

**WILSONVILLE CITY HALL
DEVELOPMENT REVIEW BOARD PANEL A**

MONDAY, MAY 9, 2016 - 6:30 P.M.

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Mary Fierros Bower Kristin Akervall
James Frinell Fred Ruby
Ronald Heberlein Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

A. Approval of minutes of the April 11, 2016 DRB Panel A meeting

Documents: [April 11 2016 Minutes.pdf](#)

VII. **Public Hearing:**

A. Resolution No. 326.

Republic Services Temporary Use Permit Renewal: Ben Altman, Pioneer Design Group, LLC - representative for Jason Jordan, Republic Services- applicant. The applicant is requesting renewal of a Class 3 2-Year Temporary Use Permit for 2 modular office structures adjacent to the offices on the east side of the property along Ridder Road. The site is located on Tax Lot 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Staff: Daniel Pauly.

Case File: DB16-0012 - Class 3 Temporary Use Permit

Documents: [Republic TUP SR.pdf](#), [Exhibit B1 Applicants Submittal.pdf](#)

B. Resolution No. 327.

Republic Services/SORT Bioenergy: Ben Altman, Pioneer Design Group, LLC - representative for Jason Jordan, Republic Services and Paul Woods, SORT Bioenergy - applicants. The applicant is requesting Annexation, a Comprehensive Plan Map Amendment from Washington County - Future Development (FD-20) designation to City - Industrial (I) designation, and a Zone Map Amendment from Washington County - Future Development (FD-20) zone to City Planned Development Industrial - Regional Significant Industrial Area (PDI-RSIA) zone, a Stage I Master Plan revision for an expanded Republic Services campus, Stage II Final Plan for SORT Bioenergy, Site Design Review for SORT Bioenergy, Waivers for SORT Bioenergy and Type C Tree Plan for SORT Bioenergy to allow for future expansion of Republic Services

operations and allow for the development of facilities to convert commercial food waste into biogas and use the biogas to generate electricity among other uses. The subject site is located on Tax Lot 600 of Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Staff: Daniel Pauly.

Case Files: DB16-0004 - Annexation
DB16-0005 - Comprehensive Plan Map Amendment
DB16-0006 - Zone Map Amendment
DB16-0007 - Stage I Master Plan revision
DB16-0008 - Stage II Final Plan (SORT Bioenergy)
DB16-0009 - Site Design Review (SORT Bioenergy)
DB16-0010 - Waivers (SORT Bioenergy)
DB16-0011 - Type C Tree Plan (SORT Bioenergy)

The DRB action on the Annexation, Comprehensive Plan Map Amendment and Zone Map Amendment is a recommendation to the City Council.

Documents: [Republic SORT Bio SR.Exhibits.pdf](#), [Exhibit B1 - Notebook.pdf](#), [Exhibit B2 - SORT Book.pdf](#), [Exhibit B3 - Plan Set.pdf](#)

VIII. Board Member Communications:

A. Results of the April 25, 2016 DRB Panel B meeting

Documents: [DRB-B April 25 2016 Results.pdf](#)

IX. Staff Communications

X. Adjournment

> Development Review Board Training Session

- Motion Making training by Barbara Jacobson
- Traffic Study Analysis by Steve Adams

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, MAY 9, 2016

6:30 PM

VI. Consent Agenda:

- A.** Approval of minutes from April 11, 2016 DRB
Panel A meeting

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

**Development Review Board – Panel A
Minutes–April 11, 2016 6:30 PM**

I. Call to Order

Chair Mary Fierros Bower called the meeting to order at 6:30 pm.

II. Chair’s Remarks

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

III. Roll Call

Present for roll call were: Mary Fierros Bower, Kristin Akervall, James Frinell, Ronald Heberlein, and Fred Ruby. City Council Liaison Julie Fitzgerald was absent.

Staff present: Chris Neamtzu, Barbara Jacobson, Daniel Pauly, Steve Adams, and Connie Randall

IV. Citizens’ Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. City Council Liaison Report

No City Council liaison report was provided due to Councilor Fitzgerald’s absence.

VI. Welcome New DRB Member Fred Ruby!

Chair Fierros Bower welcomed Mr. Ruby as a new member of the DRB.

Fred Ruby noted that attending the prior DRB-Panel A meeting had been helpful. He explained that he had recently moved to Wilsonville, having retired from being an attorney, and he looked forward to being a member of the DRB.

VII. Election of 2016 Chair and Vice-Chair:

- Chair

James Frinell nominated **Mary Fierros Bower** as the 2016 Development Review Board Panel A Chair. **Ronald Heberlein** seconded the nomination.

There were no further nominations.

Mary Fierros Bower was unanimously elected as the 2016 Development Review Board Panel A Chair.

- Vice-Chair

James Frinell nominated **Kristin Akervall** as the 2016 Development Review Board Panel A Vice Chair. **Mary Fierros Bower** seconded the nomination.

There were no further nominations.

Kirstin Akervall was unanimously elected as the 2016 Development Review Board Panel A Vice Chair.

VIII. Consent Agenda:

- A. Approval of minutes of February 8, 2016 DRB Panel A meeting

Chair Fierros Bower noted that Lenka Keith was incorrectly shown as present.

Ron Heberlein moved to approve the February 8, 2016 DRB Panel A meeting minutes as corrected. James Frinell seconded the motion, which passed 4 to 0 to 1 with Fred Ruby abstaining.

IX. Public Hearing:

A. Resolution No. 325. Coca Cola Warehouse Expansion: Coca Cola Refreshments – Owner. Monte Pershall, Trecore Construction Management LLC - Applicant. The applicant is requesting approval of Stage I Preliminary Plan Revision, a Stage II Final Plan Revision and Site Design Review for a 35,120 Sq Ft warehouse addition, new automobile and bicycle parking spaces, landscaping and upgraded exterior lighting. The site is located at 9750 SW Barber Street on Tax Lot 103 of Section 14C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Connie Randall.

Case Files: DB16-0001 – Stage I Preliminary Plan Revision
DB16-0002 – Stage II Final Plan Revision
DB16-0003 – Site Design Review

Chair Fierros Bower called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Connie Randall, Associate Planner, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Ms. Randall presented the Staff report via PowerPoint, noting the site's history location and describing the proposed requests with these key comments:

- Public notice was provided in accordance with the City's Planning and Land Development Ordinance on March 22, 2016. To date, Staff had received no public comments on the proposal. Agency comments were addressed in the Staff report and included as Exhibits C1 through C4.
- The subject 26.2-acre property was designated for industrial development on the Comprehensive Plan and zoned for Planned Development Industrial (PDI). Slide 4 Properties immediately surrounding the site were similarly zoned PDI.
- Stage I Preliminary Plan Revision. A master plan was originally approved for the Coca-Cola bottling and warehouse facility in 1986, modified in 1987, and again in 2008 which resulted in today's existing 305,915 sq ft facility and represented by Phases 1, 2, and 3 on Slide 6.
 - The current proposal, Phase IV, would expand the facility by adding 35,120 sq ft of warehouse space at the southern end of the facility. The proposed addition represented an 11.5 percent increase in total building square footage. Warehousing was a permitted use in the PDI Zone.
 - No modifications were proposed to any access points and no new access points were proposed to the site. Per the Preliminary Plan approval, there were currently three existing unrestricted access points from Barber St, shown in green; two controlled access points from Kinsman Rd and two controlled internal access points shown in orange; and one controlled pedestrian access point from Kinsman Rd that also served an employee parking lot, shown in yellow. (Slide 8)
- The Stage II Final Plan revisions included expansion of the warehouse, new fire access, new automobile, truck, and bicycle parking, and landscaping. The Stage II Final Plan revisions were consistent with the Stage I Preliminary Plan Revisions.
 - The community development director approved the waiver requested to the traffic impact analysis, noting the proposed development was expected to general minimal traffic, approximately six new trips.

- The warehouse expansion would extend the current warehouse building farther south on the site. All activity would be conducted indoors with the exception of loading and unloading activities at the loading dock.
- No outdoor storage was proposed with the request.
- A pedestrian access to the warehouse addition would be provided internally through the existing buildings to minimize any pedestrian/truck conflicts.
- The new fire access route would connect around the expansion and provide access to all sides of the building, shown in purple. (Slide 12)
- A portion of the existing drive aisle would be restriped for truck parking (Slide 13) and new automobile parking spaces would be added to the existing Lots 1 and 3 on the north end of the site near the building's main entrance. Associated parking lot landscaping was also proposed and would be discussed in more detail with the Site Development Review.
- Bicycle parking was also proposed adjacent to the primary entrance.
- Site Design Review. The site was designed typical of an industrial development and, as discussed in the Staff report, the proposed project appeared to meet the site design criteria. She highlighted how the proposal met those criteria with these comments:
 - Of the proposed Phase IV addition, 60 percent would be located on existing pavement with 40 percent extending into existing grass turf in the landscaped area.
 - The fire department access, shown in purple (Slide 18) would also be located on an existing grass turf area. No shrubs or trees were proposed for removal with the addition and the existing perimeter landscaping would remain intact.
 - While a portion of the existing landscape area would be removed, 28.6 percent of the site would still remain landscaped, exceeding the required 15 percent.
 - A new field of truck parking would be provided adjacent to the building, south of the proposed loading docks. Additionally, the existing truck parking located across the drive aisle was proposed to be restriped with angled parking to facilitate that movement.
 - As mentioned, automobile and bicycle parking would be provided to the north end of the site. Ten new parking spaces would be added to Parking Lot 3 near the main facility entrance.
 - A new parking island, new landscaping and trees were proposed, as well as new grass turf area. The proposed landscape materials and quantities were consistent with Code requirements.
 - Staff recommended Conditions PDC 2 through PDC 7 to ensure that landscaping installation was completed in accordance with the plans as may be approved by the Development Review Board tonight and in a manner consistent with City Code.
 - A new concrete pad and bicycle rack was proposed adjacent to the primary building entrance. The bicycle parking area was designed in accordance with City Code requirements.
 - Two additional car spaces were proposed in the northeast corner of the site, and a small landscaped strip was proposed between the parking area and site wall. (Slides 20 and 21)
 - She explained that the existing building was a mix of prefinished metal siding and tilt-up concrete with a maximum building height of 38 ft and the proposed building addition was designed to match both the existing materials and height of the buildings on site.
 - The proposed addition, combined with the prior facility expansion in 2008, triggered site wide compliance with the City's Outdoor Lighting Code requirements.
 - The Applicant proposed replacing all exterior site lighting with fully-shielded light fixtures (Slide 26) and the exterior site lighting would comply with the performance method outlined in the City's Code.
 - Staff recommended Condition PCD 8 to ensure that all pole-lighting height did not exceed 40-ft as outlined in the Code.
- Based on the findings of fact and information presented tonight and in the Staff report, Staff recommended approval of DB16-0001 through DB16-0003 with the conditions included in the Staff report.

Chair Fierros Bower confirmed that no additional mechanical equipment was proposed on the new expansion.

Ron Heberlein noted the requested waiver for the traffic impact analysis and that the proposed new expansion was estimated to generate six new PM Peak Trips and asked what the current PM Peak Trips were for the existing facility.

Steve Adams, Development Engineering Manager, said he would check his files and return with an answer, noting he had based the subject report on the data from an expansion Coca-Cola had done in 2008 or 2009.

Kristin Akervall noted it appeared that the last traffic study was conducted in 2007. She asked if any metrics existed to look at whether the data from 2007 was still highly applicable to the streets and surrounding areas because those streets had changed a lot in nine years.

Mr. Adams responded that street traffic had picked up on Wilsonville Rd and Kinsman Rd since 2007, especially now that Barber St was open. The 2007 traffic study had considered how big the operation was, and in this case, Staff looked at the predicted increase in traffic. During the 2008 construction, only the warehouse, which was used to store goods, was expanded, not the office space and all the staffing stayed the same, so the predicted amount of trips was low. The Institute of Transportation Engineers (ITE) predicted a certain amount of traffic for a warehouse, using a certain percentage of the building for office, and many vehicle trips were associated with office space.

- The subject expansion was similar; no office staff was being added, so Staff believed the impact to city streets would be about the same, which would only be about six trips and he did not believe any additional traffic impacts would be triggered.
- He confirmed that an expansion of .17 trips per 1,000 sq ft of building had been determined in 2007, and he had multiplied that same ratio of trips by the 32,000 sq ft planned addition, which resulted in the six additional trips.

Ms. Akervall noted that when she visited the site, the grass turf area was divided with black plastic sheeting and it looked quite muddy with standing water. She inquired whether emergency vehicles would be able to drive on the perimeter of that area or would the proposed addition change the drainage in that area for the better.

Ms. Randall clarified that the fire access (shown in purple on Slide 18) would be paved. Vehicles would not be driving on the turf, which would be replaced with pavement. She reiterated that 40 percent of the proposed addition would replace some of the turf area, but more than 15 percent of the landscaping would still be retained on the site as required by the Code.

Daniel Pauly, Associate Planner, added that some soil was stockpiled on the site and the Applicant recently was recently granted a grading permit by the Building Department to move that soil in preparation for the proposed addition.

Ms. Randall noted the drainage would be reviewed when the Applicant came in with their building plans due to the condition of approval from the Natural Resources Department. Any part of the site that was disturbed, such as the lawn where the dirt was stockpiled, would be replaced with lawn.

Chair Fierros Bower noted a hammerhead on one portion of the site for the fire truck turning radius and an area that zigzagged where the vehicles would exit the site. She asked if the turning radii had been studied for vehicles going around the existing warehouse.

Ms. Randall confirmed the proposed hammerhead met the fire department's required turning radius, even with the proposed parking, building extension and existing loading dock. Emergency vehicles could follow the proposed fire access that wrapped around to the east and then go around the existing warehouse.

Chair Fierros Bower called for the Applicant's presentation.

Babrak Amiri, Project Engineer, Associated Consultants, stated that based on the previously approved zoning for the proposed project, the application was a perfect fit. As Staff described, it met all of the Code and City requirements and the Applicant fully supported it.

Chair Fierros Bower called for public testimony in favor of, opposed, and neutral to the application. Seeing none, she closed the public hearing at 7:00 pm and called for Board member deliberations.

Ron Heberlein moved to approve Resolution No. 325. James Frinell seconded the motion.

Mr. Heberlein stated that using the .17 trips per 1,000 sq ft with the existing warehouse, he calculated about 52 peak trips, so the Applicant was adding approximately 10 percent to the existing trips for that location. The Associated Consultants' letter dated February 19th discussed the traffic study done during the 2007 expansion. He clarified that he had divided the 305,000 sq ft of the existing warehouse by 1,000, and multiplied that by .17. Adding six more trips to that would result in a 10 percent increase in traffic from the site, which did not seem too bad.

Ms. Randall noted a more complicated component was involved because part of the square footage was office space, which had a higher trip rate, whereas in 2007 only warehouse was added. Considering the existing office space and the revisions from the original approval, the new six trips would probably equate to lower than 10 percent.

- She confirmed the proposed addition was all warehouse. No office space was proposed nor was there a proposal to convert any existing facility to more office space.

Ms. Akervall added the addition of only 11 or 12 parking spaces underscored the low traffic impact anticipated.

Ms. Randall said that Coca-Cola operated longer business hours than a typical 8:00 am to 5:00 pm, so staff would likely be coming and going at varied hours.

Mr. Adams stated that the previous Coca-Cola traffic report done in December of 2007 most likely reflected traffic counts taken in mid-November. At the Kinsman/Wilsonville Rd intersection, Kinsman Rd had 453 PM peak hour trips, Wilsonville Rd east of Kinsman Rd had 1,648 trips, and Wilsonville Rd west of Kinsman had 1,209 trips.

- Staff was working on a possible expansion of the Fred Meyer fuel station, which was still active, but had not went to the DRB because Staff had traffic impact concerns. Related to that application, a report was done in September 2014, which meant the traffic counts were probably taken in August 2014. In that report, the Kinsman Rd leg had 622 trips, an increase of about 170 trips; however, the report did not state what accounted for the increase. Wilsonville Rd east of Kinsman Rd increased slightly to 1,712, a 64 trip increase, which was pretty minor for that seven year period. The leg west of Kinsman Rd had a significant increase to 1,872 trips, a 663 vehicle increase, which was unusual.
- He did not fully understand why west of Kinsman/Wilsonville Rd was busier than east of Kinsman Rd as it did not pan out with other studies in the area. The critical piece was Wilsonville Rd from

Kinsman Rd to the freeway, and in the seven-year period, it had a 50 to 64 vehicle increase out of 1,648 total trips, or roughly a 4 percent increase.

Ms. Akervall confirmed the 2014 traffic study had not come before the Board because of the concerns about traffic, and asked if those were the most recent numbers for the Kinsman/Wilsonville Rd area.

Mr. Adams confirmed the September 2014 report was the most recent for the Kinsman/Wilsonville Rd intersection. He did not recall another report done in that area, but noted another study of the intersection would be done within the next few months due to other work.

Ms. Akervall asked if the 2014 report changed Mr. Adams' opinions about the traffic study waiver for the current application.

Mr. Adams answered no. He explained that a rule of thumb for traffic studies was to multiply the PM peak hour by 10 to get the approximate daily traffic load for a road. On Kinsman Rd, the new figure of 622 trips would mean about 6,200 vehicles per day on that road, which could handle approximately 12,000 vehicles per day, so only about half the capacity was being used. Though he was not familiar with the traffic study related to the Kinsman Road Extension, there was probably some traffic data associated with that project. However, he was comfortable given the capacity available on Kinsman Rd.

- On Wilsonville Rd, the 1,700 trips multiplied by 10 was 17,000, but as a four-lane road, it would support 30,000 to 35,000 vehicles per day. Currently, the section of Wilsonville Rd under the I-5 bridge hit about 28,000 vehicles routinely. With four lanes all the way to the freeway, Wilsonville Rd had the capacity and the current proposed expansion would only add six trips per day, so he did not anticipate any problems. The truck traffic was not increasing because Coca-Cola's trucks leave in the early morning and return mid-afternoon. Coca-Cola did not run trucks during the PM Peak Hours. The added trips would only be the warehouse workers getting off shift and going home.

The motion passed unanimously.

Chair Fierros Bower read the rules of appeal into the record.

X. Board Member Communications

A. Results of the March 28, 2016 DRB Panel B meeting

Daniel Pauly, Associate Planner, commented that Panel B's hearing involved an infill project with neighbors and some revised plans had been submitted to Staff and discussions were ongoing. The hearing had been continued to April 25th and would subsequently go to City Council on May 18, 2016. The Applicants had indicated a willingness to make some changes, and Staff was working on some additional traffic information in support of the project.

- He explained that the development was located along Canyon Creek Rd South and provided a brief background of the proposed project's site, location, zoning, and the surrounding developments. He noted that the lot sizes were compressed a bit more due to the pressure of more Significant Resource Overlay Zone (SROZ) area and the housing density transfer out of the SROZ. Beyond the SROZ, the four-acre project was required to have a quarter-acre open space, which also removed buildable area. The Applicants was able to meet the minimum lot size, but were requesting a waiver from the average lot size to achieve the planned density.
- Panel B was looking at it thoroughly and considering all the comments from the neighbors. The argument to make the area more densely populated was supported by the existing utility infrastructure and numerous local amenities.

XI. Staff Communications

Daniel Pauly, Associate Planner congratulated Chair Fierros Bower on being elected as chair for another year and updated that Blaise Edmonds was doing well and expected in the office tomorrow.

X. Adjournment

The meeting adjourned at 7:17 p.m.

Respectfully submitted,

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

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, MAY 9, 2016

6:30 PM

VII. Public Hearing:

A. Resolution No. 326. Republic Services Temporary Use Permit Renewal: Ben Altman, Pioneer Design Group, LLC – representative for Jason Jordan, Republic Services- applicant. The applicant is requesting renewal of a Class 3 2-Year Temporary Use Permit for 2 modular office structures adjacent to the offices on the east side of the property along Ridder Road. The site is located on Tax Lot 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Staff: Daniel Pauly.

Case File: DB16-0012 – Class 3 Temporary Use Permit

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 326**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING RENEWAL OF A CLASS 3 2-YEAR TEMPORARY USE PERMIT FOR 2 MODULAR OFFICE STRUCTURES ADJACENT TO THE OFFICES ON THE EAST SIDE OF THE PROPERTY ALONG RIDDER ROAD. THE SITE IS LOCATED ON TAX LOT 1400, SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. BEN ALTMAN, PIONEER DESIGN GROUP, LLC – REPRESENTATIVE FOR JASON JORDAN, REPUBLIC SERVICES- APPLICANT.

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

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 2, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on May 9, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated May 2, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB16-0012 Class 3 2-year Temporary Use Permit for modular offices.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of May, 2016 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
STAFF REPORT
WILSONVILLE PLANNING DIVISION

Republic Services Two-year Temporary Use Permit

DEVELOPMENT REVIEW BOARD PANEL 'B'
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT

HEARING DATE	May 9, 2016
DATE OF REPORT:	May 2, 2016

APPLICATION NOS.: DB16-0012 Two-year Temporary Use Permit

REQUEST/SUMMARY: The Development Review Board is being asked to review a Class 3 Temporary Use Permit for Two Years

LOCATION: North side of Ridder Road, east of Garden Acres Road The property is specifically known as Tax Lot 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon

OWNER/APPLICANT: Jason Jordan
Republic Services

APPLICANT'S REP.: Ben Altman
SFA Design Group, LLC

COMPREHENSIVE PLAN MAP DESIGNATION: Industrial

ZONE MAP CLASSIFICATION: PDI (Planned Development Industrial)

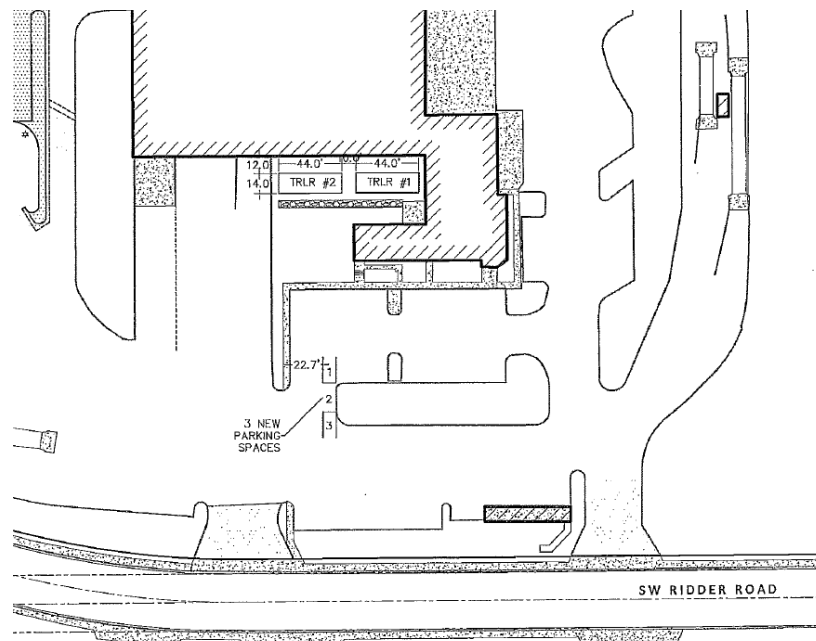
STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner

STAFF RECOMMENDATION: Approve with conditions the requested Two-year Temporary Use Permit

APPLICABLE REVIEW CRITERIA

Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Section 4.135	Planned Development Industrial Zone (PDI)
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.163	Temporary Structures and Uses
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Storm Water Masterplan	

Vicinity Map



BACKGROUND/SUMMARY:

In 2014 a two-year temporary use permit was approved by DRB for two temporary office trailers to provide needed office space until the permanent offices are able to be constructed. The temporary office trailers were placed in a grassy landscape area adjacent to the existing offices on the east side of the Republic Services site. Due to funding from corporate the planned office addition has not been completed. Republic Services is thus requesting additional time for the temporary office trailers to be in place until funding becomes available to build the planned office addition.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB16-0012) with the following conditions:

REQUEST : DB14-0046 Two-year Temporary Use Permit

Planning Division Conditions:

PD 1. The Applicant/Owner of the property shall ensure that the approved temporary use is established, operated, removed and the property restored to its pre-temporary use permit state in substantial compliance with the plans approved by the Development Review Board. Minor revisions may be approved by the Planning Director under a Class I administrative review process.

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB16-0012.

PLANNING STAFF MATERIALS

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

MATERIALS FROM APPLICANT

- B1. Application and supporting narrative, drawings, and other materials (under separate cover)

DEVELOPMENT REVIEW TEAM CORRESPONDENCE

None

OTHER CORRESPONDENCE

- Correspondence in favor (none received)
- Correspondence opposed (none received)
- Correspondence neutral (none received)

PROCEDURAL INFORMATION AND BACKGROUND:

1. The statutory 120-day time limit applies to this application. The application was received on April 12, 2016. On April 19, 2016, staff conducted a completeness review within the statutorily allowed 30-day review period. On April 19, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 17, 2016.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	FD-20	Rural
East:	PF	BPA Substation
South:	PDI	Industrial
West:	FD-20	Rural

3. Prior land use actions include:

See Case File DB14-0032 et. seq.
DB14-0046 Original DRB Approval to establish the subject temporary use.

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

FINDINGS OF FACT:

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

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: These criteria are met.

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

Section 4.009 Who May Initiate Application

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Republic Services. The application form is signed by Jason Jordan Republic Services.

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

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

REQUEST A: DB14-0046 TWO-YEAR TEMPORARY USE PERMIT

On-site Pedestrian Access and Circulation

Subsection 4.154 (.01) B. 1. Continuous Pathway System

B1. **Review Criterion:** “A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.”

Finding: This criterion is satisfied.

Explanation of Finding: A pedestrian pathway extends in front of the mobile offices to connect to existing pedestrian pathway system.

Subsection 4.154 (.01) B. 2. Safe, Direct, and Convenient Pathways

B2. **Review Criteria:** “Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

- a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations, which do not involve a significant amount of unnecessary out-of-direction travel.
- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).”

Finding: These criteria are satisfied.

Explanation of Finding: No hazards are apparent for the proposed temporary pathway, it is a direct path in front of the temporary office to the existing pedestrian pathway, requirements from the Building Division has ensured ADA compliance, the parking lot area is not being expanded, rather additional spaces have been striped within the existing parking area.

Subsection 4.154 (.01) B. 3. Vehicle/Pathway Separation

- B3. **Review Criterion:** “Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.”

Finding: This criterion is satisfied.

Explanation of Finding: The temporary pathway does not abut a driveway or street.

Subsection 4.154 (.01) B. 4. Crosswalks

- B4. **Review Criterion:** “Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).”

Finding: This criterion does not apply.

Explanation of Finding: No crosswalks are associated with the temporary use.

Subsection 4.154 (.01) B. 5. Pathway Width and Surface

- B5. **Review Criteria:** “Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.”

Finding: These criteria will be satisfied

Explanation of Finding: The temporary pathway is not considered a primary pathway. The temporary pathway is proposed to be gravel, and the previous TUP approval ensured the surface meets ADA accessibility requirements.

Subsection 4.154 (.01) B. 6. Signs for Pathways

- B6. **Review Criteria:** “All pathways shall be clearly marked with appropriate standard signs.”

Finding: These criteria do not apply.

Explanation of Finding: No signs are required in relation to the temporary pathway.

Parking and Loading

Subsection 4.155 (.02) General Parking Provisions

- B7. **Review Criteria:** This subsection lists a number of general provisions for parking.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 7.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the provisions in this subsection applicable to Stage II Final Plan review. Staff specifically notes the following:

- In relation to provision A. no waivers to parking standards have been requested

- In relation to provision B. the 3 parking spaces serving the temporary offices are accessible.
- In relation to provision C. current parking development standards are only being applied to parking areas associated with the temporary use.
- Provision E. is not relevant because the parking is not shared by multiple property owners.
- In relation to provisions D. and F. parking is calculated summing the requirements of different uses and considering existing parking.
- In relation to provision O. all planting areas that vehicles may overhang are 7 feet or greater in depth.

Subsection 4.155 (.03) A. Functional Design of Parking, Loading, and Delivery Areas

- B8. **Review Criteria:** "Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:
1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.
 2. To the greatest extent possible, separate vehicle and pedestrian traffic."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 5.

Details of Finding: The parking serving the temporary offices are adjacent to the existing parking and have a similar level of access and maneuvering, which are adequate.

Subsection 4.155 (.03) B. 1.-3. Parking Area Landscaping

- B9. **Review Criteria:** "Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:" Listed 1. through 3.

Finding: These criteria are satisfied.

Details of Finding: No additional parking area landscaping is required.

Subsection 4.155 (.03) C. Parking and Loading Areas-Safe and Convenient Access

- B10. **Review Criterion:** "Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces, provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000."

Finding: This criterion is satisfied.

Details of Finding: No additional ADA parking spaces are being required, as existing ADA spaces are provided in the same parking area.

Subsection 4.155 (.03) D. Parking Connectivity and Efficient On-site Circulation

- B11. **Review Criteria:** "Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking."

Finding: These criteria are satisfied.

Details of Finding: The parking for the temporary offices are within an existing parking area and does not affect compliance with the criteria in this subsection.

Subsection 4.155 (.03) G. Parking Minimum and Maximum

B12. **Review Criteria:** “Tables 5, below, shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space.”

Finding: These criteria are satisfied.

Details of Finding: For office uses Table 5 requires 2.7 spaces per 1000 square feet. At a combined 1008 square feet the temporary use requires 2.72 spaces rounded up to 3, which is the amount provided.

Subsection 4.155 (.03) H. Electric Vehicle Charging

B13. **Review Criteria:** “Electrical Vehicle Charging Stations:

1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.
2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.”

Finding: These criteria are satisfied.

Details of Finding: No electric vehicle charging stations are proposed.

Subsection 4.155 (.03) I. Motorcycle Parking

B14. **Review Criteria:** “Motorcycle parking:

1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.

Finding: These criteria are satisfied.

Details of Finding: No motorcycle parking is proposed.

Subsection 4.155 (.04) Bicycle Parking

Subsection 4.155 (.04) A. Bicycle Parking-General Provisions

B15. **Review Criteria:** “Required Bicycle Parking - General Provisions.

1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.
2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.

3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).

Finding: These criteria will be satisfied.

Details of Finding: Any bicycle parking, 2 required, not accommodated by existing facilities can be accommodated inside the temporary office structures.

Subsection 4.155 (.04) B. Bicycle Parking-Standards

B16. Review Criteria: “Standards for Required Bicycle Parking

1. Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.
2. An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.
3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.
4. Bicycle lockers or racks, when provided, shall be securely anchored.
5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.”

Finding: These criteria will be satisfied.

Details of Finding: No exterior bicycle parking is required to meet this standard.

Subsection 4.155 (.04) C. 2. Long-term Bicycle Parking Requirements and Standards

B17. Review Criteria: “For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:

- a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).
- c. Spaces are not subject to the locational criterion of (B.)(5).”

Finding: These criteria will be satisfied.

Details of Finding: No long-term bicycle parking is required.

Subsection 4.163 (.01) Temporary Structures and Uses Generally

B18. Review Criteria: “The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial

structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.”

Finding: These criteria are satisfied.

Details of Finding: The modular buildings do not constitute substantial structures, the permit is proposed for two years, good cause is shown as the applicant plans on constructing permanent offices but have an immediate need for additional office space that proceeds the ability to fund and construct additional office space. No additional renewal is requested, and Stage I Plans show the office expansion to replace the temporary use, and funding is expected within the approved time frame preventing the temporary use from becoming permanent.

Subsection 4.163 (.02) Temporary Use Permit Application Requirements

B19. **Review Criteria:** “Applications for Temporary Use Permits shall provide:” Listed A through D”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PD 1.

Details of Finding: The applicant has submitted the required information including a clear description of the planned use, a statement the duration is up to two years, a site plan (See Exhibit B2 and B3). A condition of approval will ensure restoration of the site to pre-TUP conditions.

Subsection 4.163 (.03) “Just Cause” Factors for Temporary Use Permits

B20. **Review Criteria:** Factors and considerations for “good cause” include, but are not limited to:

- A. Availability of appropriately zoned land for the proposed use in the city.
- B. Availability of and need for the subject property for allowed uses.
- C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.
- D. Due diligence of the applicant to site the use on appropriately zoned land,
- E. Circumstances of the applicant bearing on the need for the temporary use permit.

Finding: These criteria are satisfied.

Details of Finding: The reason for the applicant’s request is they plan on constructing permanent offices within the next 2 years, but have an immediate need for additional office space the proceeds the ability to fund and construct additional office space.

Section 4.179 Mixed Solid Waste and Recyclables Storage

B21. **Review Criteria:** This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: These criteria are satisfied.

Details of Finding: The nature of the site provides adequate facilities for disposal of solid waste and recyclables generated by the temporary offices.

Sections 4.199.20 Outdoor Lighting

B22. **Review Criterion:** This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: No additional outdoor lighting has been proposed. Certain pathway lighting and entry way lighting is exempt. If the applicant wishes to add anything but exempt lighting additional review by the City will be necessary.

Sections 4.300-4.320 Underground Installation of Utilities

B23. **Review Criteria:** These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: All utilities associated with the temporary use must be installed underground. No indication of overhead utilities is shown in the submitted materials.



