selling, and management of livestock, poultry, fur-bearing animals, or honeybees; (4/13/06)

3. Selling of products of livestock, poultry, fur-bearing animals, or honeybees; (4/13/06)

4. Dairying and the selling of dairy products; (4/13/06)

5. Preparation and storage of the products raised on such lands for man's use and animal use; (4/13/06)

6. Distribution by marketing or otherwise of products raised on such lands; and (4/13/06)

7. Any other agricultural use, horticultural use, animal husbandry, or any combination thereof; (4/13/06)

C. The propagation or harvesting of a forest product; (4/13/06)

D. Public and private conservation areas and structures for the conservation of water, soil, forest, or wildlife habitat resources; (4/13/06)

E. Fish and wildlife management programs; (4/13/06)

F. Public and private parks, campgrounds, playgrounds, recreational grounds, hiking and horse trails, pack stations, corrals, stables, and similar casual uses provided that such uses are not intended for the purpose of obtaining a commercial profit; (4/13/06)

G. Bus shelters under the ownership and/or control of a city, county, state, or municipal corporation, subject to Section 823; (4/13/06)

H. Utility carrier cabinets, subject to Section 830; (4/13/06)

I. Wireless telecommunication facilities listed in Subsection 835.04, subject to Section 835. (3/14/02)

309.04 ACCESSORY USES

A. Uses and structures customarily accessory and incidental to a primary use; (4/13/06)

B. Home occupations, including bed and breakfast homestays, subject to Section 822; (4/13/06)

C. Produce stands, subject to the parking requirements of Section 1007; (4/13/06)

D. Signs, subject to Section 1010; (4/13/06)

E. Guest houses, subject to Section 833; (4/13/06)

F. Family daycare providers. (5/22/03)

309.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR (3/14/02)

The following use may be approved by the Planning Director pursuant to Subsection 1305.02: (3/14/02)

A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835. (3/14/02)

309.06 CONDITIONAL USES

A. The following conditional uses may be allowed subject to review by the Hearings Officer pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800. (5/22/03)

1. Churches, subject to Section 804; (5/22/03)

2. Schools, subject to Section 805, except as restricted by Subsection 309.07(E); (4/13/06)

3. Daycare facilities, subject to Section 807; (5/22/03)

4. Cemeteries, subject to Section 808; (5/22/03)

5. Service and recreational uses that exceed the limits of Subsection 309.03(F), subject to Section 813; (5/22/03)

6. Operations conducted for the exploration, mining, and processing of geothermal resources, aggregate and other mineral resources, or other subsurface resources, subject to Section 818; (5/22/03)

7. Sanitary landfills and debris fills, subject to Section 819; (5/22/03)

8. Hydroelectric facilities, subject to Section 829; (5/22/03)

9. Bed and breakfast residences and inns, subject to Section 832; (5/22/03)

10. Composting facilities, subject to Section 834; (5/22/03)

11. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)

12. Kennels, provided that the portion of the premises used is located a minimum of 200 feet from all property lines; (5/22/03)

13. Aircraft land uses; (4/13/06)

14. Commercial recreational uses that exceed the limits of Subsection 309.03(F); (5/22/03)

15. Commercial or processing activities that are in conjunction with timber and farm uses; (11/30/06)

16. Home occupations to host events, subject to Section 806. (11/30/06)

309.07 PROHIBITED USES

A. Uses of structures and land not specifically permitted; (4/13/06)

B. Except as approved pursuant to Subsection 902.01(B)(4), a subdivision or

partition within the urban growth boundaries of Sandy, Molalla, Estacada, and Canby resulting in the creation of one or more lots or parcels of less than 5 acres in size; (4/13/06)

C. A subdivision or partition within the Portland Metropolitan Urban Growth Boundary resulting in the creation of one or more lots or parcels of less than 20 acres in size; (4/13/06)

D. Subdivisions in areas defined as Future Urban in Chapter 4 of the Comprehensive Plan; (4/13/06)

E. Schools within the areas identified as Employment, Industrial, and Regionally Significant Industrial on the Metro Region 2040 Growth Concept Map. (4/13/06)

309.08 DIMENSIONAL STANDARDS

A. Purpose: The dimensional standards are intended to: (4/13/06)

1. Provide for and protect the unique character, livability, and scenic quality of rural areas of the County; (4/13/06)

2. Provide for fire safety and protection of all structures;

3. Protect the privacy and livability of dwellings and yard areas; and

4. Preserve, within urban growth boundaries, large parcels of land for future development at urban densities.

B. Minimum Lot Size: New lots of record shall be a minimum of 5 acres in size, except as restricted by Subsections 309.07(B) through (D) or as modified by Section 902, 1013, or 1014. For the purpose of complying with the minimum lot size standard, lots that front on existing county or public roads may include the land area between the front property line and the middle of the road right-of-way. (4/13/06)

C. Minimum Front Yard Setback: 30 feet; however, there shall be no minimum front yard setback for bus shelters and roadside stands of no more than 400 square feet in area and no more than 16 feet in height. (4/13/06)

D. Minimum Side Yard Setback: 10 feet. (4/13/06)

E. Minimum Rear Yard Setback: 30 feet; however, accessory structures shall have a minimum rear yard setback of 10 feet. (4/13/06)

F. Corner Vision: No sight-obscuring structures or plantings exceeding 30 inches in height shall be located within a 20-foot radius of the lot corner nearest the intersection of two public, county, or state roads, or from the intersection of a private driveway, access drive, or private road and a public, county, or state road. Trees located within a 20-foot radius of such an intersection shall be maintained to allow 8 feet of visual clearance below the lowest-hanging branches. (4/13/06)

G. Scenic Roads: Structures built on lots adjacent to roads designated as scenic on Map V-5 of the Comprehensive Plan should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area. (4/13/06)

H. Exceptions: Dimensional standards are subject to modification pursuant to Section 900. (4/13/06)

I. Variances: The requirements of Subsections 309.08(B) through (F) may be modified pursuant to Section 1205. (4/13/06)

309.09 DEVELOPMENT STANDARDS

A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100. (4/13/06)

B. Future Urban Areas: A partitions in an area defined as Future Urban by Chapter 4 of the Comprehensive Plan shall be approved only if the applicant demonstrates that proposed locations of improvements, including easements, dedications, structures, wells, and on-site sewage disposal systems are consistent with the orderly development of the property at appropriate urban densities on the basis of the criteria in Subsection 301.02. (4/13/06)

C. Manufactured Dwelling Parks: Redevelopment of a manufactured dwelling park with a different use shall require compliance with Subsection 825.03. (12/20/07)

Exhibit N

Surrounding Property Owners Notification List & Maps

2S125AD 00301
Eveline Hannelore Forslund
6625 SW Robbins Rd
Tualatin, OR 97062

2S125AD 00400
Dale R & Rosemary Osten
6825 SW Robbins Rd
Tualatin, OR 97062

2S125AD 00200
Calvin & Diane Wigant
20675 SW 65th Ave
Tualatin, OR 97062

2S125AD 00500
Betty L Scarbrough
20605 SW 65th Ave
Tualatin, OR 97062

2S125AB 02500
Jaqueline Lopez
20312 SW 70th Ave
Tualatin, OR 97062

2S125AB 02600
Scott Koster
20336 SW 70th Ave
Tualatin, OR 97062

2S125AB 02700
Jim Wagner
20362 SW 70th Ave
Tualatin, OR 97062

2S125AB 02800
Gene Anthony Rivas
20390 SW 70th Ave
Tualatin, OR 97062

2S125AB 02900
James Carskadon
12360 SW Main St #200
Tigard, OR 97223

2S125AB 03000
Susan Clayton
20375 SW 70th Ave
Tualatin, OR 97223

2S125AB 04700
Kristopher Kai Pihl
20417 SW 70th Ave
Tualatin, OR 97062

2S125AC 00200
Todd Mather
20426 SW 70th Ave
Tualatin, OR 97062

2S125AC 00300
Ronald K & Kathleen Hood
20434 SW 70th Ave
Tualatin, OR 97062

2S125AC 00400
Norman G & Carla P Coder
7100 SW Delaware St
Tualatin, OR 97062

2S125AC 00900
Michael C & Linda Halseth
7055 SW Robbins Rd
Tualatin, OR 97062

2S125AC 01000
Michael C & Linda Halseth
7055 SW Robbins Rd
Tualatin, OR 97062

2S125AC 01100
Mathew F & Diana M Weber
7007 SW Robbins Rd
Tualatin, OR 97062

2S125AC 01200
Lawana Robinson
6955 SW Robbins Rd
Tualatin, OR 97062

2S125D0 00100
Trude S Pozzi Properties LLC
1206 SE 32nd Pl
Portland, OR 97214

2S125AC 03000
Tualatin City Of
18880 SW Martinazzi Ave
Tualatin, OR 97062

2S125AA 02200
Jerry W Gawrylow
6968 SW Potomac St
Tualatin, OR 97062

2S125AA 02300
Cheryl K Williams
6932 SW Potomac St
Tualatin, OR 97062

2S125AA 02400
John J Packer
6910 SW Potomac St
Tualatin, OR 97062

2S125AA 02500
Lonn R & Karen S Aldridge
20455 SW 69th St
Tualatin, OR 97062

2S125AA 02600
Susan E Snell
20487 SW 69th St
Tualatin, OR 97062

2S125AA 02700
Rodney E Cottis
20500 SW 69th St
Tualatin, OR 97062

2S125AA 02800
Thelma J Minear
20444 SW 69th St
Tualatin, OR 97062

2S125AA 02900
Kelly Ann Severson
20426 SW 69th St
Tualatin, OR 97062

2S125AA 03000
William E & Janice M Smiley
20402 SW 69th St
Tualatin, OR 97062

2S125AA 03100
Tony C & Carolyn C Anderson
20398 SW 69th St
Tualatin, OR 97062

2S125AA 03200
Robert P & Moana K Valdez
20374 SW 69th St
Tualatin, OR 97062

2S125AA 03300
Get H & Boa Z Lim
15551 Tanager Dr
Lake Oswego, OR 97035

2S125AA 05100
Tualatin City Of
18880 SW Martinazzi Ave
Tualatin, OR 97062

2S125AA 05200
Tualatin City Of
18880 SW Martinazzi Ave
Tualatin, OR 97062

2S125AD 00301
Michael S Blackmon
6625 SW Robbins Rd
Tualatin, OR 97062

2S125AD 00302
Cary D & Vicky L Rychen
6575 SW Robbins Rd
Tualatin, OR 97062

2S125AC 01201
Herbert W & Jackie L Kruger Jr.
6955 SW Robbins Rd
Tualatin, OR 97062

21E30B 00600
Gerald E Sagert
23187 Corral Gulch Rd
Canyon City, OR 97820

21E30B 00700
Anne Leiser
6009 SW Pendleton Ct
Portland, OR 97221

21E30B 01200
Opal V Paukner
6251 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 01400
Opal V Paukner
6251 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 01500
Steven & Marta Farris
6275 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 01600
Kim R & Teresa L Swartz
1953 NW 119th Ave
Portland, OR 97229

21E30B 01700
Thomas W & Gloria D Kreher
Po Box 908
Tualatin, OR 97062

21E30B 01900
Dorothy J Walker
11992 SW Royalty Ct #10
Portland, OR 97224

21E30B 02000
Michael Palelek
Po Box 281
Liberty Lake, WA 99019

21E30B 02100
James R & Karen L Orr
6465 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 02200
Richard Dee Smith
Po Box 276
Tualatin, OR 97062

21E30B 02300
Vivian Crawford
6424 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 02400
George K Schaler
6362 SW Prosperity Park Rd
Tualatin, OR 97062

21E30B 02500
Dennis B Fink
6250 SW Prosperity Park Rd
Tualatin, OR 97062

21E30C 01101
Michael Kelly Robertson
Po Box 1814
Tualatin, OR 97062

21E30C 01102
William C & Sharon K Sargant
21100 SW 65th Ave
Tualatin, OR 97062

21E30C 01200
Douglas C Rowland
Po Box 1414
Tualatin, OR 97062

21E30C 01301
Kenton M Brook
21150 SW 65th Ave
Tualatin, OR 97062

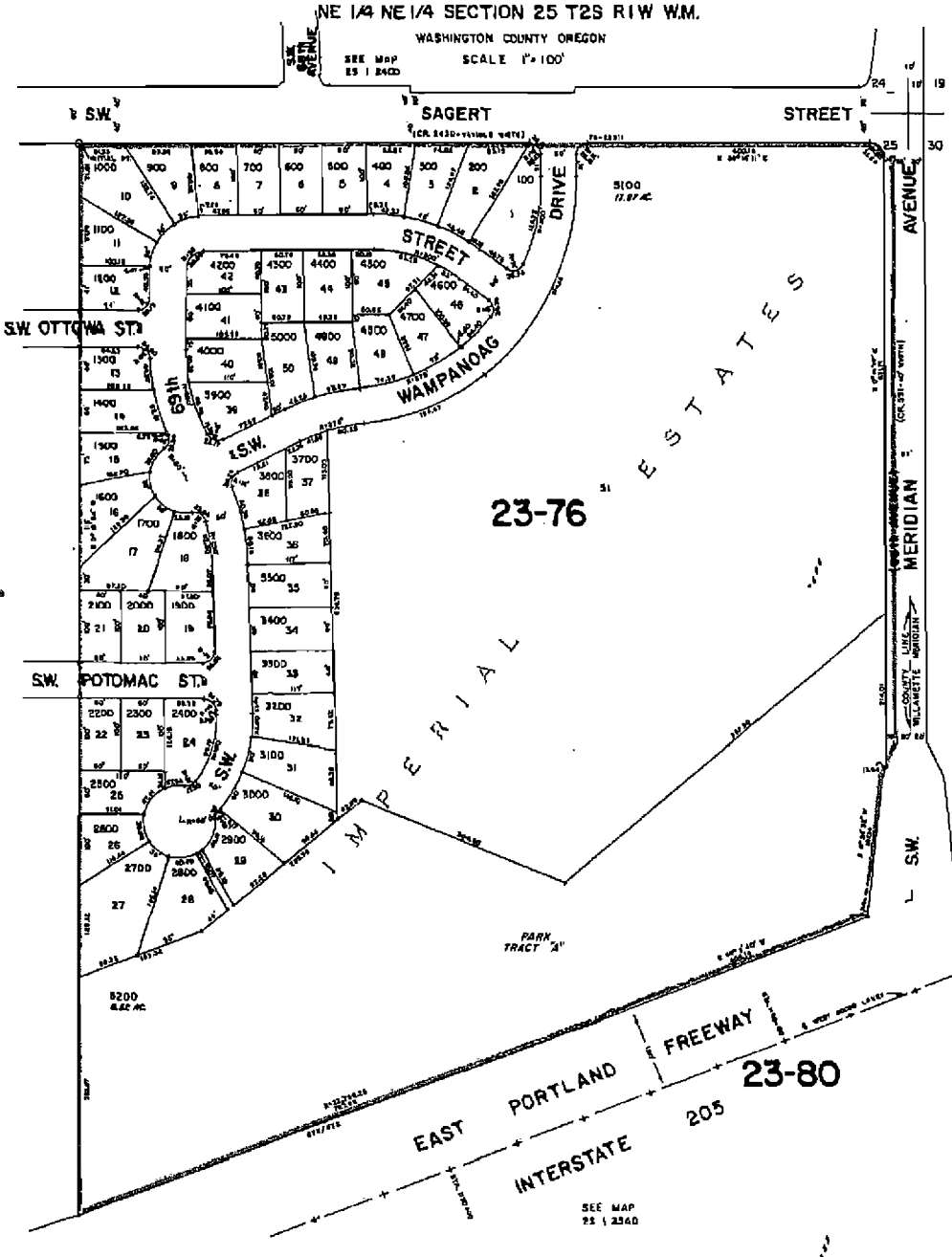
21E30B 02401
Patrick B & Joanne E Holly
6290 SW Prosperity Park Rd
Tualatin, OR 97062

NE 1/4 NE 1/4 SECTION 25 T2S R1W W.M.

2S 1 25AA

WASHINGTON COUNTY OREGON

SCALE 1"=100'



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

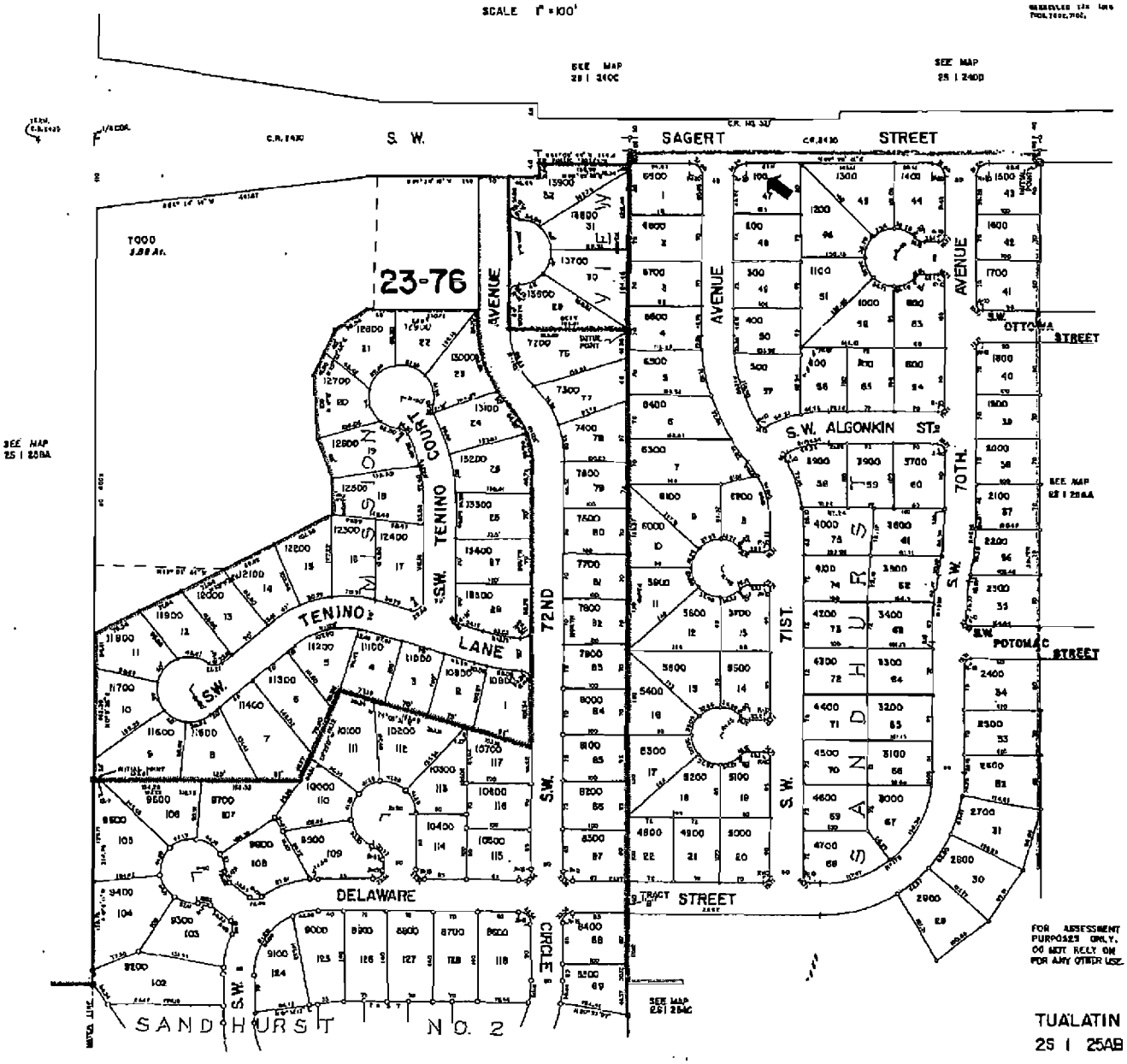
TUALATIN
2S 1 25AA

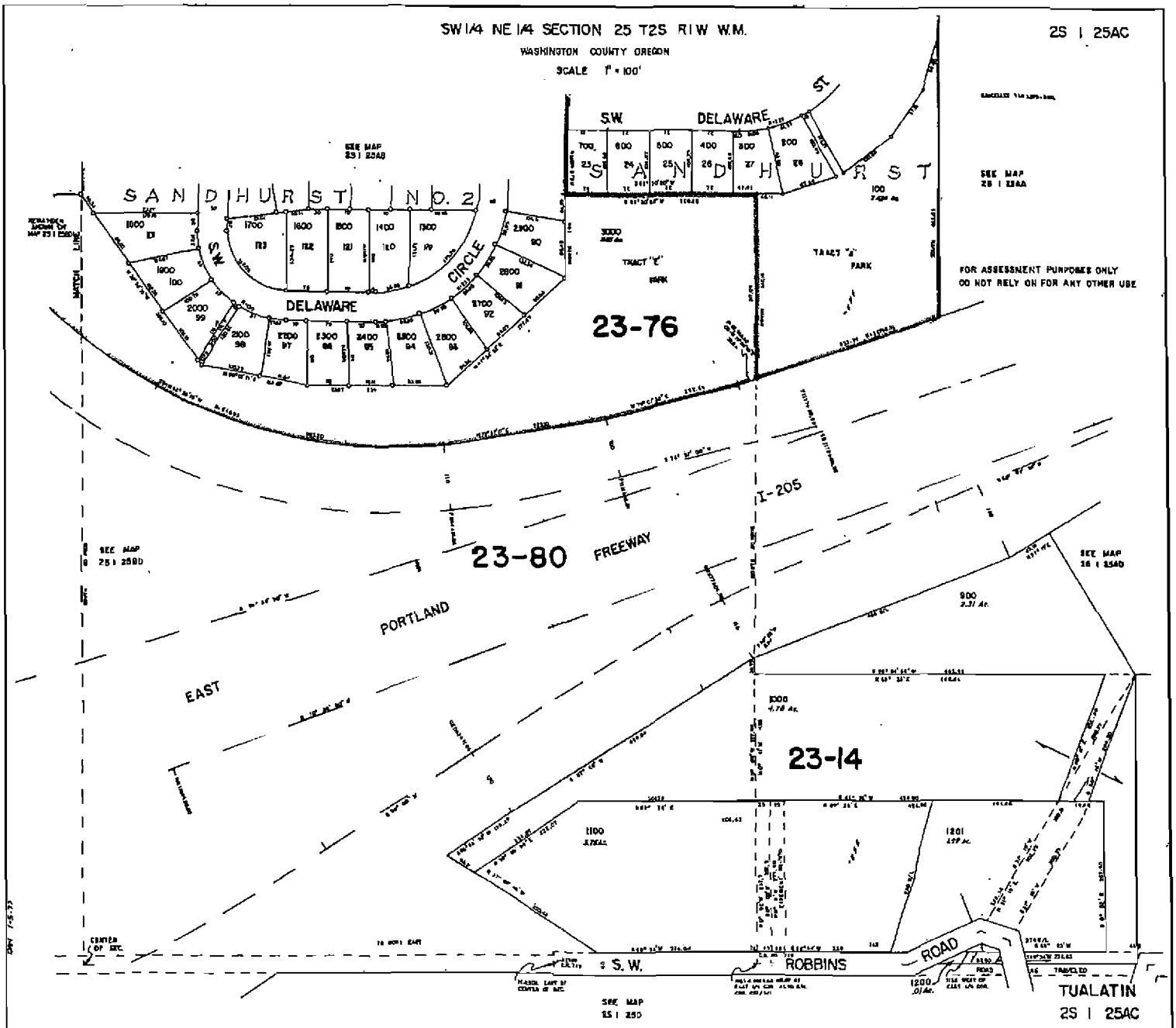
NW1/4 NE1/4 SECTION 25 T2S R1W W.M.

2S 1 25AB

WASHINGTON COUNTY OREGON

SCALE 1" = 100'



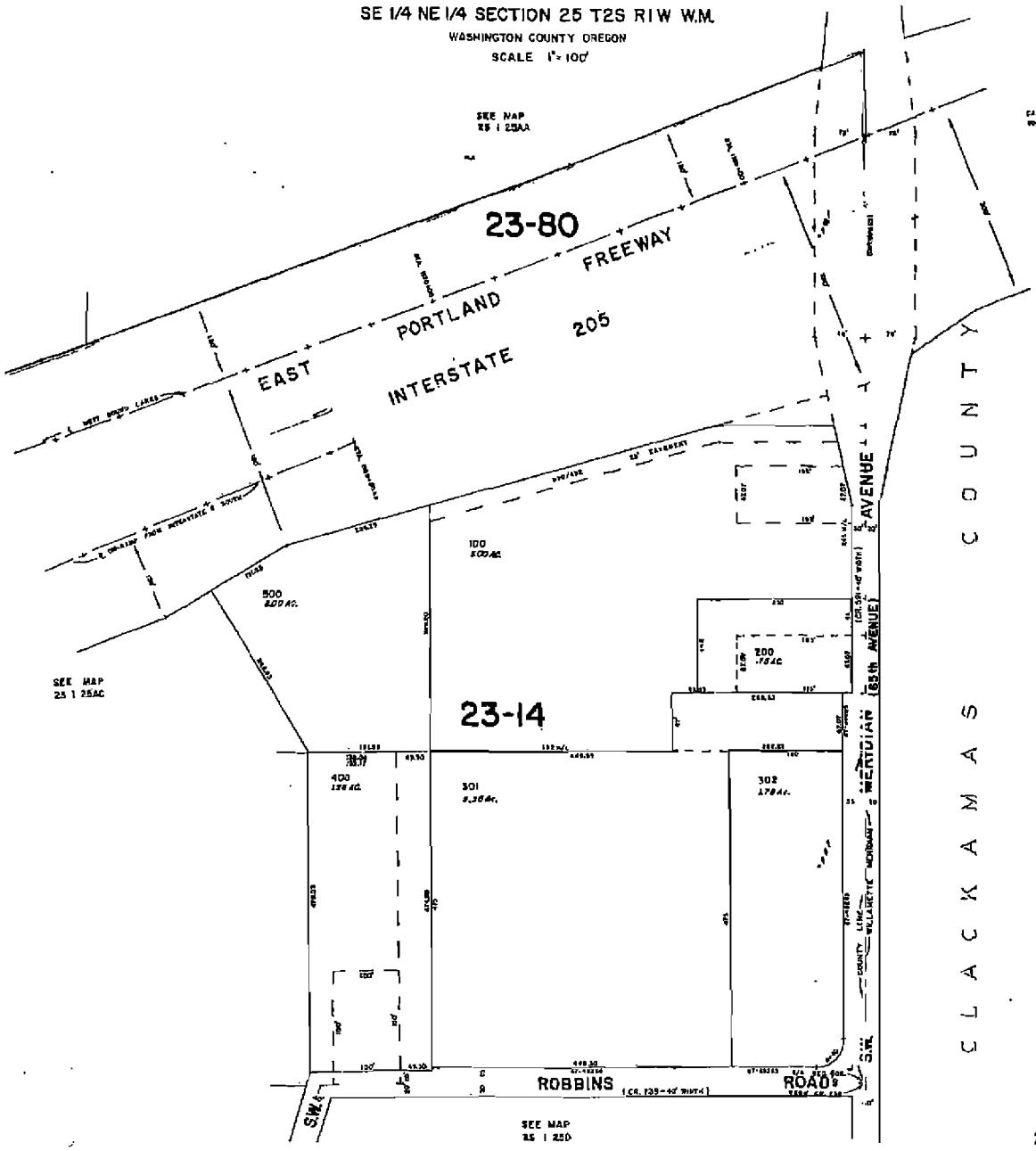

SW 1/4 NE 1/4 SECTION 25 T2S R1W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'
2S 1 25AC
SAND HURST
SW DELAWARE ST
SAND HURST NO. 2
SW DELAWARE CIRCLE
SEE MAP 2S 1 25AB
SEE MAP 2S 1 25AA
TRACT "E" PARK
TRACT "A" PARK
FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE
23-76
I-205
23-80 FREEWAY
PORTLAND
EAST
23-14
SEE MAP 2S 1 25BD
SEE MAP 2S 1 25AD
SW ROBBINS ROAD
TUALATIN
2S 1 25AC

SE 1/4 NE 1/4 SECTION 25 T2S R1W W.M.

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

2S 1 25AD

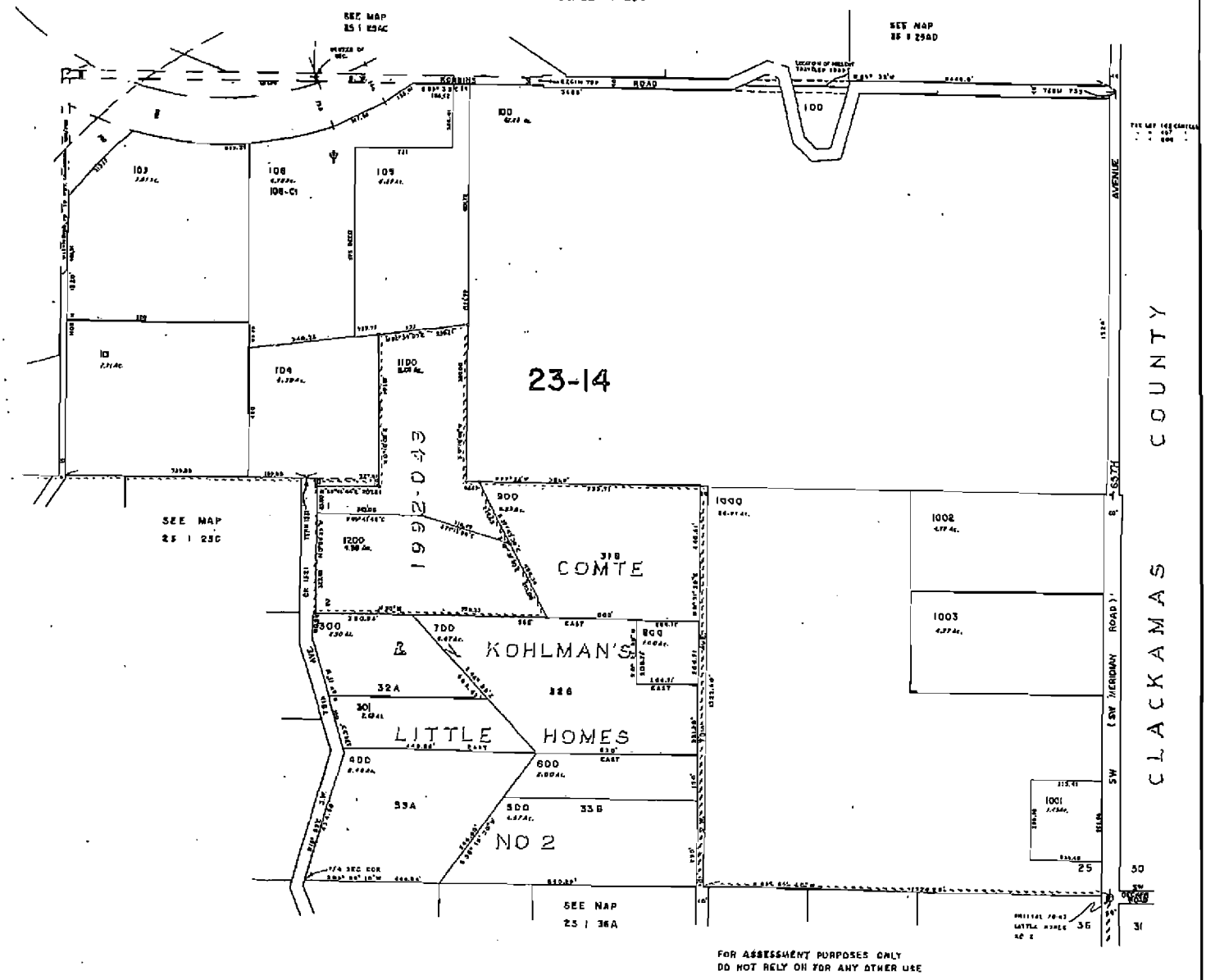


FOR ASSESSMENT PURPOSES ONLY. DO NOT RELY ON FOR ANY OTHER USE.

2S 1 25AD

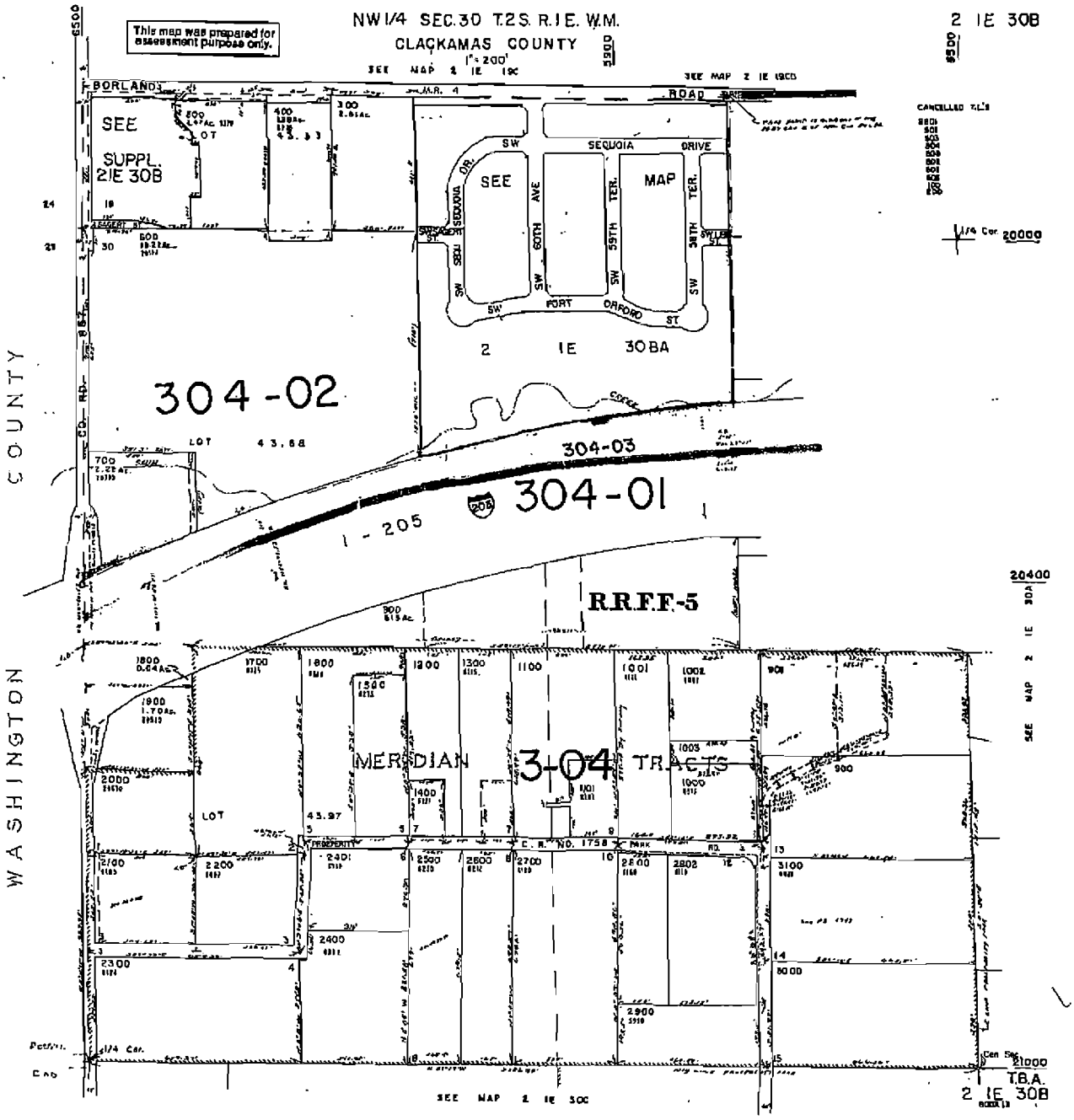
SE 1/4 SECTION 25 T2S R1W W.M.
WASHINGTON COUNTY OREGON
SCALE 1"=200'