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

Planning Division
Development Permit Application

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

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

Pre-Application Meeting Date: _____

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

Applicant:

Name: Jason Jordan, GM
Company: Republic Services
Mailing Address: 10925 SW Ridder Road
City, State, Zip: Wilsonville, OR 97070
Phone: 503-570-0626 Fax: _____
E-mail: JJordan4@republicservices.com

Authorized Representative:

Name: Ben Altman
Company: Pioneer Design Group
Mailing Address: 9020 SW Washington Sq. Rd. #170
City, State, Zip: Portland, OR 97223
Phone: 971-708-6258 Fax: _____
E-mail: baltman@pd-grp.com

Property Owner:

Name: Republic Services - Same as applicant
Company: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Property Owner's Signature:

Printed Name: _____ Date: _____
Applicant's Signature: (if different from Property Owner)

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: 10925 SW Ridder Road Suite/Unit _____
Project Location: NE quadrant Ridder/Garden Acres Roads
Tax Map #(s): T3S R1W 2C Tax Lot #(s): 1400 County: Washington Clackamas

Request:

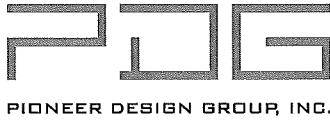
2-year extension of Temporary Use Permit -

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: _____

Application Type(s):

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



PIONEER DESIGN GROUP, INC.

CIVIL LAND USE PLANNING SURVEY

P 503.643.8286 F 844.715.4743 www.pd-grp.com

9020 SW Washington Square Rd Suite 170

Portland, Oregon 97223

April 12, 2016

Daniel Pauly, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: One Year Extension of Temporary Use Permit – Temporary Offices, Republic Services 10295 SW Ridder Road, DB14-0046

Pioneer Project No.: 999-158

Dear Daniel:

On behalf of Republic Services, I am submitting this request for a 1-Year Extension of the Temporary Use Permit for the Temporary Offices located at the above referenced address.

In June 2014 the DRB approved a two-year temporary use permit for Republic Services to install two temporary office structures. The units were placed between the south wall of the MRF and the north wall of the Operations Offices, as reflected on the attached Site Plan. These offices provide interim space for Operations and Maintenance staff until such time as the Operations Office Addition is constructed west of the Maintenance Shop (DB14-0032-DB14-0035).

The operations office addition was originally planned for the year following the completion of the maintenance shop. However, corporate priorities and budget allocations changed resulting in a deferral of the office addition. The current anticipated schedule for the operations office addition is for 2017, subject to corporate budget approval.

Consequently, Republic Services is requesting an extension of the Temporary Use Permit, DB14-0046, for one year, as allowed under Section 4.023(.01).

Section 4.023. Expiration of Development Approvals (See also Section 4.140)
(.01) Except for Specific Area Plans (SAP), land use and development permits and approvals, including both Stage I and Stage II Planned Development approvals, shall be valid for a maximum of two years, unless extended as provided in this Section. Specific Area Plan approvals shall not expire. [Amended by Ord 557 adopted 9/5/03]

A. Substantial development, as defined in this Chapter, has taken place in compliance with the permit or approval; or

B. A time extension has been granted by city staff for good cause. Except as provided in subsection (.05) below, not more than three such extension may be granted, for not more than one (1) year each.

RESPONSE:

We have attached our original Code Compliance Narrative, together with the Staff Report and DRB's decision in approving the Temporary Use Permit, DB14-0046. Also attached are photos of the Temporary Units, as installed.

Generally the findings adopted remain valid to the current extension request. The only supplemental findings we offer, at this time, are those providing the basis ("good cause") for the requested extension.

These temporary offices provide interim space for Operations and Maintenance staff until such time as the Operations Office Addition is constructed west of the Maintenance Shop (DB14-0032-DB14-0035).

The operations office addition was originally planned for the year following the completion of the maintenance shop (2015). However, corporate priorities and budget allocations have changed, with shifts in priorities, resulting in delay of the office addition. The current anticipated schedule for the operations office addition is for approval and construction in 2017.

(.02) If the development approval is for a subdivision or partition, the developer has two years from the date of approval to submit the final plat for recordation, unless a time extension has been granted as specified in Section 4.023(.01), above. Use of the site or substantial development does not obviate the need for submittal of the final plat within the specified time limits.

(.03) Zone changes shall not expire unless expiration provisions are specifically included in the zone order adopted by the City Council.

(.04) Requests for time extensions shall be submitted in writing, including written justification therefore, and received by the Planning Department not less than eight (8) calendar days prior to the expiration date of the permit or approval. [Amended by Ordinance No. 538, 2/21/02.]

(.05) Notwithstanding the limitations and requirements in Section 4.023 (.01)(B.) and (.04), beginning June 1, 2009 and ending June 1, 2010, city staff shall approve all applications for one year extensions, which applications shall not require a demonstration of good cause, but shall be accompanied by a filing fee which shall not exceed the fee for a Class 1 Administrative Review, and which extensions shall not be counted toward the maximum number of extensions allowed in Subsection 4.023(.01)(B.). [Section 4.023 amended by Ord. # 666 7/20/09]

RESPONSE:

Sub-sections (.02), (.03) & (.05 are not applicable to this application. This application does not involve a subdivision or zone change, and does not qualify for the special circumstances under (.05).

Section 4.163. General Regulations - Temporary Structures and Uses.

(.01) The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.

(.02) Applications for Temporary Use Permits shall provide:

- A. A clear description of the proposed temporary structure/use and the reasons why a temporary structure/use is necessary at this location for the requested time period.*
- B. A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure*
- C. A site plan showing the location of the proposed use/structure, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.*
- D. A plan for removal of the temporary use/structure and restoration of the site to pre-TUP conditions or development of the site for approved permanent structures/uses.*

RESPONSE:

The attached prior approval documents appropriately address these criteria, and remain valid. We have also attached photos of the units, as they have been installed.

These units are tucked in behind the current office, along the south wall of the MRF. With this location the units are no visible from Ridder Road, but provide convenient accessibility for the operations and maintenance staff, closely associated with the main office.

Once the new offices are complete, the units will be removed and the area will be restored with the original landscaping, consisting primarily of grass, with perimeter shrubs.

(.03) Factors and considerations for “good cause” include, but are not limited to:

- A. Availability of appropriately zoned land for the proposed use in the city.*
- B. Availability of and need for the subject property for allowed uses.*
- C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.*
- D. Due diligence of the applicant to site the use on appropriately zoned land,*
- E. Circumstances of the applicant bearing on the need for the temporary use permit.*

RESPONSE:

Attached are the original Code Compliance Narrative, together with Staff Report and DRB Decision for DB14-0046. Generally the findings adopted in 2014 remain valid for this current extension request. The units are in place and no changes are proposed. The only supplemental findings we offer, at this time, are those providing the basis (“good cause”) for the requested extension.

These office units provide interim space for Operations and Maintenance staff until such time as the Operations Office Addition is constructed west of the Maintenance Shop (DB14-0032-DB14-0035).

The operations office addition was originally planned for the year following the completion of the maintenance shop. However, corporate priorities changed, with a priority shift for conversion of the truck fleet to CNG fuel (DB15-0051-0053 & 0057). The CNG Conversion is now constructed and operational. The official “Ribbon Cutting” is being held 4-15-16.

More recently, a new partnership with SORT Bioenergy further shifted phasing priorities (DB2016-0004-0011). The application for this proposed food waste processing facility (anaerobic digester) is pending DRB hearing, scheduled for May 9, 2016.

The current schedule for the operations office addition is for construction in 2017. It is anticipated that application for design review approval could occur later this year, or early 2017. However, this schedule is subject to corporate budget approval, which will occur later this year.

Sincerely,
Pioneer Design Group, Inc.



Ben Altman
Senior Planner/Project Manager

Attached: DB14-0046, Notice of Decision & Staff Report
DB14-0046, Applicant's Code Compliance Narrative, and Site Plan
Current 2016 Stage I Master Plan

Cc: Jason Jordan & Frank Lonergan



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

VIA: Certified Mail, Return Receipt Requested

June 24, 2014

Derek Ruckman
Republic Services
10925 SW Ridder Road
Wilsonville, OR 97070

Re: Case Files DB14-0046

The Development Review Board's Decision and Resolution No. 284 are attached, granting approval on your request for a Temporary Use Permit for up to two (2) modular office structures adjacent to the Republic Services existing offices on the east side of your property along Ridder Road. Your signature acknowledging receipt and acceptance of the Conditions of Approval is required to be returned to the Planning Division before the decision is effective. One copy is provided for this purpose. Please sign and return to the undersigned. Thank you.

Shelley White
Planning Administrative Assistant

CC: Ben Altman – SFA Design Group

June 24, 2014

DEVELOPMENT REVIEW BOARD PANEL B

NOTICE OF DECISION

Project Name: Republic Services Temporary Use Permit

Case File Nos.: DB14-0046 – Temporary Use Permit

Applicant/Owner: Derek Ruckman – Republic Services

**Applicant's
Representative:** Ben Altman – SFA Design Group

Property Description: Tax Lots 1400 and 1500, Section 2C; T3S R1W; Washington County;
Wilsonville, Oregon

Location: North side of Ridder Road, east of Garden Acres Road

On June 23, 2014, at the meeting of the Development Review Board the following action was granted on the above-referenced proposed development application:

Approved with Conditions of Approval

Any appeals by anyone who has participated in this hearing, orally or in writing, must be filed with the City Recorder within fourteen (14) calendar days of the mailing of the Notice of Decision. *WC Sec. 4.022(.02)*.

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this **24th day of June 2014** and is available for public inspection. This decision shall become effective on the fifteenth (15th) calendar day after the postmarked date of the written Notice of Decision, unless appealed or called up for review by the Council in accordance with this Section. *WC Sec. 4.022(.09)*.

Written decision is attached

This Temporary Use Permit approval will expire on **July 8, 2016**.

For further information, please contact the Wilsonville Planning Division at Wilsonville City Hall, 29799 SW Town Center Loop E, Wilsonville Oregon 97070 or phone 503-682-4960

Attachments: DRB Resolution No. 284 including adopted staff reports with conditions of approval.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 284**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A CLASS 3 TEMPORARY USE PERMIT FOR UP TO 2 YEARS TO ALLOW REPUBLIC SERVICES TO INSTALL UP TO 2 MODULAR OFFICE STRUCTURES ADJACENT TO THE OFFICES ON THE EAST SIDE OF THE PROPERTY ALONG RIDDER ROAD. THE SITE IS LOCATED ON TAX LOTS 1400 AND 1500, SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. BEN ALTMAN, SFA DESIGN GROUP, LLC – REPRESENTATIVE FOR DEREK RUCKMAN, REPUBLIC SERVICES- APPLICANT.

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

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated June 16, 2014, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on June 23, 2014, at which time exhibits, together with findings and public testimony were entered into the public record, and


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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated June 16, 2014 attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB14-0046 Class 3 Temporary Use Permit for Two Years.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 23rd day of June, 2014 and filed with the Planning Administrative Assistant on June 24, 2014. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.



Andrew Karr Chair, Panel B
Wilsonville Development Review Board

Attest:



Shelley White, Planning Administrative Assistant

Exhibit A1
STAFF REPORT
WILSONVILLE PLANNING DIVISION

Republic Services Two-year Temporary Use Permit

DEVELOPMENT REVIEW BOARD PANEL 'B'
QUASI-JUDICIAL PUBLIC HEARING
STAFF REPORT
ADOPTED JUNE 23, 2014

HEARING DATE	June 23, 2014
DATE OF REPORT:	June 16, 2014

APPLICATION NOS.: DB14-0046 Two-year Temporary Use Permit

REQUEST/SUMMARY: The Development Review Board is being asked to review a Class 3 Temporary Use Permit for Two Years

LOCATION: North side of Ridder Road, east of Garden Acres Road The property is specifically known as Tax Lot 1400, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon

OWNER/APPLICANT: Derek Ruckman
Republic Services

APPLICANT'S REP.: Ben Altman
SFA Design Group, LLC

COMPREHENSIVE PLAN MAP DESIGNATION: Industrial

ZONE MAP CLASSIFICATION: PDI (Planned Development Industrial)

STAFF REVIEWERS: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager
Don Walters, Building Plans Examiner

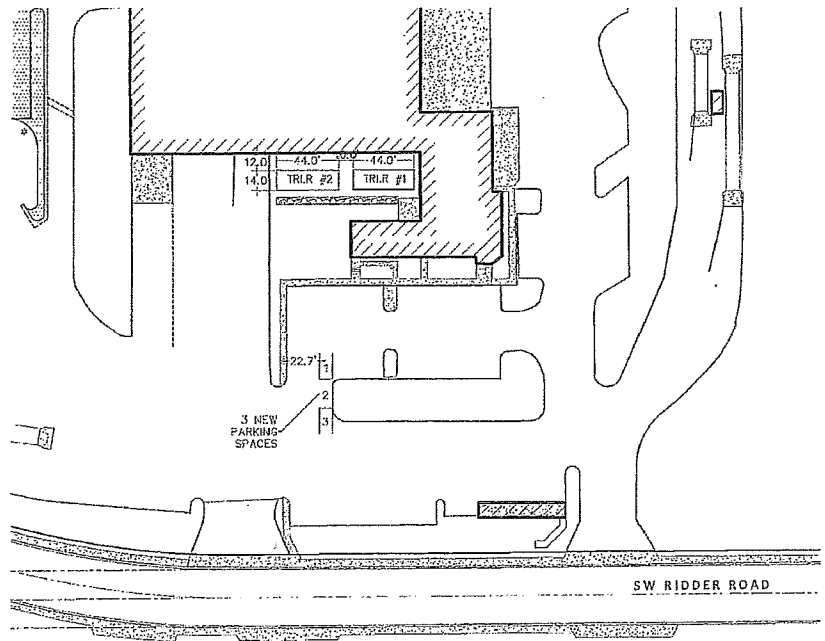
STAFF RECOMMENDATION: Approve with conditions the requested Two-year Temporary Use Permit

APPLICABLE REVIEW CRITERIA

Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof

Section 4.031	Authority of the Development Review Board
Section 4.135	Planned Development Industrial Zone (PDI)
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Sections 4.163	Temporary Structures and Uses
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Storm Water Masterplan	

Vicinity Map



BACKGROUND/SUMMARY:

Two-temporary office trailers will provide needed office space for up to two-years until the permanent offices are able to be constructed. The temporary office trailers will be placed in a grassy landscape area adjacent to the existing offices on the east side of the Republic Services site.

CONCLUSION AND CONDITIONS OF APPROVAL:

Staff has reviewed the Applicant’s analysis of compliance with the applicable criteria. The Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB14-0046) with the following conditions:

REQUEST : DB14-0046 Two-year Temporary Use Permit

Planning Division Conditions:	
PD 1.	The Applicant/Owner of the property shall ensure that the approved temporary use is established, operated, removed and the property restored to its pre-temporary use permit state in substantial compliance with the plans approved by the Development Review Board. Minor revisions may be approved by the Planning Director under a Class I administrative review process.

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

Building Division Conditions:	
BD 1.	TEMPORARY OFFICE TRAILERS are required to have a B-occupancy Label from the Oregon State Prefab Division
BD 2.	FOUNDATIONS. Units are required to have an engineered foundation design meeting the requirements of the building code. This typically supplied from the unit manufacturer.
BD 3.	ADA RAMPS. Access ramps to the new units shall meet the requirements of the Building Code. A building permit will be required for the installation of the ramps and stairs.
BD 4.	ACCESSIBLE WALKWAYS. The walkways to the units from the adjacent building entry and the parking lot shall be accessible. As these are temporary units the walkway may be concrete, asphalt, treated wood, aggregate, or other equivalent walking surface. The aggregate shall be of a type that compacts to form a firm base for wheelchair use.

MASTER EXHIBIT LIST:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB14-0046.

PLANNING STAFF MATERIALS

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

MATERIALS FROM APPLICANT

- B1. Application Form Signed by Applicant's Authorized Representative
- B2. Temporary Use Narrative and Mobile Office Information
- B3. Temporary Use Permit Site Plan

DEVELOPMENT REVIEW TEAM CORRESPONDENCE

- C1. Engineering Comments
- C2. Building Conditions from Don Walters, Plans Examiner

OTHER CORRESPONDENCE

- Correspondence in favor (none received)
- Correspondence opposed (none received)
- Correspondence neutral (none received)

FINDINGS OF FACT:

1. The statutory 120-day time limit applies to this application. The application was received on June 3, 2014. On June 9, 2014, staff conducted a completeness review within the statutorily allowed 30-day review period. On June 9, 2014 the application was deemed complete. The City must render a final decision for the request, including any appeals, by October 7, 2014.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI	Freeman Drive, industrial
East:	PDI	95 th Avenue industrial, vacant
South:	PDI	Industrial
West:	PDI	Industrial

3. Prior land use actions include:

See Case File DB14-0032 et. seq.

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

CONCLUSIONARY FINDINGS:

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

GENERAL INFORMATION

Section 4.008 Application Procedures-In General

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: These criteria are met.

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

Section 4.009 Who May Initiate Application

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Republic Services. The application form is signed by Derek Ruckman, Republic Services.

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

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

REQUEST A: DB14-0046 TWO-YEAR TEMPORARY USE PERMIT

On-site Pedestrian Access and Circulation

Subsection 4.154 (.01) B. 1. Continuous Pathway System

B1. **Review Criterion:** “A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.”

Finding: This criterion is satisfied or will be satisfied by Condition of Approval PDB 5.

Explanation of Finding: A pedestrian pathway is being extended in front of the proposed mobile offices to connect to existing pedestrian pathway system.

Subsection 4.154 (.01) B. 2. Safe, Direct, and Convenient Pathways

B2. **Review Criteria:** “Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

- a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations, which do not involve a significant amount of unnecessary out-of-direction travel.
- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)3.(d).”

Finding: These criteria are satisfied.

Explanation of Finding: No hazards are apparent for the proposed temporary pathway, it is a direct path in front of the proposed temporary office to the existing pedestrian pathway, requirements from the Building Division will ensure ADA compliance, the parking lot area is not being expanded, rather additional spaces will be striped within existing parking area.

Subsection 4.154 (.01) B. 3. Vehicle/Pathway Separation

B3. **Review Criterion:** “Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.”

Finding: This criterion is satisfied.

Explanation of Finding: The proposed temporary pathway does not abut a driveway or street.

Subsection 4.154 (.01) B. 4. Crosswalks

B4. **Review Criterion:** “Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).”

Finding: This criterion does not apply.

Explanation of Finding: No new crosswalks are proposed.

Subsection 4.154 (.01) B. 5. Pathway Width and Surface

B5. **Review Criteria:** “Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.”

Finding: These criteria will be satisfied

Explanation of Finding: The proposed pathway is not considered a primary pathway. The temporary pathway is proposed to be gravel, and Condition of Approval BD 4 ensures the surface meets ADA accessibility requirements.

Subsection 4.154 (.01) B. 6. Signs for Pathways

B6. **Review Criteria:** “All pathways shall be clearly marked with appropriate standard signs.”

Finding: These criteria do not apply.

Explanation of Finding: No signs are proposed or required in relation to the temporary pathway.

Parking and Loading

Subsection 4.155 (.02) General Parking Provisions

B7. **Review Criteria:** This subsection lists a number of general provisions for parking.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 7.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the provisions in this subsection applicable to Stage II Final Plan review. Staff specifically notes the following:

- In relation to provision A. no waivers to parking standards have been requested
- In relation to provision B. the 3 proposed parking spaces to serve the temporary offices are accessible.
- In relation to provision C. current parking development standards are only being applied to new parking areas.
- Provision E. is not relevant because the parking is not shared by multiple property owners.
- In relation to provisions D. and F. parking is calculated summing the requirements of different uses and considering existing parking.
- In relation to provision O. all planting areas that vehicles may overhang are 7 feet or greater in depth.

Subsection 4.155 (.03) A. Functional Design of Parking, Loading, and Delivery Areas

- B8. **Review Criteria:** “Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:
1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.
 2. To the greatest extent possible, separate vehicle and pedestrian traffic.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDB 5.

Details of Finding: The proposed parking to serve the temporary offices are adjacent to the existing parking and have a similar level of access and maneuvering, which are adequate.

Subsection 4.155 (.03) B. 1.-3. Parking Area Landscaping

- B9. **Review Criteria:** “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:” Listed 1. through 3.

Finding: These criteria are satisfied.

Details of Finding: No additional parking area landscaping is required.

Subsection 4.155 (.03) C. Parking and Loading Areas-Safe and Convenient Access

- B10. **Review Criterion:** “Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces, provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.”

Finding: This criterion is satisfied.

Details of Finding: No additional ADA parking spaces are being required, as existing ADA spaces are provided in the same parking area.

Subsection 4.155 (.03) D. Parking Connectivity and Efficient On-site Circulation

- B11. **Review Criteria:** “Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.”

Finding: These criteria are satisfied.

Details of Finding: The proposed parking for the temporary offices are within an existing parking area and does not affect compliance with the criteria in this subsection.

Subsection 4.155 (.03) G. Parking Minimum and Maximum

- B12. **Review Criteria:** “Tables 5, below, shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space.”

Finding: These criteria are satisfied.

Details of Finding: For office uses Table 5 requires 2.7 spaces per 1000 square feet. At a combined 1008 square feet the temporary use requires 2.72 spaces rounded up to 3, which is the amount provided.

Subsection 4.155 (.03) H. Electric Vehicle Charging

B13. **Review Criteria:** “Electrical Vehicle Charging Stations:

1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.
2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.”

Finding: These criteria are satisfied.

Details of Finding: No electric vehicle charging stations are proposed.

Subsection 4.155 (.03) I. Motorcycle Parking

B14. **Review Criteria:** “Motorcycle parking:

1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.
2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.

Finding: These criteria are satisfied.

Details of Finding: No motorcycle parking is proposed.

Subsection 4.155 (.04) Bicycle Parking

Subsection 4.155 (.04) A. Bicycle Parking-General Provisions

B15. **Review Criteria:** “Required Bicycle Parking - General Provisions.

1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.
2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.
3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).

Finding: These criteria will be satisfied.

Details of Finding: Any bicycle parking, 2 required, not accommodated by existing facilities can be accommodated inside the temporary office structures.

Subsection 4.155 (.04) B. Bicycle Parking-Standards

B16. **Review Criteria:** “Standards for Required Bicycle Parking

1. Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.
2. An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.
4. Bicycle lockers or racks, when provided, shall be securely anchored.
5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.”

Finding: These criteria will be satisfied.

Details of Finding: No exterior bicycle parking is proposed required to meet this standard.

Subsection 4.155 (.04) C. 2. Long-term Bicycle Parking Requirements and Standards

B17. **Review Criteria:** “For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:

- a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.
- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).
- c. Spaces are not subject to the locational criterion of (B.)(5.).”

Finding: These criteria will be satisfied.

Details of Finding: No long-term bicycle parking is required.

Subsection 4.163 (.01) Temporary Structures and Uses Generally

B18. **Review Criteria:** “The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.”

Finding: These criteria are satisfied.

Details of Finding: The modular buildings do not constitute substantial structures, the permit is proposed for two years, good cause is shown as the applicant plans on constructing permanent offices but have an immediate need for additional office space the proceeds the ability to fund and construct additional office space. No renewal is requested.

Subsection 4.163 (.02) Temporary Use Permit Application Requirements

B19. **Review Criteria:** “Applications for Temporary Use Permits shall provide:” Listed A through D”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PD ?.

Details of Finding: The applicant has submitted the required information including a clear description of the planned use, a statement the duration is up to two years, a site plan (See

Exhibit B2 and B3). A condition of approval will ensure restoration of the site to pre-TUP conditions.

Subsection 4.163 (.03) “Just Cause” Factors for Temporary Use Permits

B20. **Review Criteria:** Factors and considerations for “good cause” include, but are not limited to:

- A. Availability of appropriately zoned land for the proposed use in the city.
- B. Availability of and need for the subject property for allowed uses.
- C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.
- D. Due diligence of the applicant to site the use on appropriately zoned land,
- E. Circumstances of the applicant bearing on the need for the temporary use permit.

Finding: These criteria are satisfied.

Details of Finding: The reason for the applicant’s request is they plan on constructing permanent offices within the next 2 years, but have an immediate need for additional office space the proceeds the ability to fund and construct additional office space.

Section 4.179 Mixed Solid Waste and Recyclables Storage

B21. **Review Criteria:** This section establishes standards for mixed solid waste and recyclables storage in new multi-family residential and non-residential buildings.

Finding: These criteria are satisfied.

Details of Finding: The nature of the site provides adequate facilities for disposal of solid waste and recyclables generated by the temporary offices.

Sections 4.199.20 Outdoor Lighting

B22. **Review Criterion:** This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: No additional outdoor lighting has been proposed. Certain pathway lighting and entry way lighting is exempt. If the applicant wishes to add anything but exempt lighting additional review by the City will be necessary.

Sections 4.300-4.320 Underground Installation of Utilities

B23. **Review Criteria:** These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: All new utilities associated with the temporary use must be installed underground. No indication of overhead utilities is shown in the submitted materials.



SFA Design Group, LLC

STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

August 14, 2014

Martin Brown, Building Official
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Sprinkler System Alternative for Temporary Office Structures, Republic Services DB14-0046.

Martin:

As discussed with Ben Altman, SFA Design Group, by phone, Republic Services is requesting your approval of an alternative method of providing fire protection other than installing an expensive sprinkler system for the two temporary office structures installed just south of the Material Recover Facility (MRF).

These two units were installed 7 feet from the wall of the MRF, and therefore require some form of additional fire safety system, which is normally a sprinkler system.

We propose to install smoke detectors in each unit, with a wireless link to our fire alarm call-out. Obviously, we need time to secure and install this system from Wilsonville Lock & Security, but don not want to unnecessarily delay occupancy of the structures.

Therefore we are requesting your approval of the Occupancy permit, on the Condition that the detectors and alarm link will be installed within 30 days.

Your cooperation and assistance with this matter is greatly appreciated.

Sincerely,

SFA Design Group, LLC

A handwritten signature in cursive script that reads "Ben Altman".

Ben Altman
Senior Planner/Project Manager



SFA Design Group, LLC
STRUCTURAL | CIVIL | LAND USE PLANNING | SURVEYING

June 3, 2014

Daniel Pauly, Associate Planner and
Development Review Board
City of Wilsonville
29799 SW Town Center Lope E.
Wilsonville, Oregon 97070

**RE: Amended Application to Include Temporary Use Permit for Temporary
Offices until Phase 2 Construction is Completed, Republic Services, DB14-
0032 to DB14-0035.**

Daniel and Board:

This letter includes a request to amend the Phase 2 application to include a Temporary Use Permit to allow placement of Two 504 square foot Temporary Offices units, adjacent to the existing offices. These offices will be used for construction and maintenance personnel during the construction process.

The two units will be installed in the grass area between the MRF and the existing offices, see attached Site Plan. Temporary power and telephone (communications) will be connected from the existing facilities. These units will not have internal plumbing, so no other utilities connections will be needed. Unit design details (elevations) are also provided.

Supplemental findings for Temporary Use Permit

Section 4.163. General Regulations - Temporary Structures and Uses.

(.01) The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.

(.02) Applications for Temporary Use Permits shall provide:

A. A clear description of the proposed temporary structure/use and the reasons why a temporary structure/use is necessary at this location for the requested time period.

B. A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure.

C. A site plan showing the location of the proposed use/structure, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.

D. A plan for removal of the temporary use/structure and restoration of the site to pre-TUP conditions or development of the site for approved permanent structures/uses.

RESPONSE:

These offices will be needed until Phase 2 Construction is completed. Not knowing the exact timeline for completion of Phase 2, the applicant is requesting an initial 2-year Temporary Permit.

These temporary offices are needed to accommodate construction management operations, and limited maintenance office personnel, once Phase 1 construction is complete.

There is a high level of existing activity occurring on-site, which must be maintained during the construction period. Therefore there is very limited space available to accommodate the temporary construction office. Similarly, Phase 1 construction will complete the maintenance shop, but will not have much office space available for the maintenance staff. Therefore until the Phase 2 operations office is completed, these employees need interim office space.

The proposed location is considered the best and most logical location available. This is currently an under-utilized area, identified on the Stage I Master Plan for future building expansion. This location is setback over 200 feet from the road, thereby minimizing any visual impacts from the street. This location also allows for convenient access to the existing restroom and break rooms associated with the existing offices.

The proposed units are typical modular portable office structures, as reflected on the attached details sheet. Each unit is 12' x 42' and will be cited nose-to-nose, for simplicity of electrical connections. These units will not have any restrooms or other plumbing connections, as these facilities are conveniently available in the adjacent existing offices.

With the proposed location, the applicant is not proposing any temporary landscaping, as it is believed the setback in conjunction with the existing and planned landscape screening is more than sufficient to mitigate any off-site visual impacts.

Parking requirements for these temporary structures is based on the office ratio, specified in Table 5, Section 4.155. The office ratio is 2.7 spaces per 1000 square feet.

The two units total 108 square feet, therefore the required temporary parking is 3 spaces. These three temporary spaces are proposed to be added to the west end of the existing office parking, as show on the attached Site Plan.

Once Phase 2 construction is complete (currently assume within 2 years), these units will be removed. The landscaping in the area of the units will be appropriately restored.

- (.03) Factors and considerations for "good cause" include, but are not limited to:*
- A. Availability of appropriately zoned land for the proposed use in the city.*
 - B. Availability of and need for the subject property for allowed uses.*
 - C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.*
 - D. Due diligence of the applicant to site the use on appropriately zoned land,*
 - E. Circumstances of the applicant bearing on the need for the temporary use permit.*

RESPONSE:

Good cause in this case is directly linked to the applicant's proposed expansion plans, approved (Phase 1) or being approved (Phase 2) by the Development Review Board. As noted above, these temporary facilities are needed to accommodate interim construction and operational activities until construction of both phases of the approved development are completed.

The users of these offices need to be on-site to maintain functional operations. On-site construction management is a typical activity associated with development projects. However, in this case, because the building construction is divided into 2 phases, the first phase shop will lack sufficient office space for the maintenance operations staff. Who will also be relocated from the current Sherwood site.

Therefore the availability of other properties is not relevant to the applicant. Further the applicant has proceeded with due diligence to obtain the necessary land use and construction permit approvals for these needed facilities. But, because of budget limitations, the project must be phased, leaving the need for the second temporary office unit.

- (.04) The Planning Director of the City and the Director's staff shall be authorized to issue, without public hearing and upon application for Administrative Review pursuant to Section 4.035, a temporary permit for a use of*

less than two (2) weeks duration which does not involve the erection of a substantial structure. Examples of such uses are farmer's market sales, Fourth of July fireworks stands, Christmas tree sales and Boones Ferry Days. For the purposes of this provision, those structures and signs commonly associated with these special events are not "substantial structures."

RESPONSE:

The applicant needs the temporary office for a longer period of time, than reasonably allowed through an administrative approval, including allowable extensions. Therefore this request for a two-year permit is being presented to the Development Review Board.

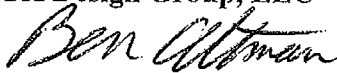
Supplemental Finding for Phase 2

The required street improvements for Ridder Road will result in removal of 8 existing Fir Trees in the eastern portion of the property, and 10 street trees. It is noted that the original Arborist's Report flagged most of the fir trees for further evaluation in future phases. Because these trees must be removed to provide the required public street improvements, that applicant does not believe that any further evaluation by the Arborist is warranted.

In addition, the existing Entry Sign will need to be relocated.

Sincerely,

SFA Design Group, LLC



Ben Altman

Senior Planner/Project Manager

cc: file
Republic Services
Cambridge Companies

Mobile Office Quotation

Billing: Republic Services

Project Location:
 Wilsonville, OR

Date of Quotation:
 10/4/13

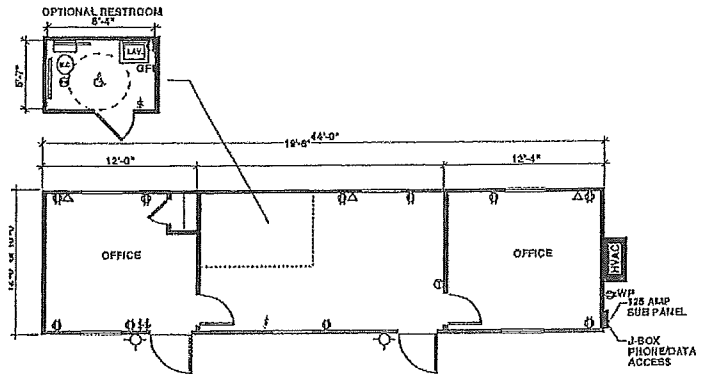
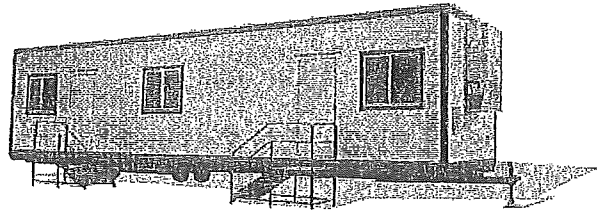
12x42 Mobile Office

Billing Period:

Rent \$ 330.00
 Restroom \$ n/a
 Stairs each \$ incl.
 PP&E \$ 18.00
 LLW (or Certificate) \$ 47.85

One Time Charges

Security Deposit \$ 0.00
 Delivery \$ 295.00
 Pilot Car if needed \$ 100.00
 Block & Level \$ 100.00
 Tear-down \$ 100.00
 Return \$ 295.00
 Pilot Car if needed \$ 100.00



Options

Handicap ramps
 Skirting
 Additional Blocks, Anchors & Tie-downs

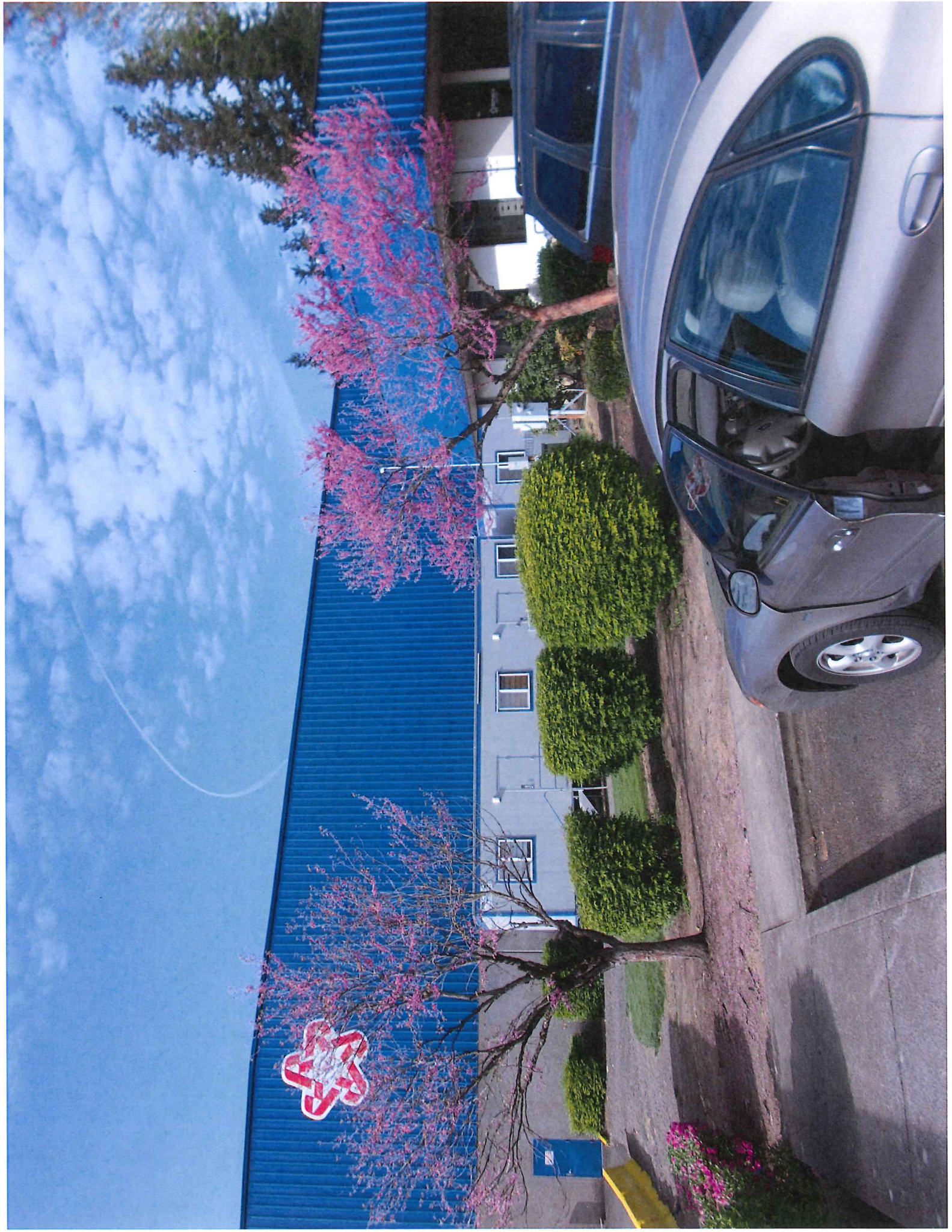
Standard Features

Security Bars	No Charge
Mini Blinds	No Charge
Extra Large A/C	No Charge
Steel Exterior Doors	No Charge
Exterior Power Outlet	No Charge
Removable Hitch	No Charge
Ext. J Box - Phone & Data	No Charge
Hydraulic Door Closures	No Charge
Vandal Resistant Exterior Lights	No Charge
Quality Construction	Standard

Clarifications

Block, Level and Tie downs are based construction set, in dirt using dry stack piers. Soil conditions are client's responsibility. Does not include local, state or personal property tax. Does not include Electrical hookup or plumbing tie INS. All Mobile Mini leased equipment must be insured. Mobile Mini will provide insurance waiver for 14.5% of the rental rate with 1,000 deductible on mobile offices.

Mobile Mini Inc
Lesla Walworth
Sales Consultant





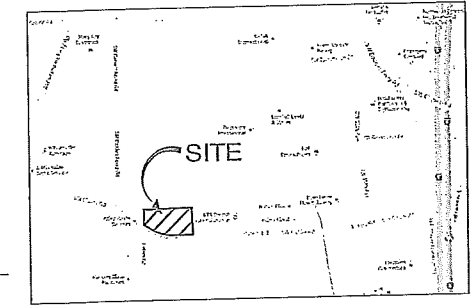
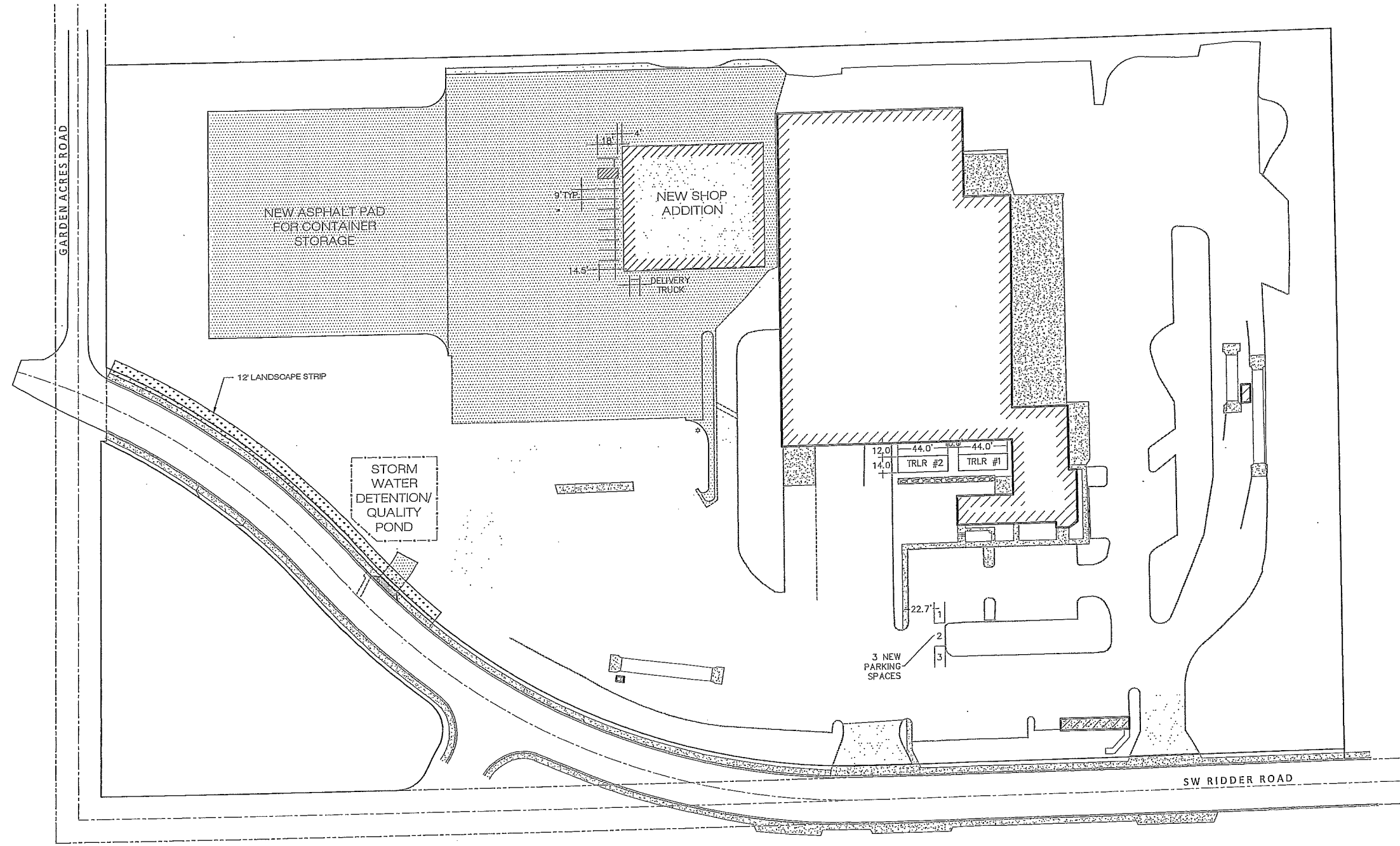
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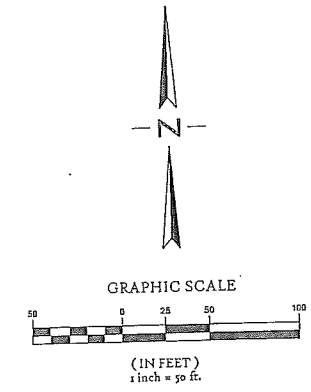


TEMPORARY USE PERMIT

TWO 12 FOOT BY 42 FOOT PORTABLE OFFICE STRUCTURES ON TAX LOT 1400 MAP T3S R1W 2C



VICINITY MAP
N.T.S.



APPLICANT'S REPRESENTATIVE

SFA DESIGN GROUP, LLC
9020 WASHINGTON SQ DR, SUITE 505
PORTLAND, OR 97223
PHONE (503) 641-8311 / FAX (503) 643-7905
CONTACT: BEN ALTMAN

APPLICANT/OWNER

REPUBLIC SERVICES
10295 SW RIDDER ROAD
WILSONVILLE, OR 97070

DESIGN/BUILD CONTRACTOR

CAMBRIDGE COMPANIES
500 E RIDGE ROAD, SUITE 200
GRIFFITH, IN 46319
PHONE (219) 972-1155
CONTACT: ROBBIE BRUNDIGE

SITE ADDRESS

10295 SW RIDDER ROAD
PORTLAND, OR 97070

SITE INFORMATION

TOTAL AREA: 13.70 ACRES
LOCATION: T3S R1W SEC 2C
TAX LOT: 1400 & 1500
ZONING: PDI

BENCHMARK

CONTOURS AND ELEVATION NOTED ON THIS MAP ARE BASED ON THE ELEVATION OF THE NORTHEAST CORNER OF SECTION 10 LOCATED NEAR THE INTERSECTION OF SW GARDEN ACRES ROAD AND RIDDER ROAD AS ESTABLISHED ON PS 25218 (CLACKAMAS COUNTY SURVEY RECORDS). THIS SURVEY NOTES THE ELEVATION OF THIS SECTION CORNER AS 211.796, NGVD 29 DATUM (215.271 ON NAVD 88 DATUM).

CONTOUR INTERVAL IS 1 FOOT.

SFA DESIGN GROUP, LLC
STRUCTURAL | CIVIL | PLANNING | SURVEYING
9020 SW WASHINGTON SQUARE DR, SUITE 505
PORTLAND, OREGON 97223
PH: (503) 641-8311 FAX: (503) 643-7905
http://www.sfadg.com



TEMPORARY USE PERMIT

REPUBLIC SERVICES
WILSONVILLE, OREGON

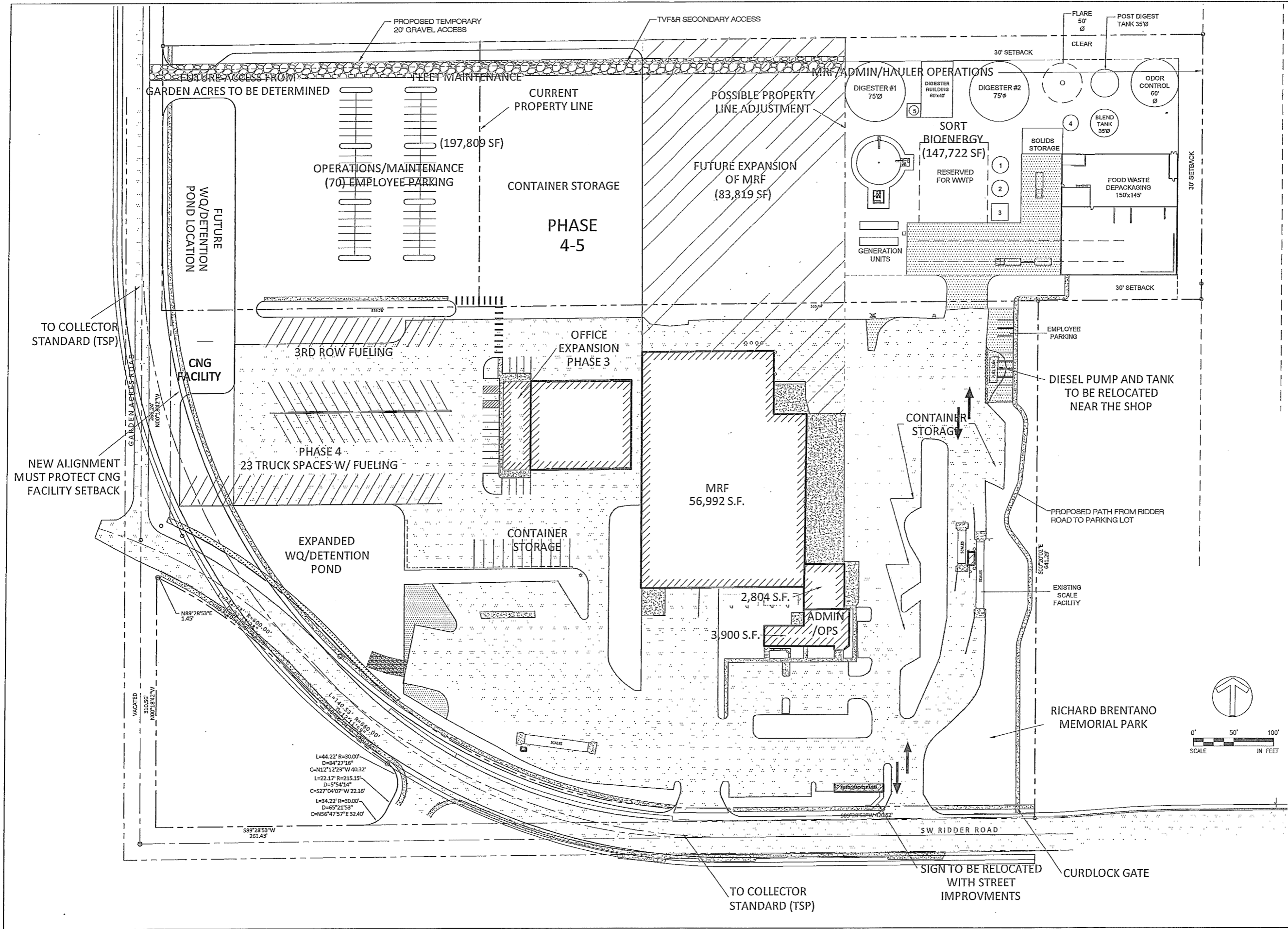
NO.	DATE	REVISION	BY
1	4/17/14	COMPLETENESS	

DESIGNED BY	SEC. DATE	02/04/2014
DRAWN BY	SEC. DATE	02/04/2014
REVIEWED BY	SEC. DATE	02/04/2014
PROJECT NO.	999-158	REF.
SCALE	1"=50'	

SHEET	1	OF	1
PROJECT	REPUBLIC		
NO.	999-158		
TYPE	PLANNING		

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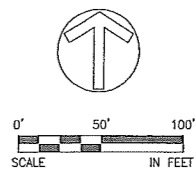
9020 SW WASHINGTON SQUARE RD.
 SUITE 170 OREGON 97233
 P: 503.443.8888
 F: 503.443.8888
 WWW.PDP-INC.COM



MASTER PLAN - STAGE I
 REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
 CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	10/2015
Drawn by <td>TCC <td>Date <td>10/2015</td> </td></td>	TCC <td>Date <td>10/2015</td> </td>	Date <td>10/2015</td>	10/2015
Reviewed by <td>BA <td>Date <td>REF.</td> </td></td>	BA <td>Date <td>REF.</td> </td>	Date <td>REF.</td>	REF.
Project No.	999-158b	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	AS NOTED		
999158b_dmaster			

Richard Brentano Memorial Park



L=44.22' R=30.00'
 D=84° 27' 18"
 C=N122° 12' 23" W 40.32'
 L=22.17' R=215.15'
 D=5° 54' 14"
 C=S27° 04' 07" W 22.16'
 L=34.22' R=30.00'
 D=65° 21' 53"
 C=N56° 47' 57" E 32.40'

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, MAY 9, 2016

6:30 PM

VII. Public Hearing:

B. Resolution No. 327. Republic Services/SORT Bioenergy: Ben Altman, Pioneer Design Group, LLC – representative for Jason Jordan, Republic Services and Paul Woods, SORT Bioenergy - applicants. The applicant is requesting Annexation, a Comprehensive Plan Map Amendment from Washington County – Future Development (FD-20) designation to City – Industrial (I) designation, and a Zone Map Amendment from Washington County – Future Development (FD-20) zone to City Planned Development Industrial – Regional Significant Industrial Area (PDI-RSIA) zone, a Stage I Master Plan revision for an expanded Republic Services campus, Stage II Final Plan for SORT Bioenergy, Site Design Review for SORT Bioenergy, Waivers for SORT Bioenergy and Type C Tree Plan for SORT Bioenergy to allow for future expansion of Republic Services operations and allow for the development of facilities to convert commercial food waste into biogas and use the biogas to generate electricity among other uses. The subject site is located on Tax Lot 600 of Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon. Staff: Daniel Pauly.

Case Files: DB16-0004 – Annexation
DB16-0005 – Comprehensive Plan Map Amendment
DB16-0006 – Zone Map Amendment
DB16-0007 – Stage I Master Plan revision
DB16-0008 – Stage II Final Plan (SORT Bioenergy)
DB16-0009 – Site Design Review (SORT Bioenergy)
DB16-0010 – Waivers (SORT Bioenergy)
DB16-0011 – Type C Tree Plan (SORT Bioenergy)

The DRB action on the Annexation, Comprehensive Plan Map Amendment and Zone Map Amendment is a recommendation to the City Council.

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 327**

A RESOLUTION ADOPTING FINDINGS RECOMMENDING APPROVAL TO CITY COUNCIL OF ANNEXATION, A COMPREHENSIVE PLAN MAP AMENDMENT FROM WASHINGTON COUNTY – FUTURE DEVELOPMENT (FD-20) DESIGNATION TO CITY – INDUSTRIAL (I) DESIGNATION, AND A ZONE MAP AMENDMENT FROM WASHINGTON COUNTY – FUTURE DEVELOPMENT (FD-20) ZONE TO CITY PLANNED DEVELOPMENT INDUSTRIAL – REGIONAL SIGNIFICANT INDUSTRIAL AREA (PDI-RSIA) ZONE, AND ADOPTING FINDINGS AND CONDITIONS APPROVING A STAGE I MASTER PLAN REVISION FOR AN EXPANDED REPUBLIC SERVICES CAMPUS, A STAGE II FINAL PLAN FOR SORT BIOENERGY, SITE DESIGN REVIEW FOR SORT BIOENERGY, A SETBACK WAIVER FOR SORT BIOENERGY AND TYPE C TREE PLAN FOR SORT BIOENERGY TO ALLOW FOR FUTURE EXPANSION OF REPUBLIC SERVICES OPERATIONS AND ALLOW FOR THE DEVELOPMENT OF FACILITIES TO CONVERT COMMERCIAL FOOD WASTE INTO BIOGAS AND USE THE BIOGAS TO GENERATE ELECTRICITY AMONG OTHER USES. THE SUBJECT SITE IS LOCATED ON TAX LOT 600 OF SECTION 2C, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, WASHINGTON COUNTY, OREGON. THE STAGE I MASTER PLAN REVISION ALSO AFFECTS TAX LOT 1400 OF THE SAME SECTION. BEN ALTMAN, PIONEER DESIGN GROUP, LLC – REPRESENTATIVE FOR JASON JORDAN, REPUBLIC SERVICES AND PAUL WOODS, SORT BIOENERGY - APPLICANTS.

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

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 2, 2016, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on May 9, 2016, at which time exhibits, together with findings and public testimony were entered into the public record, and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated May 2, 2016, attached hereto as Exhibit A1, with findings and recommendations contained therein, and recommends approval of Annexation (DB16-0004), a Comprehensive Plan Map Amendment (DB16-0005) and a Zone Map Amendment (DB16-0006) to City Council and authorizes the Planning Director to issue permits consistent with said recommendations, contingent on City Council approval of the Annexation (DB16-0004),

Comprehensive Plan Map Amendment (DB16-0005) and Zone Map Amendment Requests (DB16-0006) and certain Transportation Plan Amendments (LP16-0001) for:

- DB16-0007 Stage I Preliminary Plan Revision for SORT Bioenergy
- DB16-0008 Stage II Final Plan for SORT Bioenergy
- DB16-0009 Site Design Review for SORT Bioenergy
- DB16-0010 Setback Waiver for SORT Bioenergy
- DB16-0011 Type C Tree Removal Plan for SORT Bioenergy

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 9th day of May, 2016 and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Mary Fierros Bower Chair, Panel A
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant

Exhibit A1
Staff Report
Wilsonville Planning Division
Republic Services Expansion/SORT Bioenergy

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

Hearing Date:	May 9, 2016
Date of Report:	May 2, 2016
Application Nos.:	DB16-0004 Annexation DB16-0005 Comprehensive Plan Map Amendment DB16-0006 Zone Map Amendment DB16-0007 Stage I Preliminary Plan Revision DB16-0008 Stage II Final Plan DB16-0009 Site Design Review DB16-0010 Setback Waiver DB16-0011 Type C Tree Removal Plan

Request/Summary: The Development Review Board is being asked to review a Quasi-judicial Annexation, Comprehensive Plan Map Amendment, Zone Map Amendment, Class 3 Stage I Preliminary Plan Revision, Stage II Final Plan, Site Design Review, and Type C Tree Removal Plan.

Location: East of Garden Acres Road north of current Republic Services buildings The property is specifically known as Tax Lots 600 and 601, Section 2C, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon

Owner: Jason Jordan, Willamette Resources Inc.

Applicants: Paul Woods, SORT Bioenergy LLC
Jason Jordan, Willamette Resources Inc.

Applicants' Representative: Ben Altman, Pioneer Design Group

Comprehensive Plan Designation (Current): FD-20

Comprehensive Plan Designation (Proposed): Industrial

Zone Map Classification (Current): FD-20

Zone Map Classification (Proposed): PDI-RSIA

Staff Reviewers: Daniel Pauly AICP, Associate Planner
Steve Adams PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Recommend approval of Annexation, a Comprehensive Plan Map Amendment, and a Zone Map Amendment to City Council. Approve with conditions the requested revised Stage I Master Plan Revision, State II Final Plan, Waiver, Site Design Review, and Type C Tree Plan request.

Development Review Board approval, with conditions, of the Stage I Master Plan Revision, Stage II Final Plan, Site Design Review approval, Waiver, and Type C Tree Plan (DB16-0007 through DB16-0011) is contingent on City Council approval of Annexation (DB16-0004), a Comprehensive Plan Map Amendment (DB16-0005), a Zone Map Amendment (DB16-0006), and Transportation System Plan Amendments (LP16-0001). The Transportation System Plan Amendments remove a planned segment of SW Kinsman Road between SW Ridder Road and SW Day Road and designate SW Garden Acres Road a collector.

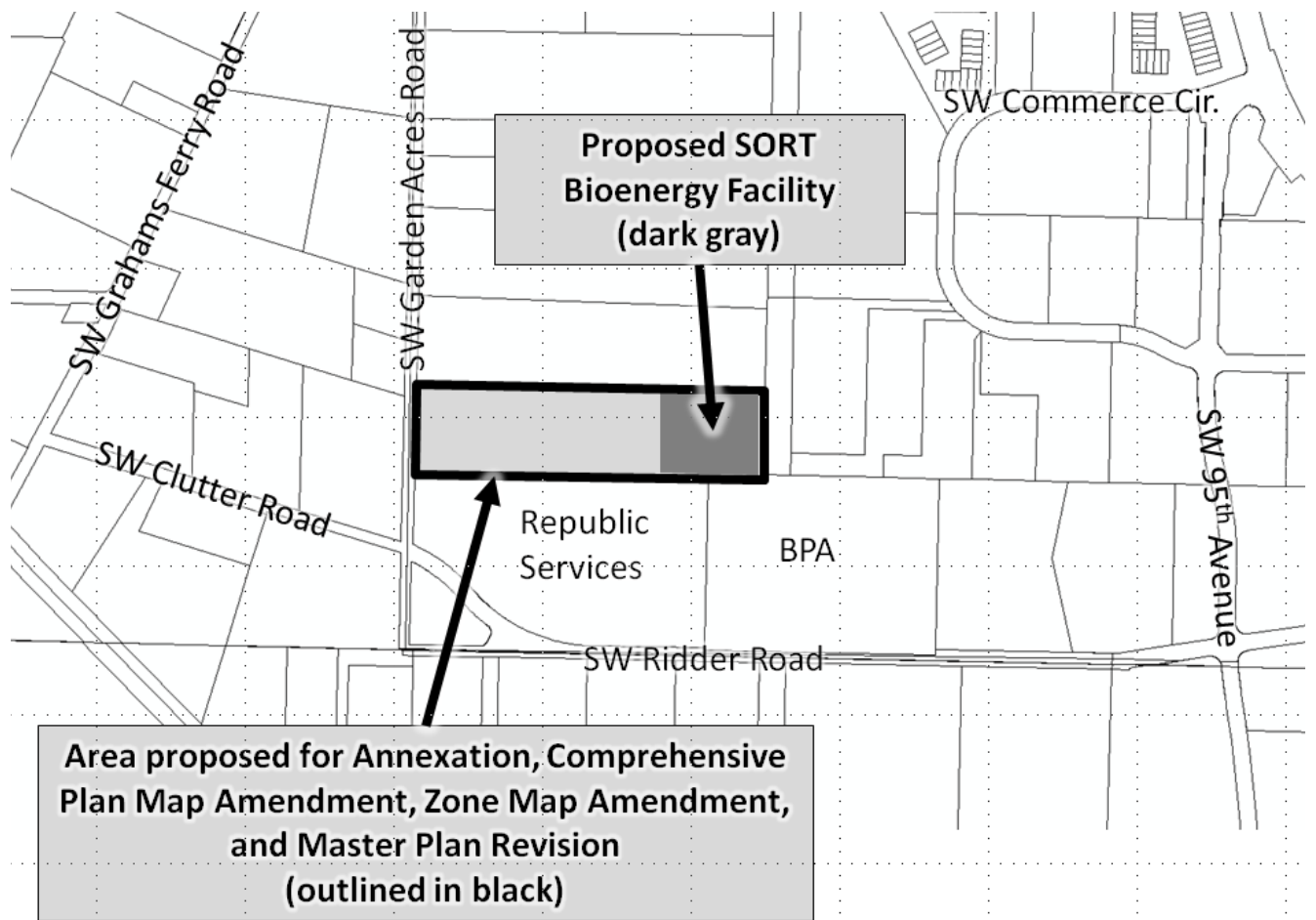
City Council approval of the Comprehensive Plan Map Amendment (DB16-0005) and Zone Map Amendment (DB16-0006) will be contingent on City Council approval of Annexation (DB16-0004). In addition, City Council approval of the Zone Map Amendment (DB16-0006) will be contingent on City Council approval of the Comprehensive Plan Map Amendment (DB16-0005).

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.116	Standards Applying to Commercial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.131.05	Planned Development Commercial Zone-Town Center Zone (PDC-TC)
Sections 4.133.00 through 4.133.05	Wilsonville Road Interchange Area Management Plan (IAMP) Overlay Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress

Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600-4.640.20	Tree Preservation and Protection
Other Planning Documents:	
Wilsonville Comprehensive Plan	

Vicinity Map



Background:

Republic Services has a growing operation in Wilsonville. The Wilsonville campus currently includes a Materials Recovery Facility (MRF) for processing and sorting waste, collection operations offices, maintenance shop, and storage and support services. Republic Services and their predecessor companies have owned 10 acres north of their campus for many years, which currently sits outside Wilsonville City limits. In support of their continued growth, Republic Services wishes to annex the property into the City, adopt City Comprehensive Plan and Zoning designations, and adopt a master plan for their entire campus. In addition, they wish to get the necessary land use approvals for the development of a food waste to biogas facility by their partner, SORT Bioenergy.

Summary:

Annexation (DB16-0004)

Republic Services owns the entirety of the private property proposed for annexation. Adjacent public right-of-way will also be annexed. The annexation follows all applicable regional and state rules and statutes. By bringing the land into the boundary of the City, the annexation sets the stage for the applicant to request other approvals from the City.

Comprehensive Plan Map Amendment (DB16-0005)

The subject property is within the Coffee Creek Master Plan area. The Coffee Creek Master Plan calls for industrial development. Consistent with the Coffee Creek Master Plan the applicant proposes to have the subject property designated as “Industrial” on the City’s Comprehensive Plan Map.

Zone Map Amendment (DB16-0006)

The applicant requests a zoning designation consistent with the proposed Comprehensive Plan Map designation of “Industrial”. In addition to the Comprehensive Plan Map designation of “Industrial”, Metro’s Title 4, Industrial and Other Employment Areas Map shows the property as a “Regionally Significant Industrial Area.” Consistent with this designation the applicant proposes the property be designation as Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA).

Stage I Master Plan Revision (DB16-0007)

The proposed Stage I Master Plan Revision does not propose any major changes in the portions of Republic Service’s campus currently in the City. For the newly annexed area it identifies the area for the proposed food waste to biogas facility as well as shows a future expansion of the Material Recovery Facility (MRF), parking, storage, and a future storm pond.

Stage II Final Plan for SORT Bioenergy (DB16-0008)

The proposed Stage II Final Plan reviews the function and design of the SORT Bioenergy Facility, including assuring the proposal meets all the performance standards of the PDI-RSIA Zone.

Traffic

The Level of Service (LOS) D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development as follows:

- Boones Ferry Rd. /95th Avenue. LOS C Volume to Capacity: 0.87
- Ridder Road/Project Access (West) LOS A/B Volume to Capacity 0.12
- Ridder Road/Project Access (East) LOS A/B Volume to Capacity 0.12

Industrial Performance Standards

The PDI-RSIA zone prohibits development not meeting an exhaustive list of performance standards including: wholly enclosed operations, no off-site vibrations, no off-site odors, screened outdoor storage, no heat or glare, no dangerous substances, no waste storage attracting pests, sewer conveyance meeting City standards, no noise violating the City's noise ordinance, no electrical disturbances, limits on air pollution, and no open burning. The proposed SORT Bioenergy development can meet all the performance standards.

Pedestrian Access and Circulation

The applicant proposes pedestrian access from Ridder Road through an existing landscape area connecting to the proposed employee parking area and then to the pedestrian entrances to the main building of the proposed SORT Bioenergy facility.

Parking

The SORT Bioenergy project requires a minimum of 6 parking spaces and allows a maximum of 10. The applicant proposes the maximum of 10. The applicant proposes to locate the parking southwest of the primary SORT Bioenergy facility building in an area Republic Services currently uses for diesel fueling. The calculation of parking spaces is as follows:

Office Area (864 sf).	Minimum 2.7 spaces per 1,000 square feet= 2.33
	Maximum 4.1 per 1,000 square feet=3.54
Tipping floor (12,600 sf)	Minimum 0.3 per 1,000 square feet=3.78
	Maximum 0.5 per 1,000 square feet=6.3
Total (rounded to nearest whole number):	Minimum 6 spaces
	Maximum 10 spaces

Site Design Review for SORT Bioenergy (DB16-0009)

Due to its location away from streets and other public areas the development will have limited visibility. The applicant proposed painting the buildings an earth tone of brown with roofs and accents of blue, Republic Services primary corporate color. The applicant proposes painting tanks and other equipment green to blend into the preserved tree buffer to the extent practicable.



Waiver to Side Yard Setback for SORT Bioenergy (DB16-0010)

The applicant requests to waive the required 30 foot setback on the west side of the development. The property line will be established with a future lot line adjustment and the applicant desires to minimize the setback to allow flexibility for future development on the adjacent portion of the Republic Services campus.

Type C Tree Permit for SORT Bioenergy (DB16-0011)

The area proposed for the SORT Bioenergy development is heavily treed. However, the subject area is not preserved as part of the City's Significant Resource Overlay Zone. As such, the primary code language regarding the level of tree removal as part of development states, "no development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles." Wilsonville Code Subsection 4.610.10 (.01) B.

As summarized in the table below, the arborist report identifies 388 trees on the SORT Bioenergy site and nearby areas impacted by the proposal. Of the 388 trees the applicant proposes removing 157 trees, and preserving 231 trees. A majority of the trees, 55% or 212 trees, are Douglas-fir. Other species represented by 15 or more individual trees include spruce (17 trees), sweet cherry (18 trees), and western redcedar (49 trees).