2S 1 25D



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

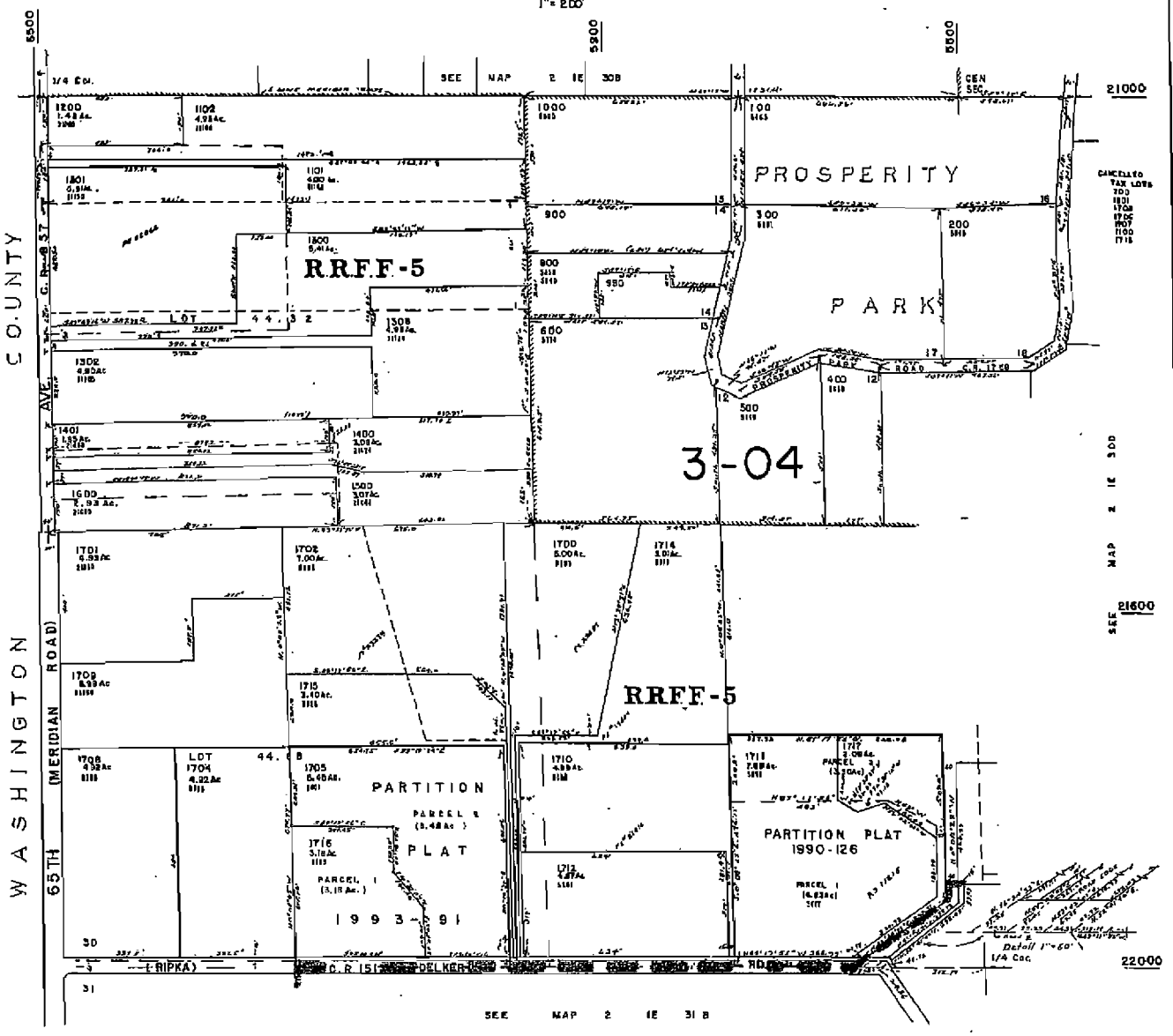
2S 1 25D


NW1/4 SEC.30 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
2 1E 30B
This map was prepared for assessment purpose only.
1" = 200'
SEE MAP 2 1E 19C
SEE MAP 2 1E 19CD
BORLAND
ROAD
SEE SUPPL. 2IE 30B
SEQUOIA DRIVE
SEE MAP
SW SEQUOIA CIR.
SW 60TH AVE
SW 59TH TER.
SW 58TH TER.
SW FORT ORDRO ST
2 1E 30BA
304-02
LOT 43.68
304-03
304-01
I-205
RRFF-5
WASHINGTON COUNTY
MERIDIAN 3-04 TRACTS
LOT 43.97
PROPERTY
C.R. NO. 1758
PARK RD.
1/4 Cor.
Cen Sec
T.B.A.
2 1E 30B
SEE MAP 2 1E 30C
SEE MAP 2 1E 30A
20400
21000

This map was prepared for assessment purposes only.

SW1/4 SEC.30 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1"= 200'

2 1E 30C



T.B.A.
2 1E 30C
BOOK 13

Well Logs

Map Section 2S12S, Washington County

wl county code	wl nbr	wl version	well tag nbr	name last	name first	name company	street	city	state	zip	type of log	depth first water	depth drilled	complete d depth	post static water level	start date	complete date	received date	started nbr	bonded license nbr	Work Type: new	abandonment	deepening	alteration	conversion	Use Type: domestic	irrigation	community	livestock	industrial	injection	thermal	dewatering	piezometer	other	Township	Range	sqtr	qtr160	qtr40	tax lot	street of well	location county	bonded name last	bonded name first	bonded name company	max yield
WASH	707	1		MORRIS	RON		4400 OAK RIDGE RD	LAKE OSWEGO	OR	97035 W		158	155	155	42	12/20/1972	12/23/1972	1/16/1973		404 X					X									2 S	1 W	25	NE	SE			WASH	BORCHERS	RAYMOND A	RAY BORCHERS WELL DRILLING	18
WASH	708	1		GRONOSKI			7030 SW TYLER	TUALATIN	OR	97062 W		186	185	185	58	11/28/1974	11/27/1974	12/19/1974		404 X					X									2 S	1 W	25	SE	SE			WASH	BORCHERS	RAYMOND A	RAY BORCHERS WELL DRILLING	30
WASH	W14	1				LEE BERRY AND TREE FARMS	8050 SW BORLAND RD	TUALATIN	OR	97062 W		147	265	265	62	7/19/1991	7/24/1991	7/29/1991	33158	417 X					X									2 S	1 W	25	SE	SE	21875 SW 65TH		WASH	SHELBURNE	ROBERT	BLUE WATER DRILLING CO.	75
WASH	1663	1		SCHELSKY	LEN		21444 SW 70TH AVE	TUALATIN	OR	97062 W		180	184	184	28	8/17/1952	9/18/1952	9/24/1952	48331	1529 X					X									2 S	1 W	25	SW	NE	107		WASH	BLAND	STEVEN C	SKYLES DRILLING INC.	44
WASH	8645	1		MOE	DAVID		20625 SW 65TH	TUALATIN	OR	97062 W		72	110	110	55	5/1/1955	5/12/1955	5/23/1955	78135	1512 X					X									2 S	1 W	25	NE	SE	109		WASH	BLAND	STEVEN C	SKYLES DRILLING INC.	45
WASH	59185	1		LIVERMORE	RALPH	PALLADIAN PROPERTIES	11375 SW ROTH AVE	TIGARD	OR	97223 W		37	244	244	88	1/30/1998	2/9/1998	2/12/1998	83897	1682 X					X									2 S	1 W	29	NE	SE	302 8825 SW ROBINS RD, TUALATIN		WASH	BLAND	STEVEN C.	SKYLES DRILLING	23
WASH	137	1				KR WEST COMPANY, INC.				W		0	19	0	0		8/15/1990	8/14/1990	22743	553 X					X									2 S	1 W	25	NW	SW	838128000		WASH	SKYLES	MARVIN D		
WASH	11977	1		WEST	KR		PO BOX 19730137	TUALATIN	OR	97319 W			384	0		2/2/1990	2/20/1990	2/28/1990	617028	963 X					X									2 S	1 W	25	NW	SW	9 9136 8059 SW AVERY ST		WASH	SKYLES	MARVIN D		
WASH	11978	1		BAUSHELT	CHUCK					W		55	150	150	80		5/6/1967	6/1/1967		749 X					X									2 S	1 W	25					WASH	KINNEY	GARY L		20
WASH	11979	1		WARK	BRUCE					W		75	130	130	50		5/18/1957	6/3/1957		749 X					X									2 S	1 W	25					WASH	KINNEY	GARY L		30
WASH	11980	1		JURGENSON	GEORGE					W		84	145	145	80		4/19/1967	4/17/1967		715 X					X									2 S	1 W	25	NW				WASH	FEAKIN	DON		20
WASH	11981	1		ANDREWS	GEORGE					W		385	253	258	133		1/24/1968	12/16/1968		645 X					X									2 S	1 W	25	NW	SE	8000000000		WASH	OLLAND	DOUGLAS H		35
WASH	11982	1		HEAD	DAVE					W		135	180	180	35		10/27/1978	11/6/1978		715 X					X									2 S	1 W	25					WASH	FEAKIN	DON		30
WASH	11983	1		DUBBELS	CHARLES					W		53	110	110	26		6/26/1973	1/5/1974		247 X					X									2 S	1 W	25					WASH	TURNER	MEL		20
WASH	11984	1		GIMSBACH	THOMAS S					W		82	100	100	14		11/30/1984	12/7/1984		1 X					X									2 S	1 W	25	NW				WASH	MCCONNELL	RONALD F		15
WASH	11985	1		WARK	GLENN					W		77	141	141	18		3/18/1974	3/21/1974		1 X					X									2 S	1 W	25	SW				WASH	MCCONNELL	RONALD F		20
WASH	11986	1		KEETON	MR					W		0	198	198	70		12/13/1988	1/19/1988		111 X					X									2 S	1 W	25					WASH	MEEKER	JOHN H		22
WASH	11987	1		PARKS	LEO G					W		0	150	186	38		8/1/1957	5/14/1957		1 X					X									2 S	1 W	25	SE				WASH	MCCONNELL	RONALD F		11
WASH	11988	1		OLSEN	WOODRICK					W		0	100	80	35		5/31/1988	6/23/1988		438 X					X									2 S	1 W	25	NW				WASH	MOSHER	ED		8
WASH	11989	1		WARK	GLENN					W		0	60	80	33		4/14/1966	4/29/1966		452 X					X									2 S	1 W	25					WASH	UNKNOWN	UNKNOWN		30
WASH	11990	1		CHRISTENSEN	MR VICTOR					W		0	151	151	20		8/8/1965	10/1/1965		79 X					X									2 S	1 W	25					WASH	JANSEN	EDWARD		30
WASH	11992	1		DUNBAR	DONG					W		0	158	158	83		7/27/1964	8/18/1954		99 X					X									2 S	1 W	25					WASH	GREGORY	EVERETT M		10
WASH	11993	1		ROBINSON	WM R					W		0	212	187	75		6/7/1960	9/24/1960		4 X					X									2 S	1 W	25					WASH	UNKNOWN	UNKNOWN		
WASH	11994	1		OWEEN	RICHARD					W		0	185	185	89		2/17/1970	2/25/1970		404 X					X									2 S	1 W	25	NE	SW			WASH	BORCHERS	RAYMOND A		70
WASH	11995	1		SCHELSKY	LEN					W		107	130	130	30		10/25/1977	11/8/1977		637 X					X									2 S	1 W	25	SW	NE			WASH	WAINWRIGHT	GEORGE J		23
WASH	11998	1		BOTORF	EARL					W		241	280	280	187		2/28/1972	3/7/1972		404 X					X									2 S	1 W	25	SW	NE			WASH	BORCHERS	RAYMOND A		42
WASH	11997	1		THOMPSON	J M					W		8	275	275	183		9/18/1969	9/18/1969		404 X					X									2 S	1 W	25	SW	NE			WASH	BORCHERS	RAYMOND A		45
WASH	11999	1		MANSER	CARL P					W		186	140	140	27		8/31/1972	9/21/1972		404 X					X									2 S	1 W	25	SE	NW			WASH	BORCHERS	RAYMOND A		23
WASH	12000	1		WARK	GLENN					W		0	83	93	19		4/24/1959	4/30/1959		1 X					X									2 S	1 W	25	SE	NW			WASH	MCCONNELL	RONALD F		60
WASH	12001	1		ROBINSON	JOE					W		0	140	140	23		4/7/1969	4/28/1969		404 X					X									2 S	1 W	25	SE	NW			WASH	BORCHERS	RAYMOND A		120
WASH	12002	1		HELMS						W		148	155	155	60		2/14/1977	2/17/1977		404 X					X									2 S	1 W	25	SE	SE			WASH	BORCHERS	RAYMOND A		30
WASH	12003	1		NELSON	WALLACE C					W		0	238	0	88		7/26/1984	2/25/1985		375 X					X									2 S	1 W	25	NW	NW			WASH	SMITH	WILLIAM C		12
WASH	12004	1		NELSON	WALLACE C					W		0	360	360	105		1/29/1985	7/23/1985		375			X		X									2 S	1 W	25	NW	NW			WASH	SMITH	WILLIAM C		10
WASH	12005	1								W		0	31	31	10			3/23/1988		9999 X					X	X								2 S	1 W	25	SE				WASH				
WASH	12006	1				G W AVERY AND SON				W		0	400	400	99			3/29/1996		9999					X	X								2 S	1 W	25	SE				WASH				
WASH	12007	1		MORLEY	D R					W		23	0	625	0		1/15/1955	12/15/1955		4 X					X									2 S	1 W	25	SW	SE			WASH	UNKNOWN	UNKNOWN		15
WASH	12008	1		GAVIN	HERBERT A					W		0	170	130	10		3/2/1947	3/6/1947		1 X					X									2 S	1 W	25	SE	NW			WASH	MCCONNELL	RONALD F		20
WASH	12009	1		SHRIMP	S					W		0	30	20	12			3/28/1996		9999 X					X	X								2 S	1 W	25	SW	NE			WASH				
WASH	12010	1		PETERSON	ALICE B					W		0	240	240	56			3/29/1996		9999 X					X	X								2 S	1 W	25	SW	SE			WASH				
WASH	12011	1				JAMES KING AND CO.				W		0	151	151	75		8/15/1966	8/19/1966		1 X					X									2 S	1 W	25	SE	SE			WASH	MCCONNELL	RONALD F		45
WASH	12013	1		LEACH	DAVID					W		0	140	140	40		9/7/1982	9/12/1982		1 X					X									2 S	1 W	25	SE	SE			WASH	MCCONNELL	RONALD F		9
WASH	12014	1		BENNER	HENRY					W		0	240	240	173		3/23/1969	3/28/1969		404 X					X									2 S	1 W	25	SW	NW			WASH	BORCHERS	RAYMOND A		7
WASH	12015	1		ROBINSON	RAND					W		335	350	350	198		7/7/1973	7/28/1973		404 X					X									2 S	1 W	25	SW	NW			WASH	BORCHERS	RAYMOND A		22
WASH	12016	1		BENNER	HENRY					W		402	182	425	280		8/30/1978	10/13/1978		404			X		X									2 S	1 W	25	SW	NW			WASH	BORCHERS	RAYMOND A		15
WASH	12017	1		DAVIS	EUGENE B					W		272	305	305	182		5/6/1971	5/28/1971		404 X					X									2 S	1 W	25	NW	NW			WASH	BORCHERS	RAYMOND A		40
WASH	12018	1		HANSEN	CARL					W		152	185	185	25		5/22/1979	3/27/1979		404 X					X									2 S	1 W	25	NW	SW			WASH	BORCHERS	RAYMOND A		30
WASH	12019	2		CONE	WILLIAM					W		0	144	144	58		2/28/1958	5/2/1958		1 X					X									2 S	1 W	25	SE	SW			WASH	MCCONNELL	RONALD F		30
WASH	54733	2	36893	WARK	CRAIG D		9500 SW BOECKMAN RD	WILSONVILLE	OR	97070 W		30	104	104	31	4/22/1999	4/29/1999	5/14/1999	116958	1682 X					X									2 S	1 W	25	SW	SE	500 21525 SW 70TH AVE, TUALATIN		WASH	BLAND	STEVEN C	SKYLES DRILLING	58
WASH	55072	1				BERRY HILL BROTHERS EXCAVATION	20897 SW SCHOLLS-SHERWOOD RD	SHERWOOD	OR	97140 W				0	125	36870	36872	36704	68811	1580 X					X									2 S	1 W	25	SW	NW	5300 8455 BLAKE ST, TUALATIN		WASH	STITES	CARL	STITES WELL DRILLING	
WASH	56284	1	41377	HARDING	MALVIN		21990 SW 75TH	TUALATIN	OR	97062 W		53	203	203	57	7/31/2000	8/1/2000	8/7/2000	133780	1682 X					X									2 S	1 W	25	SE	SW	400 21990 SW 75TH 21565 SW LELAND RD, OREGON CITY		WASH	BLAND	STEVEN C	SKYLES DRILLING	16
WASH	56430	1	30051	WARK	CRAIG D		9500 SW BOECKMAN RD	WILSONVILLE	OR	97070 W		30	104	104	31	4/22/1999	4/29/1999	5/14/1999	116958	1682 X					X									2 S	1 W	25	SW	SE	500 21525 SW 70TH AVE, TUALATIN		WASH	BLAND	STEVEN C	SKYLES DRILLING	58
WASH	63363	1	59992			COUNTY OF WASHINGTON; FACILITIES MANAGEMENT	169 N 1ST AVE; MAIL STOP 42	HILLSBORO	OR	97124 M				0		8/14/2004	8/19/2004	7/27/2004	136038	12077 X														2 S	1 W	25	SE	NW	CORNER OF 72ND AND 100 BRIDGEPOINT, TIGARO	WASH	FLAHERTY	SCOTT	STRATUS CORP	
WASH	63609	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97006 G			25	0	15	1/30/2006	1/30/2006	2/6/2006			X	X													2 S	1 W	25	NE	SE	INTERSTATE 205; INTERSTATE 5 INTERCHANGE	WASH				
WASH	63610	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97006 G			35	0	15	1/30/2006	1/30/2006	2/6/2006			X	X													2 S	1 W	25	NE	SE	INTERSTATE 205; INTERSTATE 5 INTERCHANGE	WASH				