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	E	
Remove	1	36	62	57	1	157
SORT Bioenergy Site	1	35	56	53	1	146
Republic Services Property	0	1	6	4	0	11
Retain	1	34	70	115	11	231
SORT Bioenergy Site	1	33	47	94	11	186
Public Right-of-Way	0	0	1	0	0	1
Republic Services Property	0	1	22	21	0	44
Total	2	70	132	172	12	388
Percent	1%	18%	33%	45%	3%	100%

Staff carefully reviewed the applicant’s materials to look for opportunities for preservation considering other design principles. Staff’s review of the tree removal plan put a special focus on 53 Douglas-fir in good or better condition measuring 20 inches or more in diameter. Page 3 of 6 of the arborist report provides a detailed explanation why many of these trees need to be removed. Much of the tree preservation occurs in buffer areas to the north and east of the development helping screen the development from off-site view.

The applicant proposes mitigating for the tree removal by planting 137 trees on site and paying into the City’s tree fund an amount equivalent to 20 additional planted trees.

Neighbor and Public Comments:

Bonneville Power Administration

Bonneville Power Administration owns property immediately southeast of the proposed SORT Bioenergy facility as well as controls a power line easement immediately east of the proposed facility. An April 21, 2016 email from BPA Realty Specialist Jim Clark, Exhibit D1, states BPA has no objections to the SORT Bioenergy proposal as reviewed on the plans provided.

Discussion Points:

Odor and Odor Control

The processes proposed at the facility by their nature create odor which must be managed. As stated by the applicant, “The SORT facility will be designed, constructed and operated in a manner to fully manage and mitigate emission of objectionable odors. The building is designed with a vacuum (negative pressure) system, and will include a bio-mass air filtration system. Additional enclosed processing and air handling equipment is utilized to further control odorous emissions.”

Additional details of the air handling system are provided on pages 37 through 43 of the applicant's narrative, Exhibit B2. The City has had these details reviewed by technical experts via a contract with CH2MHill, and has developed conditions of approval to ensure odor control standards are met.

Outdoor Lighting Major Addition

The City's Outdoor Lighting Ordinance identifies "major additions" which trigger a requirement for the entire site, not just new lights, to comply with the Outdoor Lighting Ordinance. One definition of a major addition is "additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008." The proposed development triggers the requirement for the entire Republic Services campus. The City and Republic Services are already planning on entering into a development agreement to address other City requirements. The development agreement is also an appropriate place to address this requirement ensuring all lighting on the campus is upgraded, as necessary to meet City standards, in a reasonable time frame agreed upon between the City and Republic Services.

Conclusion and Conditions of Approval:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve, with the conditions below, the proposed Stage I Master Plan Revision, Stage II Final Plan, Site Design Review approval, Waiver, and Type C Tree Plan (DB16-0007 through DB16-0011) and recommend to City Council approval of the proposed Annexation, Comprehensive Plan Map Amendment, and Zone Map Amendment (DB16-0004 through DB16-0006).

Planning Division Conditions:

Request A: DB16-0004 Annexation

No conditions for this request

Request B: DB16-0005 Comprehensive Plan Map Amendment

No conditions for this request

Request C: DB16-0006 Zone Map Amendment

No conditions for this request

Request D: DB16-0007 Stage I Master Plan Revision

PDD 1. Areas planned for future phases disturbed during construction shall be landscaped with ornamental shrubs, lawns, native plants, or mowed seeded field grass. See Finding D32 through D34.

Request E: DB16-0008 Stage II Final Plan for SORT Bioenergy

PDE 1.	The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class I Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding E16.
PDE 2.	The proposed parking spaces for passenger vehicles shall have sturdy bumper guards of at least 6 inches to prevent parked vehicles from interfering with the adjacent sidewalk. See Finding E62.
PDE 3.	Each provided bicycle parking space shall be a minimum of 2 feet by 6 feet and be accessible without moving another bicycle and not have other obstructions. See Findings E81, E82, and E84.
PDE 4.	An aisle at least 5 feet wide shall be maintained behind all required bicycle parking. See Finding E83.
PDE 5.	Bicycle lockers or racks shall be securely anchored. See Finding E85.
PDE 6.	Bicycle parking shall be located within 30 feet of the main employee entrance to the receiving building. See Finding E86.
PDE 7.	Supplemental trees and understory plantings shall be added along the north and east portion of the site to ensure a 6 foot hedge, 95% opaque year round within 3 years of planting. A landscaping plan demonstrating compliance shall be submitted with construction drawings submitted to the Building Division for review. See Finding E105 and F25.
PDE 8.	All travel lanes shall be constructed to be capable of carrying a twenty-three (23) ton load. See Finding E109.

Request F: DB16-0009 Site Design Review

PDF 1.	Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding F3.
PDF 2.	All landscaping required and approved by the Board shall be installed prior to occupancy of the proposed development unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period,

	or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding F10.
PDF 3.	The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville’s Development Code. See Finding F11
PDF 4.	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville’s Development Code. See Findings F12 and F13.
PDF 5.	The following requirements for planting of shrubs and ground cover shall be met: <ul style="list-style-type: none"> • Non-horticultural plastic sheeting or other impermeable surface shall not be placed under landscaping mulch. • Native topsoil shall be preserved and reused to the extent feasible. • Surface mulch or bark dust shall be fully raked into soil of appropriate depth, sufficient to control erosion, and shall be confined to areas around plantings. • All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10 to 12 inch spread. • Shrubs shall reach their designed size for screening within 3 years of planting. • Ground cover shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4 inch pot spaced 2 feet on center minimum, 2-1/4 inch pots spaced at 18 inches on center minimum. • No bare root planting shall be permitted. • Ground cover shall be sufficient to cover at least 80 percent of the bare soil in required landscape areas within 3 years of planting. • Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations. • Compost-amended topsoil shall be integrated in all areas to be landscaped, including lawns. See Finding F19.
PDF 6.	All trees shall be balled and burlapped and conform in grade to “American Standards for Nursery Stock” current edition. Tree size shall be a minimum of 1 ¾ inch caliper. See Finding F20.
PDF 7.	Plant materials shall be installed and irrigated to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding F23.
PDF 8.	As part of the development agreement to be entered into between the Republic

Services and the City of Wilsonville a plan shall be established to upgrade all lighting on the campus to meet the City’s Outdoor Lighting standards as soon as practicable. An exact timeframe shall be established in the agreement. See Finding F27.

Request G: DB16-0010 Waiver to Side Yard Setback for SORT Bioenergy

No conditions for this request

Request H: DB16-0011 Type C Tree Plan for SORT Bioenergy

- PDH 1.** This approval for removal applies only to the nine trees identified in the Applicant’s submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
- PDH 2.** The Applicant shall submit an application for a Type ‘C’ Tree Removal Permit on the Planning Division’s Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the Applicant shall provide the City’s Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
- PDH 3.** The Applicant/Owner shall install the 137 mitigation trees as proposed. In addition, the Applicant/Owner shall pay an amount equal to twenty 6-8 foot nursery grade Douglas-fir trees, planted, into the City’s tree fund. Such amount shall be calculated by the applicant and approved by the City’s Planning Division. The Applicant/Owner shall provide the Planning Division a final inventory and count of mitigation trees planted. See Finding H9.
- PDH 4.** The permit grantee or the grantee’s successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A “guaranteed” tree that dies or becomes diseased during the two (2) years after planting shall be replaced. See Finding H10.
- PDH 5.** All trees to be planted or used to calculate tree fund payment shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. See Finding H11 and H9.
- PDH 6.** Prior to site grading or other site work that could damage trees; the Applicant/Owner shall install six-foot-tall chain-link fencing around the drip line of preserved trees. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. See Finding H13.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning

Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, performance standards, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Findings and Conditions:

All Requests

PF 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PF 2.	<p>At the request of Staff, DKS Associates completed a Transportation Impact Analysis dated November 2, 2015. The Analysis looked at possible uses for the property under the City’s Planned Development Industrial – Regionally Significant Industrial Area zone (PDI-RSIA). These uses included Research and Development, General Light Industrial, and Manufacturing. Of these possible uses in was determined that Research and Development would produce the highest traffic impacts which were estimated to be 115 PM Peak Hour Trips.</p> <p>For the proposed use of Anaerobic Digestion Bioenergy Production the Applicant has provided information that they estimate the facility will employ six full time employees and that none of these shifts will begin or end in the PM Peak Hour period. They have further estimated that 17 trucks per day are expected to visit the site, creating 34 total trips. It is not known at what times these trucks will arrive at the site, however the total traffic trips for the proposed use will be considerable less than the 115 PM Peak Hour Trips that would be produced by a worst case scenario for allowed land development under PDI-RSIA.</p>
PF 3.	Republic Services has agreed to enter into a Development Agreement with the City that will identify when City requirements for improvements to Ridder Road and Garden Acres Road will be triggered by future phases of development at the Republic Services site and identify the responsibilities of both the City and Republic Services.
PF 4.	To minimize tracking of gravel onto Garden Acres Road the driveway access shall be paved with either asphaltic concrete or Portland cement concrete to a minimum of 50 feet from right-of-way.
PF 5.	In the 2013 Transportation Systems Plan Garden Acres Road is identified as an alternative collector (street improvement project SI-0). For this future industrialized area the cross section would have a right-of-way (ROW) of 73 feet for the planned street cross section (36.5 feet half street ROW). Applicant shall

	dedicate 11.5 feet of right-of-way and provide an 8-ft Public Utility Easement from tax lot 3S102C000601 to accommodate the future full build out of Garden Acres Road.
PF 6.	Applicant shall prepare and submit a completed Industrial Pretreatment Discharge Permit application along with a \$594.00 permit application fee to the City of Wilsonville a minimum of 90 days prior to any discharge.
PF 7.	System Development Charges shall be calculated based on the Equivalent Dwelling Unit (EDU) formula found in City Ordinance 1279, with the SDC charge per EDU being the one most recently adopted by the City.
PF 8.	At all times, the applicant shall limit liquid waste discharges to the City of Wilsonville sanitary sewer system to no greater than 250 mg/l of Biological Oxygen Demand (BOD5), no greater than 250 mg/l of Total Suspended Solids (TSS), and no greater than 50,000 gallons per day total discharge, and a maximum discharge flow rate of 120 gallons per minute or specific to flow rate specified in the Industrial Pretreatment Permit. The City reserves the right to recalculate System Development Charges if the applicant exceeds BOD, TSS, or daily flow limits. Surcharges will apply for exceedences of BOD and TSS over 250 mg/l.
PF 9.	Applicant shall install an above ground sampling vault at the end of the Wastewater Treatment process, just prior to discharge to the City system, and provide sampling equipment capable of taking 24-hour flow proportional or time composite sampling. Applicant shall also provide pH and flow monitoring equipment that can provide logged continuous reading for pH and flow. Design of the sampling vault shall be approved by the City prior to any discharges to the City. The sampling vault shall be accessible to the City Industrial Pretreatment Coordinator 24 hours per day seven days per week. Note: The currently proposed below ground compliance manhole is not acceptable.
PF 10.	Applicant shall employ certified and trained Wastewater treatment personal to run the wastewater treatment facility. The certified operator(s) shall have the authority to halt discharge to the City without prior authorization from management. A properly certified operator must be on site during operation of the wastewater facility. Certification for operators shall be provided to the City of Wilsonville prior to start up.
PF 11.	Open, outdoor storage of liquid or solid food wastes is strictly prohibited.
PF 12.	There shall be no direct discharge to the City sanitary sewer from any facility or building, with the sole exception being restrooms serving office personnel only. Floor drains in all buildings shall be plumbed into the wastewater treatment system.
PF 13.	All buildings and facilities receiving or handling food scrap wastes shall operate with doors closed at all times except during actual deliveries.
PF 14.	Applicant accepts responsibility, including off-site cleanup for leaking delivery trucks as applicable, traveling to and from the facility.
PF 15.	Applicant shall submit detailed final design and performance information for the

odor control equipment at individual odor sources and/or for the entire facility, (depending on whether odor control equipment is centralized or de-centralized) demonstrating the ability to provide zero or non-detectable odors from the facility at all times, consistent with the City Performance Standard 4.131(06)(C).

Detailed final design information shall be submitted for the HVAC systems at the receiving building and WWTP building. The design shall demonstrate that proposed ventilation rates are sufficient to provide worker comfort when the doors are closed as well as maintain negative pressure when the doors are open. Ventilation blowers shall meet applicable noise requirements.

The current submittal indicates shows that only the FOG tank, receiving building and centrate tank (assumed to be the “pre-decant” tank) receive odor control. The blending tank (also called pre-digester), SBR tank, and post-decant tank should also be covered and receive odor control.

The discharge of treated centrate to the City’s sewer system will have odor and corrosion potential. Applicant shall design and install a liquid odor control system at the above ground compliance vault.

PF 16. Applicant shall submit detailed final design information for the centrate treatment plant, including proposed redundancy for critical pumping equipment (e.g., duty/standby pumps), and control logic and equipment for recycling of excess flows.

PF 17. Applicant shall prepare and submit to the City for approval an Operations Plan for spill control, odor control, wastewater treatment and discharge, and solid waste handling. This Operations Plan shall be approved by the City before operations at the facility may commence. The Operations Plan shall include, at a minimum, policies, protocols, and standard operating procedures (SOPs) for the following:

- a. Spill/slug Control Plan. This plan shall provide:
 - A) Description of discharge practices, including SOPs for non-routine batch discharges and upsets.
 - B) Description and SOPs for storage and handling of chemicals.
 - C) Procedures for immediately notifying the POTW of upsets and slug discharges, including any discharge that would violate a prohibition under 40 CFR 403.5(b), with procedures for follow-up written notification within five days.
 - D) If necessary, procedures to prevent adverse impact from accidental spill, including inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operations, control of plant site run-off, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents), and/or measures and equipment for emergency response.
- b. Odor Control, Monitoring, and Response Plan. This plan shall provide maintenance and operations plan for odor control facilities, an odor monitoring and reporting program including equipment, location, and reporting

frequency, and defined procedures for investigating and addressing odor complaints. The plan shall specifically address the monitoring and reporting plan for building ventilation that demonstrates the receiving building is sealed and negative pressure is always maintained. Provisions shall be included for shutdown of operations if the ventilation system fails.

- c. Wastewater Treatment Operations Plan. This Plan shall document the operating protocols and SOP's for operation and routine maintenance of all wastewater treatment and discharge facilities, including procedures included in the City Permit for sampling and testing of wastewater prior to discharge, continuous flow monitoring of discharges, and pH adjustment. Also included in this plan shall be a control strategy for the centrate post-decant tank, effluent solids handling submersible pump and flow control valve. This should provide clear information on how the discharge flow will be stored, controlled and discharged over a 24 hour period according to the City's discharge permit.
- d. Solid Waste Handling Plan. This plan shall document sources, location, quantities, processing, handling procedures, interim storage, hauling, and ultimate disposition of any solid wastes generated from the facility, including waste sludges from the SBR.

Natural Resources Division Conditions:

NR 1. Natural Resource Division Requirements and Advisories listed in Exhibit C2 apply to the proposed development.

Master Exhibit List:

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case File DB16-0004 through DB16-0011.

Planning Staff Materials

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

Materials from Applicant

- B1.** Notebook for Annexation, Comprehensive Plan Map Amendment, Zone Map Amendment, and Stage I Master Plan Revision: *Under Separate Cover*
Letter from Daniel Pauly dated January 4, 2016 regarding submitting application and requirements of Senate Bill 462
Application Form
Senate Bill 462 Compliance
Petition to Annex
Compliance Narrative

Maps and Legal Description for Comprehensive Plan Map and Zone Map Amendment
Stage I Master Plan Revision Map

Lot Line Adjustment Map *Note: To be reviewed administratively following annexation*

Traffic Impact Analysis

Impacts on Site from Kinsman Road Alignment

Information on Lot Consolidation processed through Washington County

Tax Map and Title Reports

B2. Notebook for SORT Bioenergy Stage II, Site Design Review, Tree Removal Permit: *Under Separate Cover*

Response to Incomplete Application

Application Form

Compliance Narrative

Senate Bill 462 Compliance

Trip Generation Information

TVF&R Review Correspondence

DEQ Noise Standards

Comparative Noise Levels

Storm Drainage Report

Arborist Report

Lighting Details

Waste Water Engineering Report

Lot Line Adjustment *Note: This request will be processed administratively by the City following annexation.*

Tax Map & Lot Consolidation Information

Reduced Plan Set

B3. Drawings and Plans: *Under Separate Cover*

C1 Cover Sheet

C2 Existing Conditions

C3 Proposed Improvements

L1 Landscape Plans

EX01 Lighting Analysis

1 Elevations of Proposed Storage Container Roof structure

Development Review Team Correspondence

C1. Public Works Plan Submittal Requirements and Other Engineering Requirements

C2. Natural Resources Findings and Requirements

Other Correspondence

D1. Email from Jim Clark, Bonneville Power Administration, dated April 21, 2016.

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on February 5, 2016. On March 2, 2016 staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete. On March 21, 2016 the Applicant submitted new materials. On April 19, 2016 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 17, 2016.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	FD-20	Rural
East:	PDI	Industrial Development
South:	PDI/PF	Republic Services/BPA Substation
West:	FD-20	Rural

3. Previous Planning Approvals:
 - Case File 91PC33 – Stage I Master Plan Willamette Resources
 - Case File 94DR18 – Site Design Review Willamette Resources
 - Case File 99DB03 – Site Design Review Keller Drop Box
 - Case File DB14-0032 Stage I Master Plan Revision
 - Case File DB14-0033 Stage II Final Plan for Maintenance Facility
 - Case File DB14-0034 Site Design Review for Maintenance Facility
 - Case File DB14-0035 Type C Tree Plan
4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, and 4.035 of the Wilsonville Code. Said sections pertain to review procedures and submittal requirements.
5. Required and other notices to the public and other agencies have been sent as follows:

Notice of A Proposed Change to a Comprehensive Plan or Land Use Regulation was sent to the Oregon Department of Land Conservation and Development (DLCD) on April 4, 2016, 35 days prior to the first evidentiary hearing scheduled May 9, 2016.

A Development Review Team notice soliciting comments was sent April 7, 2016 requesting submittal of comments by April 27, 2016. This notice was sent to City staff and other agencies, franchise utilities, etc. who have requested this type of notice from the City.

A Public Hearing Notice was mailed and posted on April 19, 2016, 20 days prior to the first hearing. The Public Hearing Notice included information on the dates and location of the Development Review Board and City Council Hearings, information on how to comment on the application, and the nature of the application.

Findings of Fact:

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

General Information

Application Procedures-In General Section 4.008

Review Criteria: This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

Finding: These criteria are met.

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

Initiating Application Section 4.009

Review Criterion: “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

Finding: This criterion is satisfied.

Details of Finding: The application has been submitted on behalf of the property owner, Republic Services and is signed by an authorized representative.

Pre-Application Conference Subsection 4.010 (.02)

Review Criteria: This section lists the pre-application process

Finding: These criteria are satisfied.

Details of Finding: A Pre-application conferences were held on October 16, 2014 (PA14-0015) in accordance with this subsection.

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

Review Criterion: “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

Finding: This criterion is satisfied.

Details of Finding: No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements
Subsection 4.035 (.04) A.

Review Criteria: “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

Finding: These criteria are satisfied.

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

Zoning-Generally
Section 4.110

Review Criteria: “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

Finding: These criteria are satisfied.

Details of Finding: This proposed development is in conformity with the applicable zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

Request A: DB16-0004 Annexation

Comprehensive Plan

Allowed Annexation
Implementation Measure 2.2.1.a.

A1. Review Criteria: “Allow annexation when it is consistent with future planned public services and when a need is clearly demonstrated for immediate urban growth.”

Finding: These criteria are satisfied.

Explanation of Finding: The land proposed for annexation is within the Coffee Creek Master Plan area, which is planned for industrial development within the City and for which public services are planned.

Annexation Review Standards
Implementation Measure 2.2.1.e.

A2. Review Criteria: “Changes in the City boundary will require adherence to the annexation procedures prescribed by State law and Metro standards. Amendments to the City limits shall be based on consideration of:” Listed 1 through 5.

Finding: These criteria are satisfied.

Explanation of Finding: Necessary public facilities are available for the land proposed for annexation, is planned for industrial development as part of the City's Coffee Creek Master Plan. The land is within the Urban Growth Boundary and sufficient land for planned uses is not available on Republic Services land within the City. The annexation and development of the land is required to be consistent with Statewide Planning Goals and applicable Metro plans.

Development Code

Authority to Review Annexation

Subsections 4.030 (.01) A, 11, 4.031 (.01) K, and 4.033 (.01) F.

A3. Review Criteria: These subsections prescribe the authority of the Planning Director to determine whether an annexation request is legislative or quasi-judicial, the DRB does the initial review of quasi-judicial annexation, and the City Council takes final local action of quasi-judicial annexation.

Finding: These criteria are satisfied.

Explanation of Finding: The subject annexation request has been determined to be quasi-judicial and is being reviewed by the DRB and City Council consistent with these subsections.

Annexation

Section 4.700

A4. Review Criteria: This section defines the criteria and process for annexation review within the City.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has met all submittal requirements and procedures described in this including submission of a petition, legal descriptions describing the land to be annexed, an analysis of the relationship with the Comprehensive Plan, state statutes, Statewide Planning Goals, and Metro plans.

Metro Code

Local Government Boundary Changes

Chapter 3.09

A5. Review Criteria: This chapter establishes hearing, notice, and decision requirements as well as review criteria for local government boundary changes in the Metro region.

Finding: These criteria are satisfied.

Explanation of Finding: A public hearing will be held within 45 days of completeness. Notice has been mailed and posted on the property 20 days prior to the hearing and includes the required information. The decision will be mailed to Metro and other required parties. A petition has been submitted including property owner information, jurisdictional information, and a legal description of the property.

Oregon Revised Statutes

Authority and Procedure for Annexation

ORS 222.111

A6. Review Criteria: ORS 222.111 establishes the authority and procedures for annexation by City's within the state of Oregon.

Finding: These criteria are satisfied.

Explanation of Finding: The owner of the property has initiated the annexation. An election is not required pursuant to ORS 222.120.

Procedure Without Election by City Electors

ORS 222.120

A7. Review Criteria: ORS 222.120 establishes the authority and procedures for annexation by City's within the state of Oregon without an election.

Finding: These criteria are satisfied.

Explanation of Finding: A public hearing has been set between. Required notices have been or will be sent. The annexation is being adopted by Ordinance by the City Council. No electors reside on the property. All property owners have consented to annexation by signing the petition thus the ordinance can declare the property annexed with no votes by electors within the territory to be annexed.

Annexation by Consent of All Owners of Land and Majority of Electors

ORS 222.125

A8. Review Criteria: "The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 (Procedure without election by city electors) when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation."

Finding: These criteria are satisfied.

Explanation of Finding: All property owners of territory proposed to be annexed have provided their consent in writing. No electors reside within the territory proposed to be annexed. However, a public hearing process is being followed as prescribed in the City's Development Code concurrent with a Comprehensive Plan Map and Zone Map Amendment request and other quasi-judicial land use applications.

Oregon Statewide Planning Goals

Goals 1, 2, 5, 6, 8, 9, 10, 11, 12, 13

A9. Review Criteria: The goals include: citizen involvement, land use planning, natural resources and open spaces, air water and land resource quality, recreational needs, economic development, housing, public facilities and services, transportation, and energy conservation.

Finding: These criteria are satisfied.

Explanation of Finding: The area requested to be annexed will be developed consistent with the City's Comprehensive Plan and the Coffee Creek Master Plan, both which have been found to meet the statewide planning goals.

Request B: DB16-0005 Comprehensive Plan Map Amendment

Zoning and Land Development Ordinance

Comprehensive Plan Amendment Process

Procedures and Criteria in Comprehensive Plan
Subsection 4.198 (.01)

B1. Review Criteria: "Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan."

Finding: These criteria are satisfied.

Details of Finding: The proposed map amendment is being reviewed against applicable Comprehensive Plan criteria, and procedures described in the Comprehensive Plan are being followed.

Review Bodies
Subsection 4.198 (.02)

B2. Review Criteria: "Following the adoption and signature of the Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council."

Finding: These criteria are satisfied.

Details of Finding: The DRB and City Council are considering the matter as described.

Applicant Agreeing to Conditions of Approval
Subsection 4.198 (.05)

B3. Review Criteria: "In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and

agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.”

Finding: These criteria are satisfied.

Details of Finding: The owner will be required to sign a statement accepting any conditions.

Comprehensive Plan Amendment Required Findings

Meets Identified Public Need

Subsection 4.198 (.01) A.

B4. Review Criteria: “Each such amendment shall include findings in support of the following: That the proposed amendment meets a public need that has been identified;”

Finding: These criteria are satisfied.

Details of Finding: The Coffee Creek Master Plan has identified the subject territory as industrial land for needed employment land for the City and the region. Changing the Comprehensive Plan designation from Washington County’s current designation of FD-20 to the City designation of “Industrial” reflects the need established in the Coffee Creek Master Plan.

Meets Identified Public Need As Well As Reasonable Alternative

Subsection 4.198 (.01) B.

B5. Review Criteria: “Each such amendment shall include findings in support of the following: That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;”

Finding: These criteria are satisfied.

Details of Finding: As part of the Coffee Creek Master Plan, the subject land is identified for industrial development, thus no other City Comprehensive Plan Map designation is feasible upon annexation.

Supports Statewide Planning Goals

Subsection 4.198 (.01) C.

B6. Review Criteria: “Each such amendment shall include findings in support of the following: That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate;”

Finding: These criteria are satisfied.

Details of Finding: The City of Wilsonville’s Comprehensive Plan and the Coffee Creek Master Plan have been found to be consistent with Statewide Planning Goals. By being consistent with the Comprehensive Plan and Coffee Creek Master Plan, the proposed Comprehensive Plan Map Amendment is also consistent with the Statewide Planning Goals.

No Conflict with Other Portions of Plan
Subsection 4.198 (.02) D.

B7. Review Criteria: “Each such amendment shall include findings in support of the following: That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.”

Finding: These criteria are satisfied.

Details of Finding: The applicant is requesting an amendment of the Comprehensive Plan Map for the subject properties. The applicant does not propose to modify or amend any other portion of the Comprehensive Plan or Plan Map. The “Industrial” designation reflects the Coffee Creek Master Plan, an adopted sub-element of the Comprehensive Plan.

Comprehensive Plan and Plan Components

For a majority of Comprehensive Plan Goals, Policies, and Implementation Measures compliance is ensured by the development code standards applied to any development on the proposed property. The following findings are limited to procedural language and Comprehensive Plan language without a clear relationship to implementing development code standards.

Initiating, Applying for, and Considering Plan Amendments

Who May Initiate Plan Amendments
Introduction Page 7 “Plan Amendments” 1.

B8. Review Criteria: “An Amendment to the adopted Plan may be initiated by: a. The City Council, b. The Planning Commission (for legislative amendments) or Development Review Board (for quasi-judicial amendments); or c. Application of property owner(s) or contract purchaser(s) affected or their authorized agents, as specified in #2 below.”

Finding: These criteria are satisfied.

Details of Finding: The property owner of the subject property initiated the proposed amendment.

How to Make Application
Introduction Page 7 “Plan Amendments” 2.

B9. Review Criteria: “An application for an amendment to the Plan maps or text shall be made on forms provided by the City. The application, except when initiated by the City Council, DRB, or Planning Commission, as noted in #1, above, shall be accompanied by a Plan Amendment Fee.

Finding: These criteria are satisfied.

Details of Finding: The proposed amendment has been initiated by the property owner of the subject property who has submitted a signed application form provided by the City and paid the required application fee.

Consideration of Plan Amendments
Introduction Page 7 "Plan Amendments" 3.

B10. Review Criteria: This language specifies how the City should consider a plan amendment including: requiring the City Council consider a plan amendment only after receiving findings and recommendation from the Planning Commission or Development Review Board; having sufficient time before the first evidentiary hearing for public notice and staff report preparation, considering compliance with Statewide Planning Goals and applicable Metro Plans.

Finding: These criteria are satisfied.

Details of Finding: The City Council will consider the plan amendment only after receiving a recommendation from the Development Review Board.

Standards for Approval of Plan Amendments

Conformance with Other Portions of the Plan
Introduction Page 7 "Plan Amendments" 4. a.

B11. Review Criterion: "The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment."

Finding: This criterion is satisfied.

Details of Finding: The designation of newly annexed land consistent with the Coffee Creek Master Plan, an adopted sub-element of the Comprehensive Plan, does not create any conflicts with the portions of the plan not being considered for amendment.

Public Interest
Introduction Page 7 "Plan Amendments" 4. b.

B12. Review Criterion: "The granting of the amendment is in the public interest."

Finding: This criterion is satisfied.

Details of Finding: A public interest is being met by bringing industrial land into the City consistent with the Coffee Creek Master Plan. See also Finding B4.

Public Interest Best Served by Timing of Amendment
Introduction Page 7 "Plan Amendments" 4. c.

B13. Review Criterion: "The public interest is best served by granting the amendment at this time."

Finding: This criterion is satisfied.

Details of Finding: The timing of the amendment is appropriate. See Finding B5.

Factors to Address in Amendment
Introduction Page 7 "Plan Amendments" 4. d.

B14. Review Criterion: "The following factors have been adequately addressed in the proposed amendment:

- the suitability of the various areas for particular land uses and improvements;

- the land uses and improvements in the area;
- trends in land improvement;
- density of development;
- property values;
- the needs of economic enterprises in the future development of the area;
- transportation access;
- natural resources; and
- the public need for healthful, safe and aesthetic surroundings and conditions.

Finding: This criterion is satisfied.

Details of Finding: All of the listed items were considered in the Coffee Creek Master Plan, an industrial use is appropriate for the subject land consistent with the master plan.

Conflict with Metro Requirements

Introduction Page 7 "Plan Amendments" 4. e.

B15. Review Criterion: "Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements."

Finding: This criterion is satisfied.

Details of Finding: No conflicts with Metro requirements have been identified.

Public Notice Requirements

Introduction Page 8 "Plan Amendments" 5.

B16. Review Criterion: This language describes the noticing requirements implemented by the City's noticing requirements for quasi-judicial review.

Finding: This criterion is satisfied.

Details of Finding: Public hearing notices have or will be sent as required.

Land Use and Development

Balance of Different Land Uses

Goal 4.1 and Policy 4.1.1

B17. Review Criterion: "The City of Wilsonville shall make land use and planning decisions to achieve Goal 4.1: To have an attractive, functional, economically vital community with a balance of different types of land uses."

Finding: This criterion is satisfied.

Details of Finding: The designation of newly annexed land as "Industrial" consistent with the Coffee Creek Master Plan, an adopted sub-element of the Comprehensive Plan, maintains the mix of land uses planned and for the City.

Favoring Capital Intensive Industries

Implementation Measure 4.1.3.c.

B18. Review Criterion: "Favor capital intensive, rather than labor intensive, industries within the City."

Finding: This criterion is satisfied.

Details of Finding: While it is unclear the mechanism to favor such industries, in accompanying applications the subject land is planned for capital intensive waste processing and support facilities.

Areas of Special Concern

Area H

B19. Review Criterion: “Note: the previous Area 8 has been replaced with Area H, dealing with the Day Road area, northwest of the current City limits, including the new State prison. This area is bordered by Clay and Day Roads on the north and railroad tracks on the west.

A master plan for this neighborhood will be needed to address property-owner concerns and mitigate the effects of the 110-acre prison development. The City is providing urban services to the prison prior to annexation, and expects to provide services to the entire area when it has been master planned and annexed.”

Finding: This criterion is satisfied.

Details of Finding: Area H has been further implemented by the Coffee Creek Master Plan of which the subject property is a part.

Coffee Creek Master Plan

Land Use

Table 1 Master Plan Summary, Page 2

B20. Review Criteria: This table identifies the land use for the Coffee Creek Master Plan as “Regionally Significant Industrial Area, allows light industrial with strict limits on non-industrial uses.”

Finding: These criteria are satisfied.

Details of Finding: The proposed Comprehensive Plan Map designation of “Industrial” allows for development of land uses consistent with the Coffee Creek Master Plan.

Metro Urban Growth Managements Functional Plan

Industrial and Other Employment Areas

Title 4

B21. Review Criteria: This title establishes the regional requirements for industrial and other employment areas including protection of regionally significant industrial areas for industrial development especially on large lots, and limits to retail uses in all industrial and employment areas.

Finding: These criteria are satisfied.

Details of Finding: Conformance with Title 4 is ensured by the development code standards applied to any development on the proposed property. The proposed Comprehensive Plan designation of “Industrial” and concurrent rezone to Planned

Development Industrial Regionally Significant Industrial Area allowed the appropriate implementing development code standards to apply.

Request C: DB16-0006 Zone Map Amendment

Development Code

Zoning Consistent with Comprehensive Plan
Section 4.029

- C1. Review Criterion:** “If a development, other than a short-term temporary use, is proposed on a parcel or lot which is not zoned in accordance with the Comprehensive Plan, the applicant must receive approval of a zone change prior to, or concurrently with the approval of an application for a Planned Development.”

Finding: This criterion is satisfied.

Explanation of Finding: The applicant is applying for a zone change concurrently with a Stage I Master Plan revision for the entirety of the subject property and Stage II Final Plan for a planned development on the eastern portion of the property.