Well Logs

Map Section 2S124, Washington County

wl county code	wl nbr	wl version	well tag nbr	name last	name first	name company	street	city	state	zip	type of log	depth first water	depth drilled	complet ed depth	post static water level	start date	complete date	received date	startcard nbr	bonded license nbr	Work Type: new	abandonm ent	deepening	alteration conversion	other	Use Type: domestic	irrigation	community	livestock	industrial	injection	thermal	dewatering	piezometer	other	Township	Range	sctn	qtr160	qtr40	tax lot	street of_well	location county	bondad name last	bondad name first	bonded name company	max yield
CLAC	20634	1				NORTHWEST NATURAL GAS CO.		W		0	400	0	0		11/14/1984	12/1/1985		641	X															2 S	1 W	24	BW	SE		7450 SW BRIDGEPORT RD, TUALATIN	CLAC				
WASH	705	1				GTE	PO BOX 1100	BEAVERTON	OR	97075 W		90	180	180	92	9/22/1985	8/14/1985	5/31/1985		553	X													2 S	1 W	24	NE	NW			WASH	SKYLES	MARVIN D	SKYLES DRILLING	
WASH	1063	1				TUALATIN PARTNERS INC.	121 MORRISON ST	PORTLAND	OR	97204 M			15	15	65	8/13/1991	8/13/1991	8/30/1991	34585	10011	X													2 S	1 W	24	SW	NW		21100	WASH	MCINNIS	GREG		
WASH	1064	1				TUALATIN PARTNERS INC.	121 MORRISON ST	PORTLAND	OR	97204 W			15	15	65	8/13/1991	8/13/1991	8/30/1991	34586	10011	X													2 S	1 W	24	SW	NW			WASH	MCINNIS	GREG		
WASH	1096	1				CHEVRON U.S.A.	BOX 220	SEATTLE	WA	98111 M			14	14	7	8/29/1991	8/29/1991	9/13/1991	34645	10011	X													2 S	1 W	24	NW	NW		NYBERG RD, TUALATIN OR	WASH	MCINNIS	GREG		
WASH	1105	1				TEXACO ENVIRONMENT SERVICES	591 KIRKLAND WAY	KIRKLAND	WA	98033 M			35	15	12	9/22/1991	9/22/1991	10/30/1991	34754	10007	X													2 S	1 W	24	SE	SW		7090 NYBERG RD, TUALATIN OR	WASH	STADELI	CHUCK		
WASH	1107	1				TEXACO ENVIRONMENTAL	590 KIRKLAND WAY	KIRKLAND	WA	98033 M			35	35	22					9999													2 S	1 W	24	SE	SW		7090 NYBERG RD, TUALATIN OR	WASH				
WASH	1108	1				TEXACO ENVIRONMENTAL SERVICES	591 KIRKLAND WAY	KIRKLAND	WA	98033 M			35	30	12.5	8/21/1991	8/22/1991	10/30/1991	34753	10007	X													2 S	1 W	24	SE	SW		7090 NYBERG RD, TUALATIN OR	WASH	STADELI	CHUCK		
WASH	1261	1	HANAGEN	RICK			PO BOX 216	TUALATIN	OR	97062 M		6	11	11	6	11/25/1991	11/25/1991	12/4/1991	33782	10011	X													2 S	1 W	24	SW	SW		4101 18970 SW BOONES FERRY RD	WASH	MCINNIS	GREG		
WASH	1262	1	HANAGEN	RICK			PO BOX 216	TUALATIN	OR	97062 M		6	18	18	6	11/25/1991	11/25/1991	12/4/1991	33784	10011	X													2 S	1 W	24	SW	SW		411 18970 SW BOONES FERRY RD	WASH	MCINNIS	GREG		
WASH	1278	1	NYBERG	CLAYTON			7053 SW NYBERG RD	TUALATIN	OR	97062 M		22	25	25	22	12/17/1991	12/17/1991	12/30/1991	37620	10011	X	X												2 S	1 W	24	SE	NE		100 7090 SW NYBERG RD	WASH	MCINNIS	GREG		
WASH	1279	1	NYBERG	CLAYTON			7053 SW NYBERG RD	TUALATIN	OR	97062 M		22	25	25	22	12/17/1991	12/17/1991	1/3/1992	37640	10011	X													2 S	1 W	24	SE	NE		100 7090 SW NYBERG RD	WASH	MCINNIS	GREG		
WASH	1280	1	NYBERG	CLAYTON			7053 SW NYBERG RD	TUALATIN	OR	97062 M		22	25	25	22	12/17/1991	12/17/1991	12/30/1991	37648	10011	X	X												2 S	1 W	24	SE	NE		100 7090 SW NYBERG RD	WASH	MCINNIS	GREG		
WASH	1281	1	NYBERG	CLAYTON			7053 SE NYBERG RD	TUALATIN	OR	97062 M		15	22	22	13	12/18/1991	12/18/1991	12/30/1991	37646	10011	X	X												2 S	1 W	24	SE	NE		100 7090 SW NYBERG RD	WASH	MCINNIS	GREG		
WASH	1282	1	NYBERG	CLAYTON			7053 SW NYBERG RD	TUALATIN	OR	97062 M		22	28	28	21	12/18/1991	12/18/1991	12/30/1991	37647	10011	X	X												2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1529	1				TEXACO	3401 188TH ST SUITE 630	LYNNWOOD	WA	98037 M		15	29	29	20	8/13/1992	8/13/1992	8/19/1992	45756	10011	X													2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1530	1				TEXACO	3401 188TH ST SUITE 630	LYNNWOOD	WA	98037 M		25	30	30	24	8/13/1992	8/13/1992	8/19/1992	45757	10011	X													2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1531	1				TEXACO	3401 188TH ST SUITE 630	LYNNWOOD	OR	98037 M		28	30	30	24	8/14/1992	8/14/1992	8/19/1992	45758	10011	X													2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1532	1				TEXACO	3401 188TH ST SUITE 630	LYNNWOOD	WA	98037 M		28	30	30	28	8/17/1992	8/17/1992	8/19/1992	45760	10011	X													2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1533	1				TEXACO	3401 188TH ST SUITE 630	LYNNWOOD	WA	98037 M		10	18	18	14	8/17/1992	8/17/1992	8/19/1992	45775	10011	X													2 S	1 W	24	NE	SW			WASH	MCINNIS	GREG		
WASH	1765	1				TEXACO	3401 188TH SUITE 630	LYNNWOOD	WA	98037 M		12	21	20	12	11/5/1992	11/5/1992	12/9/1992	46846	10011	X													2 S	1 W	24	NE	NW		200 7090 SW NYBERG RD, TUALATIN	WASH	MCINNIS	GREG		
WASH	2048	1				CITY OF TUALATIN	13665 SW BLANTON ST	ALOHA	OR	97007 M			15	15	8	1/12/1993	1/12/1993	1/22/1993	51045	10011	X													2 S	1 W	24	NW	SW		9800 18970 SW 94TH ST, TUALATIN	WASH	MCINNIS	GREG		
WASH	2049	1				CITY OF TUALATIN	13625 SW BLANTON ST	ALOHA	OR	97007 M		8	15	15	8	1/12/1993	1/12/1993	1/22/1993	51046	10011	X													2 S	1 W	21	NW	SW		9800 18970 SW 94TH ST, TUALATIN	WASH	MCINNIS	GREG		
WASH	2050	1				CITY OF TUALATIN	13675 SW BLANTON	ALOHA	OR	97007 M			15	15	8	1/12/1993	1/12/1993	1/22/1993	51047	10011	X													2 S	1 W	21	NW	SW		9800 18970 SW 94TH ST, TUALATIN	WASH	MCINNIS	GREG		
WASH	2095	1				TRUAX HARRIS ENERGY CO.	PO BOX 607	WILSONVILLE	OR	97070 M		18	25	25	15	2/25/1993	2/27/1993	2/16/1993	48806	10074	X													2 S	1 W	21	NE	SE		2505 7055 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	B		
WASH	2096	1				TRUAX HARRIS ENERGY CO.	PO BOX 607	WILSONVILLE	OR	97070 M		15	35	25	18	2/25/1993	2/27/1993	3/19/1993	48805	10024	X													2 S	1 W	21	NE	SE		2505 7055 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	B	MICHAEL KRUCCASCADE DRILLING INC.	
WASH	2097	1				TRUAX HARRIS ENERGY CO.	PO BOX 607	WILSONVILLE	OR	97070 M		15	25	25	18	2/27/1993	2/27/1993	3/19/1993	48654	10024	X													2 S	1 W	24	NE	SE		2505 7055 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	B		
WASH	3751	1				TRUEX HARRIS FORREST, ROB (CIO)	PO BOX 607	WILSONVILLE	OR	97070 M		17	25	25	17	2/28/1994	2/28/1994	3/28/1994	62585	10013	X													2 S	1 W	24	NE	SE		7055 SW NYBERG RD	WASH	CRISMAN	RANDY L		
WASH	3752	1				TRUEX HARRIS FORREST, ROB (C/O)	PO BOX 607	WILSONVILLE	OR	97070 M		20	35	25	20	2/28/1994	3/24/1994	3/28/1994	62581	10013	X													2 S	1 W	24	NE	SE		7055 SW NYBERG RD	WASH	CRISMAN	RANDY L		
WASH	3805	1				CHEVRON H & A PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M		8	18	18	8	5/18/1994	5/18/1994	6/21/1994	66226	10013	X													2 S	1 W	24	NE	SW		2501 7055 SW NYBERG RD	WASH	CRISMAN	RANDY L		
WASH	3806	1				CHEVRON H & A PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M		5	15	15	5	5/18/1994	5/20/1994	6/21/1994	66225	10013	X													2 S	1 W	24	NE	SW		2501 7055 SW NYBERG RD SW HOOKES FERRY RD, TUALATIN	WASH	CRISMAN	RANDY L		
WASH	3861	1	EDER		GARY		PO BOX 383	EAGLE CREEK	OR	97022 W		19	35	30	10	7/5/1994	7/6/1994	7/18/1994	61101	573	X	X				X								2 S	1 W	24	NW	SW			WASH	JANSSEN	PRESTON A		5
WASH	4246	1				TEXACO REFINING AND MARKETING	3400 188TH ST SW SUITE 630	LYNNWOOD	WA	98037 M		0	0	0	0	10/27/1994	10/27/1994	11/7/1994	73535	10024	X													2 S	1 W	24	NE	SE		7090 NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL		
WASH	4247	1				TEXACO REFINING AND MARKETING	3400 188TH ST SW SUITE 630	LYNNWOOD	WA	98037 M		0	0	0	0	10/27/1994	10/27/1994	11/7/1994	73534	10024	X													2 S	1 W	24	NE	SE		7090 NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL		
WASH	4248	1				TEXACO REFINING AND MARKETING	3400 188TH ST SW SUITE 630	LYNNWOOD	WA	98037 M		0	0	0	0	10/27/1994	10/27/1994	11/7/1994	73533	10024	X													2 S	1 W	24	NE	SE		7090 NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL		
WASH	4573	1	VICKERS	GREGG			3035 NE 18TH	PORTLAND	OR	97212 W		0	0	0	0	4/5/1995	4/6/1995	4/19/1995	76475	663	X					X								2 S	1 W	24	SE	SE		19945 SW 65TH, TUALATIN	WASH	ERLER	RODNEY G		
WASH	4574	1	VICKERS	GREGG			3035 NE 18TH	PORTLAND	OR	97212 W		0	0	0	0	4/5/1995	4/6/1995	4/19/1995	76476	663	X					X								2 S	1 W	24	SW	SE		19945 SW 65TH, TUALATIN	WASH	ERLER	RODNEY G		
WASH	13865	1				TEXACO	3400 188 ST	LYNNWOOD	WA	M		0	0	0	0	7/14/1995		8/4/1995	80234	60061	X													2 S	1 W	24	NE	SW		7090 SW NYBERG RD, TUALATIN 8500 SW TUALATIN RD,	WASH	MCINNIS	GREG		
WASH	50182	1				CITY OF TUALATIN	13660 SW MARTINAZZI AVE	TUALATIN	OR	97062 G			25	25	8.2	10/11/1995	10/11/1995	11/29/1995		X	X													2 S	1 W	24	NW	SW		STAFFORD	WASH				
WASH	50183	1				CITY OF TUALATIN	10860 SW MARTINAZZI AVE	TUALATIN	OR	97062 G			20	20	10.2	10/11/1995	10/11/1995	11/29/1995		X	X													2 S	1 W	24	SW	NW		19300 SW BOONES FERRY RD	WASH				
WASH	11964	1	FALLGREEN	RUBY					W			0	605	603	57	10/24/1963	11/29/1963			1	X					X								2 S	1 W	24	BE	SE			WASH	MCCONNELL	RONALD F		18
WASH	11965	1				GAGE INDUSTRIES, INC.			W			0	160	140	75		4/25/1968	5/3/1968		73	X					X								2 S	1 W	24					WASH	JANSSEN	EDWARD		2
WASH	11966	1	EATON	ART					W			0	60	60	33			3/29/1988		5999	X					X								2 S	1 W	24	NE				WASH				
WASH	11967	1	WARD	GEORGE D					W			0	71	40	20		12/31/1928	12/31/1955		9999	X			X										2 S	1 W	24	NW	NE			WASH	STEINMAN			16
WASH	11968	1	HOTTON	R R					W			0	91	90	52		3/24/1965	3/29/1965		53	X					X								2 S	1 W	24	NW	NE			WASH	UNKNOWN	UNKNOWN		15
WASH	11969	1				CITY OF TUALATIN			W			0	395	172	17			3/29/1988		5999	X													2 S	1 W	24	BW	NW			WASH				
WASH	11970	1				CITY OF TUALATIN			W			0	270	70	3			3/29/1988		5998	X													2 S	1 W	24	SW	NW			WASH				
WASH	11971	1	BLUM		REINHOLT				W			0	88	88	58		24705	24748		79	X					X								2 S	1 W	24					WASH	JANSSEN	EDWARD		10
WASH	11972	1	BURNDAY		MR HENRY E				W			0	67	55	53		11/24/1959	12/28/1959		144	X					X								2 S	1 W	24					WASH	MYERS	CHARLES G		8
WASH	11973	1	FOSTER		PERRY				W			0	530	530	100		12/22/1958	2/11/1958		35	X					X								2 S	1 W	24					WASH	BARRON	A H		
WASH	11974	1	SCHULTZ		E T				W			0	185	185	0			3/29/1988		9999	X					X								2 S	1 W	24	NW				WASH				
WASH	11975	1	DUNSTAN		A E				W			0	205	204	80			3/28/1995		9999	X					X	X							2 S	1 W	24	SE	SW			WASH				
WASH	11976	1	NOSTER		MR PERRY				W			0	65	65	61		7/9/1958	8/15/1958		144		X		X										2 S	1 W	24	SE	SW			WASH	MYERS	CHARLES G		
WASH	50158	1				TUALATIN DEVELOPMENT COMMISSION	PO BOX 369	TUALATIN	OR	97062 W			216	216	5	11/11/1993	4/18/1995	5/16/1995	52445	845		X													2 S	1 W	24	SW	NW		300 NYBERG ST	WASH	SCHNEIDER	STEPHEN J.	SCHNEIDER EQUIP COMP	
WASH	50537	1				TUALATIN DEVELOPMENT COMMISSION	PO BOX 369	TUALATIN	OR	97062 W			325	324	5	12/15/1993	4/18/1995	5/16/1995	52447	846		X													2 S	1 W	24	SW	NW		300 NYBERG ST MARTINAZZI AVE AND SW WARM	WASH	SCHNEIDER	STEPHEN J.	SCHNEIDER EQUIP COMP	
WASH	51035	1				WAGNER TELE	2370 MONTANA WAY	COLORADO SPRINGS	CO	80918 G			40	40	20	7/22/1996	7/22/1996	8/13/1996		X														2 S	1 W	24				100 SPRINGS	WASH				
WASH	51034	1				WAGNER TELE	2370 MONTANA WAY	COLORADO SPRINGS	CO	80918 G			40	40	20	7/22/1996	7/22/1996	8/12/1996		X														2 S	1 W	24				MARTINEZZI AVE & SW WARM 100 SPRINGS &1	WASH				
WASH	51036	1	3310			WAGNER TELE	2370 MONTANA WAY	COLORADO SPRINGS	CO	80918 M		20	30	30	20	7/22/1996	7/22/1996	8/12/1996	81889	10011	X														2 S	1 W	24	SW	NW		100	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS	
WASH	51039	1				CHEVRON USA PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M						7/11/1996	7/11/1996	8/14/1996	81883	10011	X													2 S	1 W	24	NE	SW		2501 7055 NW NYBERG RD, TUALATIN	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS	
WASH	51040	1				CHEVRON USA PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M						7/11/1996	7/11/1996	8/14/1996	81884	10011	X													2 S	1 W	24	NE	SW		2501 7055 NW NYBERG RD, TUALATIN	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS	
WASH	51041	1				CHEVRON USA PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M						7/11/1996	7/11/1996	8/14/1996	81885	10011	X													2 S	1 W	24	NE	SW		2501 7055 NW NYBERG RD, TUALATIN	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS	
WASH	51042	1				CHEVRON USA PRODUCTS CO.	PO BOX 5004	SAN RAMON	CA	9.46E+09 M						7/11/1996	7/11/1996	8/14/1996	81886	10011	X													2 S	1 W	24	NE	SW		2501 7055 NW NYBERG RD, TUALATIN	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS	
WASH	52035	1	WAGNER			WAGNER TELECOMMUNIC	TELECOMMUNICATIONS, INC	2370 LA MONTANA WAY	COLORADO SPRINGS	CO	80918 G		30	30		4/22/1997	4/22/1997	4/18/1997		X														2 S	1 W	24	SW	NW		SW CORNER MARTINAZZI & WARM SPRINGS	WASH				
WASH	52036	1	WAGNER			WAGNER TELECOMMUNIC	TELECOMMUNICATIONS, INC	2370 LA MONTANA WAY	COLORADO SPRINGS	CO	80918 G		30	30		4/22/1997	4/22/1997	4/18/1997		X														2 S	1 W	24	SW	NW		SW CORNER MARTINAZZI & WARM SPRINGS	WASH				
WASH	52037	1	WAGNER			WAGNER TELECOMMUNIC	TELECOMMUNICATIONS, INC	2370 LA MONTANA WAY	COLORADO SPRINGS	CO	80918 G		30	30		4/22/1997	4/22/1997	4/18/1997		X														2 S	1 W	24	SW	NW		NW CORNER MARTINAZZI & WARM SPRINGS	WASH				
WASH	52038	1	WAGNER			WAGNER TELECOMMUNIC	TELECOMMUNICATIONS, INC	2370 LA MONTANA WAY	COLORADO SPRINGS	CO	80918 G		40	40		4/22/1997	4/22/1997	4/18/1997		X														2 S	1 W	24	SW	NW		SW CORNER MARTINAZZI & WARM SPRINGS	WASH				
WASH	52200	1	WALKER		MR	BRIAN, JIM	PO BOX 19912	PORTLAND	OR	97219 G			30	0		5/9/1997	5/9/1997	5/27/1997		X	X													2 S	1 W	24	SE	SW		100 7451 SW COND CT, TUALATIN	WASH				
WASH	52343	1	WAGNER		TELE	WAGNER TELE	2370 MONTANA WAY	COLORADO SPRINGS	CO	80918 M			30	30		7/8/1997	7/9/1997	7/11/1997	100234	10011	X													2 S	1 W	24	SW	NW		SW CORNER MARTINAZZI & SW WARM SPRINGS, TUALATIN	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS INC.	
WASH	52364	1				RANDALL REALTY CORPORATION	9500 SW BARBUR NO 300	PORTLAND	OR	97219 G			32	0	10	7/16/1997	7/16/1997	7/28/1997		X	X													2 S	1 W	24	BE	NW			WASH				
WASH	52365	1				RANDALL REALTY CORPORATION	9500 SW BARBUR NO 300	PORTLAND	OR	97219 G			32	32	14.5	7/7/1997	7/7/1997	7/22/1997		X	X													2 S	1 W	24	BE	NW			WASH				
WASH	52366	1				RANDALL REALTY CORPORATION	9500 SW BARBUR NO 300	PORTLAND	OR	97219 G			32	32	16	7/7/1997	7/7/1997	7/28/1997		X	X													2 S	1 W	24	BE	NW			WASH				
WASH	52518	1	MARTINAZZI		SQUARE	MARTINAZZI SQUARE	19221-19449 MARTINAZZI AVE	TUALATIN	OR	97062 G			15	15		8/14/1997	8/18/1997	8/28/1997		X														2 S	1 W	24	SW	NE		19221-19449 MARTINAZZI AVE	WASH				
WASH	52539	1	MARTINAZZI		SQUARE	MARTINAZZI SQUARE	19221-19449 MARTINAZZI AVE	TUALATIN	OR	97062 G			14	14	12.3	8/14/1997	8/18/1997	8/28/1997		X														2 S	1 W	24	SW	NE		19221-19449 MARTINAZZI AVE	WASH				
WASH	53402	1				TRUAX HARRIS ENERGY	PO BOX 607	WILSONVILLE	OR	97070 M			35	0		4/8/1998	4/9/1998	5/6/1998	K00423	10024	X													2 S	1 W	24	NE	NE		2505 7035 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL BRUCCASCADE DRILLING INC.		
WASH	53491	1				TRUAX HARRIS ENERGY	PO BOX 607	WILSONVILLE	OR	97070 M			35	0		4/6/1998	4/9/1998	5/6/1998	K00553	10024	X													2 S	1 W	24	NE	NE		2505 7035 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL BRUCCASCADE DRILLING INC.		
WASH	53459	1				TRUAX HARRIS ENERGY	PO BOX 607	WILSONVILLE	OR	97070 M			25	0		4/6/1998	4/9/1998	5/6/1998	K00054	10024	X													2 S	1 W	24	NE	NE		2505 7035 SW NYBERG RD, TUALATIN	WASH	HEINMEYER	MICHAEL BRUCCASCADE DRILLING INC.		
WASH	53487	1				TRUAX HARRIS ENERGY	PO BOX 607	WILSONVILLE	OR	97070 M			28	0		4/8/1998	4/9/1998	5/6/1998	K00035	10024	X													2 S	1 W	24	NE	NE		2505 7035 SW NYBERG RD, TUALATIN	WASH	NIERMEYER	MICHAEL BRUCCASCADE DRILLING INC.		
WASH	53465	1				TRUAX HARRIS ENERGY	PO BOX 607	WILSONVILLE	OR	97070 M			35	0		4/6/1998	4/9/1998	5/6/1998	K00058	10024	X													2 S	1 W	24	NE	NE		2505 7035 SW NYBERG RD, TUALATIN	WASH	HEINMEYER	MICHAEL BRUCCASCADE DRILLING INC.		
WASH	54865	1				ZIAN LIMITED PARTNERSHIP	8712 N CUTTER CIRCLE	PORTLAND	OR	97217 G			20	20		4/21/1999	4/21/1999	4/13/1999		10011	X	X													2 S	1 W	24	NW	NE		13 TUALATIN RD	WASH				
WASH	54866	1				ZIAN LIMITED PARTNERSHIP	8712 N CUTTER CIRCLE	PORTLAND	OR	97217 G			35	35		4/21/1999	4/21/1999	4/13/1999		10011	X	X													2 S	1 W	24	NW	NE		13 TUALATIN RD	WASH				
WASH	54867	1				ZIAN LIMITED PARTNERSHIP	8712 N CUTTER CIRCLE	PORTLAND	OR	97217 G			25	25		4/21/1999	4/21/1999	4/13/1999		10011	X	X													2 S	1 W	24	NW	NE		13 TUALATIN RD	WASH				
WASH	54778	1				ZION LIMITED PARTNERSHIP	8712 N CUTTER CIRCLE	PORTLAND	OR	97217 G			70	70	10	5/10/1999	5/10/1999	6/9/1999		10011	X	X													2 S	1 W	24	NW	NE		13 TUALATIN ROAD	WASH				
WASH	55288	1				NOOT HOLDINGS LLC	19935 SW CIPOLE RD	SHERWOOD	OR	97140 W				0	47	6/18/1999	6/15/1999	9/23/1999		3382	X		X													2 S	1 W	24	SE	SE		1100 6745 SW SAGERT, TUALATIN	WASH	BLAND	STEVEN C	SKYLES DRILLING	
WASH	56365	1				WINWOOD CONSTRUCTION	12653 SW NORTH DAKOTA	TIGARD	OR	97223 G		41	0			36754	36754	36770		X	X													2 S	1 W	24	NW			600 16765 SW BOONES FERRY RD	WASH				
WASH	56366	1				WINWOOD CONSTRUCTION	12653 SW NORTH DAKOTA	TIGARD	OR	97223 G		37	0	12	8/17/2000	8/17/2000	8/18/2000			X	X													2 S	1 W	24	NW	SW		600 16765 SW BOONES FERRY RD	WASH				
WASH	56367	1				WINWOOD CONSTRUCTION	12653 SW NORTH DAKOTA	TIGARD	OR	97223 G		35	0	12	8/17/2000	8/17/2000	8/18/2000			X	X													2 S	1 W	24	NW	SW		600 16765 SW BOONES FERRY RD	WASH				

Well Logs

Map Section 28,124, Washington County

wl county code	wl nbr	wl version	well log nbr	name last	name first	name company	street	city	state	zip	type of log	depth drilled	depth first water	completed depth	post static water level	start date	complete date	received date	startcard wbt	bonded license nbr	Work Type: new	abandonment	deepening	alteration	conversion	Use Type: domestic	irrigation	community	livestock	industrial	injection	thermal	dewatering	piezometer	other	township	Range	scm	qtr160	qtr40	tax lot	street of_well	location county	bonded name last	bonded name first	bonded name company	max yield
WASH	56389	1				WHAMOOD CONSTRUCTION	12695 SW NORTH DAKOTA	TIGARD	OR	97223 G		25	0	12	8/17/2000	8/17/2000	8/18/2000			X	X														2 S	1 W	24 NW	SW	600	18765 SW BOONES FERRY RD 7800 MYBERG RD, TUALATIN;	WASH				
WASH	57025	1		VEENKER	JERALD L		3161 SW RIVERFRONT TERRACE	WILSONVILLE	OR	97070 G		8	0		2/8/2001	2/5/2001	2/16/2001			X	X														2 S	1 W	24 NE	SE	1	SERVICE STATION	WASH				
WASH	57300	1				CITY OF TUALATIN	1608 SW MARTINAZZI	TUALATIN	OR	97062 G		60	0				4/25/2001			X	X														2 S	1 W	24 NW	SW	1730	8228 SW NYBERG RD	WASH				
WASH	57269	1	43834			CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 M		30	30		4/19/2001	4/19/2001	5/18/2001	134960	10011	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD AND SW 84TH AVE	WASH	MCINNIS	GREG	GEO TECH EXPLORATIONS INC.	
WASH	57270	1	43833			CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 M		35	33		4/19/2001	4/19/2001	5/18/2001	134959	10011	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD AND SW 84TH AVE	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS INC.	
WASH	57847	1	54327			CITY OF TUALATIN	18880 SW MARTINAZZI	TUALATIN	OR	97062 W		5	28	26	5	10/12/2001	10/12/2001	11/5/2001	133178	1484	X															2 S	1 W	24 NW	SW	500	18765 SW BOONES FERRY RD; PARKING LOT	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	57848	1	54324			CITY OF TUALATIN	18880 SW MARTINAZZI	TUALATIN	OR	97062 W		5	20	20	5	10/12/2001	10/12/2001	11/5/2001	133176	1484	X															2 S	1 W	24 NW	SW	500	18765 SW BOONES FERRY RD; PARKING LOT	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	57850	1	54325			CITY OF TUALATIN	18880 SW MARTINAZZI	TUALATIN	OR	97062 W		5	23	23	5	37178	37178	11/5/2001	133175	1484	X															2 S	1 W	24 NW	SW	500	18765 SW BOONES FERRY RD; PARKING LOT	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	57853	1				CITY OF TUALATIN	18680 SW MARTINAZZI AVE	TUALATIN	OR	97062 M			0			10/30/2001	10/30/2001	11/5/2001	133240	10442	X															2 S	1 W	24 NW	SW	500	SW 84TH AVE AND BOONES FERRY RD PARKING LOT AT 18765 SW	WASH	KLOSTERMANN	BILL	GEO-TECH EXPLORATIONS INC	
WASH	58310	1	54327			CITY OF TUALATIN	18680 SW MARTINAZZI AVE	TUALATIN	OR	97062 W			0			6/11/2002	6/11/2002	7/10/2002	146913	1484	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD PARKING LOT AT 18765 SW	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	58611	1	54328			CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 W			0			6/11/2002	6/11/2002	7/10/2002	146913	1484	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD PARKING LOT AT 18765 SW	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	58612	1	54325			CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 W			0			6/11/2002	6/11/2002	7/10/2002	146914	1484	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD PARKING LOT AT 18765 SW	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	58613	1	54326			CITY OF TUALATIN	18680 SW MARTINAZZI AVE	TUALATIN	OR	97062 W			0			6/11/2002	6/11/2002	7/10/2002	146915	1484	X															2 S	1 W	24 NW	SW	500	BOONES FERRY RD RR CROSSING AND BOONES	WASH	MCINNIS	GREG	GEO-TECH EXPLORATIONS	
WASH	58617	1				PIERCE PACIFIC MANUFACTURING	19305 SW BOONES FERRY RD	TIGARD	OR	97224 G		20	0	17	8/1/2002	8/1/2002	8/19/2002			X	X														2 S	1 W	24 NW	NW	1607	PERRY RD	WASH				
WASH	60000	1				TUALATIN POST OFFICE	18757 SW MARTINAZZI AVE	TUALATIN	OR	97062 G		40	0	15	5/7/2003	5/7/2003	5/15/2003			X	X																2 S	1 W	24 SW	NW	1502	18757 SW MARTINAZZI AVE	WASH				
CLAC	00148	1		VEENKER	SHERRY		3161 SW RIVERFRONT TERRACE	WILSONVILLE	OR	97070 G		13	0	12	4/19/2004	4/19/2004	5/20/2004			X	X														2 S	1 W	24 SE	NW		7000 NYBERG RD, TUALATIN	CLAC				
CLAC	80148	1		VEENKER	SHERRY		3161 SW RIVERFRONT TERRACE	WILSONVILLE	OR	97070 G		14	0	11.5	4/20/2004	4/20/2004	5/20/2004			X	X														2 S	1 W	24 SE	NW		7000 NYBERG RD, TUALATIN	CLAC				
CLAC	80153	1		VEENKER	SHERRY		3161 SW RIVERFRONT TERRACE	WILSONVILLE	OR	97070 G		13	0	11.5	4/20/2004	4/20/2004	5/20/2004			X	X														2 S	1 W	24 SE	NW		7000 NYBERG RD, TUALATIN	CLAC				
CLAC	80151	1		VEENKER	SHERRY		3161 SW RIVERFRONT TERRACE	WILSONVILLE	OR	97070 G		12	0	10	4/20/2004	4/20/2004	5/20/2004			X	X														2 S	1 W	24 SE	NW		7000 NYBERO RD, TUALATIN 19515-19645 SW BOONES FERRY	CLAC				
WASH	63760	8				GEOCON NORTHWEST	8283 SW CIRRUS DR	BEAVERTON	OR	97008 G		70	0			7/21/2005	7/21/2005	7/29/2005			X	X														2 S	1 W	24 NW	SW	100	RD 19815-19645 SW BOONES FERRY	WASH				
WASH	63761	9				GEOCON NORTHWEST	8283 SW CIRRUS DR	BEAVERTON	OR	97008 G		85	0			7/21/2005	7/21/2005	7/29/2005			X	X														2 S	1 W	24 NW	SW	100	RD 19815-19645 SW BOONES FERRY	WASH				
WASH	63762	1				GEOCON NORTHWEST	8283 SW CIRRUS DR	BEAVERTON	OR	97008 G		85	0			7/22/2005	7/22/2005	7/29/2005			X	X														2 S	1 W	24 NW	SW	100	RD 19815-19645 SW BOONES FERRY	WASH				
WASH	63763	1				GEOCON NORTHWEST	8283 SW CIRRUS DR	BEAVERTON	OR	97008 G		71	0			7/22/2005	7/22/2005	7/29/2005			X	X														2 S	1 W	24 NW	SW	100	RD 19815-19645 SW BOONES FERRY	WASH				
WASH	63764	1				GEOCON NORTHWEST	8283 SW CIRRUS DR	BEAVERTON	OR	97008 G		90	0			7/23/2005	7/23/2005	7/29/2005			X	X														2 S	1 W	24 NW	SW	100	RD	WASH				
WASH	63772	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		10	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7055 SW NYBERG RD, TUALATIN	WASH				
WASH	63773	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		8	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	63774	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		9	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	63775	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		11.5	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	63777	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		14.5	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	63778	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		7.5	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	63779	1				NYBERG LIMITED PARTNERSHIP	1900 FEX TOWER 805 SW BROADWAY	PORTLAND	OR	97205 G		7.5	0	5	3/22/2006	3/22/2006	4/3/2006			X	X																2 S	1 W	24 NE	SW	7100	7085 SW NYBERG RD, TUALATIN	WASH				
WASH	64159	1				CITY OF TUALATIN	5895 SW NYBERG RD	TUALATIN	OR	97062 M		20	0			6/16/2006	6/16/2006	6/26/2006	165451	10442	X															2 S	1 W	24 NW	SW	4101	18970 SW BOONES FERRY RD	WASH	KLOSTERMANN	BILL	GEO-TECH EXPLORATIONS, INC.	
WASH	64161	1				CITY OF TUALATIN	5895 SW NYBERG RD	TUALATIN	OR	97062 M		20	0			6/16/2006	6/16/2006	6/26/2006	165452	10442	X															2 S	1 W	24 NW	SW	4101	18970 SW BOONES FERRY RD	WASH	KLOSTERMANN	BILL	GEO-TECH EXPLORATIONS, INC.	
WASH	64162	1				CITY OF TUALATIN	5895 SW NYBERG RD	TUALATIN	OR	97062 M		10	0			6/16/2006	6/19/2006	6/29/2006	165548	10442	X															2 S	1 W	24 NW	SW	4101	18970 SW BOONES FERRY RD	WASH	KLOSTERMANN	BILL	GEO-TECH EXPLORATIONS, INC.	
WASH	64258	1				CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 G		40	0	20	38906	38924	38974			X	X															2 S	1 W	24 NW	SE	1900	18680 SW MARTINAZZI AVE	WASH				
WASH	64257	1				CITY OF TUALATIN	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062 G		42	0	20	38908	38908	38924			X	X															2 S	1 W	24 NW	SE	1900	18400 SW MARTINAZZI AVE 18000 SW LOWER BOONES	WASH			HANSEN DRILLING CO.	
WASH	64781	1				BRIDGEPORT COMMONS LLC	1800 SW FIRST AVE 600	PORTLAND	OR	97201 W		47	0			7/9/2010	7/9/2010	7/22/2010	173194	1445	X															2 S	1 W	24 NW	SE	42	FERRY RD, TUALATIN 19100 SW BOONES FERRY RD.	WASH	ASPAAS	RONALD	INC.	
WASH	64852	1				CITY OF TUALATIN	18300 SW MARTINAZZI AVE.	TUALATIN	OR	97062 M		13	13			3/6/05	3/6/05	3/16/05	160110	1537	X															2 S	1 W	24 NW	SW	160	TUALATIN, OR	WASH	FLAHERTY	SCOTT	STRATUS CORP	
WASH	65157	1	64051			CITY OF TUALATIN	18340 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	8	23	23	8		39121	39121	39156	191705	10442	X															2 S	1 W	24 NW	SW	200	8515 SW TUALATIN RD	WASH	KLOSTERMANN	BILL	BOART LONGYEAR	
WASH	65158	1	64052			CITY OF TUALATIN	18340 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	9	28	28	8		39122	39122	39156	191706	10442	X															2 S	1 W	24 NW	SW	200	8515 SW TUALATIN RD	WASH	KLOSTERMANN	BILL	BOART LONGYEAR	
WASH	65159	1	64053			CITY OF TUALATIN	18380 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	8.5	25	25	8.5		39123	39123	39156	191705	10442	X															2 S	1 W	24 NW	SW	200	8515 SW TUALATIN RD	WASH	KLOSTERMANN	BILL	BOART LONGYEAR	
WASH	65474	1				ANDERSEN CONSTRUCTION CO, INC.	8712 N GUTTER CIRCLE	PORTLAND	OR	97217 W			78	0		39254	39255	39259	190354	1445	X															2 S	1 W	24 NW	SE	1200	18940 SW LOWER BOONES FERRY RD, TIGARD	WASH	TWEEDY	CHUBBELL	A & M WELL DRILLING INC	
WASH	65475	1				ANDERSON CONSTRUCTION CO, INC.	8712 N GUTTER CIRCLE	PORTLAND	OR	97217 W			79	0		39254	39255	39259	190355	1445	X															2 S	1 W	24 NW	SE	1200	18940 SW LOWER BOONES FERRY RD, TIGARD	WASH	ASPAAS	RONALD	HANSEN DRILLING CO. INC.	
WASH	66018	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0	12.9		39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7400 SW NYBERG RD, TUALATIN	WASH				
WASH	66012	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0	12.7		39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7050 SW NYBERG RD, TUALATIN	WASH				
WASH	66013	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0			39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66014	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0	11.9		39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7050 SW NYBERG RD, TUALATIN	WASH				
WASH	66015	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0			39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66016	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0			39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66017	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		20	0			39318	39318	39364			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66135	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		5	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7400 SW NYBERG RD, TUALATIN	WASH				
WASH	66136	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		11	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66137	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		8	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66138	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		9	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66139	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		12	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66140	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		17	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66141	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		13	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66142	1				SHELL OIL CO.	PO BOX 2453	HOUSTON	TX	77252 G		12	0			39314	39314	39378			X	X														2 S	1 W	24 SE	SW	100	7000 SW NYBERG RD, TUALATIN	WASH				
WASH	66587	1		AMGARIAN	KATHY		7720 SW DANIELLE AVE	BEAVERTON	OR	97008 W		70	0	42	39483	39483	39497	197236	1286	X		X														2 S	1 W	24 NE	NW	1500	18400 SW MARTINAZZI AVE 18000 SW LOWER BOONES FERRY RD	WASH	JANNSEN	HOWIN	A M JANNSEN WELL DRILLING CO. INC.	
WASH	66831	1				CITY OF TUALATIN	18380 SW MARTINAZZI AVE	TUALATIN	OR	97062 G		70	0		39562	39342	39808			X	X														2 S	1 W	24	NW	1100	9515 SW TUALATIN RD; N SIDE OF RAILROAD TRESSEL; 40 FT OFF GRAVEL RD IN GRASS FIELD	WASH				
WASH	67023	1	65746			CITY OF TUALATIN; DEVELOPMENT COMMISSION	18878 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	8.2	20	20	8.2		39592	39597	39629	188193	10408	X																2 S	1 W	24 SW	NW	4101	18970 SW BOONES FERRY RD	WASH	LARSEN	PETER S	BOART LONGYEAR	
WASH	67024	1	65747			CITY OF TUALATIN; DEVELOPMENT COMMISSION	18878 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	7.7	20	20	7.7		39597	39597	39629	188194	10408	X																2 S	1 W	24 SW	NW	R.O.W.	18970 SW BOONES FERRY RD	WASH	LARSEN	PETER S	BOART LONGYEAR	
WASH	67025	1	65748			CITY OF TUALATIN; DEVELOPMENT COMMISSION	18878 SW MARTINAZZI AVE	TUALATIN	OR	97062 M	7.8	20	20	7.8		39597	39597	39629	188195	10408	X																2 S	1 W	24 SW	NW	R.O.W.	18970 SW BOONES FERRY RD	WASH	LARSEN	PETER S	BOART LONGYEAR	
WASH	67028	1	65745			CITY OF TUALATIN	18878 SW MARTINAZZI AVE	TUALATIN	OR	97062 M			20	20		39588	39596	39629	188196	10408	X															2 S	1 W	24 SW	NW	4101	18970 SW BOONES FERRY RD	WASH	LARSEN	PETER S	BOART LONGYEAR	
WASH	67397	1	65422			NATT MCDOUGALL CO.	20382 SW 113TH AVE	TUALATIN	OR	97062 W	15.75	61	61	15.8		39715	39725	39737	200192	698	X															2 S	1 W	24 NW	NW	1100	9549 SW TUALATIN RD	WASH	STADELI	STEVEN N	WESTERBERG DRILLING	11
WASH	67393	1	65423			NATT MCDOUGALL CO.	20382 SW 113TH AVE	TUALATIN	OR	97062 W	16	61	61	16.0		39721	39727	39737	200193	698	X															2 S	1 W	24 NW	NW	1100	9549 SW TUALATIN RD	WASH	STADELI	STEVEN N	WESTERBERG DRILLING	40