Base Zones
Subsection 4.110 (.01)

- C2. Review Criterion:** This subsection identifies the base zones established for the City, including the Village Zone.

Finding: This criterion is satisfied.

Explanation of Finding: The requested zoning designation of Planned Development Industrial-Regionally Significant Industrial Area “PDI-RSIA” is among the base zones identified in this subsection.

Standards for Planned Development Industrial-Regionally Significant Industrial Area Zone

Purpose of PDI-RSIA
Subsection 4.135.5 (.01)

- C3. Review Criteria:** The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

Finding: These criteria are satisfied.

Details of Finding: The zoning will allow only industrial uses consistent with the purpose stated in this subsection.

Uses Typically Permitted
Subsection 4.135.5 (.03)

C4. Review Criteria: Uses that are typically permitted:

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.
- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:
 - 1. Service Commercial (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) shall not exceed 3000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 - 2. Office Use (as defined in Section 4.001) shall not exceed 20% of total floor area within a project site.
 - 3. Retail uses not to exceed 3000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 - 4. Combined uses under I.1 and 3. above shall not exceed a total of 3000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed 10% of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20% additional floor area and/or 10% additional land area.

N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

Finding: These criteria are satisfied.

Details of Finding: The proposed zoning will allow only uses consistent with the list established in this subsection.

Zone Change Procedures

Subsection 4.197 (.02) A.

C5. **Review Criteria:** “That the application before the Commission or Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125(.18)(B)(2), or, in the case of a Planned Development, Section 4.140;”

Finding: These criteria are satisfied.

Explanation of Finding: The request for a zone map amendment has been submitted as set forth in the applicable code sections.

Conformance with Comprehensive Plan Map, etc.

Subsection 4.197 (.02) B.

C6. **Review Criteria:** “That the proposed amendment is consistent with the Comprehensive Plan map designation and substantially complies with the applicable goals, policies and objectives, set forth in the Comprehensive Plan text;”

Finding: These criteria are satisfied.

Explanation of Finding: The proposed zone map amendment is consistent with the proposed (see Request B) Comprehensive Map designation of “Industrial”.

Public Facility Concurrency

Subsection 4.197 (.02) D.

C7. **Review Criteria:** “That the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are available and are of adequate size to serve the proposed development; or, that adequate facilities can be provided in conjunction with project development. The Planning Commission and Development Review Board shall utilize any and all means to insure that all primary facilities are available and are adequately sized.”

Finding: These criteria are satisfied.

Explanation of Finding: As part of Stage II Final Plan reviews, concurrency standards are or will be applied to projects in the area being rezoned. Based on existing nearby utilities and utility master plans, the transportation master plan, and the Coffee Creek Master Plan, necessary facilities are or can be made available for development of the subject property consistent with the proposed zoning.

Impact on SROZ Areas
Subsection 4.197 (.02) E.

C8. Review Criteria: “That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/ or geologic hazard are located on or about the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone;”

Finding: These criteria are satisfied.

Explanation of Finding: No SROZ is within the area to be rezoned.

Development within 2 Years
Subsection 4.197 (.02) F.

C9. Review Criterion: “That the applicant is committed to a development schedule demonstrating that the development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change.”

Finding: This criterion is satisfied.

Explanation of Finding: Concurrently submitted land use approvals for SORT Bioenergy expire after 2 years, so requesting the land use approvals assumes development would commence within two (2) years. However, in the scenario where the applicant or their successors due not commence development within two (2) years allowing related land use approvals to expire, the zone change shall remain in effect.

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

C10. Review Criteria: “That the proposed development and use(s) can be developed in compliance with the applicable development standards or appropriate conditions are attached to insure that the project development substantially conforms to the applicable development standards.”

Finding: These criteria are satisfied.

Explanation of Finding: As can be found in the findings for the accompanying requests, the applicable development standards will be met either as proposed or as a condition of approval.

Request D: DB16-0007 Stage I Preliminary Plan Revision

Planned Development Regulations

Planned Development Purpose Subsection 4.140 (.01)

- D1. Review Criterion:** The proposed revised Stage I Master Plan shall be consistent with the Planned Development Regulations purpose statement which states, “The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.”
- Finding:** This criterion is satisfied.
- Details of Finding:** The proposal is to modify and expand a development previously approved as a planned development.

Planned Development Lot Qualifications Subsection 4.140 (.02)

- D2. Review Criterion:** “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”
- Finding:** This criterion is satisfied.
- Details of Finding:** The property is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.
- D3. Review Criteria:** “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”
- Finding:** These criteria are satisfied.
- Details of Finding:** The subject property is greater than 2 acres, is designated for industrial development in the Comprehensive Plan, and is zoned Planned Development Industrial or Planned Development Industrial-Regionally Significant Industrial Area. The property will be developed as a planned development in accordance with this subsection.

Ownership Requirements
Subsection 4.140 (.03)

D4. Review Criterion: “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: All the land subject to change under the proposal is under a single ownership.

Professional Design Team
Subsection 4.140 (.04)

D5. Review Criteria: “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ben Altman with Pioneer Design Group is the project coordinator.

Planned Development Permit Process
Subsection 4.140 (.05)

D6. Review Criteria: “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is proposed to be designated for industrial development in the Comprehensive Plan (see Request B), and is zoned Planned Development Industrial or is proposed to be zoned Planned Development Industrial-Regionally Significant Industrial Area (Request C). The property will be developed as a planned development in accordance with this subsection.

Comprehensive Plan Consistency
Subsection 4.140 (.06)

D7. Review Criteria: “The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan.” “The applicant may proceed to apply for Stage I - Preliminary

Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.”

Finding: These criteria are satisfied.

Details of Finding: The proposed project, as found elsewhere in this report, complies with the Planned Development Industrial or Planned Development Industrial-Regionally Significant Industrial Area zoning designation, which implements the Comprehensive Plan proposed designation of “Industrial” for this property.

Application Requirements

Subsection 4.140 (.07)

D8. Review Criteria: This subsection establishes that the Development Review Board shall consider a Stage I Master Plan after completion or submission of a variety of application requirements.

Finding: These criteria are satisfied.

Details of Finding: Review of the proposed revised Stage I Master Plan has been scheduled for a public hearing before the Development Review Board, in accordance with this subsection, and the applicant has met all the applicable submission requirements as follows:

- The property affected by the revised Stage I Master Plan is under the sole ownership of Willamette Resources (Republic Services) and the application has been signed by an authorized representative, Jason Jordan, General Manager.
- The application for a revised Stage I Master Plan has been submitted on a form prescribed by the City.
- The professional design team and coordinator have been identified. See Finding D5.
- The applicant has stated the various uses involved in the Master Plan and their locations.
- The boundary affected by the Stage I Master Plan has been clearly identified and legally described.
- Sufficient topographic information has been submitted.
- Information on the land area to be devoted to various uses has been provided.
- Phasing information has been provided.
- Any necessary performance bonds will be required.
- Waiver information has been submitted.

Planned Development Industrial (PDI) Zone

Planned Development Industrial Zone

Section 4.135

D9. Review Criteria: This section establishes the purpose, allow uses, access standards, performance standards, and other standards.

Finding: These criteria are satisfied.

Details of Finding: For the portion of the Stage I plan area zoned PDI the planned uses are remaining the same as approved in the previous Stage I Plan Revision in Case File DB15-

0051. The previously approved Stage I Plan for this area was found to be in compliance with the purpose, allowed uses, and standards of the PDI Zone.

Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone

Purpose of PDI-RSIA
Subsection 4.135.5 (.01)

D10. Review Criteria: The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

Finding: These criteria are satisfied.

Details of Finding: The uses proposed in the portion of the Stage I Plan area within the PDI-RSIA zone are limited to industrial uses, supporting the purpose stated in this subsection.

Uses Typically Permitted
Subsection 4.135.5 (.03)

D11. Review Criteria: Uses that are typically permitted:

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.
- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:
 1. Service Commercial (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) shall not exceed 3000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.

2. Office Use (as defined in Section 4.001) shall not exceed 20% of total floor area within a project site.
 3. Retail uses not to exceed 3000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 4. Combined uses under I.1 and 3. above shall not exceed a total of 3000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed 10% of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20% additional floor area and/or 10% additional land area.
- N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

Finding: These criteria are satisfied.

Details of Finding: The uses proposed in the portion of the Stage I Plan area within the PDI-RSIA zone are limited to industrial uses involving storage and processing and support services.

Prohibited Uses

Subsection 4.135.5 (.04)

D12. Review Criteria: “Retail operations exceeding 3,000 square feet of area for sales, service area or storage area for retail inventory in a single building, or 20,000 square feet of sales, service or storage area for multiple buildings, except training facilities whose primary purpose is to provide training to meet industrial needs.” “Any use or activity that violates the performance standards specified in Subsection 4.135.5(.06), below.”

Finding: These criteria are satisfied.

Details of Finding: No retail or other commercial uses are proposed. Performance standards will be required to be met as part of the Stage II Final Plan review.

Block and Access Standards

Subsections 4.135.5 (.05) and 4.131 (.03)

D13. Review Criteria: “The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.”

Finding: These criteria are satisfied.

Details of Finding: To changes to blocks or access spacing are proposed.

PDI-RSIA Performance Standards

Wholly Enclosed Operations

Subsections 4.135.5 (.06) A.

D14. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to full enclosed operations within the exceptions noted in this subsection.

Vibration

Subsections 4.135.5 (.06) B.

D15. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited vibrations.

Emission of Odors

Subsections 4.135.5 (.06) C.

D16. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located is prohibited.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited odorous emissions.

Open Storage

Subsections 4.135.5 (.06) D.

D17. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any open storage shall comply with the provisions of Section 4.176 and this Section.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations where outdoor screening meets the standards of Section 4.176.

Night Operations and Residential Uses

Subsections 4.135.5 (.06) E.

D18. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No building customarily used for night operation, such as a bakery, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any residential district.”

Finding: These criteria are satisfied.

Details of Finding: No residential districts are near the Stage I Plan area.

Heat and Glare

Subsections 4.135.5 (.06) F.

D19. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Heat and Glare. 1. Operations producing heat or glare shall be conducted entirely within an enclosed building. 2. Exterior lighting on

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

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited heat and glare.

Dangerous Substances

Subsections 4.135.5 (.06) G.

D20. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any use which involves the presence, storage or handling of any explosive, nuclear waste product or any other substance in a manner which would cause a health or safety hazard on any adjacent land use or site shall be prohibited.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited handling of dangerous substances.

Liquid and Solid Wastes-Attracting Rodents/Insects, Creating Health Hazard

Subsections 4.135.5 (.06) H. 1.

D21. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any storage of wastes which would attract rodents or insects or otherwise create a health hazard shall be prohibited.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited waste storage.

Liquid and Solid Wastes-Concealed Storage

Subsections 4.135.5 (.06) H. 2.

D22. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Waste products which are stored outside shall be

concealed from view from any property line by a sight-obscuring fence or planting as required by Section 4.176.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations with only the required screened storage.

Liquid and Solid Wastes-Public Sewer Connection Standards

Subsections 4.135.5 (.06) H. 3.

D23. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations with sewer connections and operation meeting applicable City and State standards.

Liquid and Solid Wastes-Public Sewer Conveyance Standards

Subsections 4.135.5 (.06) H. 4.

D24. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations meeting City standards and State standards for sewer conveyance.

Liquid and Solid Wastes-Surface and Other Drainage

Subsections 4.135.5 (.06) H. 5.

D25. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural

water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited drainage.

Liquid and Solid Wastes-Sanitary and Storm Sewer Discharge Standards

Subsections 4.135.5 (.06) H. 6.

D26. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All operations shall be conducted in conformance with the city’s standards and ordinances applying to sanitary and storm sewer discharges.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations meeting City standards for storm sewer and sanitary sewer discharge.

Noise

Subsections 4.135.5 (.06) I.

D27. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Noise generated by the use, with the exception of traffic uses from automobiles, trucks and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited noise.

Electrical Disturbances

Subsections 4.135.5 (.06) J.

D28. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may

occur on the same property or site.” “Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI-RSIA Zone which interfere with the normal operation of equipment or instruments within the PDI-RSIA Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential uses are also prohibited.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited electrical disturbances.

Air Pollution

Subsections 4.135.5 (.06) K.

D29. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “There shall be no emission of smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. Plans for construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited air pollution.

Open Burning

Subsections 4.135.5 (.06) L.

D30. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Open burning is prohibited.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations without the prohibited

burning.

Outdoor Storage

Subsections 4.135.5 (.06) M.

D31. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “1. Outdoor storage must be maintained in an orderly manner at all times. 2. Outdoor storage areas shall be gravel surfaced or better and shall be sufficient for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved. 3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than 6’ in height.”

Finding: These criteria are satisfied.

Details of Finding: As reviewed under the Stage II Final Plan, development within the PDI-RSIA portion of the Stage I Plan area will be limited to operations meeting the listed storage requirements.

Landscaping-Unused Property and Property for Expansion

Subsections 4.135.5 (.06) N. 1.

D32. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded field grass.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 1.

Details of Finding: Condition of Approval PDD 1 requires areas planned for future phases to be landscaped consistent with this subsection.

Landscaping-Invasive Special Removal

Subsections 4.135.5 (.06) N. 2.

D33. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Contiguous unused areas of undisturbed field grass

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

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 1.

Details of Finding: Condition of Approval PDD 1 requires areas planned for future phases to be landscaped consistent with this subsection.

Landscaping-Disturbed Soils

Subsections 4.135.5 (.06) N. 3.

D34. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDD 1.

Details of Finding: Condition of Approval PDD 1 requires areas planned for future phases to be landscaped consistent with this subsection.

Other Standards for PDI-RSIA Zone

Lot Size

Subsections 4.135.5 (.07) A.

D35. Review Criteria: “Parcels less than 50 acres in size at the time of adoption of this amended Section: Land divisions may occur in conformance with an approved Master Plan consistent with the requirements of this section. No lot size limit, save and except as shall be consistent with the other provisions of this code. “

Finding: These criteria are satisfied.

Details of Finding: Nothing in the Stage I Master Plan would prevent lot size requirements from being met.

Setbacks

Subsections 4.135.5 (.07) C. through E.

D36. Review Criteria: “Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan. Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setback on both streets. Setbacks shall also be

maintained from the planned rights-of-way shown on any adopted City street plan. No setback is required when rear or side yards abut a railroad siding.”

Finding: These criteria are satisfied.

Details of Finding: Nothing in the Stage I Master Plan would prevent setback requirements from being met.

Request E: DB16-0008 Stage II Final Plan

Planned Development Regulations-Generally

Planned Development Purpose

Subsection 4.140 (.01)

- E1. Review Criterion:** The proposed Stage II Final Plan shall be consistent with the Planned Development Regulations purpose statement.

Finding: This criterion is satisfied.

Details of Finding: The proposed Stage II Final plan is consistent with the Planned Development Regulations purpose statement by being part of a large campus setting allowing comprehensive master planning including allowing flexibility over time as the campus develops. The proposed use is complementary to existing uses established on the Republic Services campus.

Planned Developments Lot Qualifications

Subsection 4.140 (.02)

- E2. Review Criterion:** “Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.”

Finding: This criterion is satisfied.

Details of Finding: The subject development site is of sufficient size to be developed in a manner consistent the purposes and objectives of Section 4.140.

- E3. Review Criteria:** “Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned ‘PD.’ All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code.”

Finding: These criteria are satisfied.

Details of Finding: The development site is greater than 2 acres, is designated for industrial development in the Comprehensive Plan, and is zoned Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA). The property will be developed as a planned development in accordance with this subsection.

Ownership Requirements
Subsection 4.140 (.03)

E4. **Review Criterion:** “The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included.”

Finding: This criterion is satisfied.

Details of Finding: The land included in the proposed Stage II Final Plan is under the single ownership of Willamette Resources Inc. (Republic Services), and has been signed by an authorized representative.

Professional Design Team
Subsection 4.140 (.04)

E5. **Review Criteria:** “The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development. One of the professional consultants chosen by the applicant shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.”

Finding: These criteria are satisfied.

Details of Finding: As can be found in the applicant’s submitted materials, appropriate professionals have been involved in the planning and permitting process. Ben Atman with Pioneer Design Group has been designated the coordinator for the planning portion of the project.

Planned Development Permit Process
Subsection 4.140 (.05)

E6. **Review Criteria:** “All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is greater than 2 acres, is designated for industrial development in the Comprehensive Plan, and is zoned Planned Development Industrial-Regionally Significant Industrial Area. The property will be developed as a planned development in accordance with this subsection.

Stage II Final Plan Submission Requirements and Process

Timing of Submission

Subsection 4.140 (.09) A.

- E7. **Review Criterion:** “Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development”

Finding: This criterion is satisfied.

Details of Finding: Development in stages has been proposed as part of the Stage I Preliminary Plan. A number of phases have previously been built. The proposed Stage II Final Plan is for the development of the first phase of the land within the Stage I Plan area that has not previously been developed.

Development Review Board Role

Subsection 4.140 (.09) B.

- E8. **Review Criterion:** “the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application”.

Finding: This criterion is satisfied.

Details of Finding: The Development Review Board is considering all applicable permit criteria set forth in the Planning and Land Development Code and staff is recommending the Development Review Board approve the application with conditions of approval.

Stage I Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- E9. **Review Criteria:** “The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:” listed 1. through 6.

Finding: These criteria are satisfied.

Details of Finding: The Stage II plan substantially conforms to the proposed revised Stage I Master plan, which has been submitted concurrently. The applicant has provided the required drawings and other documents showing all the additional information required by this subsection.

Stage II Final Plan Detail

Subsection 4.140 (.09) D.

- E10. **Review Criterion:** “The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has provided sufficiently detailed information to indicate

fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

E11. Review Criterion: “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

Finding: This criterion is satisfied.

Details of Finding: No additional legal documentation is required for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

E12. Review Criterion: This subsection and section identify the period for which Stage II approvals are valid.

Finding: This criterion is satisfied.

Details of Finding: The Stage II Approval, along other associated applications, will expire two (2) years after approval, unless an extension is approved in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

E13. Review Criteria: “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

Finding: These criteria are satisfied.

Details of Finding: The subject property is zoned Planned Development Industrial Regionally Significant Industrial Area consistent with the Industrial designation in the Comprehensive Plan as the Coffee Creek Master Plan. To staff’s knowledge, the location, design, size, and uses are consistent with other applicable plans, maps, and ordinances, or will be by specific conditions of approval.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

E14. Review Criteria: “That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for

which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5." Additional qualifiers and criteria listed a. through e.

Finding: These criteria are satisfied.

Details of Finding: As shown in Traffic Impact Statement of Exhibit B1, the LOS D standard will continue to be met by existing street improvements at the studied intersections with existing, planned, and this proposed development as follows:

Boones Ferry Rd. /95th Avenue. LOS C Volume to Capacity: 0.87

Ridder Road/Project Access (West) LOS A/B Volume to Capacity 0.12

Ridder Road/Project Access (East) LOS A/B Volume to Capacity 0.12

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

E15. Review Criteria: "That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Finding: These criteria are satisfied.

Details of Finding: Sufficiently sized wet utilities are available in Garden Acres Road. All other utilities and services are available to serve the planned development.

Adherence to Approved Plans

Subsection 4.140 (.09) L.

E16. Review Criteria: "The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 1.

Details of Finding: Condition of Approval PDE 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Additional Height Guidelines

Subsection 4.118 (.01)

E17. Review Criterion: "In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

A. Restrict or regulate the height or building design consistent with adequate

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Exhibit A1

Republic Services Expansion/SORT Bioenergy

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provision of fire protection and fire-fighting apparatus height limitations.

B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.

C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.”

Finding: This criterion is satisfied.

Details of Finding: Staff does not recommend the Development Review Board require a height less than the applicant proposes as the proposed height provides for fire protection access, does not abut a low density zone, and does not impact scenic views of Mt. Hood or the Willamette River.

Underground Utilities

Subsection 4.118 (.02)

E18. Review Criteria: “Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.”

Finding: These criteria are satisfied.

Details of Finding: All additional utilities on the property are required to be underground.

Waivers

Subsection 4.118 (.03)

E19. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may” waive a number of standards as listed in A. through E.

Finding: These criteria are satisfied.

Details of Finding: A setback waiver is being requested, see Request G.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

E20. Review Criteria: “Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may adopt other requirements or restrictions, inclusive of, but not limited to, the following:” Listed 1. through 12. Including 6. “Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.” And 7. “Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.”

Finding: These criteria are satisfied.

Details of Finding: No additional requirements or restrictions are recommended pursuant to this subsection. Performance standards and requirements of the PDI-RSIA Zone address potential impacts from noise, odor, glare, etc.

Impact on Development Cost

Subsection 4.118 (.04)

E21. Review Criteria: “The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.”

Finding: These criteria are satisfied.

Details of Finding: In staff’s professional opinion, the determination of compliance or attached conditions does not unnecessarily increase the cost of development, and no evidence has been submitted to the contrary.

Requiring Tract Dedications

Subsection 4.118 (.05)

E22. Review Criteria: “The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:” Recreational Facilities, Open Space Area, Easements.”

Finding: These criteria are satisfied.

Details of Finding: No additional tracts are being required for the purposes given.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

E23. Review Criteria: “To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the

practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.”

Finding: These criteria are satisfied.

Details of Finding: The grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City’s stormwater standards will be met limiting adverse hydrological impacts on water resources, no impacts on significant wildlife corridors or fish passages have been identified.

Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone

Purpose of PDI-RSIA
Subsection 4.135.5 (.01)

E24. Review Criteria: The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

Finding: These criteria are satisfied.

Details of Finding: The proposed SORT Bioenergy facility is industrial and intended to provide a regional role in waste collection consistent with the stated purpose of the PDI-RSIA Zone.

Uses Typically Permitted
Subsection 4.135.5 (.03)

E25. Review Criteria: Uses that are typically permitted:

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.
- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a

manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:

1. Service Commercial (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) shall not exceed 3000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 2. Office Use (as defined in Section 4.001) shall not exceed 20% of total floor area within a project site.
 3. Retail uses not to exceed 3000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 4. Combined uses under I.1 and 3. above shall not exceed a total of 3000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed 10% of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20% additional floor area and/or 10% additional land area.
- N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

Finding: These criteria are satisfied.

Details of Finding: The proposed use of waste processing and power generation are not specifically listed but are similar to manufacturing and processing listed as D. Pursuant to N. the proposed use is similar to D. and as found in Finding E24 is consistent with the purpose of the PDI-RSIA Zone.

Prohibited Uses

Subsection 4.135.5 (.04)

E26. Review Criteria: "Retail operations exceeding 3,000 square feet of area for sales, service area or storage area for retail inventory in a single building, or 20,000 square feet of sales, service or storage area for multiple buildings, except training facilities whose primary purpose is to provide training to meet industrial needs." "Any use or activity that violates the performance standards specified in Subsection 4.135.5(.06), below."

Finding: These criteria are satisfied.

Details of Finding: No retail or other commercial use is proposed. Findings E28 through E49 demonstrate compliance with the performance standards.

Block and Access Standards

Subsections 4.135.5 (.05) and 4.131 (.03)

E27. Review Criteria: “The Development Review Board shall determine appropriate conditions of approval to assure that adequate connectivity results for pedestrians, bicyclists, and motor vehicle drivers. Consideration shall be given to the use of public transit as a means of meeting access needs.”

Finding: These criteria are satisfied.

Details of Finding: To changes to blocks or access spacing are proposed as part of the Stage II Final Plan.

PDI-RSIA Performance Standards

Wholly Enclosed Operations

Subsections 4.135.5 (.06) A.

E28. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.”

Finding: These criteria are satisfied.

Details of Finding: All operations except for storage, parking, loading and unloading will be completely enclosed. No open outdoor storage is proposed.

Vibration

Subsections 4.135.5 (.06) B.

E29. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.”

Finding: These criteria are satisfied.

Details of Finding: The applicant states, “The proposed operations and types of equipment are not of the nature that will generate ground vibration, which will be measurable outside of the buildings or at any boundary line of the property.” The use will be required to continually operate without ground vibrations.

Emission of Odors

Subsections 4.135.5 (.06) C.

E30. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PF 15 and PF 17.

Details of Finding: The processes proposed at the facility by their nature create odor which must be managed. As stated by the applicant, “The SORT facility will be designed, constructed and operated in a manner to fully manage and mitigate emission of objectionable odors. The building is designed with a vacuum (negative pressure) system, and will include a bio-mass air filtration system. Additional enclosed processing and air handling equipment is utilized to further control odorous emissions.”

Additional details of the air handling system are provided on pages 37 through 43 of the applicant’s narrative, Exhibit B2. The City has had these details reviewed by technical experts via a contract with CH2MHill, and have developed conditions of approval to ensure odor control standards are met.

Open Storage

Subsections 4.135.5 (.06) D.

E31. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any open storage shall comply with the provisions of Section 4.176 and this Section.”

Finding: These criteria are satisfied.

Details of Finding: No open storage is proposed.

Night Operations and Residential Uses

Subsections 4.135.5 (.06) E.

E32. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No building customarily used for night operation, such as a bakery, bottling and distribution plant or other similar use, shall have any

opening, other than stationary windows or required fire exits, within one hundred (100) feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any residential district.”

Finding: These criteria are satisfied.

Details of Finding: The facility will have some night operations. However, the facility is located much more than the minimum 100 feet from the closest residential district. The adjacent property to the north includes a rural residence, as do some of the properties to the west across Garden Acres Road. However, the properties are zoned for future development and are planned for industrial development in the Coffee Creek Industrial Area Master Plan. The closest residence to the proposed operations is more than 700 feet to the northwest.

Heat and Glare

Subsections 4.135.5 (.06) F.

E33. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Heat and Glare. 1. Operations producing heat or glare shall be conducted entirely within an enclosed building. 2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.”

Finding: These criteria are satisfied.

Details of Finding: Site lighting will comply with the Outdoor Lighting Ordinance preventing glare from lighting. As part of the design of the processing and storage of the methane gas produced by the proposed facility a flare is required to burn off excess gas, creating both heat and glare. The flare will only function periodically. Heat will not be detectable off-site due to distance. The flare will be concealed by a housing which will prevent any impact from the glare.

Dangerous Substances

Subsections 4.135.5 (.06) G.

E34. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any use which involves the presence, storage or handling of any explosive, nuclear waste product or any other substance in a manner which would cause a health or safety hazard on any adjacent land use or site shall be prohibited.”

Finding: These criteria are satisfied.

Details of Finding: The proposed use does not involve the presence, storage or handling of any explosives, nuclear waste product or other substance, which would cause a health or safety hazard on any adjacent property.

Liquid and Solid Wastes-Attracting Rodents/Insects, Creating Health Hazard
Subsections 4.135.5 (.06) H. 1.

E35. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Any storage of wastes which would attract rodents or insects or otherwise create a health hazard shall be prohibited.”

Finding: These criteria are satisfied.

Details of Finding: The material handling procedures of using a fully enclosed building and processing the materials within 24 hours limits attraction of pests. SORT Bioenergy will contract with the same vector control company as Republic Services to set and maintain bait stations throughout the facility to control pests.

Liquid and Solid Wastes-Concealed Storage
Subsections 4.135.5 (.06) H. 2.

E36. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required by Section 4.176.”

Finding: These criteria are satisfied.

Details of Finding: No storage will occur visible from any property line. All waste storage is inside except for a covered solids storage facility at the center of the site, which is blocked from view by other buildings and improvements.

Liquid and Solid Wastes-Public Sewer Connection Standards
Subsections 4.135.5 (.06) H. 3.

E37. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.”

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PF 6, PF 8, PF 9, PF 10, PF 12, and PF 17.

Details of Finding: Discharge to the City sewer system will only be allowed consistent with an approved discharge permit. The applicant has provided technical details of the plan sewer discharge. See “Waste Water” tab in applicant’s notebook, Exhibit B2. The technical details are being reviewed by the City and CH2MHill, who the City has hired to review the applicant’s technical materials. Based on the review a number of conditions of approval ensure that discharge meets City standards.

Liquid and Solid Wastes-Public Sewer Conveyance Standards

Subsections 4.135.5 (.06) H. 4.

E38. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.”

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PF 6, PF 8, PF 9, PF 10, PF 12, and PF 17.

Details of Finding: The expected sewer discharge is being reviewed by the City and CH2MHill, who the City has hired to review the applicant’s technical materials. Based on the review a number of conditions of approval ensure that discharge meets City standards.

Liquid and Solid Wastes-Surface and Other Drainage

Subsections 4.135.5 (.06) H. 5.

E39. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.”

Finding: These criteria are satisfied.

Details of Finding: All surface and other drainage from the site is design to meet City stormwater standards and will be reviewed by other agencies as applicable.

Liquid and Solid Wastes-Sanitary and Storm Sewer Discharge Standards

Subsections 4.135.5 (.06) H. 6.

E40. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities.

They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “All operations shall be conducted in conformance with the city’s standards and ordinances applying to sanitary and storm sewer discharges.”

Finding: These criteria are satisfied or will be satisfied by Conditions of Approval PF 6, PF 8, PF 9, PF 10, PF 12, and PF 17.

Details of Finding: Storm discharge is being required to meet City standards. The expected sewer discharge is being reviewed by the City and CH2MHill, who the City has hired to review the applicant’s technical materials. Based on the review a number of conditions of approval ensure that discharge meets City standards.

Noise

Subsections 4.135.5 (.06) I.

E41. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Noise generated by the use, with the exception of traffic uses from automobiles, trucks and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.”

Finding: These criteria are satisfied.

Details of Finding: The proposed site improvements and operations are not anticipated to create any significant new noise impacts. Noise levels of machinery are designed to operate within the normal decibel range for industrial use. The proposed facility is located as far away from the nearby noise sensitive rural residential area as it can be. Overall, the net noise impacts will be similar to existing conditions. No standards have been identified that the proposed use would violate.

Electrical Disturbances

Subsections 4.135.5 (.06) J.

E42. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI-RSIA Zone which interfere with the normal operation of equipment or instruments within the PDI-RSIA Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential uses are also prohibited.”

Finding: These criteria are satisfied.

Details of Finding: No activities creating electrical disturbances interfering with other activity or uses are proposed.

Air Pollution

Subsections 4.135.5 (.06) K.

E43. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “There shall be no emission of smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. Plans for construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.”

Finding: These criteria are satisfied.

Details of Finding: The proposed facility design will not emit smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance. One of the primary purposes of the facility is to capture and use methane gas from the breakdown of food waste rather than allowing the gas to escape a landfill contribute to greenhouse gas build up in the atmosphere.

Open Burning

Subsections 4.135.5 (.06) L.

E44. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Open burning is prohibited.”

Finding: These criteria are satisfied.

Details of Finding: The proposed intermittent gas burn-off flare is surrounded by screening to prevent it from being open burning.

Outdoor Storage

Subsections 4.135.5 (.06) M.

E45. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities.

They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “1. Outdoor storage must be maintained in an orderly manner at all times. 2. Outdoor storage areas shall be gravel surfaced or better and shall be sufficient for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved. 3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than 6’ in height.”

Finding: These criteria are satisfied.

Details of Finding: No outdoor storage is proposed.

Landscaping-Unused Property and Property for Expansion Subsections 4.135.5 (.06) N. 1.

E46. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded field grass.”

Finding: These criteria are satisfied.

Details of Finding: The SORT Bioenergy landscape plan provides for formal landscaping primarily along the perimeter of the site and adjacent to the parking area. Areas between equipment and buildings in the center of the site, if unpaved, are gravel. No unused landscape areas are proposed as part of the SORT Bioenergy development. The undeveloped portion of the land to the west will be maintained in its current natural state.

Landscaping-Invasive Special Removal Subsections 4.135.5 (.06) N. 2.

E47. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Contiguous unused areas of undisturbed field grass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberry, English ivy, cherry laurel, reed canary grass or other identified invasive species shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located with a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.”

Finding: These criteria are satisfied.

Details of Finding: No unused area is planned as part of the proposed Stage II Final Plan approval for SORT Bioenergy. Undeveloped future phases of development for Republic Services are not being included in any landscape calculations.

Landscaping-Disturbed Soils

Subsections 4.135.5 (.06) N. 3.

E48. Review Criteria: “The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.” “Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.”

Finding: These criteria are satisfied.

Details of Finding: No disturbed soils will be left as part of the proposed development.

Other Standards for PDI-RSIA Zone

Lot Size

Subsections 4.135.5 (.07) A.

E49. Review Criteria: “Parcels less than 50 acres in size at the time of adoption of this amended Section: Land divisions may occur in conformance with an approved Master Plan consistent with the requirements of this section. No lot size limit, save and except as shall be consistent with the other provisions of this code. “

Finding: These criteria are satisfied.

Details of Finding: The existing parcel is less than 50 acres. The applicant has submitted a lot line adjustment, which will be reviewed administratively following approval of this and concurrent applications, to reconfigure the existing lots consistent with the proposed Stage I and Stage II plans.

Setbacks

Subsections 4.135.5 (.07) C. through E.

E50. Review Criteria: “Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan. Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan. No setback is required when rear or side yards abut a railroad siding.”

Finding: These criteria are satisfied.

Details of Finding: 30 foot setbacks are proposed to the north, east, and south. However,

some the equipment, including one of the digester tanks, will be within 30 feet of the west property line proposed to be established through a separate lot line adjustment application. The applicant is requesting a waiver to this setback.