wl county code	wl nbr	wl version	well tag nbr	name last	name first	name company	street	city	state	zip
CLAC	37	1		MANSHOLT	GREG	MANSHOLT, JANET	5515 SW BORLAND RD	TUALATIN	OR	97062
CLAC	52	1		BARKER	ED	BARKER, NANCY	1560 TELWEST DR	LAKE OSWEGO	OR	97035
CLAC	51	1		ALLSUP	STEVE		13785 RAWHIDE COURT	BEAVERTON	OR	97005
CLAC	254	1		JOHNSTON	CHRIS		20724 S W PRINDLE	TUALATIN	OR	97062
CLAC	1535	1		HARPER JR	JACK		5645 SW DELKER RD	TUALATIN	OR	97062
CLAC	17833	1		HARPER SR	JACK		5665 SW DELKER RD	TUALATIN	OR	97062
CLAC	18047	1		RIPPEY	TIM		5720 SE 30TH AVE	PORTLAND	OR	97202
CLAC	18300	1	13550	YOUNG	SHERILYNN J		6001 SW DELKER RD	TUALATIN	OR	97062
CLAC	19041	1		BOCCHI	JAY A	BOCCHI, NANCY K	19184 SW CHESAPEAKE DR	TUALATIN	OR	97062
CLAC	19827	1		MCNABB	TODD		20655 SW BILETZ COURT	TUALATIN	OR	97062
CLAC	20300	1		BROWN	BOB		20755 SW PRINDLE	TUALATIN	OR	97062
CLAC	20515	1		ROLLE	RICHARD A		4584 SW BORLAND RD	TUALATIN	OR	97062
CLAC	3586	1		TAYLOR	RILEY (BUD)	SMITH CONTRACTING	530 COLLINS CREST	GLADSTONE	OR	97027
CLAC	3587	1		HITSO	MICHAEL C		243 NE 34TH PLACE	HILLSBORO	OR	97124
CLAC	3588	1		O CONNOR	DON		2520 SW GREGORY DR	WEST LINN	OR	97068
CLAC	3589	1		HUMKE	VALERIE E		12972 SE RUSK	MILWAUKIE	OR	97222
CLAC	3590	1		HOLLY	PAT		5290 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	3591	1		SWARTZ	PETER		730 MARYHURST DR	WEST LINN	OR	97068
CLAC	3592	1				RANDALL C MYERS INC.	PO BOX 1888	LAKE OSWEGO	OR	97035
CLAC	3593	1		SMITH	EMERY	SMITH CONTRACTING	530 COLLINS CREST	GLADSTONE	OR	97027
CLAC	3594	1		SHEEHAN	JAMES	SHEEHAN, BARBARA; RIDGECREST HOMES BUILDER	6455 SW NYBERG RD	TUALATIN	OR	97062
CLAC	3595	1		WEBER	DICK	R A WEBER INC.	PO BOX 402	CLACKAMAS	OR	97015
CLAC	3596	1				WOODCRAFT HOMES INC.	PO BOX 48	LAKE OSWEGO	OR	97034
CLAC	3597	1				SMITH CONTRACTING	530 COLLINS CREST	GLADSTONE	OR	97027
CLAC	3598	1		WELLS	GARY		515 NW 84TH TERRACE	PORTLAND	OR	97229
CLAC	3599	1		SARGANT	WILLIAM C		6841 NE PRESCOTT	PORTLAND	OR	97218
CLAC	3600	1		PATEL	RAM		1730 SW TURNER RD	WEST LINN	OR	97068
CLAC	3601	1		SONNEN	PAY		22919 SW STAFFORD RD	TUALATIN	OR	97062
CLAC	3602	1		MARTIN	DONNIE L		22222 SW ANTIOCH DOWNS	TUALATIN	OR	97062
CLAC	3603	1		HENSON	MEL		6071 PROSPERITY PARK	TUALATIN	OR	97062
CLAC	3604	1		FUQUAY	BOB		3735 NE 75TH	PORTLAND	OR	97213
CLAC	3605	1		OSBORE	WILLIAM		21368 SW MARTINAZZI	TUALATIN	OR	97062
CLAC	3606	1		ROBERTSON	LANE T		9140 SW 57TH	PORTLAND	OR	97713
CLAC	3607	1		KENDALL	DAVE W		2928 NE DANCKLEY	PORTLAND	OR	97212
CLAC	3608	1		MCALLISTER	X DAVID		1804 SE 29TH	PORTLAND	OR	97214
CLAC	3609	1		RUSTRUM	DARRELL		4870 SW LOWER DR	LAKE OSWEGO	OR	97034
CLAC	3610	1	13598	YOUNG	SHERILYNN		29855 SW BROWN RD	OREGON CITY	OR	97045
CLAC	3611	1		ELLIOTT	BILL		ARAMCO PO BOX 4302, RAS TANURA	SAUDI ARABIA	OR	
CLAC	3612	1		ROCH	FRED		4275 SW FRENCH PRAIRIE DR	WILSONVILLE	OR	97070
CLAC	3613	1		JOHNSON	ERIC		17265 SW MADRAS COURT	BEAVERTON	OR	97008
CLAC	3614	1		WILSON	MARK		3537 SW COMUS	PORTLAND	OR	97219
CLAC	3615	1		SKINNER	FRANK		RT 1 BOX 75	SHERWOOD	OR	97140
CLAC	3616	1		TALLEY	TOM		RT 1 BOX 279	SHERWOOD	OR	97140
CLAC	3617	1		MARKS	JOE		RT 1 BOX 308	TUALATIN	OR	97062
CLAC	3618	1		ANGELL	EDWIN		RT 1 BOX 293	SHERWOOD	OR	97140
CLAC	3619	1		PLOUNT	W S		RT 1 BOX 97	SHERWOOD	OR	97140
CLAC	3620	1		PHILLIPS	CLARK R		RT 1 BOX 65	SHERWOOD	OR	97140
CLAC	3621	1		MASON	MR C L		RT 1 BOX 68	SHERWOOD	OR	97140
CLAC	3622	1		KELLER	G				OR	
CLAC	3623	1		FRANCIS	WILLIAM		5155 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	3624	1		MERRIHEW	TIM		5870 SW 175TH	ALOHA	OR	97007
CLAC	3625	1		SESSUMS	JERRY M	SESSUMS, SANDRA X	8905 SW REILING	TIGARD	OR	97224
CLAC	3626	1		EVANS	RAYMOND E		14184 SW DRIFTWOOD	TIGARD	OR	97223
CLAC	3627	1		BEARDALL	ALAN G		6024 SW FIR BROOK CIRCLE	LAKE OSWEGO	OR	97034
CLAC	3628	1				JACK WALL CO.	5950 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	3629	1		YAGER	MICHAEL J		PO BOX 333	TUALATIN	OR	97062
CLAC	3630	1		SKINNER	FRANK		RT 1 BOX 265	SHERWOOD	OR	97140
CLAC	3631	1		TALLEY	C L		RT 1 BOX 277	TUALATIN	OR	97062
CLAC	3632	1		WISNER	HARLAN		11625 SW 64TH	PORTLAND	OR	97219
CLAC	3633	1	36540	KELSH	MISS MARY		RT 1 BOX 287	SHERWOOD	OR	97140
CLAC	3634	1		ANDERSON	GLEN		RT 1 BOX 288	SHERWOOD	OR	97140
CLAC	3635	1				POPE AND TALBOT INC.	208 2ND & UNIVERSITY BLDG	SEATTLE	WA	
CLAC	3636	1		HASTINGS	R D		5033 NE 21ST AVE	PORTLAND	OR	97211
CLAC	3637	1		PETERSON	C L		RT 1 BOX 253	SHERWOOD	OR	97140
CLAC	3638	1		NOBLE	N T		RT 1 BOX 261	SHERWOOD	OR	97140
CLAC	3639	1		MARTIN	WILLIAM		16168 SW KIMBALL	LAKE GROVE	OR	97034
CLAC	3640	1		PROCTOR	BRUCE		300 NW GLENEAGLE DR	SHERWOOD	OR	97140
CLAC	3641	1		OEY	JIM		RT 1 BOX 256	TUALATIN	OR	97062
CLAC	3642	1		WALKER	GERALD		20590 SW 65TH	TUALATIN	OR	97062
CLAC	3643	1		FINK	KENNETH		8250 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	3644	1		SHADE	J F		RT 1 BOX 71	SHERWOOD	OR	97140
CLAC	3645	1		LANE	DALE		4510 SW VISTA	PORTLAND	OR	97222
CLAC	3646	1		MORGAN	WILBUR A		RT 1 BOX 67	SHERWOOD	OR	97140
CLAC	3647	1		PAUKNER	L A		RT 1 BOX 251	SHERWOOD	OR	97140
CLAC	3648	1		EOREMAN	L W		12050 SE ROLEGATE	PORTLAND	OR	97236
CLAC	4404	1		RUSTHUM	DARRELL		5013 DELKER RD	TUALATIN	OR	97062
CLAC	4405	1		VISKOV	JACK		8249 SW CANYON COURT	PORTLAND	OR	97221
CLAC	10324	1		ADOLPHSON JR	RICH G		17275 SW RIVENDALE	DURHAM	OR	97224
CLAC	50610	1	3697	TOP	DON	TOP, LORI	1822 NW NEW HOPE COURT	PORTLAND	OR	97229
CLAC	51145	1	6241	SCHABER	FRED		6237 SE 67TH	PORTLAND	OR	97206
CLAC	51146	1		SCHABER	FRED		6237 SE 67TH	PORTLAND	OR	97206
CLAC	51100	1		WIGELL	MIKE	CANNON HOMES; WIGELL, JUDY	PO BOX 1999	SISTERS	OR	97759
CLAC	51175	1	8298	LASELLE	JERRY		5120 SW BORLAND RD	TUALATIN	OR	97062
CLAC	50168	1		TATTERSALL	ROGER		5242 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	52522	1	881	BACHMAN	DAVID G & RE		5440 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	53574	1	25298	ROBERTSON	KELLY	CAMPBELL, MIKE	9450 SW COMMERCE CIRCLE 316	WILSONVILLE	OR	97070
CLAC	54388	1	27859			TRYON CREEK CONSTRUCTION; FERRO, AL	2808 SW COMUS ST	PORTLAND	OR	97219
CLAC	54446	1	27868	SWARTZ	JIM R	REEVES, J C	4850 SW SCHOLLS FERRY RD MD. 302	PORTLAND	OR	97225
CLAC	53743	1	16410			MASA AND ASSOCIATES, MIZUNO, MASA	5301 PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	54949	1	31881	YAPP	JEFF	YAPP, TAMARA	4760 SW TRAIL RD	TUALATIN	OR	97062
WASH	12110	1		MANDISH	DAN		21150 SW 55	TUALATIN	OR	97062
CLAC	55911	1	37657	DIR	RICK		PO BOX 2908	WILSONVILLE	OR	97070
CLAC	55808	1	43854	SHADE	ROBERT		17855 SW PACIFIC HWY 25	TUALATIN	OR	97062
CLAC	55774	1	47471	BROWN	ROBERT W		20755 SW PRINDLE RD	TUALATIN	OR	97062
CLAC	56927	1	50807	LARSEN	BARBARA		9211 NE 218T ST	VANCOUVER	WA	98684
CLAC	57135	1	46802	LEY	RANDY		6110 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	57141	1	48833	FRITZLER	CAROLLA		6061 SW PROSPERITY PARK RD	TUALATIN	OR	97062
CLAC	57257	1	48838	LYNCH	JACK		2590 N FIRST ST SUITE 300	SAN JOSE	CA	95131
CLAC	57259	1	48837	FRANKLIN	MARK		6835 SW WAMPANOAG DR	TUALATIN	OR	97062
CLAC	57260	1		LYNCH	JACK		2590 N FIRST ST SUITE 300	SAN JOSE	CA	95131
CLAC	57261	1		LYNCH	JACK		2590 N FIRST ST SUITE 300	SAN JOSE	CA	95131

wl nbr	type of log	depth first water	depth drilled	completed depth	post static water level	start date	complete date	received date	startcard nbr	bonded license nbr	new	abandonment	deepening	alteration	conversion	other	domestic	irrigation	community	livestock	industrial	injection	thermal	dewatering	piezometer	other
37	W	200	425	425	175	4/12/1990	4/16/1990	5/3/1990	19539	645	X						X									
52	W	186	300	300	120	4/20/1990	4/27/1990	5/11/1990	17410	637	X						X									
51	W	201	235	215	156	5/1/1990	5/10/1990	5/11/1990	17413	637	X						X									
254	W	166	224	224	150	9/17/1990	9/17/1990	10/19/1990	21074	553			X				X									
1535	W		345	335	200	12/20/1990	1/8/1991	3/6/1991	22569	616	X						X									
17833	W	230	280	280	160	4/4/1992	4/7/1992	4/10/1992	39808	616	X						X									
18047	W	436	536	536	377	7/8/1992	7/10/1992	7/30/1992	44480	553	X						X									
18300	W	146	224	224	88	12/15/1992	12/16/1992	12/30/1992	49870	1582	X						X									
19041	W	362	400	400	185	11/24/1993	12/21/1993	1/31/1994	28089	1			X				X									
19827	W	247	290	290	215	9/30/1994	10/3/1994	10/20/1994	70548	1582	X						X									
20300	W		163	163		6/6/1995	6/6/1995	6/9/1995	75863	1582				X			X									
20515	W	28	383	382	87	8/31/1995	9/8/1995	9/14/1995	83544	1582	X						X									
3586	W	355	436	436	302	12/12/1989	12/13/1989	1/8/1990	17033	553	X						X									
3587	W	248	377	377	139	10/12/1989	10/16/1989	11/6/1989	16810	553	X						X									
3588	W	420	600	600		8/31/1989	9/5/1989	9/14/1989	10565	553	X						X									
3589	W	144	440	440	160	5/13/1989	6/15/1989	7/3/1989	5260	715	X						X									
3590	W	187	218	218	176	6/12/1989	6/15/1989	6/23/1989	10606	1229	X						X									
3591	W	231	350	350	350	7/13/1988	7/15/1988	7/28/1988		715	X						X									
3592	W	358	391	391	292	12/16/1988	12/20/1988	1/25/1989	7973	553	X						X									
3593	W	311	362	362	270	6/8/1988	6/14/1988	6/21/1988		553	X						X									
3594	W	211	423	423	297	9/25/1988	9/29/1988	2/14/1989		553	X						X									
3595	W	348	340	340	250	6/6/1988	6/9/1988	6/15/1988		553	X						X									
3596	W	312	352	350	262	12/30/1987	1/1/1988	1/14/1988		553	X						X									
3597	W	310	331	331	254	10/12/1987	10/14/1987	10/21/1987		553	X						X									
3598	W	353	424	418	302	8/11/1987	9/15/1987	9/18/1987		553	X						X									
3599	W	259	315	315	203	7/16/1987	7/31/1987	8/11/1987		1	X						X									
3600	W	240	235	235	170	3/31/1987	4/3/1987	4/17/1987		715	X						X									
3601	W	183	310	295	190	4/3/1987	4/9/1987	4/17/1987		715	X						X									
3602	W	387	504	504	371	3/20/1987	3/25/1987	3/31/1987		553	X						X									
3603	W		239	239	170	1/19/1987	2/19/1987	3/11/1987		602			X				X									
3604	W		215	215	120	9/3/1986	9/5/1986	9/18/1986		333	X						X									
3605	W		323	318	179	2/11/1986	2/17/1986	2/21/1986		553	X						X									
3606	W	320	384	384	295	8/17/1985	8/19/1985	7/12/1985		553	X						X									
3607	W	465	485	485		5/28/1985	6/5/1985	6/7/1985		806	X						X									
3608	W	404	484	484	333	11/18/1984	11/21/1984	12/5/1984		553	X						X									
3609	W	252	280	280	80	4/18/1984	4/23/1984	5/3/1984		884	X						X									
3610	W	154	202	195	190	2/2/1984	2/10/1984	2/22/1984		553	X						X									
3611	W	96	543	543	87	8/10/1983	8/17/1983	9/2/1983		553	X						X									
3612	W	138	174	174	104	4/12/1983	6/28/1983	8/9/1983		847	X						X									
3613	W	208	355	355	152	7/18/1983	7/20/1983	8/2/1983		553	X						X									
3614	W	165	175	175	115	8/4/1980	8/8/1980	8/10/1980		497	X						X									
3615	W		255	255	195	4/4/1960	4/24/1960	6/23/1960		99			X				X									
3616	W		335	335	309	4/22/1986	5/9/1986	5/26/1986		1			X				X									
3617	W	82	163	163	66	9/10/1973	10/10/1973	11/5/1973		511	X						X									
3618	W		128	128	39	8/12/1962	8/18/1962	10/10/1962		99	X						X									
3619	W		120	120	31	5/1/1961	5/5/1961	8/12/1961		99	X						X									
3620	W	130	159	159	100	7/1/1957	7/15/1957	7/24/1957		55	X						X									
3621	W		9	7	2	2/11/1958	2/11/1958	2/27/1958		144	X						X									
3622	W		317	317	300					9999	X						X			X						
3623	W	250	332	332	102	1/3/1989	1/17/1989	1/19/1989	6556	1229	X						X									
3624	W	155	295	295	120	10/4/1988	10/4/1988	10/8/1988		T15	X						X									
3625	W		215	215	75	8/10/1988	8/11/1988	8/22/1988		715	X						X									
3626	W	220	300	300	165	3/16/1976	3/25/1976	3/31/1976		553	X						X									
3627	W	190	406	408	167	10/10/1975	10/18/1975	11/5/1975		511	X						X									
3628	W	185	297	297	163	8/12/1977	8/13/1977	8/6/1977		551	X						X									
3629	W	172	200	200	79	8/15/1977	8/18/1977	9/6/1977		561	X						X									
3630	W		202	202	130	4/12/1967	5/3/1967	5/29/1967		99	X						X									
3631	W	170	230	230	155	7/7/1973	7/16/1973	8/9/1973		111	X						X									
3632	W	175	315	315	173	4/24/1973	4/25/1973	8/20/1973		117	X						X									
3633	W		223	223	105	11/5/1965	11/19/1965	11/29/1965		58	X						X									
3634	W		360	360	97	5/11/1968	5/19/1968	6/6/1968		404	X						X									
3635	W		1100	1100	175	4/9/1962	10/12/1962	12/12/1962		79	X								X							
3636	W		160	160	61	4/30/1962	5/10/1962	5/28/1962		89	X						X									
3637	W		218	218	178	7/27/1966	8/15/1966	9/1/1966		99	X						X									
3638	W		135	135	125	5/8/1956	5/13/1956	8/31/1956		79	X						X									
3639	W		153	150	92	5/17/1966	5/24/1966	6/20/1966		1	X						X									
3640	W	83	190	190	124	5/20/1974	5/24/1974	5/31/1974		511	X						X									
3641	W	88	227	227	150	12/4/1972	1/4/1973	3/1/1973		277	X						X									
3642	W	60	65	65	57	7/2/1977	7/2/1977	7/8/1977		404	X						X									
3643	W	193	218	218	124	11/5/1976	11/29/1976	12/7/1976		1	X						X									
3644	W		230	230	195	8/30/1956	10/13/1958	1/28/1959		9999	X						X									
3645	W		245	245	207	5/18/1966	5/23/1966	8/13/1966		84	X						X									
3646	W		220	220	90	11/10/1958	12/1/1958	2/11/1959		15	X						X									
3647	W		208	208	142	4/30/1966	5/31/1966	11/9/1966		282	X						X									
3648	W		208	208	128	7/5/1958	7/23/1958	8/8/1958		1	X						X									
4404	W	24	350	350	185	2/25/1989	3/3/1989	3/21/1989		616	X						X									
4405	W	377	443	443	304	1/30/1989	1/31/1989	3/6/1989	7972	553	X						X									
10324	W	160	204	204	155	7/1/1991	7/2/1991	7/11/1991	25824	553	X						X									
50610	W	198	404	404	178	5/29/1996	5/31/1996	6/14/1996	87695	1592	X						X									
51145	W	68	222	219	163	10/23/1996	10/25/1996	11/1/1996	87828	1592	X						X									
51146	W			0	45	10/25/1996	10/25/1996	11/1/1996	87831	1592		X					X									
51100	W	340	412	405	250	10/17/1995	10/25/1995	11/8/1995	83531	1592	X						X									
51175	W	165	215	215	24	9/18/1996	10/14/1996	11/14/1996	79404	1586	X						X									
50168	W	80	288	280	59	11/27/1995	12/5/1995	12/11/1995	86666	573	X						X									
52522	W																									
53574	W	278	304	304	210	7/31/1998	8/4/1998	8/6/1998	115796	1592	X						X									
54388	W	323	361	353	305	2/5/1999	2/20/1999	3/10/1999	119871	1592	X						X									
54446	W	18	201	201	148	3/9/1999	3/15/1999	4/6/1999	118578	1592	X						X									
53743	W	50	305	305	120	8/3/1998	8/4/1998	9/3/1998	115068	463	X						X									
54949	W	369	445	445	304	9/17/1999	8/19/1999	8/10/1999	122309	1403	X						X									
12110	W	177	235	235	150	8/14/1979	8/15/1979	8/18/1979		497	X						X									
55911	W	65	264	263	42	6/19/2000	7/11/2000	7/28/2000	127491	1403	X						X									
55808	W	186	322	322	200	3/13/2001	3/19/2001	3/29/2001	136562	1592	X						X									
55774	W	199	225	225	128	5/16/2001	5/18/2001	5/24/2001	138310	1244			X	X			X									
56927	W							6/25/2001		99999																
57135	W	278	372	322	210	6/19/2001	6/10/2001	6/18/2001	141782	1592			X				X									
57141	W	197	263	263	129	6/10/2001	6/10/2001	6/15/2001	141783	1592			X				X									
57257	W	131	181	181	124	6/20/2001	6/22/2001	8/7/2001	141804	1592	X						X									
57259	W	267	350	350	210	6/22/2001	6/28/2001	8/7/2001	141800	1592			X	X			X									
57260	W			0	123	6/17/2001	6/22/2001	8/7/2001	141808	1592		X					X									
57261	W	180	182	182	123	6/18/2001	6/18/2001	8/7/2001	141802	1592			X				X									

wl nbr	Township	Range	sctn	qtr160	qtr40	tax lot	street of well	location county	bonded name last	bonded name first	bonded name company	max yield
37	2 S	1 E	30	SE	NW	500	SO SIDE PROSPERITY PARK RD	CLAC	DELANO	DOUGLAS H		25
52	2 S	1 E	30	SW	SW	1715	5925 DELKER RD, TUALATIN	CLAC	WAINWRIGHT	GEORGE J		40
51	2 S	1 E	30	SW	NE	1707	5905 SW DELKER RD, TUALATIN	CLAC	WAINWRIGHT	GEORGE J		30
254	2 S	1 E	30	NE	SE			CLAC	SKYLES	MARVIN D		78
1535	2 S	1 E	30					CLAC	PULLIAM	TED		25
17833	2 S	1 E	30	SW		17		CLAC	PULLIAM	TED W		15
18047	2 S	1 E	30	SE	SE	605	21600 SW OAK HILL, TUALATIN	CLAC	SKYLES	MARVIN D		31
18300	2 S	1 E	30	SW	SW	1705	6189 SW DELKER RD	CLAC	BLAND	STEVEN C		34
19041	2 S	1 E	30			400		CLAC	MCCONNELL	RONALD F	STEINMAN BROTHERS DRILLING CO.	25
19827	2 S	1 E	30	SE	SW	604	5510 DELKER RD, WEST LINN	CLAC	BLAND	STEVEN C	SKYLES DRILLING INC.	21
20300	2 S	1 E	30	NE	SE	3700		CLAC	BLAND	STEVEN C	SKYLES DRILLING INC.	
20515	2 S	1 E	30	NE	NE	900		CLAC	BLAND	STEVEN C	SKYLES DRILLING INC.	55
3586	2 S	1 E	30	NE	NE			CLAC	SKYLES	MARVIN D		40
3587	2 S	1 E	30	SW	SW			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	100
3588	2 S	1 E	30	SE	SE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	35
3589	2 S	1 E	30	SW				CLAC	FEAKIN	DON		15
3590	2 S	1 E	30	SW	NW			CLAC	ANTHONY	GLENN		30
3591	2 S	1 E	30	SW	NW			CLAC	FEAKIN	DON		25
3592	2 S	1 E	30	SE	NE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	23
3593	2 S	1 E	30	SE	NE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	35
3594	2 S	1 E	30	SE	SE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	26
3595	2 S	1 E	30	SE	NE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	45
3596	2 S	1 E	30	SE	NE			CLAC	SKYLES	MARVIN D		27
3597	2 S	1 E	30	SE	NE			CLAC	SKYLES	MARVIN D		40
3598	2 S	1 E	30	SE	SW			CLAC	SKYLES	MARVIN D		26
3599	2 S	1 E	30	SW	SW			CLAC	MCCONNELL	RONALD F	STEINMAN BROTHERS DRILLING CO.	30
3600	2 S	1 E	30	SW				CLAC	FEAKIN	DON		30
3601	2 S	1 E	30	SW				CLAC	FEAKIN	DON		20
3602	2 S	1 E	30	SE	NW			CLAC	SKYLES	MARVIN D		24
3603	2 S	1 E	30	NW			6071 PROSPERITY PARK	CLAC	GAUNT	STANLEY		6
3604	2 S	1 E	30	SE	SE			CLAC	VANDEHEY	CYRIL		20
3605	2 S	1 E	30	SW	SE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	37
3606	2 S	1 E	30	SE	NE		4564 SW TRAIL RD	CLAC	SKYLES	MARVIN D	SKYLES DRILLING	20
3607	2 S	1 E	30	NE	NW			CLAC	DONNELLY	DAVID	DONNELLY DRILLING CO.	20
3608	2 S	1 E	30	SE	SE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING	20
3609	2 S	1 E	30	SW	SW			CLAC	WYLAND	DANIEL V		60
3610	2 S	1 E	30	SW				CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	40
3611	2 S	1 E	30	NE	NW			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	5
3612	2 S	1 E	30	NE	SE			CLAC	CRISWELL	DONALD L	CRIS-WELL DRILLING CO.	26
3613	2 S	1 E	30	SW		1400		CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	25
3614	2 S	1 E	30					CLAC	MACE	WALTER	S & M DRILLING & SUPPLY INC.	23
3615	2 S	1 E	30	SW	NE			CLAC	GREGORY	E M	SIMONS & GREGORY	4
3616	2 S	1 E	30	SE	NW			CLAC			STEINMAN BROTHERS	10
3617	2 S	1 E	30					CLAC	CHRISTENSON JR	WILLIAM D		20
3618	2 S	1 E	30					CLAC	GREGORY	E M	SIMONS & GREGORY	14
3619	2 S	1 E	30					CLAC	GREGORY	E M	SIMONS & GREGORY	7
3620	2 S	1 E	30	NE	SE			CLAC	ZELL	FRANK I		10
3621	2 S	1 E	30	NE	SW			CLAC	MYERS	CHAS G		
3622	2 S	1 E	30	SE	NE			CLAC				
3623	2 S	1 E	30					CLAC	ANTHONY	GLENN A		25
3624	2 S	1 E	30	SW	NW			CLAC	FEAKIN	DON		50
3625	2 S	1 E	30					CLAC	FEAKIN	DON		30
3626	2 S	1 E	30	NW	SE			CLAC	SKYLES	MARVIN D	SKYLES DRILLING & SUPPLY	15
3627	2 S	1 E	30					CLAC	CHRISTENSON JR	WILLIAM D		28
3628	2 S	1 E	30					CLAC	BEIER	DALLAS L	WILLAMETTE DRILLING CO.	18
3629	2 S	1 E	30					CLAC	BEIER	DALLAS L	WILLAMETTE DRILLING CO.	70
3630	2 S	1 E	30					CLAC	GREGORY	E M	E M GREGORY DRILLING CO.	17
3631	2 S	1 E	30					CLAC	MEEKER	JOHN H	JOHN H MEEKER WELL DRILLING	10
3632	2 S	1 E	30					CLAC	HUFFMAN	MARLIN M	ARROW DRILLING INC.	12
3633	2 S	1 E	30					CLAC	SKYLES	GEORGE W	SKYLES DRILLING & SUPPLY	12
3634	2 S	1 E	30					CLAC	BORCHERS	RAYMOND A	B & S DRILLING CO.	60
3635	2 S	1 E	30					CLAC	JANNSEN	EDWARD W	A M JANNSEN DRILLING CO.	376
3636	2 S	1 E	30					CLAC	GREGORY	E M	SIMONS & GREGORY	10
3637	2 S	1 E	30					CLAC	GREGORY	E M	E M GREGORY DRILLING CO.	12
3638	2 S	1 E	30					CLAC	JANNSEN	EDWARD W	A M JANNSEN DRILLING CO.	18
3639	2 S	1 E	30	NE				CLAC			STEINMAN BROTHERS	35
3640	2 S	1 E	30					CLAC	CHRISTENSON JR	WILLIAM D		18
3641	2 S	1 E	30	NE	SE			CLAC	MILLER	JOHN T		20
3642	2 S	1 E	30	NW	NW			CLAC	BORCHERS	RAYMOND A	RAY BORCHERS WELL DRILLING	50
3643	2 S	1 E	30	SW	NW			CLAC	MCCONNELL	ROBERT E	STEINMAN BROTHERS DRILLING CO.	27
3644	2 S	1 E	30	SW	NE			CLAC				18
3645	2 S	1 E	30	SW	NE			CLAC	ROSS	PAUL E		5
3646	2 S	1 E	30	NW	SW			CLAC	STRAYER	LANA	BARRON & STRAYER	10
3647	2 S	1 E	30					CLAC	OLSEN	A O		20
3648	2 S	1 E	30	NW	NW			CLAC	STEINMAN	ED	STEINMAN BROTHERS	20
4404	2 S	1 E	30					CLAC	PULLIAM	TED W		35
4405	2 S	1 E	30	SE	NW			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	24
10324	2 S	1 E	30	NW	SW			CLAC	SKYLES	MARVIN D	SKYLES DRILLING INC.	30
50610	2 S	1 E	30	SE	NW	623	5525 DELKER RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	
51145	2 S	1 E	30	NW	SW	1500	6275 SW PROSPERITY PARK RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	20
51146	2 S	1 E	30	NW	SW	1500	6275 SW PROSPERITY PARK RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	
51100	2 S	1 E	30	SE	SW	616	22300 SW ANTIOCH DOWNS, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	33
51175	2 S	1 E	30	NE	NE	1500	5120 SW BORLAND RD	CLAC	STITES	THOMAS D	PACIFIC WELL DRILLING	40
50168	2 S	1 E	30	NE	SW	2800	5241 SW PROSPERITY PARK RD	CLAC	JANNSEN	PRESTON A	A M JANNSEN DRILLING	100
52522	2 S	1 E	30			197153	200 PROSPERITY PARK	CLAC				
53574	2 S	1 E	30	SW	NW	1101	21112 SW 65TH, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	28
54388	2 S	1 E	30	SE	SW	617	22229 ANTIOCH DOWNS CT, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	20
54446	2 S	1 E	30	NW	SW	1500	6265 SW PROSPERITY PARK, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	50
53743	2 S	1 E	30	NW	SE	2300	5301 PROSPERITY PARK RD	CLAC	ERLER	RODNEY C	AMERICAN WELL DRILLING INC.	70
54949	2 S	1 E	30	SE	NE	2000	4760 SW TRAIL RD	CLAC	STADELI	JOHN R	ARROW DRILLING	45
12110	2 S	1 E	30	SW				WASH	MACE	WALTER	S AND M DRILLING	12
55911	2 S	1 E	30	NE	NE	3500	20401 SW PRINDLE RD, TUALATIN	CLAC	STADELI	JOHN R	ARROW DRILLING	60
55808	2 S	1 E	30	NW	SE	2800	6160 SW PROSPERITY PARK RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	50
55774	2 S	1 E	30	NE	SE	3700	20755 SW PRINDLE RD	CLAC	JANNSEN	ROY R	A M JANNSEN DRILLING	45
56927	2 S	1 E	30			800	5505 SW PROSPERITY PARK RD - TUALATIN	CLAC	WELL ID APPLICATION		WELL ID APPLICATION	
57135	2 S	1 E	30	NW	SE	2801	6110 SW PROSPERITY PARK RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	50
57141	2 S	1 E	30	NW	SE	800	6061 SW PROSPERITY PARK RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	150
57257	2 S	1 E	30	NE	SE	3600	20305 SW PRINDLE, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	50
57259	2 S	1 E	30	SW	NE	800	5881 SW PROSPERITY PARK RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	33
57260	2 S	1 E	30	NE	SE	3800	20605 SW PRINDLE, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	58
57261	2 S	1 E	30	NE	SE	3800	20605 SW PRINDLE, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	50