On-site Pedestrian Access and Circulation

Conformance with Standards

Section 4.154 (.01) B. 1.

E51. Review Criteria: "Development shall conform to all of the following standards:"

Finding: These criteria are satisfied.

Explanation of Finding: All of the on-site pedestrian access and circulation standards are being applied to the proposed development.

Continuous Pathway System

Section 4.154 (.01) B. 1.

E52. Review Criteria: "A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable."

Finding: These criteria are satisfied.

Explanation of Finding: A pathway system is proposed connecting the public sidewalk and parking area to pedestrian entrances to the main building. Pedestrian access to other areas of the project will be on gravel.

Safe, Direct, and Convenient

Section 4.154 (.01) B. 2.

E53. Review Criteria: "Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:"

Finding: These criteria are satisfied.

Explanation of Finding: The plans show pedestrian pathway directly from the Ridder Road sidewalk to the employee parking area and then to the pedestrian entrances to the depackaging building.

Free from Hazards/Smooth Surface

Section 4.154 (.01) B. 2. a.

E54. Review Criteria: "Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface."

Finding: These criteria are satisfied.

Explanation of Finding: The proposed pathways are planned to be free from hazards and will be a smooth hard surface.

Reasonably Direct

Section 4.154 (.01) B. 2. b.

E55. Review Criteria: “The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.”

Finding: These criteria are satisfied.

Explanation of Finding: The pathways from the Ridder Road sidewalk directly north to the associated parking area and then directly to the pedestrian entrances of the depackaging building.

Building Entrance Connectivity/Meets ADA

Section 4.154 (.01) B. 2. c.

E56. Review Criteria: “The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.”

Finding: These criteria are satisfied.

Explanation of Finding: The closest parking is ADA and direct pathways are provided to the main building entrances.

Vehicle/Pathway Separation

Section 4.154 (.01) B. 3.

E57. Review Criteria: “Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.”

Finding: These criteria are satisfied.

Explanation of Finding: All pedestrian facilities, besides crosswalks, are raised to provide vertical separation or horizontally separated by landscaping.

Crosswalks

Section 4.154 (.01) B. 4.

E58. Review Criteria: “Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).”

Finding: These criteria are satisfied.

Explanation of Finding: Where pathways cross parking areas or drives contrasting paint is proposed to clearly mark the crosswalks.

Pathway Width and Surface

Section 4.154 (.01) B. 5.

E59. Review Criteria: “Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide.

Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.”

Finding: These criteria are satisfied.

Explanation of Finding: All proposed pathways are 5 feet or wider.

Pathway Signs

Section 4.154 (.01) B. 6.

E60. Review Criteria: “All pathways shall be clearly marked with appropriate standard signs.”

Finding: These criteria are satisfied.

Explanation of Finding: No pathways needing directional signage are proposed.

Parking Area Design Standards

Minimum and Maximum Parking

Subsection 4.155 (.03) G.

E61. Review Criteria: “Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.”

Finding: These criteria are satisfied.

Details of Finding: The SORT Bioenergy project requires a minimum of 6 parking spaces and allows a maximum of 10. The applicant proposes the maximum of 10. The calculation of parking spaces is as follows:

Office Area (864 sf)	Minimum 2.7 spaces per 1,000 square feet= 2.33
	Maximum 4.1 per 1,000 square feet=3.54
Tipping floor (12,600 sf)	Minimum 0.3 per 1,000 square feet=3.78
	Maximum 0.5 per 1,000 square feet=6.3
Total (rounded to nearest whole number):	Minimum 6 spaces
	Maximum 10 spaces

Other Parking Area Design Standards

Subsections 4.155 (.02) and (.03)

E62. Review Criteria: These subsections list a number of standards affecting the design of parking areas.

Finding: These criteria are satisfied.

Details of Finding: The applicable standards are met as follows:

Standard	Met	Explanation
Subsection 4.155 (.02) General Standards		
B. All spaces accessible and usable for Parking	<input checked="" type="checkbox"/>	Standard parking lot design
I. Parking lot screen of at least 6 feet adjacent to residential district.	<input checked="" type="checkbox"/>	The parking is screened by existing vegetation.
J. Sturdy bumper guards of at least 6 inches to prevent parked vehicles crossing property line or interfering with screening or sidewalks.	<input checked="" type="checkbox"/>	A Condition of Approval PDE 2 requires the bumper guards.
K. Surfaced with asphalt, concrete or other approved material.	<input checked="" type="checkbox"/>	Surfaced with asphalt
Drainage meeting City standards	<input checked="" type="checkbox"/>	Drainage is professionally designed and being reviewed to meet City standards
L. Lighting won't shine into adjoining structures or into the eyes of passers-by.	<input checked="" type="checkbox"/>	Lighting is proposed to be fully shielded and subject to the City's Outdoor Lighting Ordinance.
N. No more than 40% of parking compact spaces.	<input checked="" type="checkbox"/>	All parking spaces are proposed to be standard spaces.
O. Where vehicles overhand curb, planting areas at least 7 feet in depth.	<input checked="" type="checkbox"/>	All parking area planting areas are greater than 7 feet in depth.
Subsection 4.155 (.03) General Standards		
A. Access and maneuvering areas adequate.	<input checked="" type="checkbox"/>	Access to the area is available to employees. Maneuvering area is plentiful.
A.1. Loading and delivery areas and circulation separate from customer/employee parking and pedestrian areas.	<input checked="" type="checkbox"/>	The applicant proposes the employee parking just southwest of the main building separate from the truck loading areas with connection pedestrian paths.
Circulation patterns clearly marked.	<input checked="" type="checkbox"/>	No markings needed to clarify circulation.
A.2. To the greatest extent possible, vehicle and pedestrian traffic separated.	<input checked="" type="checkbox"/>	Vehicle and pedestrian traffic are clearly delineated and separated except for crosswalks.
C. Safe and Convenient Access, meet ADA and ODOT Standards.	<input checked="" type="checkbox"/>	The proposed parking and access allow ADA and ODOT standards to be met.
For parking areas with more than 10 spaces, 1 ADA space for every 50 spaces.	<input checked="" type="checkbox"/>	The applicant proposes 1 ADA parking space and 9 standards spaces.
D. Where possible, parking areas connect to adjacent sites.	<input checked="" type="checkbox"/>	The new parking area is part of a campus setting where interconnectivity throughout the campus is provided.
Efficient on-site parking and	<input checked="" type="checkbox"/>	The proximity to the destination and

circulation	pedestrian connections make the parking efficient. Adequate maneuvering area is provided making the circulation efficient.
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Other Parking Standards and Policies and Procedures

Parking Variances and Waivers

Subsection 4.155 (.02) A. 1.-2.

E63. Review Criteria: “1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code. 2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has not requested variances or waivers pursuant to this subsection.

Multiple Use Parking Calculations

Subsection 4.155 (.02) D.

E64. Review Criteria: “In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection “E,” below.”

Finding: These criteria are satisfied.

Details of Finding: While the parking area may be shared with other uses on the Republic Services campus the review only considers the proposed new use.

Shared Parking

Subsection 4.155 (.02) E.

E65. Review Criteria: “Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. “

Finding: These criteria are satisfied.

Details of Finding: While the parking area may be shared with other uses on the Republic Services campus the review only considers the proposed new use and no shared parking as described by this subsection is proposed.

Off-Site Parking Allowance
Subsection 4.155 (.02) G.

E66. Review Criteria: “Off-Site Parking. Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them.”

Finding: These criteria are satisfied.

Details of Finding: No off-site parking was used for calculating the parking spaces provided.

Non-Parking Use of Parking Areas
Subsection 4.155 (.02) H.

E67. Review Criteria: “The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.”

Finding: These criteria are satisfied.

Details of Finding: All parking areas are expected to be maintained and kept clear for parking unless a temporary use permit is granted or the Stage II approval is revised. Particularly no container or other storage is permitted in the parking areas.

Parking for Uses Not Listed
Subsection 4.155 (.02) M.

E68. Review Criteria: “Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.”

Finding: These criteria are satisfied.

Details of Finding: The parking calculation are based on the listed uses of office or flex space and storage warehouse, wholesale establishment, rail or trucking freight terminal.

On-Street Parking for Parking Calculations
Subsection 4.155 (.03) F.

E69. Review Criteria: “On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.”

Finding: These criteria are satisfied.

Details of Finding: The parking calculations do not include any on-street parking.

Electrical Vehicle Charging Stations
Subsection 4.155 (.03) H.

E70. Review Criteria: “1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards. 2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.”

Finding: These criteria are satisfied.

Details of Finding: The applicant does not propose electrical charging stations.

Substituting Motorcycle Parking for Vehicle Parking
Subsection 4.155 (.03) I.

E71. Review Criteria: “Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle parking spaces provided, the automobile parking requirement is reduced by one space.”

Finding: These criteria are satisfied.

Details of Finding: The applicant does not propose motorcycle parking.

Parking Area Landscaping

Minimizing Visual Dominance of Parking
Subsection 4.155 (.03) B.

E72. Review Criteria: “Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:”

Finding: These criteria are satisfied.

Details of Finding: Existing landscaping and buildings shield the loading area from off-site view. The applicant provides the required parking lot trees.

10% Parking Area Landscape Requirement
Subsection 4.155 (.03) B. 1.

E73. Review Criteria: “Landscaping of at least ten percent (10%) of the parking area . . . This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.”

Finding: These criteria are satisfied.

Details of Finding: While unclear what would be considered “landscaping” for the purpose of this subsection, the applicant proposes the parking adjacent to a large landscape area and with landscape islands.

Landscape Screening of Parking
Subsection 4.155 (.03) B. 1.

E74. Review Criteria: “parking area designed to be screened from view from the public right-of-way and adjacent properties.”

Finding: These criteria are satisfied.

Details of Finding: Existing landscaping substantially shield the parking area from view from the public right-of-way.

Tree Planting Area Dimensions

Subsection 4.155 (.03) B. 2.

E75. **Review Criteria:** "Landscape tree planting areas shall be a minimum of eight (8) feet in width and length"

Finding: These criteria are satisfied.

Details of Finding: All tree planting areas meet or exceed the 8 foot minimum width and length.

Parking Area Tree Requirement

Subsection 4.155 (.03) B. 2. and 2. a.

E76. **Review Criteria:** "Landscape tree planting areas shall be . . . spaced every (8) parking spaces or an equivalent aggregated amount. a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B.)(3.)"

Finding: These criteria are satisfied.

Details of Finding: Existing trees next to the parking meet the requirement for 2 trees.

Parking Area Tree Clearance

Subsection 4.155 (.03) B. 2. b.

E77. **Review Criteria:** "Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity."

Finding: These criteria are satisfied.

Details of Finding: All trees planting in the parking area are varieties that could typically be maintained to provide a 7 foot clearance.

Bicycle Parking-General Provisions

Determining Minimum Bicycle Parking

Subsection 4.155 (.04) A. 1.

E78. **Review Criteria:** "The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards."

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes four bicycle parking spaces as shown required in Table 5.

Bicycle Parking for Multiple Uses
Subsection 4.155 (.04) A. 3.

E79. Review Criteria: “When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.”

Finding: These criteria are satisfied.

Details of Finding: Only a single primary use is proposed.

Bicycle Parking Waivers
Subsection 4.155 (.04) A. 4.

E80. Review Criteria: “Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).”

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes no waivers to bicycle parking.

Bicycle Parking Standards

Bicycle Parking Space Dimensions
Subsection 4.155 (.04) B. 1.

E81. Review Criteria: “Each space must be at least 2 feet by 6 feet in area”

Finding: Condition of Approval PDE 3 ensures these criteria are met.

Details of Finding: The condition of approval ensures the objective spacing dimensions are met at the point of building permit issuance.

Access to Bicycle Parking Spaces
Subsection 4.155 (.04) B. 1.

E82. Review Criteria: “Each space must be . . . accessible without moving another bicycle.”

Finding: Condition of Approval PDE 3 ensures these criteria are met.

Details of Finding: The condition of approval ensures the objective spacing dimensions are met at the point of building permit issuance.

Bicycle Maneuvering Area
Subsection 4.155 (.04) B. 2.

E83. Review Criteria: “An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.”

Finding: Condition of Approval PDE 4 ensures these criteria are met.

Details of Finding: The condition of approval ensures the objective spacing dimensions are met.

Spacing of Bicycle Racks
Subsection 4.155 (.04) B. 3.

- E84. Review Criteria:** “When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.”
Finding: Condition of Approval PDE 3 ensures these criteria are met.
Details of Finding: The condition of approval ensures the objective spacing dimensions are met.

Bicycle Racks and Lockers Anchoring
Subsection 4.155 (.04) B. 4.

- E85. Review Criteria:** “Bicycle lockers or racks, when provided, shall be securely anchored.”
Finding: Condition of Approval PDE 5 ensures these criteria are met.
Details of Finding: The condition of approval ensures the objective spacing dimensions are met.

Bicycle Parking Location
Subsection 4.155 (.04) B. 5.

- E86. Review Criteria:** “Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.”
Finding: Condition of Approval PDE 6 ensures these criteria are met.
Details of Finding: The condition of approval ensures the objective spacing dimensions are met.

Long-term Bicycle Parking

Required Long-term Bicycle Parking
Subsection 4.155 (.04) C. 2.

- E87. Review Criteria:** “For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces.”
Finding: These criteria are satisfied.
Details of Finding: No long-term bicycle parking is required.

Minimum Off-Street Loading Requirements

Off-Street Loading Required
Subsection 4.155 (.05) A.

- E88. Review Criteria:** “Every building that is erected or structurally altered to increase the floor area, and which will require the receipt or distribution of materials or merchandise by

truck or similar vehicle, shall provide off-street loading berths on the basis of minimum requirements as follows:"

Finding: These criteria are satisfied.

Details of Finding: Proposed loading berths are key components of the proposed operations.

Determining Required Loading Berths

Subsection 4.155 (.05) A. 1.-2.

E89. Review Criteria: These subsections list the required number of loading berths based on use type and square feet of floor area. For commercial, industrial, and public utility uses of 5,000 to 30,000 square feet 1 loading berth is required.

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes two loading berths for the waste delivery and one loading berth for solids storage access.

Loading Berth Dimensions

Subsection 4.155 (.05) A. 3.

E90. Review Criteria: "A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long, and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased to accommodate the larger vehicles."

Finding: These criteria are satisfied.

Details of Finding: As shown in the applicant's plan set, the loading berths, as a key component of the operations, far exceed the minimum dimension requirements.

Existing Loading Berths

Subsection 4.155 (.05) A. 4.

E91. Review Criteria: "If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use."

Finding: These criteria are satisfied.

Details of Finding: There are no existing uses requiring loading.

Use of Off-Street Parking Areas for Loading

Subsection 4.155 (.05) A. 5.

E92. Review Criteria: "Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to meet parking needs."

Finding: These criteria are satisfied.

Details of Finding: Off-street parking areas are not proposed to be used for loading and unloading operations.

Exception for On-Street Loading
Subsection 4.155 (.05) B.

- E93. Review Criteria:** “The Planning Director or Development Review Board may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations:” Listed a. through e.
Finding: These criteria are satisfied.
Details of Finding: No loading area adjacent or within a street right-of-way is proposed.

Access, Ingress, and Egress

Access at Defined Points
Subsection 4.167 (.01)

- E94. Review Criterion:** “Each access onto streets or private drives shall be at defined points as approved by the City”
Finding: This criterion is satisfied.
Details of Finding: The applicant proposes accessing the facility through the existing Republic Service access on Ridder Road. The only new access proposed is a temporary gravel utility access from Garden Acres Road.

Health, Safety, and Welfare
Subsection 4.167 (.01)

- E95. Review Criterion:** “Each access onto streets or private drives shall be . . . consistent with the public's health, safety and general welfare.”
Finding: This criterion is satisfied.
Details of Finding: By virtue of meeting applicable standards of Chapter 4 as well as being required to meet Public Works Standards the access points will be consistent with the public's health, safety and general welfare.

Approval of Access Points
Subsection 4.167 (.01)

- E96. Review Criterion:** “Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.”
Finding: This criterion is satisfied.
Details of Finding: The Engineering Division is reviewing and approving all points of access to public streets.

Other Development Standards

Double-Frontage Lots

Section 4.169

E97. Review Criteria: “Buildings on double frontage lots (i.e., through lots) and corner lots must meet the front yard setback for principal buildings on both streets or tracts with a private drive.”

Finding: This criterion does not apply.

Details of Finding: The subject property is not a double frontage lot.

Natural Features and Other Resources

Section 4.171

E98. Review Criteria: This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.

Finding: These criteria are satisfied.

Details of Finding: Trees have been considered as part of site planning and a number of trees are being retained which will help screen the proposed facility. No other hillsides, power line easements, etc. needing protection exist on the site.

Public Safety and Crime Prevention

Design for Public Safety

Subsection 4.175 (.01)

E99. Review Criteria: “All developments shall be designed to deter crime and insure public safety.”

Finding: These criteria are satisfied.

Details of Finding: The applicant has not provided any summary findings in response to these criteria. Staff finds no evidence and has not received any testimony that the design of the site and buildings would lead to crime or negatively impact public safety.

Addressing and Directional Signing

Subsection 4.175 (.02)

E100. Review Criteria: “Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.”

Finding: These criteria are satisfied.

Details of Finding: Addressing will be as required by Tualatin Valley Fire and Rescue.

Surveillance and Access
Subsection 4.175 (.03)

E101. Review Criterion: “Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.”

Finding: This criterion is satisfied.

Details of Finding: Parking and loading areas are accessible. No areas of particular vulnerability to crime have been identified warranting additional surveillance.

Lighting to Discourage Crime
Subsection 4.175 (.04)

E102. Review Criterion: “Exterior lighting shall be designed and oriented to discourage crime.”

Finding: This criterion is satisfied.

Details of Finding: Lighting has been designed in accordance with the City’s outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards Purpose
Subsection 4.176 (.01)

E103. Review Criteria: “This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:” Listed A. through K.

Finding: These criteria are satisfied.

Details of Finding: In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage II Final Plan is in compliance with the landscape purpose statement.

Landscape Code Compliance
Subsection 4.176 (.02) B.

E104. Review Criteria: “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: These criteria are satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials
Subsections 4.176 (.02) C. through I.

E105. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied or Condition of Approval PDE 7 and PDF 5 and 6 ensure compliance.

Details of Finding: Required materials will be provided as follows.

New Landscape Area

Area Description: Along east and north boundary

Landscaping Standard: High Screen

Comments on Intent: Screens development from adjoining sites

Required Materials: 6 foot hedge 95% opaque year round, trees every 30 feet or as required to provide canopy over landscape area.

Materials Provided: Existing trees and supplemental tree and understory plantings. A condition of approval ensures specific code requirements are met.

Landscape Area and Locations
Subsection 4.176 (.03)

E106. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Landscaping is proposed in more than three distinct areas. 25% of the area directly related to the SORT Bioenergy improvements will be landscaped.

Buffering and Screening
Subsection 4.176 (.04)

E107. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

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

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

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

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

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

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

Finding: These criteria are satisfied.

Details of Finding: The high screen standard is being applied north and east of the proposed development.

Landscape Plans

Subsection 4.176 (.09)

E108. Review Criteria: "Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated."

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 7.

Details of Finding: Sufficient information has been provided regarding landscaping. The landscaping will primarily be existing treed areas with supplemental trees and understory planted as necessary to meet City standards. A condition of approval ensures final construction landscape plans meet the City's objective landscape standards.

Other Development Standards

Access Drives and Travel Lanes

Subsection 4.177 (.01) E.

E109. Review Criteria: This subsection sets standards for access drives and travel lanes.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDE 8.

Details of Finding:

- All access drives are designed to provide a clear travel lane, free from obstructions.
- All travel lanes will be asphalt. Condition of Approval PDE 8 will ensure they are capable of carrying a 23-ton load.
- Emergency access lanes are improved to a minimum of 12 feet and the development is being reviewed and approved by the Fire District.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

E110. Review Criterion: This section states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed.

Finding: These criteria are satisfied.

Details of Finding: The proposal is required to meet the Outdoor Lighting Standards. See Request F, Findings F27 through F34.

Underground Installation

Sections 4.300-4.320

E111. Review Criteria: These sections list requirements regarding the underground installation of utilities.

Finding: These criteria are satisfied.

Details of Finding: Utilities will be underground.

Request F: DB16-0009 Site Design Review

Site Design Review

Excessive Uniformity, Inappropriateness Design

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

F1. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

Finding: These criteria are satisfied.

Explanation of Finding: Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The structures are appropriate for their use and their lacks of visibility from public areas warrant less attention to architectural design. The tanks will be painted a green to complement the tree

buffer.

Inappropriate or Poor Design of Signs: No signs are proposed.

Lack of Proper Attention to Site Development: The appropriate professional services have been used to design the site, demonstrating appropriate attention being given to site development.

Lack of Proper Attention to Landscaping: Landscaping is provided exceeding the area requirements, has been or will be professionally designed by a landscape architect, and includes or will include a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

Purposes and Objectives

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

F2. Review Criteria: “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.” “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

Finding: These criteria are satisfied.

Explanation of Finding: The applicant has demonstrated compliance with the listed purposes and objectives. In short, the proposal provides a practical design appropriate for the development context.

Development Review Board Jurisdiction

Section 4.420

F3. Review Criteria: The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

Finding: These criteria will be satisfied by Condition of Approval PDF 1.

Details of Finding: A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No building permits will be granted prior to development review board approval. No variances are requested from site development requirements.

Design Standards

Subsection 4.421 (.01)

F4. Review Criteria: “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information demonstrating compliance with the standards of this subsection.

Applicability of Design Standards

Subsection 4.421 (.02)

F5. Review Criteria: “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

Finding: These criteria are satisfied.

Details of Finding: Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval

Subsection 4.421 (.05)

F6. Review Criterion: “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

Finding: This criterion is satisfied.

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

Color or Materials Requirements

Subsection 4.421 (.06)

F7. Review Criterion: “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

Finding: This criterion is satisfied.

Details of Finding: No specific paints or colors are being required.

Submission Requirements

Section 4.440

F8. Review Criteria: “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

Finding: These criteria are satisfied.

Details of Finding: The applicant has submitted the required additional materials, as applicable.

Time Limit on Approval
Section 4.442

F9. Review Criterion: “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Finding: This criterion is satisfied.

Details of Finding: The Applicant has indicated that they will pursue development within 2 years and it is understood that the approval will expire after 2 years if a building permit hasn't been issued unless an extension has been granted by the board.

Landscape Installation or Bonding
Subsection 4.450 (.01)

F10. Review Criterion: “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

Finding: This criterion will be satisfied by Condition of Approval PDF 2.

Details of Finding: The condition of approval will assure installation or appropriate security.

Approved Landscape Plan
Subsection 4.450 (.02)

F11. Review Criterion: “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

Finding: This criterion will be satisfied by Condition of Approval PDF 3.

Details of Finding: The condition of approval shall provide ongoing assurance this criterion is met.

Landscape Maintenance and Watering
Subsection 4.450 (.03)

- F12. Review Criterion:** “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”
Finding: This criterion will be satisfied by Condition of Approval PDF 4.
Details of Finding: The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

Modifications of Landscaping
Subsection 4.450 (.04)

- F13. Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”
Finding: This criterion will be satisfied by Condition of Approval PDF 4.
Details of Finding: The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.

Natural Features and Other Resources

Protection
Section 4.171

- F14. Review Criterion:** This section provides for the protection of a number of natural features and other resources including: general terrain preparation, hillsides, trees and wooded areas, high voltage powerline easements and rights of way and petroleum pipeline easements, earth movement hazard areas, soil hazard areas, historic resources, and cultural resources.
Finding: This criterion is satisfied.
Details of Finding: The proposed design of the site provides for protection of natural features and other resources consistent with the proposed Stage II Final Plan for the site as well as the purpose and objectives of site design review. See Finding E98 under Request E.

Landscaping

Landscape Standards Code Compliance
Subsection 4.176 (.02) B.

- F15. Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements;

higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

Finding: This criterion is satisfied.

Details of Finding: No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through I.

F16. Review Criteria: These subsections identify the various landscaping standards, including the intent of where they should be applied, and the required materials.

Finding: These criteria are satisfied.

Details of Finding: The minimum or higher standard has been applied throughout different landscape areas of the site and landscape materials are proposed to meet each standard in the different areas. Site Design Review is being reviewed concurrently with the Stage II Final Plan which includes a thorough analysis of the functional application of the landscaping standards. See Finding E105 under Request E.

Landscape Area and Locations

Subsection 4.176 (.03)

F17. Review Criteria: “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan for the site, applicant’s sheet C1 indicates landscaping will cover 25 percent of the development area associated with SORT Bioenergy.

Buffering and Screening

Subsection 4.176 (.04)

F18. Review Criteria: “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

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

B. Activity areas on commercial and industrial sites shall be buffered and screened

from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

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

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

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

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

Finding: These criteria are satisfied.

Details of Finding: Consistent with the proposed Stage II Final Plan, adequate screening is proposed. See Finding E107 under Request E.

Shrubs and Groundcover Materials

Subsection 4.176 (.06) A.

F19. Review Criteria: This subsection establishes plant material and planting requirements for shrubs and ground cover.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 5.

Details of Finding: The condition of approval requires that the detailed requirements of this subsection are met.

Plant Materials-Trees

Subsection 4.176 (.06) B.

F20. Review Criteria: This subsection establishes plant material requirements for trees.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 6.

Details of Finding: The plants material requirements for trees will be met as follows:

- The condition of approval requires all trees to be B&B (Balled and Burlapped)
- The condition of approval requires all plant materials to conform in size and grade to "American Standard for Nursery Stock" current edition."
- The condition of approval requires trees to be the required size.

Types of Plant Species

Subsection 4.176 (.06) E.

F21. Review Criteria: This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

Finding: These criteria are satisfied.

Details of Finding: The applicant has provided sufficient information in their landscape plan or is required to show the information as a condition of approval.

Tree Credit

Subsection 4.176 (.06) F.

F22. Review Criteria: “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows:

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits:”

Maintenance requirements listed 1. through 2.

Finding: These criteria are satisfied.

Details of Finding: The applicant is not requesting any of preserved trees be counted as tree credits pursuant to this subsection.

Exceeding Plant Standards

Subsection 4.176 (.06) G.

F23. Review Criterion: “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

Finding: This criterion is satisfied.

Details of Finding: The selected landscape materials do not violate any height or vision clearance requirements.

Landscape Installation and Maintenance

Subsection 4.176 (.07)

F24. Review Criteria: This subsection establishes installation and maintenance standards for landscaping.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDF 7.

Details of Finding: The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.

Landscape Plans

Subsection 4.176 (.09)

F25. Review Criterion: “Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated.”

Finding: This criterion is satisfied by Condition of Approval PDE 7.

Details of Finding: The applicant is required to provide the information as condition of

approval.

Completion of Landscaping Subsection 4.176 (.10)

F26. Review Criterion: “The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.”

Finding: This criterion is satisfied.

Details of Finding: The applicant has not requested to defer installation of plant materials.

Outdoor Lighting

Applicability

Sections 4.199.20 and 4.199.60

F27. Review Criterion: Section 4.199.20 states that the outdoor lighting ordinance is applicable to “Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas” and “Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.” In addition the exempt luminaires and lighting systems are listed. Section 4.199.60 identifies the threshold for major additions.

Finding: Condition of Approval PDF 8 ensures compliance.

Details of Finding: The additional lighting qualifies as a major addition, this review focuses SORT Bioenergy component of the campus, where new luminaires are being reviewed. A condition of approval requires compliance of all lighting on the campus subject to a timeframe established in a development agreement with the City.

Outdoor Lighting Zones

Section 4.199.30

F28. Review Criterion: “The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.”

Finding: This criterion is satisfied.

Details of Finding: The project site is within LZ 2 and the proposed outdoor lighting systems will be reviewed under the standards of this lighting zone.

Optional Lighting Compliance Methods
Subsection 4.199.40 (.01) A.

F29. Review Criteria: “All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.

Finding: These criteria are satisfied.

Details of Finding: The applicant has elected to comply with the Performance Option.

Direct Uplight Lumens
Subsection 4.199.40 (.01) C. 1.

F30. Review Criteria: “The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.” For LZ 2 the Maximum percentage of direct uplight lumens is 5%.

Finding: These criteria are satisfied.

Details of Finding: All fixtures are full shielded and direct uplight lumens are minimal.

Property Line Light Level
Subsection 4.199.40 (.01) C. 2.

F31. Review Criteria: “The maximum light level at any property line shall be less than the values in Table 9” For LZ 3 the maximum light level for the horizontal plane is 0.4 footcandle, and the vertical plane is 0.8 footcandle.

Finding: These criteria are satisfied.

Details of Finding: As shown in the submitted photometric information the light level at property lines is 0.

Mounting Height
Subsection 4.199.40 (.01) C. 3.

F32. Review Criteria: “The maximum pole or mounting height shall comply with Table 8.”

Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 2	40	18	8

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes pole mounted lights at 20 feet. Building mounted lighting will be lower than the tallest part of the building.

Lighting Curfew
Subsection 4.199.40 (.02) D.

F33. Review Criteria: “All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:

1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or
2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code unless waived by the DRB due to special circumstances; and
3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.
- c. Exception 3: Businesses that operate continuously or periodically after curfew.”

In Table 10 the Lighting Curfew for LZ 3 is Midnight.

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes an exemption due to operating regularly after curfew.

Standards and Submittal Requirements

Sections 4.199.40 and 4.199.50

F34. Review Criteria: These sections identify the Outdoor Lighting Standards for Approval and Submittal Requirements.

Finding: This criterion will be satisfied.

Details of Finding: All required materials have been submitted.

Request G: DB16-0010 Setback Waiver

Waiver: Reduce Setback on West Side

Waiver of Typical Development Standards

Subsection 4.118 (.03) A.

G1. Review Criteria: This subsection establishes that “notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purpose and objectives of Section 4.140, and based on findings of fact supported by the record” may waive a number of typical development standards including height and yard requirements.

Finding: These criteria are satisfied.

Details of Finding: The applicant requests to waive the required 30 foot setback from on the west side of the development. The property line will be established with a future lot line adjustment and the applicant desires to minimize the setback to allow flexibility for future development on the adjacent portion of the Republic Services campus. The typical development standards able to be waived pursuant to this subsection includes side yard setback.

Purpose and Objectives of Planned Development Regulations
Subsection 4.140 (.01) B.

G2. Review Criteria: This subsection establishes the purpose of the Planned Development Regulations which are as follows:

- To take advantage of advances in technology, architectural design, and functional land use design;
- To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;
- To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.
- To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;
- To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.
- To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.
- To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.
- To allow flexibility and innovation in adapting to changes in the economic and technological climate.

Finding: These criteria are satisfied.

Details of Finding: Pursuant to Subsection 4.118 (.03) A. waivers must implement or better implement the purpose and objectives listed in this subsection. The applicant specifically requests the setback waiver for flexibility in the design and placement of future development on property under the same ownership.

Request H: DB16-0011 Type C Tree Removal Plan

Type C Tree Removal-General

Review Authority

Subsection 4.610.00 (.03) B.

H1. Review Criterion: “Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.”

Finding: This criterion is satisfied.

Details of Finding: The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the DRB.

Conditions of Approval

Subsection 4.610.00 (.06) A.

H2. Review Criterion: “Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;”

Finding: This criterion is satisfied.

Details of Finding: No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

H3. Review Criterion: “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Fix a reasonable time to complete tree removal operations;”

Finding: This criterion is satisfied.

Details of Finding: It is understood the tree removal will be completed by the time development of the proposed facility is completed, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

H4. Review Criterion: “Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:” “Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit

conditions and this Chapter. 1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.”

Finding: This criterion is satisfied.

Details of Finding: No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards

Subsection 4.610.10 (.01)

H5. Review Criteria: “Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:” Listed A. through J.

Finding: These criteria are satisfied.

Details of Finding: The standards of this subsection are met as follows:

- **Standard for the Significant Resource Overlay Zone:** The proposed tree removal is not within the Significant Resource Overlay Zone.
- **Preservation and Conservation:** The applicant has taken tree preservation into consideration, and has limited tree removal to trees that are necessary to remove for development.
- **Development Alternatives:** No significant wooded areas or trees would be preserved by practical design alternatives.
- **Land Clearing:** Land clearing is not proposed, and will not be a result of this development application.
- **Residential Development:** The proposed activity does not involve residential development, therefore this criteria does not apply.
- **Compliance with Statutes and Ordinances:** The necessary tree replacement and protection is planned according to the requirements of tree preservation and protection ordinance.
- **Relocation or Replacement:** The applicant proposes to plant 137 trees as replacement for the 157 proposed for removal. The applicant proposes to pay into the City’s tree fund as mitigation for the additional 20 trees.
- **Limitation:** Tree removal is limited to where it is necessary for construction or to address nuisances or where the health of the trees warrants removal.
- **Tree Survey:** A tree survey has been provided.

Review Process

Subsection 4.610.40 (.01)

H6. Review Criteria: “Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify

plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled."

Finding: These criteria are satisfied.

Details of Finding: The proposed Type C Tree Plan is being reviewed concurrently with the Stage II Final Plan.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

H7. Review Criteria: "The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:" Listed A. 1. through A. 7.

Finding: These criteria are satisfied.

Details of Finding: The applicant has submitted the necessary copies of a Tree Maintenance and Protection Plan. See the applicant's notebook, Exhibit B1.