wl county code	wl nbr	wl version	well tag nbr	name last	name first	name company	street	city	state	zip	type of log	depth first water	depth drilled	completed depth	post static water level	start date	complete date	received date	started nbr	bonded license nbr	new	Work Type: abandonment	deepening	allocation	conversion	other	Use Type: domestic	irrigation	community	livestock	industrial	injection	thermal	dewatering	piezometer	other	Township	Range	scm	qtr160	qtr40	lot	tax lot	street of well	location county	bonded name last	bonded name first	bonded name company	max yield
CLAC	57319	1	65944	WALL	JACK		5950 SW PROSPERITY PARK RD	TUALATIN	OR	97062	W	300	342	342	224	8/21/2001	9/24/2001	10/4/2001	141798	1592						X									2S	1E		30	NW	6E			5950 SW PROSPERITY PARK RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	100
CLAC	57320	1		KELSH	VIRGINIA		2812 CLAY ST	SAN FRANCISCO	CA	94115	W			0	140.5	9/18/2001	9/18/2001	10/4/2001	144429	1592						X									2S	1E		30	NE	6E		20972 SW PRINDLE RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	
CLAC	57333	1	46625	KELSH	VIRGINIA		2812 CLAY ST	SAN FRANCISCO	CA	94115	W	14	205	204	148	9/18/2001	9/21/2001	10/10/2001	144439	1592	X					X									2S	1E		30	NE	SE		20972 SW PRINDLE RD, TUALATIN	CLAC	BLAND	STEVEN C	SKYLES DRILLING	100
CLAC	57419	1	51796	FORKER	PHILLIP		20774 SW PRINDLE RD	TUALATIN	OR	97062	W	158	225	225	114	10/25/2001	10/30/2001	11/7/2001	144289	573		X	X			X									2S	1E		30	NE	SE		20974 SW PRINDLE RD	CLAC	JANNSEN	PRESTON A	A M JANNSEN DRILLING	60
CLAC	58290	1	61858			MALONE CONSTRUCTION	PO BOX 1561	SANDY	OR	97055	W	256	424	424	246	10/14/2002	10/15/2002	10/23/2002	153099	1841	X					X									2S	1E		30	NE	SW		NEXT TO 21180 SW 95TH AVE, 13300 TUALATIN	CLAC	JONES JR	CASEY	CASEY JONES WELL DRILLING	45
CLAC	89143	1				BERRY DEVELOPMENT	19881 SW MARTINAZZI AVE	TUALATIN	OR	97062	M			0		7/2/2003	7/2/2003	7/31/2003	156572	10011	X														2S	1E		30	NW	SW		300 17305 SW 93RD	CLAC	MCGINNIS	GREG	GEO TECH EXPLORATIONS INC.	
CLAC	89146	1	56093	GROGG	ROBERT	GROGG, NORMA	5215 SW PROSPERITY PARK RD	TUALATIN	OR	97062	W	52	331	310	178	9/5/2003	9/15/2003	9/24/2003	160195	1592	X					X									2S	1E		30	NW	SW		1300 5215 SW PROSPERITY PARK RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	150
CLAC	89345	1	65153	SWEITZER	ERIK	SWITZER, ANGELA	20754 SW PRINDLE RD	TUALATIN	OR	97062	W	144	222	222	128	9/2/2004	9/3/2004	9/8/2004	168183	1592			X			X									2S	1E		30	NE	SE		3600 20754 SW PRINDLE RD	CLAC	BLAND	STEVEN C	SKYLES DRILLING	100
CLAC	62044	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97035	G		25	0	15	2/1/2006	2/1/2006	2/8/2006				X	X														2S	1E		30	NE	SE		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62053	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97009	G		25	0	15	1/31/2006	1/31/2006	2/8/2006				X	X														2S	1E		30	NW	SW		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62054	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97008	G		25	0	15	2/1/2006	2/1/2006	2/9/2006				X	X														2S	1E		30	NE	SW		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62056	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	1/31/2006	1/31/2006	2/6/2006				X	X														2S	1E		30	NW	SE		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62057	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	2/1/2006	2/1/2006	2/6/2006				X	X														2S	1E		30	NE	SW		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62058	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	2/1/2006	2/1/2006	2/6/2006				X	X														2S	1E		30	NE	SE		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62059	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	1/31/2006	1/31/2006	2/6/2006				X	X														2S	1E		30	NW	SE		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62060	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	1/31/2006	1/31/2006	2/6/2006				X	X														2S	1E		30	NW	SW		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
BARE	51459	1				OREGON DEPARTMENT OF TRANSPORTATION	15055 SW SEQUOIA PARKWAY SUITE 140	BEAVERTON	OR	97005	G		25	0	15	2/1/2006	2/1/2006	2/6/2006				X	X														2S	1E		30	NE	SE		INTERSTATE 205; MEDIAN BETWEEN INTERSTATE 5 AND STAFFORD RD	CLAC				
CLAC	62894	1	64430	RAJKUMAR	DEVARAJ	WELLINGTON HOMES (CAD)	18151 S UPPER HIGHLANDS RD	BEAVERCREEK	OR	97004	W	360	445	445	46	9/25/2006	10/11/2006	10/16/2006	190181	573	X					X									2S	1E		30	NE	NE		4800 PROSPERITY PARK RD, 1060 TUALATIN	CLAC	JANNSEN	PRESTON A	A M JANNSEN WELL DRILLING CO	90
CLAC	63026	1	46998	BTOVER	RONALD		22225 SW ANTIOCH DOWNS COURT	TUALATIN	OR	97062	W	75	463	463	316	9/6/2007	9/8/2007	4/3/2007	188844	1592	X					X									2S	1E		30	SE	SW		22225 SW ANTIOCH DOWNS 616 COURT	CLAC	BLAND	STEVEN C	SKYLES DRILLING INC	22
CLAC	64381	1	51849	PANFILOV	DENNIS	BROWCASE CUSTOM HOMES	525 SE 201ST AVE	CAMAS	WA	98607	W	416	470	470	180	11/9/2007	11/13/2007	12/27/2007	194903	3553	X					X									2S	1E		30	SE	SE		22011 SW OAK HILL LANE, 926 TUALATIN	CLAC	HENDRICKSON	JEFF	HENDRICKSON WELL DRILLING INC	13

Exhibit P

Comparison of Allowed Uses in RR-5 and AF-5 Zone Districts

Comparison of Allowed Uses in RR-5 and AF-5 Zone Districts

RR-5 District	AF-5 District
350-2 Uses Permitted Through a Type I Procedure	**348-2 Uses Permitted Through a Type I Procedure**
350-2.1 Accessory Uses and Structures - Section 430-1.	348-2.1 Accessory Uses and Structures - Section 430-1.
	348-2.2 Conservation Areas and Structures (public and private) for the conservation of water, soil, open space, forest or wildlife resources (exempt from waiver).
350-2.2 Detached Dwelling unit (one) on a legally created lot or parcel.	348-2.3 Detached Dwelling Unit (one), on a lot of record or legally created lot.
350-2.3 Home Occupation - Section 430-63.1.	348-2.4 Home Occupation - Section 430-63.1.
350-2.4 Property Line Adjustment - Section 610-1.1.	348-2.5 Property Line Adjustment - Section 610-1.1.
350-2.5 Parks - Section 430-97.	348-2.6 Parks - Section 430-97.
350-2.6 Temporary Use - Sections 430-135.1 C. (6) and (7); Section 430-135	348-2.7 Temporary Use - Sections 430-135.1 C. (6) and (7); 430-135.1 H.
350-2.7 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist. In the case of replacement, the existing dwelling shall be removed, demolished, or converted to an accessory structure, pursuant to Section 430-8.1.	348-2.8 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist. In the case of replacement, the existing dwelling shall be removed, demolished, or converted to an accessory structure, pursuant to Section 430-8.1.
350-2.8 Boarding or training of horses for profit, not to exceed a total of eight (8) horse stalls (includes stalls for owner's horses) - Section 430-21	348-2.9 Boarding or training of horses for profit, not to exceed a total of fourteen (14) horse stalls (includes stalls for the owner's horses) - Section 430-21.
350-2.9 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.	348-2.10 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.
350-2.10 Facility 2 communication towers to a	348-2.11 Facility 2 communication towers to a

maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.	maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
350-3 Uses Permitted Through a Type II Procedure	**348-3 Uses Permitted Through a Type II Procedure**
350-3.1 Family Day Care Provider - Section 430-53.6.	348-3.1 Family Day Care Provider - Section 430-53.6.
350-3.2 Home Occupation - Section 430-63.2.	348-3.2 Home Occupation - Section 430-63.2.
350-3.3 Parks - Section 430-97.	348-3.3 Parks - Section 430-97.
350-3.4 Public Utility - (except commercial facilities for the purpose of generating power for public use by sale) - Section 430-105.3 through 430-105.7.	348-3.4 Public Utility - (except commercial facilities for the purpose of generating power for public use by sale) - Section 430-105.3 through 430-105.7.
350-3.5 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.	348-3.5 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
	348-3.6 Stockpiling of aggregate, sand and gravel for road maintenance purposes - Section 430-132.
	348-3.7 Temporary Use - Section 430-135.2 A. and B.
	348-3.8 Day Care Facility - Section 430-53.2 I.
350-3.8 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist that is not permitted through a Type I procedure.	348-3.9 Alteration, restoration or replacement of a lawfully established dwelling on a lot or parcel upon which two (2) or more lawful dwellings exist that is not permitted through a Type I procedure.
350-3.9 Boarding or training of horses for profit with nine (9) or more horse stalls (includes stalls for the owner's horses) - Section 430-31	348-3.10 Boarding or training of horses for profit with fifteen (15) or more horse stalls (includes stalls for the owner's horses) - Section 430-21.
	348-3.11 Unless exempt under 201-2, importing fill material as a customarily accepted farming practice or for a use allowed

	in the district – Section 410. 348-3.12 Clean Fill Site as defined by DEQ rules – Section 410.
350-4 Uses Which May be Permitted Through a Type III Procedure	**348-4 Uses Which May be Permitted Through a Type III Procedure**
A. Airport, including associated hangar, maintenance and service facilities – Section 430-7.	A. Airport, including associated hangar, maintenance and service facilities - Section 430-7.
	B. Campground - Section 430-25.
B. Cemetery - Section 430-27.	C. Cemetery - Section 430-27.
C. Church - Section 430-29.	D. Church - Section 430-29.
	E. Contractor's Establishment – Section 430-34.
D. Golf Course, Country Club - Section 430-50.	G. Golf Course - Section 430-50.
E. Day Care Facility - Section 430-53.2.	F. Day Care Facility - Section 430-53.2.
F. Heliport - Section 430-59.	H. Heliport - Section 430-59.
	I. Housing for Seasonal Farm and Forest Labor - Section 430-67.
	J. Hunting and Fishing Preserve (including a trout farm) Section 430-69.
G. Kennel - Section 430-73.	K. Kennel - Section 430-73.
H. Operation for Exploration of Geothermal Resources as defined by ORS 522.005.	L. Operation for Exploration of Geothermal Resources as defined in ORS 522.005.
	M. Private Club - Section 430-99.
I. Public Buildings, limited to governmental structures, community buildings and museums, which serve the local area - Section 430-103.	N. Public Building, limited to governmental structures, community buildings and museums, which serve the local area - Section 430-103.
	P. Shooting Clubs - Section 430-125.

	Q. Utility Facility (Commercial) for the generation of power for sale for public use and transmission towers over two-hundred (200) feet in height - Section 430-141.
O. Veterinary or Animal Hospital.	R. Veterinary or Animal Hospital.
J. Public Utility - Section 430-105.	
K. Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109.	U. Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109.
L. School - Section 430-121.	O. Schools - Section 430-121.
M. Special Recreation Use - Section 430-131.	
N. Storage Area for Recreation Vehicles (Community) Camper, Travel Trailer, Mobile Home, Boat - Section 430-133.	
P. Winery - May include accessory tasting room and incidental sales - Section 430-145.2.	S. Winery - May include accessory tasting room and incidental sales - Section 430-145.2.
Q. Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109.	W. Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109.
	T. Emergency Response/Safety Training Center - Section 430-44.

SUMMARY OF DECISION

Scott Friedman of FGT Investments applied to Washington County for a plan amendment to change the plan designation for a 5 acre property from Rural Residential 5 Acre District (RR-5) to Agriculture and Forest 5 Acre District (AF-5). The property is more specifically described as tax lot 100 of tax map 2S1 25AD.

At its hearing on August 19, 2009, the Washington County Planning Commission voted to approve the plan amendment request, subject to the following conditions:

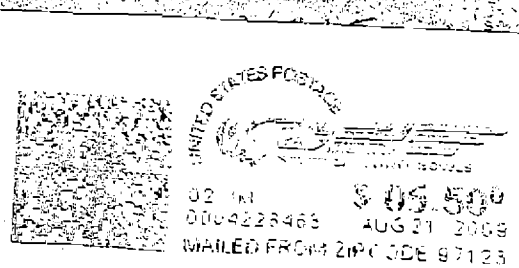
1. Any additional amount over and above the fee deposit submitted with this application which is determined to be owed to the County shall be paid upon receipt of a statement of balance due, consistent with the agreement for payment of fees for quasi-judicial plan amendment application processing previously signed by the owner.

2. The requirements of the Community Development Code will apply to specific development applications on each parcel. Other applicable regulations will also apply, including requirements for wells and septic systems.

3. Prior to issuance of a final development approval for the subject property, the property owner shall record with the Deed or Miscellaneous Records of the county a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

4. Future uses on the subject property must comply with all restrictions and requirements of the Sherwood-Dammasch-Wilsonville Limited Ground Water Area.

Washington County - DLUT
Long Range Planning
155 N. First Avenue, 350-14
Hillsboro, OR 97124



ATTN: PLAN AMENDMENT SPECIALIST
DEPT. OF LAND CONSERVATION AND
DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540