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

H8. Review Criterion: "A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal."

Finding: This criterion is satisfied.

Details of Finding: The applicant proposes removing 157 trees and planting 137 trees. In addition the applicant proposes paying into the City's tree fund an amount equivalent to an additional 20 trees to reach the one to one mitigation standard.

Basis for Determining Replacement

Subsection 4.620.00 (.02)

H9. Review Criteria: "The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter."

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes removing 157 trees and planting 137 trees. In addition the applicant proposes paying into the City's tree fund an amount equivalent to an additional 20 trees to reach the one to one mitigation standard. Trees will meet the

minimum caliper requirement or will be required to by Condition of Approval.

Replacement Tree Requirements
Subsection 4.620.00 (.03)

H10. Review Criteria: “A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.

A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.

B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee’s successors-in-interest for two (2) years after the planting date.

C. A “guaranteed” tree that dies or becomes diseased during that time shall be replaced.

D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.”

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDH 4.

Details of Finding: The condition of approval will ensure the relevant requirements of this subsection are met.

Replacement Tree Stock Requirements
Subsection 4.620.00 (.04)

H11. Review Criteria: “All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.”

Finding: These criteria are satisfied by Condition of Approval PDH 5.

Details of Finding: A condition of approval ensures compliance.

Replacement Trees Locations
Subsection 4.620.00 (.05)

H12. Review Criteria: “The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.”

Finding: These criteria are satisfied.

Details of Finding: The applicant proposes to mitigate for the majority of the removed trees on site or in the related storm facility. The proposed tree locations are appropriate for the development.

Protection of Preserved Trees

Tree Protection During Construction

Section 4.620.10

H13. Review Criteria: “Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:” Listed A. through D.

Finding: These criteria are satisfied or will be satisfied by Condition of Approval PDH 6.

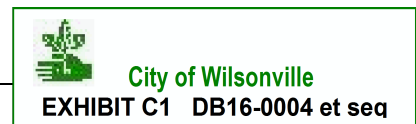
Details of Finding: The conditions of approval assure the applicable requirements of this Section will be met.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2015.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

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

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



- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. General construction note sheet
 - d. Existing conditions plan.
 - e. Erosion control and tree protection plan.
 - f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - g. Grading plan, with 1-foot contours.
 - h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - j. Street plans.
 - k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
 - l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
 - m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and

- piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
- n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.
 - o. Composite franchise utility plan.
 - p. City of Wilsonville detail drawings.
 - q. Illumination plan.
 - r. Striping and signage plan.
 - s. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
9. Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
13. Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be

maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.

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

commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).

25. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
26. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
27. The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
28. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
29. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
30. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
31. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

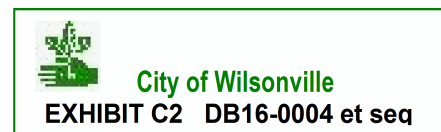
Exhibit C2
Natural Resources Findings & Requirements

Stormwater Management Requirements

1. Submit a final drainage report and drainage plans. The report and plans shall demonstrate the proposed stormwater facilities satisfy the requirements of the 2015 Public Works Standards. Low Impact Development (i.e., decentralized and integrated stormwater facilities) shall be utilized to the maximum extent practicable to mimic the natural runoff conditions of the pre-developed site, and sized according to the BMP Sizing Tool or an approved Engineered Method.
2. Pursuant to the 2015 Public Works Standards, infiltration testing shall be conducted to determine the site's suitability for the proposed stormwater management facilities. Testing shall be conducted or observed by a qualified individual working under the supervision of a Professional Engineer, Registered Geologist, or Certified Engineering Geologist licensed in the State of Oregon.
3. Provide profiles, plan views, landscape information, and specifications for the proposed stormwater facilities consistent with the requirements of the 2015 Public Works Standards.
4. Pursuant to the 2015 Public Works Standards, the applicant shall submit a maintenance plan (including the City's stormwater maintenance and access easement) for the proposed stormwater facilities prior to approval for occupancy of the associated development.
5. Pursuant to the 2015 Public Works Standards, access shall be provided to all areas of the proposed stormwater facilities. At a minimum, at least one access shall be provided for maintenance and inspection.

Other Requirements

6. The applicant shall comply with all applicable state and federal requirements for the proposed construction activities (e.g., DEQ NPDES #1200-C permit).
7. Pursuant to the City of Wilsonville's Ordinance No. 482, the applicant shall submit an erosion and sedimentation control plan. The following techniques and methods shall be incorporated, where necessary:
 - a. Gravel construction entrance;
 - b. Stockpiles and plastic sheeting;
 - c. Sediment fence;
 - d. Inlet protection (Silt sacks are recommended);
 - e. Dust control;
 - f. Temporary/permanent seeding or wet weather measures (e.g., mulch);
 - g. Limits of construction; and
 - h. Other appropriate erosion and sedimentation control methods.



From: Clark, James L (BPA) - TERR-3
Sent: Thursday, April 21, 2016 12:26 PM
To: Pauly, Daniel
Cc: Alvarado, Victor L (CONTR) - TERR-CHEMAWA; Hensley, Stacie R (BPA) - TERR-3
Subject: RE: SORT Bioenergy Proposal

Thank you Daniel,

BPA has no objections to the SORT Bioenergy Proposal as reviewed on the plans provided.

Please note: the subject property, Tax Lot No. 3S102C000600, is adjacent to BPA' Oregon City Substation and to the Keeler-Oregon City No 2 transmission line and do not impact BPA.

Any uses that will impact BPA facilities or operations must be submitted to BPA for review and approval.

If the applicant feels that their proposal impacts BPA, they are encouraged to submit a Land Use Application to initiate a review.

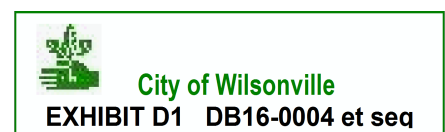
Disruptions to BPA operations, caused by the applicant, and any damages resulting, will be charged against them.

Let me know if this email is sufficient for a response or if you require a formal letter.

Sincerely,

Jim Clark

Realty Specialist | Real Property Field Services | TERR-3
Bonneville Power Administration | Department of Energy
503-230-5605 Portland Office | 503-304-5906 Salem Office
503-758-3883 Mobile | E-mail: jlclark@bpa.gov



**Petition for Annexation
City of Wilsonville**

**Republic Services
(Willamette Resources Inc.)**

**TAX LOTS 600 & 601, T3S R1W 2C (Consolidated),
with Comprehensive Plan and Zone Map
Amendments; Stage I Master Plan; and
Lot Line Adjustment**

December 7, 2015

Revised and Resubmitted February 3, 2016

PETITIONER/OWNER:

Republic Services; Willamette Resources Inc. (WRI)

10295 SW Ridder Road

Wilsonville, OR 97070

Contact: Jason Jordan, General Manager

jjordan4@republicservices.com

503-404-2131

Mike Huycke, VP, WRI

APPLICANT'S REPRESENTATIVES:

Pioneer Design Group

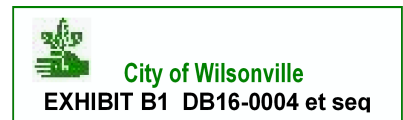
9020 SW Washington Square Dr., Suite 170

Portland, OR 97223

Contact: Ben Altman

baltman@pd-grp.com

503-643-8286 Dir. 971-708-6258



RECEIVED
FEB 05 2016

BY:-----



January 4, 2016

Jason Jordan
General Manager
Republic Services Inc.
10295 SW Ridder Rd.
Wilsonville OR 97070

Dear Mr. Jordan:

On December 8, 2015 an application was submitted to the City of Wilsonville for Annexation, a Comprehensive Plan Amendment, a Zone Map Amendment, and Stage I Master Plan, and Lot Line Adjustment for Republic Services. Initial examination of the applications show, as explained below, the submitted applications are components of the land use application for a project subject to the requirements of Senate Bill 462. Senate Bill 462 states, "before an applicant may submit an application under ORS 227.160 to 227.186 for land use approval to establish or modify a disposal site for composting that requires a permit issued by DEQ, as provided in subsection (3) of this section, the applicant shall: a) Request and attend a pre-application conference; and b) hold a pre-application Community meeting." The required pre-application meeting was held with the City and state and regional agencies on December 3, 2015 However, the required pre-application community meeting has not been held.

The submitted applications are subject to the requirements of Senate Bill 462 as the Stage I Master Plan clearly indicates a digester facility as one of the uses on the subject property. Pursuant to Subsection 4.140 (.05) D. 1. application for a zone change is required to be made simultaneously with a Stage I application, thus being linked as a related land use application. Annexation and Comprehensive Plan Amendment can be reasonably assumed to be also tied to the land use application subject to Senate Bill 462 as they were submitted concurrently on the same application form. The submitted Lot Line Adjustment request cannot be processed without annexation due to lack of jurisdiction.

Under the circumstances, the applicant has erred in submitting the applications listed above to the City. The City will cancel all file numbers set up for the applications and at your request the City can either refund the application fees or put them "on account" to be applied towards future application fees. The required timelines for reviewing the application for completeness and issuing a decision are not applicable. We look forward to working with you in processing an application once the state mandated prerequisite

steps are complete. Please also note the City's application fees increased January 1, 2016. Submittal of the applications will thus be subject to the increased 2016 application fee amounts.

Regards

Daniel Pauly, AICP
Associate Planner
City of Wilsonville

cc:

Ben Altman
Pioneer Design Group
9020 SW Washington Square Rd. #170
Tigard OR 97223

LETTER OF TRANSMITTAL



CIVIL LAND USE PLANNING SURVEY
 P 503.643.8286 F 844.715.4743 www.pd-grp.com
 9020 SW Washington Square Rd Suite 170
 Portland, Oregon 97223

Date:	December 8, 2015	Job No:	999-158.b
Attention:	Jennifer Scola, Assistance Planner		
RE:	Republic Services- Annexation, Plan/Zone Map Amend, and Lot Line Adjustment		

To:	City of Wilsonville 29799 SW Town Center Loop E. Wilsonville, OR 97070
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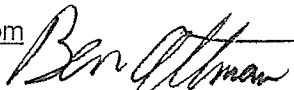
- WE ARE SENDING YOU VIA: Messenger U.S. Mail Overnight Courier Hand Deliver
- Shop Drawings Prints Samples Specifications Plans
- Copy of Application Change Order Calculations

COPIES	DATE	NO.	DESCRIPTION
3	12-4-15		Petition for Annexation (+1 Original)
3	12-7-15		Land Use Application – Annexation, Plan/Zone Map & LLA

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> | |
| <input type="checkbox"/> For BIDS DUE _____, 20____ | PRINTS RETURNED AFTER LOAN TO US | |

<p>REMARKS</p> <p>Jennifer: On behalf of Republic Services we are submitting for Annexation of Tax Lots 600 & 601, T3S R1W 2C, including the following:</p> <ul style="list-style-type: none"> • Annexation @ 5-40 acres = \$2,592, plus Metro fee of \$300 = \$2,892 • Com Plan Map Amend (Quais Jud) = \$2,592 • Zone Map Amend (Quais Jud) = \$1,382 • Stage Master Plan = \$1,382 • Lot Line Adjustment (Class I) = \$ 173 less than 50% area <p style="text-align: right;">Total \$8,421</p> <p>Thanks.</p>
--

Copy To:	Signed: Ben Altman baltman@pd-grp.com 
-----------------	--

CITY OF WILSONVILLE

29799 SW Town Center Loop East
Wilsonville, OR 97070
Phone: 503.682.4960
Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

Planning Division

Development Permit Application

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

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

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

TO BE COMPLETED BY APPLICANT:

Please PRINT legibly

Applicant:

Republic Services, Inc.

Address: 10295 SW Ridder Road

Phone: 503-404-2131

Fax:

E-mail: jjordan4@republicservices.com

Property Owner:

Willamette Resources, Inc. (WRI)

Address: 10295 SW Ridder Road

Phone: 503-404-2131

Fax:

E-mail: jjordan4@republicservices.com

Authorized Representative:

Pioneer Design Group

Address: 9020 SW Washington Sq. Rd. #170

Phone: Dir. 971-708-6258

Fax:

E-mail: baltman@pd-grp.com

Property Owner's Signature:

Printed Name: Jason Jordan, GM Date: 11/20/15

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

Printed Name: Jason Jordan, GM Date: 11/20/15

Site Location and Description:

Project Address if Available: 25720 SW Garden Acres Road Suite/Unit _____

Project Location: one block north of Ridder Road on the east side of Garden Acres Road

Tax Map #(s): T3S R1W 2C Tax Lot #(s): 600 & 601 County: Washington Clackamas

Request: Annexation of approximately 10 acres, together with Comprehensive Plan and Zone Map Amendments, from County FD-20 to City PDI-RSIA, Planned Development Industrial - Regionally Significant Industrial Area, with Stage I Master Plan, and a Lot Line Adjustment.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:



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

**SORT BIOENERGY, LLC
ORGANICS RECYCLING FACILITY
ANAEROBIC DIGESTER
PUBLIC INFORMATION REVIEWS & PERMITS**

In partnership with Republic Services SORT BIOENERGY, LLC is proposing to develop an organics recycling facility adjacent to Republic Services Material Recovery Waste Transfer Station located at 10295 SW Ridder Road in Wilsonville, Oregon 97070.

This facility will include an anaerobic digester that will convert food scraps and other organic waste material into renewable energy in the form of bio-gas. The facility will also produce nutrient-rich by-products re-useable for agricultural applications.

As this proposal moves forward there will be multi opportunities for public information and review. The review process will include the following:

1. Initial pre-application meeting with City of Wilsonville; **DONE**
2. Formal follow-up pre-application meeting with City of Wilsonville; **DONE**
3. Joint-jurisdictional pre-application meeting including affected permitting agencies: City of Wilsonville, Washington County, Metro, and DEQ; **DONE**
4. Community Public Information meeting, with notice to owners and occupants within ½ mile radius of the site; **DONE**
-  5. City of Wilsonville hearings for Annexation and Plan/Zone Map amendments before;
 - a. Development Review Board; and
 - b. City Council
-  6. City of Wilsonville Development Review Board hearing, for Site Development and Architectural review;
7. DEQ Permit, including public comment period;
8. Metro franchise/contract hearing before Metro Council

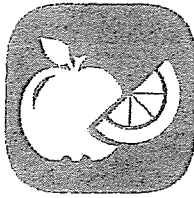


REPUBLIC
SERVICES

Name	City	Email	Phone
Dominic Vacca	Eugene	domvacca@gmail.com	541 234-2339
Jeffrey Lippert	Albany	jefflippert24@hotmail.com	541-740-7234
Dave Moldal	Portland	dave.moldal@eugene-trust.org	503-445-2476
Dean Kampfer	Portland	DKampfer@winn.com	503-495-7831
Jerry Greenfield	Wilsonville	jer.greenfield@gmail.com	503-705-3109
Lila Ritter	Portland	kils.ritter@oregonmetro.gov	503-797-1862
MARY MACPHERSON	Portland	macpherson@eq-grp.com	503-522-5339
CHERYL GRAHAM	PORTLAND	graham.cheryl@deg.state.or.us	503-504-7906
KILLIAN CONDON	" "	killian.condon@state.or.us	503-229-5562
Jeff Murray	Portland	jaenvironmental@hotmail.com	503 977 9929

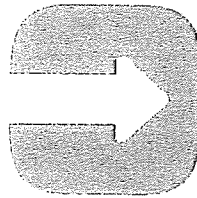
Sustainable Organics Recycling Technology (SORT) Bioenergy is a proposed organics recycling facility that seeks to be a leader in environmental sustainability by providing an alternative to sending food scraps to the landfill.

FOOD SCRAPS DIVERTED



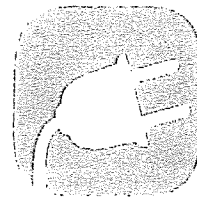
From Landfill for Organics Recycling

SORT BIOENERGY'S PROCESS



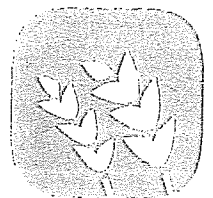
Enclosed Anaerobic Digestion Creates:

LOCAL COMMUNITY



Renewable Energy

VALUABLE SOURCE OF



Nutrients for Farm & Agricultural Reuse



SORT Bioenergy's proposed facility will be located at:
10295 SW Ridder Road,
Wilsonville, Oregon 97070

SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY



Resourceful Thinking!

HOW DO I FIND OUT MORE ABOUT THE PROJECT?



For more information on the facility layout, anaerobic digestion, and the status of the project, please email: paul@sortbioenergy.com or visit: www.sortbioenergy.com



Printed on a non-coated, recycled and acid-free substrate that meets several third party environmental certifications.

2015 © Sustainable Organics Recycling Technology (SORT) Bioenergy, LLC.

SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY



Resourceful Thinking!

Leadership in protecting the environment through:

- Landfill Diversion
- Energy Recovery
- Nutrient Recycling

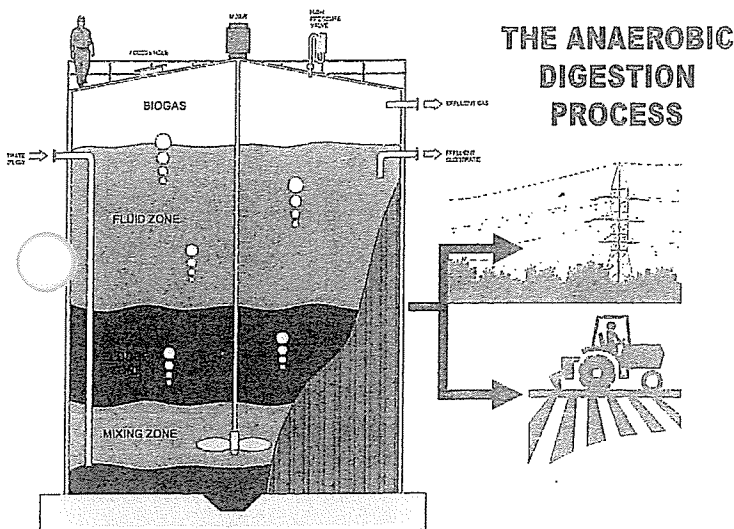
SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY

Sort **BIOENERGY**

Resourceful Thinking!

THE SORT BIOENERGY FACILITY WILL RECEIVE AND PROCESS:

- Food scrap materials from businesses such as grocery stores, restaurants, cafeterias, bakeries, breweries or other food scrap materials from commercial food facilities
- Grease-trap liquids from commercial businesses that serve foods prepared with fry grease
- Milk, juice or yogurt products that are not safe for consumption



SORT Bioenergy will use anaerobic digestion, a process that has been in use for over 100 years, to convert the organic food scrap material to renewable energy and soil nutrient products. Anaerobic digestion uses naturally occurring microorganisms in an oxygen free environment to convert food scrap materials to energy.

The food scrap material will be processed the same day it arrives at the proposed **SORT Bioenergy** facility. The food scrap materials go through a screening and blending process, then are watered down so they can be pumped into completely-enclosed anaerobic digestion tanks. In the tanks, the methane that is generated from the food is collected for renewable energy use. Once the food scrap material goes through the digestion process, a nutrient-rich liquid and a fibrous mulch-like material remain and can be used at farms as a sustainable alternative to man-made fertilizers.

The anaerobic digesters create biogas that can be used as a fuel source to make renewable electricity or upgraded to natural gas and used as a transportation fuel.

ECONOMIC BENEFITS TO WILSONVILLE

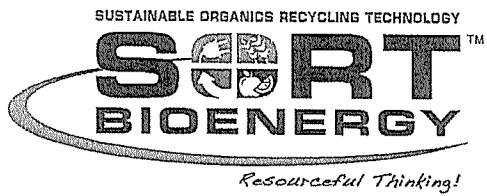
Wilsonville's residents and businesses benefit by having a community facility that brings capital investment and demonstrates real leadership in environmental sustainability. It will provide new jobs and new investments that will benefit the whole community. Cities that demonstrate a real commitment to environmental sustainability are seeing huge investments from a wide variety of businesses (not just environmental) that create jobs and improve the community as a whole. **SORT Bioenergy** provides an opportunity to demonstrate real leadership and attract new community investments for those residents and businesses that value the protection of our environment.

Businesses in Wilsonville will also have a sustainable alternative for their food scraps disposal.

COMMUNITY ENVIRONMENTAL BENEFITS

According to the EPA, food makes up over 19% of landfills and is the biggest source of carbon emissions. Through **SORT Bioenergy's** anaerobic digestion process, every part of the food scrap material has a beneficial use.

- Generation of renewable energy
- Liquid from the anaerobic digestion process is full of nutrients and can be used as a soil amendment instead of man-made fertilizers, which decreases the mining of phosphorus and the production of ammonium fertilizer
- The solid material that remains from food scraps processed can also be used at farms and for other agricultural uses



SORT BIOENERGY, LLC
10295 SW Ridder Road
Wilsonville, OR 97070

**PRSR STD
U.S. POSTAGE
PAID
D.M.S.**

**NOTICE OF
COMMUNITY MEETING**

PROPOSED:

SORT BIOENERGY, LLC

See reverse or visit:

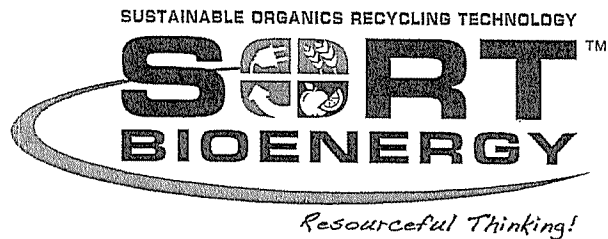


www.SORTBIOENERGY.com



Printed on a non-coated, recycled and acid-free substrate
that meets several third party environmental certifications.

2015 © Sustainable Organics Recycling Technology (SORT) Bioenergy, LLC. SORT &
design are a Trademark of Sustainable Organics Recycling Technology Bioenergy.



**JOIN US FOR AN INFORMAL
OPEN HOUSE TO LEARN MORE
ABOUT THE PROPOSED:**

SORT BIOENERGY, LLC FACILITY

**WE ENCOURAGE THE
COMMUNITY TO PARTICIPATE!**

NOTICE IS HEREBY GIVEN, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

The purpose of the community meeting is to share information on the proposed project and answer questions from the public. The proposed facility will use anaerobic digestion, a natural biological process commonly in use throughout the United States, to convert liquified food scraps to energy-rich biogas that is then converted into renewable electricity. Materials removed after anaerobic digestion are a perfect nutrient product for agricultural reuse. All project activities will be fully enclosed and no organic material will be stored on site. The project requires authorization by the Oregon Department of Environmental Quality and the city of Wilsonville. The project activities protect the environment and will not create nuisance conditions.

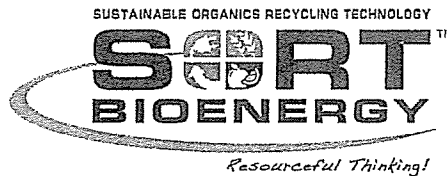
This is an opportunity to learn about anaerobic digestion technology and the exciting progress being made across the U.S. in terms of beneficial reuse of organic material. The meeting will be an open house format where there will be an introductory project overview followed by specific stations explaining project components.

Public comment, both oral and written form, is invited. Additional information on the project can be found at: www.SORTBIOENERGY.com

Questions should be directed to SORT BIOENERGY, LLC by:

e-mail: paul@sortbioenergy.com

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



www.SORTBIOENERGY.com | paul@sortbioenergy.com | 208.859.8257 | 10295 SW Ridder Rd, Wilsonville, OR 97070

For Immediate Release

January 11, 2016

Contact: Paul Woods

(208) 859-8257

Organics Recycling Facility Open House Announcement

Wilsonville-----Developers for the SORT Bioenergy (SORT) project, that would provide an alternative to sending food scraps to the landfill, will outline their proposal for the public at a community meeting on Wednesday, January 27th. The public is invited to attend the open house meeting format from 5 pm to 7:00pm at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070

SORT proponents will share information regarding the proposed food scrap to renewable energy facility to be located on the Republic Services Transfer Station Site at 10295 SW Ridder Road in Wilsonville, Oregon. This is an opportunity for the public to learn about anaerobic digestion technology and the exciting progress being made across the U.S. of the beneficial reuse of organic material. The meeting will be an open house format where, after a brief project overview, there will be specific stations explaining project components.

SORT will use anaerobic digestion to convert food scraps to energy-rich biogas that is then converted into renewable energy. Materials removed after anaerobic digestion are then recycled as a nutrient product for agricultural reuse. All project activities will be fully enclosed and the process utilizes natural bacteria to convert the material to energy.

The project, which demonstrates real leadership in environmental sustainability, will provide new jobs and new investments that will benefit the entire community. Perhaps more importantly, SORT will provide countless environmental benefits. Food makes up around 18% of material going into landfills in Oregon and is the greatest source of carbon emissions. Through SORT's anaerobic digestion process, every part of the food scrap material has a beneficial use.

SORT is inviting both oral and written comments. More information on the project can be found at: www.sortbioenergy.com. Questions concerning the project or the meetings can be directed to Paul Woods at SORT, (208) 859-8257 or paul@sortbioenergy.com.

SORT Bioenergy Legal Notice

Notice is hereby given that pursuant to ORS 193.020 of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon.

Public comment, both oral and written form, is invited. Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.

Posted in Wilsonville Spokesman January 6, 2016.



6605 SE Lake Road, Portland, OR 97222
 PO Box 22109, Portland, OR 97269-2109
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS
 I, Charlotte Allsop, being the first duly sworn,
 depose and say that I am the Accounting
 Manager of the *Wilsonville Spokesman*, a
 newspaper of general circulation, published
 at Wilsonville, in the aforesaid county and
 state, as defined by ORS 193.010 and
 193.020, that

**Marketing By Design
 Legal Notice – SORT Bioenergy
 WS293**

a copy of which is hereto annexed, was
 published in the entire issue of said
 newspaper for

1
 week in the following issue:
January 6, 2016

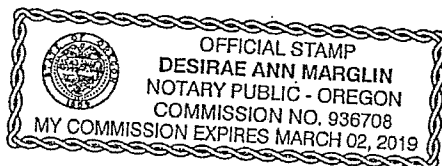
Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
 January 6, 2016.

Desirae Ann Marglin
 NOTARY PUBLIC FOR OREGON

Acct # 601453
Attn: Kristi Simmons
 Marketing by Design
 509 North 13th Street
 Boise ID 83702



Size: 2 x 3.5"
 Amount Due \$60.55*
 *Please remit to the address above.

SORT Bioenergy Legal Notice

Notice is hereby given that pursuant to ORS 193.020 of a
 community meeting to be held by SORT BIOENERGY, LLC to
 share information regarding the food scrap to renewable energy
 facility to be located at 10295 SW Ridder Road, Wilsonville,
 Oregon.

The community meeting will be held on Wednesday, January
 27, 2016 from 5 pm to 7 pm. The informal, open house meeting
 will be held at the Al Kader Shrine Center located at 25100 SW
 Parkway Ave, Wilsonville, Oregon.

Public comment, both oral and written form, is invited.
 Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please
 call Paul Woods at (208) 859-8257 at least three days prior to
 the meetings so that arrangements can be made.
 Publish 01/06/2016. WS293



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



Guide to Composting Facility Notification under Senate Bill 462 (2013)

January 6, 2014

In 2013, the Oregon Legislature passed Senate Bill 462, which became effective on June 26, 2013. This bill requires cities and counties to hold a pre-application conference for certain composting facilities before an applicant may submit an application for land use approval. The bill is in response to negative public reaction to odors generated by a large composting facility receiving type 3 feedstocks and legislative concern that public input should be accommodated before the approval of such facilities.

This guide was prepared by DLCD in coordination with the Oregon Department of Environmental Quality (DEQ), and summarizes the provisions of SB 462 in a question and answer format. Refer to Senate Bill 462 for additional detail. The guide is not intended to provide legal advice or to be a substitute for rulemaking.

Q and A:

Q: What types of composting facilities are subject to SB 462?

A: SB 462 applies to all composting operations that require a DEQ permit and involve either: 1) a new operation that sells its product or 2) an existing operation that sells its product and either expands significantly or accepts certain non-vegetative materials (type 3 feedstock).

Q: What zones does SB 462 apply to?

A. SB 462 applies to all zones in cities and counties in which composting facilities, or uses that include composting facilities, are allowed.

Q: What does SB 462 require of cities and counties?

A: SB 462 requires cities and counties to hold a pre-application conference before an applicant may submit an application for land use approval for a composting facility.

Q: What does SB 462 require of applicants?

A: SB 462 requires applicants to hold a community meeting following a pre-application conference and before the submittal of an application for land use approval.

Q: Does SB 462 impose any new or changed plan review criteria for composting facilities?

A: No

Q: Does SB 462 involve any other requirements?

A: Yes. For proposed composting sites that require metropolitan service district (Metro) approval, DEQ and Metro are prohibited from permitting a composting facility within 1,500 feet of a school that is within an exception area for rural residential uses.

If you have further questions about implementation of these new provisions, please contact Katherine Daniels, DLCD Farm and Forest Lands Specialist, at 503-934-0069 or katherine.daniels@state.or.us or Bob Barrows, DEQ Solid Waste Policy Analyst, at 541-687-7354 or barrows.bob@deq.state.or.us.

Enrolled
Senate Bill 462

Sponsored by Senators STARR, OLSEN, ROBLAN, DEVLIN; Representatives PARRISH, UNGER

CHAPTER

AN ACT

Relating to composting; creating new provisions; amending ORS 268.318; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. (1) As used in this section:

- (a) "Compost" has the meaning given that term in ORS 459.005.
- (b) "Disposal site" has the meaning given that term in ORS 459.005.
- (c) "Local government" has the meaning given that term in ORS 174.116.

(2) Before an applicant may submit an application under ORS 215.402 to 215.438 for land use approval to establish or modify a disposal site for composting that requires a permit issued by the Department of Environmental Quality, as provided in subsection (3) of this section, the applicant shall:

- (a) Request and attend a preapplication conference described in subsections (4) to (6) of this section; and
- (b) Hold a preapplication community meeting described in subsections (7) to (9) of this section.

(3) Subsection (2) of this section applies to an application to:

- (a) Establish a disposal site for composting that sells, or offers for sale, resulting product; or
- (b) Allow an existing disposal site for composting that sells, or offers for sale, resulting product to:

(A) Accept as feedstock nonvegetative materials, including dead animals, meat, dairy products and mixed food waste; or

(B) Increase the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.

(4) During the preapplication conference:

(a) The applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(b) The county with land use jurisdiction over the proposed disposal site for composting and the other representatives described in subsection (5) of this section shall inform the applicant of permitting requirements to establish and operate the proposed disposal site for composting and provide all application materials to the applicant.

(5) The applicant shall submit a written request to the county with land use jurisdiction to request a preapplication conference. A representative of the planning department of the

county and a representative of the Department of Environmental Quality shall attend the conference along with representatives, as determined necessary by the county, of the following entities:

(a) Any other state agency or local government that has authority to approve or deny a permit, license or other certification required to establish or operate the proposed disposal site for composting.

(b) A state agency, a local government or a private entity that provides or would provide to the proposed disposal site for composting one or more of the following:

(A) Water systems.

(B) Wastewater collection and treatment systems, including storm drainage systems.

(C) Transportation systems or transit services.

(c) A city or county with territory within its boundaries that may be affected by the proposed disposal site for composting.

(d) The Department of Land Conservation and Development.

(e) The State Department of Agriculture.

(6) The county with land use jurisdiction may use preapplication procedures, if any, in the acknowledged land use regulations of the county, consistent with the requirements that the county shall:

(a) Provide notice of the preapplication conference to the entities described in subsection (5) of this section by mail and, as appropriate, in any other manner that ensures adequate notice and opportunity to participate;

(b) Hold the preapplication conference at least 20 days and not more than 40 days after receipt of the applicant's written request; and

(c) Provide preapplication notes to each attendee of the conference and the other entities described in subsection (5) of this section for which a representative does not attend the preapplication conference.

(7) After the preapplication conference and before submitting the application for land use approval, the applicant shall:

(a) Hold a community meeting within 60 days after the preapplication conference:

(A) In a public location in the county with land use jurisdiction; and

(B) On a business day, or Saturday, that is not a holiday, with a start time between the hours of 6 p.m. and 8 p.m.

(b) Provide notice of the community meeting to:

(A) The owners of record, on the most recent property tax assessment roll, of real property located within one-half mile of the real property on which the proposed disposal site for composting would be located;

(B) The resident or occupant that receives mail at the mailing address of the real property described in subparagraph (A) of this paragraph if the mailing address of the owner of record is not the mailing address of the real property;

(C) Neighborhood and community organizations recognized by the governing body of the county if a boundary of the organization is within one-half mile of the proposed disposal site for composting;

(D) A newspaper that meets the requirements of ORS 193.020 for publication;

(E) Local media in a press release; and

(F) The entities described in subsection (5) of this section.

(8) During the community meeting, the applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(9) The applicant's notice provided under subsection (7)(b) of this section must include:

(a) A brief description of the proposed disposal site for composting;

(b) The address of the location of the community meeting; and

(c) The date and time of the community meeting.

SECTION 2. (1) As used in this section:

(a) "Compost" has the meaning given that term in ORS 459.005.

(b) "Disposal site" has the meaning given that term in ORS 459.005.

(c) "Local government" has the meaning given that term in ORS 174.116.

(2) Before an applicant may submit an application under ORS 227.160 to 227.186 for land use approval to establish or modify a disposal site for composting that requires a permit issued by the Department of Environmental Quality, as provided in subsection (3) of this section, the applicant shall:

(a) Request and attend a preapplication conference described in subsections (4) to (6) of this section; and

(b) Hold a preapplication community meeting described in subsections (7) to (9) of this section.

(3) Subsection (2) of this section applies to an application to:

(a) Establish a disposal site for composting that sells, or offers for sale, resulting product; or

(b) Allow an existing disposal site for composting that sells, or offers for sale, resulting product to:

(A) Accept as feedstock nonvegetative materials, including dead animals, meat, dairy products and mixed food waste; or

(B) Increase the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.

(4) During the preapplication conference:

(a) The applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(b) The city with land use jurisdiction over the proposed disposal site for composting and the other representatives described in subsection (5) of this section shall inform the applicant of permitting requirements to establish and operate the proposed disposal site for composting and provide all application materials to the applicant.

(5) The applicant shall submit a written request to the city with land use jurisdiction to request a preapplication conference. A representative of the planning department of the city and a representative of the Department of Environmental Quality shall attend the conference along with representatives, as determined necessary by the city, of the following entities:

(a) Any other state agency or local government that has authority to approve or deny a permit, license or other certification required to establish or operate the proposed disposal site for composting.

(b) A state agency, a local government or a private entity that provides or would provide to the proposed disposal site for composting one or more of the following:

(A) Water systems.

(B) Wastewater collection and treatment systems, including storm drainage systems.

(C) Transportation systems or transit services.

(c) A city or county with territory within its boundaries that may be affected by the proposed disposal site for composting.

(d) The Department of Land Conservation and Development.

(e) The State Department of Agriculture.

(6) The city with land use jurisdiction may use preapplication procedures, if any, in the acknowledged land use regulations of the city, consistent with the requirements that the city shall:

(a) Provide notice of the preapplication conference to the entities described in subsection (5) of this section by mail and, as appropriate, in any other manner that ensures adequate notice and opportunity to participate;

(b) Hold the preapplication conference at least 20 days and not more than 40 days after receipt of the applicant's written request; and

(c) Provide preapplication notes to each attendee of the conference and the other entities described in subsection (5) of this section for which a representative does not attend the preapplication conference.

(7) After the preapplication conference and before submitting the application for land use approval, the applicant shall:

(a) Hold a community meeting within 60 days after the preapplication conference:

(A) In a public location in the city with land use jurisdiction; and

(B) On a business day, or Saturday, that is not a holiday, with a start time between the hours of 6 p.m. and 8 p.m.

(b) Provide notice of the community meeting to:

(A) The owners of record, on the most recent property tax assessment roll, of real property located within one-half mile of the real property on which the proposed disposal site for composting would be located;

(B) The resident or occupant that receives mail at the mailing address of the real property described in subparagraph (A) of this paragraph if the mailing address of the owner of record is not the mailing address of the real property;

(C) Neighborhood and community organizations recognized by the governing body of the city if a boundary of the organization is within one-half mile of the proposed disposal site for composting;

(D) A newspaper that meets the requirements of ORS 193.020 for publication;

(E) Local media in a press release; and

(F) The entities described in subsection (5) of this section.

(8) During the community meeting, the applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(9) The applicant's notice provided under subsection (7)(b) of this section must include:

(a) A brief description of the proposed disposal site for composting;

(b) The address of the location of the community meeting; and

(c) The date and time of the community meeting.

SECTION 3. Sections 1 and 2 of this 2013 Act apply to applications for permits that are submitted on or after the effective date of this 2013 Act.

SECTION 4. Section 5 of this 2013 Act is added to and made a part of ORS 459.205 to 459.385.

SECTION 5. (1) As used in this section:

(a) "Property line" has the meaning given that term in ORS 92.010.

(b) "School" means:

(A) A public or private institution of learning providing instruction in kindergarten through grade 12, or any combination of those grade levels; and

(B) The surrounding buildings, other structures, playgrounds, athletic fields, parking lots and any other areas of the institution that are accessed by students of the institution on a regular basis.

(2) The Department of Environmental Quality may not issue a disposal site permit under ORS 459.245 to establish a commercial disposal site for composting if:

(a) The property line of the proposed disposal site for composting is located within 1,500 feet of a property line of a school that is within an exception area for rural residential uses; and

(b) The proposed disposal site for composting requires approval from a metropolitan service district under ORS 268.318.

SECTION 6. ORS 268.318 is amended to read:

268.318. (1) No public or private disposal, transfer or resource recovery site or facility in the metropolitan service district shall be established, modified or extended without the prior approval of the district. The district may deny an application for the establishment, modification or extension of a site or facility if pursuant to its solid waste management plan the district has either:

(a) Entered into contracts obligating the district to supply or direct minimum quantities of solid wastes to sites or facilities designated in the contract in order that those sites or facilities will operate economically and generate sufficient revenues to liquidate any bonded or other indebtedness incurred by reason of those sites or facilities; or

(b) Adopted a franchise system for the disposal of solid or liquid wastes.

(2) In considering an application for the establishment, modification or extension of a site or facility, the metropolitan service district may take into account the location and number of existing sites or facilities and their remaining capacities, whether the proposed establishment, modification or extension complies with the district's solid waste management plan and whether the applicant has complied with all other applicable regulatory requirements.

(3)(a) As used in this subsection:

(A) "Compost" has the meaning given that term in ORS 459.005.

(B) "Disposal site" has the meaning given that term in ORS 459.005.

(C) "Property line" has the meaning given that term in ORS 92.010.

(D) "School" has the meaning given that term in section 5 of this 2013 Act.

(b) The metropolitan service district may not approve the establishment of a commercial disposal site for composting if the property line of the proposed disposal site for composting is located within 1,500 feet of a property line of a school that is within an exception area for rural residential uses.

SECTION 7. Section 5 of this 2013 Act and the amendments to ORS 268.318 by section 6 of this 2013 Act apply to applications pending on or filed on or after January 1, 2013.

SECTION 8. This 2013 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2013 Act takes effect on its passage.

Passed by Senate April 29, 2013

Received by Governor:

Repassed by Senate June 18, 2013

.....M.,....., 2013

Approved:

.....
Robert Taylor, Secretary of Senate

.....M.,....., 2013

.....
Peter Courtney, President of Senate

.....
John Kitzhaber, Governor

Passed by House June 13, 2013


Filed in Office of Secretary of State:

.....
Tina Kotek, Speaker of House

.....M.,....., 2013

.....
Kate Brown, Secretary of State

Proposed facility to turn food scraps into energy

Created on Wednesday, 20 January 2016 00:00 | Written by [Jake Bartman](#) | 

[0 Comments](#)

Project would be one of the first in the Northwest

Don't worry, Wilsonville: The proposed new food scrap processing facility on Ridder Road is not expected to smell.

Proposed by Sustainable Organics Recycling Technology (SORT) Bioenergy, the facility would involve an anaerobic digester built on a lot adjacent to Republic Services' Wilsonville campus on Ridder Road. SORT plans to hold an open house to solicit public comment on the project Jan. 27, before it goes to the City's Development Review Board and the City Council for approval. Construction could begin as early as December 2016, setting the facility up to open in 2018.

Unlike the open-air Nature's Needs facility in North Plains where residential food scraps are turned into compost — with all the unpleasant smells that can be involved in composting — the commercial food scraps processed on Ridder Road would be processed inside of a giant, air-tight digester.

"It's completely enclosed," said Paul Woods, president of SORT Bioenergy. "There are no emissions from the tank."

The digester would be a massive cylinder of approximately 30 feet in height and 70 feet in diameter, Woods said. Dairy products and other types of food waste from hospital, restaurant and other kitchens are among the food scraps that would be used, filling the digester to around 80 percent of its capacity.

That food waste would be mixed with water, seeded with bacteria, and kept in the tank at an even 96 degrees Fahrenheit to partially break down and produce methane gas. The methane would be collected and used to power a generator that produces energy to be sold to Portland General Electric. In total, the facility would produce 2.4 megawatts of electricity per hour, 24 hours per day — enough to power some 800 homes for one hour, according to [cleanenergyauthority.com](#).

After being used in the digester, what remains of the food scraps could be transported to another facility where they can be used as fertilizer, among other uses. Because they would have been partially broken down, the scraps' volume would have decreased, making for less space taken up in landfills. In total, the facility would process between 50,000 and 70,000 tons of food waste per year.

"This is nothing new or cutting edge or innovative. It's technology that's been around for a long time," Woods said. "But you're seeing it become more and more common."

Woods said that SORT's partnership with Republic Services — one of the largest waste management companies in the country — would see Republic help to transport new food waste to the digester. Some of the methane produced by the project will also be converted to natural gas that will help to power Republic's natural gas truck fleet.

Metro, the area's regional government, directs the flow of trash in the metro area to certain facilities for processing. Spokesperson Ken Ray said that the agency is interested to see the result of the project.

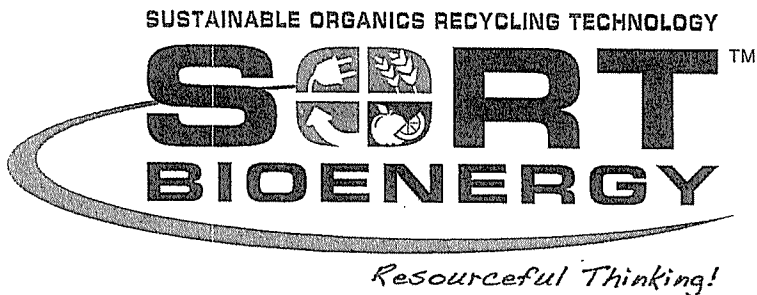
"We're looking at ways to reduce the amount of garbage that we throw away, and one of the most significant ways we can have an impact on that is food scraps," he said, adding that 18 percent of landfill waste is food scraps — and the bulk of those food scraps come from commercial, rather than residential, kitchens.

Right now, Ray said, businesses' food scraps are taken for anaerobic digestion at JC-Biomethane's plant in Junction City. That plant was the first to anaerobically digest food scraps in the Pacific Northwest when it began operations in late 2013.

"But it's one facility, and we need to see where we can have more of those facilities," Ray said.

Chris Neamtzu, planning director for the City of Wilsonville, said in an email that there is a chance that the new facility could promote economic development in the city.

"There are instances around the globe where these facilities exist and another industry chooses to locate next door to take advantage of a waste stream that is generated by the other business," he said. "So, there is a possibility."



**JOIN US FOR AN INFORMAL
OPEN HOUSE TO LEARN MORE
ABOUT THE PROPOSED:**

SORT BIOENERGY, LLC FACILITY

**WE ENCOURAGE THE
COMMUNITY TO PARTICIPATE!**

NOTICE IS HEREBY GIVEN, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7:30 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

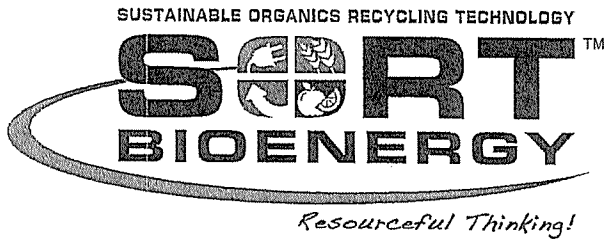
The purpose of the community meeting is to share information on the proposed project and answer questions from the public. The proposed facility will use anaerobic digestion, a natural biological process commonly in use throughout the United States, to convert liquified food scraps to energy-rich biogas that is then converted into renewable electricity. Materials removed after anaerobic digestion are a perfect nutrient product for agricultural reuse. All project activities will be fully enclosed and no organic material will be stored on site. The project requires authorization by the Oregon Department of Environmental Quality and operating permits will require that project activities protect the environment and do not create nuisance conditions.

This is an opportunity to learn about anaerobic digestion technology and the exciting progress being made across the U.S. in terms of beneficial reuse of organic material. The meeting will be an open house format where there will be an introductory project overview followed by specific stations explaining project components.

Public comment, both oral and written form, is invited. Additional information on the project can be found at: www.SORTBIOENERGY.com

Questions should be directed to SORT BIOENERGY, LLC by:
phone: 208-859-8257
e-mail: paul@sortbioenergy.com

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



SORT BIOENERGY, LLC
10295 SW Ridder Road
Wilsonville, OR 97070

PRSR STD
U.S. POSTAGE
PAID
D.M.S.

**NOTICE OF
COMMUNITY MEETING**

PROPOSED:

SORT BIOENERGY, LLC

See reverse or visit



www.SORTBIOENERGY.com



Printed on a non-coated, recycled and acid-free substrate that meets several third party environmental certifications.

2015 © Sustainable Organics Recycling Technology (SORT) Bioenergy, LLC. SORT & design are a Trademark of Sustainable Organics Recycling Technology Bioenergy.

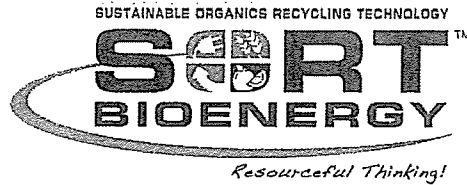
SORT Bioenergy Legal Notice

Notice is hereby given, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7:30 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

Public comment, both oral and written form, is invited. Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



www.SORTBIOENERGY.com | paul@sortbioenergy.com | 208.859.8257 | 10295 SW Ridder Rd, Wilsonville, OR 97070

For Immediate Release
January 11, 2016

Contact: Paul Woods
(208) 859-8257

Organics Recycling Facility Open House Announcement

Wilsonville-----Developers for the SORT Bioenergy (SORT) project, that would provide an alternative to sending food scraps to the landfill, will outline their proposal for the public at two community meetings at the St. Helens Armory. The public is invited to attend meetings at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070 on Wednesday, January 27th from 5 pm to 7:30pm.

SORT proponents will share information regarding the proposed food scrap to renewable energy facility to be located on the Republic Services Transfer Station Site at 10295 SW Ridder Road in Wilsonville, Oregon. This is an opportunity for the public to learn about anaerobic digestion technology and the exciting progress being made across the U.S. of the beneficial reuse of organic material. Each meeting will be an open house format where, after a brief project overview, there will be specific stations explaining project components.

SORT will use anaerobic digestion to convert food scraps to energy-rich biogas that is then converted into renewable energy. Materials removed after anaerobic digestion are then recycled as a nutrient product for agricultural reuse. All project activities will be fully enclosed and the process utilizes natural bacteria to convert the material to energy.

The project, which demonstrates real leadership in environmental sustainability, will provide new jobs and new investments that will benefit the entire community. Perhaps more importantly, SORT will provide countless environmental benefits. Food makes up around 20% of material going into landfills and is the greatest source of carbon emissions. Through SORT's anaerobic digestion process, every part of the food scrap material has a beneficial use.

SORT is inviting both oral and written comments. More information on the project can be found at: www.sortbioenergy.com. Questions concerning the project or the meetings can be directed to Paul Woods at SORT, (208) 859-8257 or paul@sortbioenergy.com.



SORT BIOENERGY

Open House Guide

Please sign in and take an informational brochure.

STATION 1 Project Concept Overview Video (looping)

STATION 2 What is the material, where does it come from and how does it get here?

STATION 3 What is Anaerobic Digestion and how does it create renewable energy and soil nutrient by-products?

STATION 4 How is the material received and prepared for the Anaerobic Digestion process?

Thank you for your participation.

Learn more at: www.SORTBIOENERGY.com



SORT BIOENERGY

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Thank you for your participation.

Learn more at: www.SORTBIOENERGY.com

31W10 00100
Metropolitan Serv District
600 NE Grand Ave
Portland, OR 97232

31W10 00101
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00102
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00103
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00104
Glass Co Oregon
10450 SW Ridder Rd
Wilsonville, OR 97070

31W10 00105
Oregon Glass Company
10450 SW Ridder Rd
Wilsonville, OR 97070

31W10 00200
Industrial Properties LLC
Po Box 4322
Tualatin, OR 97062

31W10 00300
Metropolitan Serv District
600 NE Grand Ave
Portland, OR 97232

31W10 00500
David Andrews
22025 SW 70th Ave
Tualatin, OR 97062

31W10 01200
Metro
600 NE Grand Ave
Portland, OR 97232

31W10 01201
Ronald & Karen Garst
26340 SW Grahams Ferry Rd
Sherwood, OR 97140

31W11A 00100
Gsb II LLC
26051 SW Boones Ferry Rd
Wilsonville, OR 97070

31W11 02100
United States Of America
Po Box 3621
Portland, OR 97208

31W11 02200
United States Of America
Po Box 3621
Portland, OR 97208

31W11 02300
Proj Us Dept Int Bonneville
1002 NE Holladay St
Portland, OR 97232

31W11 02400
United States Of America
Po Box 3621
Portland, OR 97208

31W11 02500
Ridder Road LLC
Po Box 45999
Tacoma, WA 98448

31W11 02700
United States Of America
Po Box 3621
Portland, OR 97208

31W11 02800
United States Of America
Po Box 3621
Portland, OR 97208

31W11 02900
Rodney McLean
11707 21st Avenue Ct S
Tacoma, WA 98444

31W11 03000
Metropolitan Serv District
600 NE Grand Ave
Portland, OR 97232

31W11 03001
Nick Sciola
10450 SW Ridder Rd
Wilsonville, OR 97070

31W11 03002
Specht Wilsonville LLC
15325 SW Beaverton Creek Ct
Beaverton, OR 97003

31W11A 00800
Rebco Properties LLC
26700 SW 95th Ave
Wilsonville, OR 97070

31W11 01903
North Wilsonville Associate
26755 SW 95th Ave
Wilsonville, OR 97070

31W11A 00200
Rak Properties LLC
5684 NW Skycrest Pkwy
Portland, OR 97229

31W11A 00102
Tpg Capital LP
301 Commerce St #3300
Ft Worth, TX 76102

31W11A 00103
Prologis Tif LLC
851 SW 6th Ave #1200
Portland, OR 97204

31W11 01906
Marginal Way Partnership
6600 SW 105th Ave #175
Beaverton, OR 97008

3S102B0 00300
Bob Jonas
Po Box 1130
Wilsonville, OR 97070

Minor Boundary Change:

100% Ownership Method Annexation to City of Wilsonville
Tax Lots 600 & 601, Map T3S R1W 2C (Consolidated)

CONTACT INFORMATION (Please print or type)

Applicant's Name: Republic Services, Inc. - Petitioner Willamette Resources, Inc. - Property Owner	Applicant's Representative: Ben Altman, Pioneer Design Group, Inc.
Mailing Address: 10295 SW Ridder Road Wilsonville, OR 97070	Mailing Address: 9020 SW Washington Sq. Rd., Suite 170 Portland, OR 97223
E-Mail Address: <u>jjordan4@republicservices.com</u>	E-Mail Address: <u>baltman@pd-grp.com</u>
Telephone Number: (Work) 503-570-0626, Ext 228 (Cell) 971-272-4392	Telephone Number: (Work) 971-708-258 (Cell) 503-913-8609
Applicant's Signature: 	Applicant's Representative Signature: 
Republic Services DATE: <u>11-20-15</u>	Pioneer Design Group DATE: <u>11-23-15</u>

BOUNDARY CHANGE DATA SHEET

I. EXISTING CONDITIONS IN AREA TO BE ANNEXED OR WITHDRAWN

- A. Street Address: 25720 SW Garden Acres Road, Wilsonville, OR 97070
- B. General location: These two parcels (Tax Lots 600 & 601, Map T3S R1W 2C) are located at the northwest corner of City of Wilsonville City Limits. Tax Lot 601 abuts the east side of SW Garden Acres Road, about 200 feet north of its intersection with SW Ridder Road.
- C. Land Area: Acres 9.81 Acres
- D. General description of territory. (Include topographic features such as slopes, vegetation, drainage basins, floodplain areas, which are pertinent to this proposal).

The property is generally flat, with tree cover at the eastern half of the site. There is no flood plain or major drainage channel associated with this property. The remainder of the site is grassy field.

E. Describe land uses on surrounding parcels. Use tax lots as reference points.

North: Tax Lot 500, One rural residence, similarly flat topography and open field grass, but designated for industrial development, per Coffee Creek Master Plan. All surrounding County zoning is FD-20.

East: Tax Lot 600, 3S12CD, BPA substation, with PGE powerline easement.

South: Tax Lot 1600, Tarr Oil Card Lock Fuel Station, and Clackamas County, 31W11, Tax Lot 3000, Oregon/Hartung Glass; and Tax Lots 2500, 2700, 2800 & 2900, Interstate Distribution, Long Haul trucking. Zoning is PDI.

West: Tax Lots 301, 302 & 700, 3S13D three rural residences, but designated for industrial development, per Coffee Creek Master Plan. Zoning is FD-20.

F. Existing land Use:

Number of single-family units 0 Number of multi-family units 0

Number of commercial structures 0 Number of industrial structures 0

Public facilities or other uses: None. Other (please describe): None.

G. Total current year Assessed Valuation: Tl 600 = \$205,210 and Tl 601 = \$235,360

H. Total existing population 0

II. BOUNDARY CHANGE APPROVAL CRITERIA

APPLICANT'S RESPONSE – Republic Services, Tax Lots 600 & 601, T3S R1W 2C

The County Board shall consider the local comprehensive plan for the area and any service agreement (e.g., Urban Service Agreement) executed between a local government and the affected district [ORS 198.850(2)]. The board shall also consider the criteria set forth in Metro Code 3.09.050 (a) through (d).

RESPONSE: This application is requesting annexation of Tax Lots 600 & 601, T3S R1W 2C into the City of Wilsonville. In a previous action by Washington County, these two parcels have been consolidated, as described by the legal description.

The applicant has included an executed petition including one hundred percent of property owners within the affected territory; therefore the applicant respectfully **does not** request that the application be processed through an expedited process. There are no electors within the area to be annexed.

Metro Code 3.09.050(a) through (d) are procedural requirements, the applicant anticipates that the Board will consider these requirements when reviewing the application.

Pursuant to Metro Code 3.09.050 (d) €, the Board's final decision on the boundary change proposal shall include findings and conclusions addressing the following criteria:

1. *Find that the change is consistent with expressly applicable provisions in:*

A. *Any applicable urban service agreement adopted pursuant to ORS 195.205*

RESPONSE: The property is within the Coffee Creek Industrial Area Master Plan adopted by the City of Wilsonville. The Master Plan includes public facilities and transportation plans associated with the Coffee Creek Industrial Master Plan that includes the affected property. There is an Urban Planning Area Agreement (UPAA) between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The proposed annexation is consistent with the UPAA and the Coffee Creek Master Plan, and will help advance implementation of these plans.

B. *Any applicable annexation plan adopted pursuant to ORS 195.205*

RESPONSE: To our knowledge no annexation plan exists for the affected properties, other than the Urban Planning Area Agreement between the County and City of Wilsonville.

C. *Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;*

RESPONSE: There is an Urban Planning Area Agreement (UPAA) between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The

proposed annexation is consistent with the UPAA and the Coffee Creek Master Plan, and will help advance implementation of these plans.

- D. *Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and*

RESPONSE: The Washington County Pubic Facility Plan, last updated in 1991, does not include the affected properties. However, the property is within the Coffee Creek Industrial Area Master Plan adopted by the City of Wilsonville. The Master Plan includes public facilities and transportation plans associated with the Coffee Creek Industrial Master Plan that includes the affected property. The applicant is executing a Development Agreement with the City of Wilsonville, which assigns financial obligations and anticipated timeframes for urban infrastructure to the applicant and to the City, as the property is developed.

- E. *Any applicable comprehensive plan; and*

RESPONSE: The affected property is included in the Washington County Rural/Natural Resource Plan Element. The City of Wilsonville has adopted the Coffee Creek Industrial Area Master Plan, which includes the subject property, and frames urban development for this area. There is an Urban Planning Area Agreement between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The proposed urban services district annexation will help advance implementation of these plans.

- F. *Any applicable concept Plan; and*

RESPONSE: The affected property is included in the Washington County Rural/Natural Resource Plan Element. The City of Wilsonville has adopted the Coffee Creek Industrial Area Master Plan, which includes the subject property, and frames urban development for this area. There is an Urban Planning Area Agreement between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The Coffee Creek Plan assigns urban planning districts, provides preliminary plans for infrastructure, and provides a planning framework for how the properties will develop. The proposed annexations will help advance implementation of the City's Plan.

(2) *Consider whether the boundary change would:*

- A. *Promote the timely, orderly and economic provision of public facilities and services;*
B. *Affect the quality and quantity of urban services; and*
C. *Eliminate or avoid unnecessary duplication of facilities and services.*

RESPONSE: The requested annexation to the City of Wilsonville will promote the timely, orderly and economic provision of public facilities and services to the subject property. Acceptance into the City of Wilsonville will allow sanitary sewer, public water, public storm sewerage networks, and urban roads to serve the planned development of the subject properties consistent with the Coffee Creek Industrial Area Master Plan adopted by the City of Wilsonville.

Representatives of the City and Metro have been heavily involved in Washington County's, specifically related to Wilsonville's Concept Planning process. That process considered the ability of the City as the designated urban service provider to provide necessary urban services to the Coffee Creek area. Pertinent agencies have incorporated plans for development of the Coffee Creek Industrial Area Master Plan area, including the affected property, in their plans for the quality and quantity of their services. No significant concerns with providing those services to the area have been identified that are not being addressed by the agencies' individual capital development plans.

The subject property is contiguous with properties that are within the district boundaries that we are requesting annexation to. Existing and planned sanitary sewer, storm sewer and public water supply lines within the City of Wilsonville have been or will be sized to serve additional development within the Coffee Creek Master Industrial Area Plan, including the affected property.

Therefore, the applicant concludes that the requested boundary change proposal will promote the timely, orderly and cost-effective provision of public facilities and services and will not affect the quality and quantity of those facilities and services. No other urban facilities or services exist in the area, therefore duplication or elimination of services on the subject property is not a possibility.

3. *A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.*

RESPONSE: The subject parcel lies within the UGB, therefore this section is not applicable.

Metro Code 3.09.090 Extension of Services outside UGB states that neither a city nor a district may extend water or sewer service from inside a UGB to territory that lies outside the UGB.

RESPONSE: The applicant is seeking annexation into all applicable districts and the City of Wilsonville in order to provide necessary urban services. This action is consistent with the Urban Planning Area Agreement between the County and City of Wilsonville, and the City's adopted Coffee Creek Industrial Area Master Plan. The City's Plan shows that urban services can be provided without extensions being required outside of the UGB, as annexation is required prior to development, consistent with the adopted UPAA.

III. LAND USE AND PLANNING

A. Is the subject territory to be developed at this time?

Yes, with phased development over the next 1-5 years.

B. Describe the anticipated development (building types, facilities, number of units).

The eastern 3.6 acres is proposed for immediate development, with concurrent land use application submitted to City of Wilsonville, for a commercial industrial waste organic material recovery facility, by SORT Bioenergy. The remainder of the property is anticipated to be developed by Republic Services, in support of their current operations on Tax Lot 1400, 3S12C, including container storage, truck and employee parking.

B. Is the subject territory inside or outside of the Metro Regional UGB?

The two parcels are currently within the Metro UGB, and are within the Area Master Planned by City of Wilsonville, known as Coffee Creek Industrial Area.

D. What is the applicable County Planning Designation? _____
or City Planning/Zoning Designation:

Upon annexation to City of Wilsonville, the City will apply a Regionally Significant Industrial land use designation, with PDI-RSIA, Planned Development-Regionally Significant Industrial Area.

E. Can the proposed development be accomplished under current county land use designation or city planning/zoning designation?

Yes No

If No, has a plan designation or zone change been sought from the county or city either formally or informally.

Yes, City of Wilsonville No

Please describe outcome of zone change request if answer to previous question was Yes.

Upon annexation to City of Wilsonville, the City will apply a Regionally Significant Industrial land use designation, with PDI-RSIA, Planned Development-Regionally Significant Industrial Area.

F. Is the proposed development compatible with the city's comprehensive land use plan for the area?

Yes (Coffee Creek Master Plan) No City has no Plan for the area.

Has the proposed development been discussed either formally or informally with any of the following? (Please indicate)

City Planning City Planning Staff
 Commission City Council City Manager

Please describe the reaction to the proposed development from the persons or agencies indicated above.

A separate, but concurrent land use application has been submitted to the City of Wilsonville for the SORT Bioenergy Organics Recovery Facility. The application has been reviewed with City staff and is pending a hearing before the Development Review Board.

G. Please indicate all permits and/or approvals from a City, County, or Regional Government which will be needed for the proposed development (Please submit copies of proceedings relating to any of the above permits or approvals which are pertinent to the annexation). If already granted, please indicate date of approval and identifying number:

APPROVAL	PROJECT FILE #	DATE OF APPROVAL	FUTURE REQUIREMENT
Metro UGB Amendment	Boundary Update, Area 49	Metro 2002	
City or County Plan Amendment	Wilsonville	Pending	
Pre-Application Hearing (City or County)	Wilsonville	Pending	
Preliminary Subdivision Approval	NA		
Final Plat Approval	NA		
Land Partition	Wilsonville	PLA- Pending	
Conditional Use	NA		
Variance	NA		
Sub-Surface Sewage Disposal	Wilsonville	Pending	
Building Permit	Wilsonville	Pending	

H. If a city and/or county-sanctioned citizens' group exists in the area of the annexation, please list its name and address of a contact person (such as a citizen participation organization).

Washington County – CPO 5, CPO 5 is currently not active and therefore there is no contact person. However, the County Extension Agency, which coordinates CPOs will include any information provided about the annexation in their regular newsletter.

In addition, the City of Wilsonville has standard public notice procedures for their review and approval process.

IV. SERVICES AND UTILITIES

A. Please indicate the following:

1. Location and size of nearest water line which can serve the subject area

The City of Wilsonville has an existing 18 inch water line within SW Ridder Road, which also extends north up SW Garden Acres Road to Day Road.

2. Location and size of nearest sanitary sewer line which can serve the subject area.

The City of Wilsonville has an existing 21 inch sanitary sewer line within SW Peter's Road, which also extends north to SW Garden Acres Road.

3. Proximity of other facilities (storm drains, fire stations, etc,) which can serve the subject area

The City of Wilsonville has an existing 24 inch storm drainage line within SW Peter's Road, which also extends north to SW Garden Acres Road. This line can be extended to serve the annexation area.

The Tualatin Valley Fire and Rescue District serves Wilsonville. The District has a fire station located on Kinsman Road, which is approximately 2 miles to the south from the subject site. There is a second fire station located on Elligsen Road across from Argyle Square, which is less than 1.5 miles from the site. The District maintains adequate fire protection and fire fighting capability to serve the city, and has a record of excellent response times.

4. The time at which services can be reasonably provided by the district.

All necessary urban services are available to the annexation area, or can be extended in conjunction with proposed development, and all systems are adequate to support full development of the annexed area. There is an existing 18 inch water line within Garden Acres Road extending north of the Annexed Properties. There is also a 21 inch sanitary sewer line within Garden Acres Road extending north of the Annexed Properties.

5. The estimated cost of extending such facilities and/or services and what is to be the method of financing. (Attach any supporting documents.)

Based on the Coffee Creek Industrial Area Master Plan, required road and storm drainage improvements will include widening of Ridder and Garden Acres Roads to planned standards to the north boundary of the Annexed Properties. Based on Master Plan information these improvements are estimated at approximately \$1,505,500. These improvements are planned to be funded by a combination of developer provided improvements, SDCs and Urban Renewal financing.

6. Availability of the desired service from any other unit of local government. (Please indicate the government and service.)
None applicable.
7. What other assurances exist that demonstrate that urban services are now or can be made available?

The Petitioner is executing a Development Agreement with the City of Wilsonville, which assigns financial obligations of the Petitioner and the City relative to the timing and costs of providing necessary urban services and transportation improvements to support development of the annexed area.

- B. If the territory described in the proposal is presently included within the boundaries of or being served extraterritorially or contractually by any of the following types of governmental units, please so indicate by stating the name or names of the governmental units involved.

City of Wilsonville _____ Rural Fire Dist. Tualatin Valley Fire & Rescue
 County Service Dist. ____N/A____ Sanitary District ____N/A____
 Hwy. Lighting Dist. ____N/A____ Water District ____N/A____
 Grade School Dist. Sherwood Drainage District ____N/A____
 High School Dist. Sherwood Diking District ____N/A____
 Library Dist. ____N/A____ Park & Rec. Dist. ____N/A____
 Special Road Dist. ____N/A____ Other Dist. Supplying Water Service ____N/A____

**PETITION OF OWNERS OF LAND, with NO
REGISTERED VOTERS FOR A MINOR BOUNDARY CHANGE
(100% Property Ownership Method)**

PETITION FOR ANNEXATION TO THE City of Wilsonville.

TO: The City Council of the City of Wilsonville.

Willamette Resources Inc. (WRI) owns the subject property. WRI is a wholly-owned subsidiary of Republic Services.

We, the undersigned property owners of in the area described below, hereby petition for, and give our consent to annexation of the area to the City of Wilsonville. There are no registered voters within the area to be annexed.

If approved by the City, we further request that this petition be forwarded to the Metro Council for the necessary procedures as prescribed by ORS 198.

The property to be annexed is described on the attached exhibit

(A copy of the legal description is attached as Exhibit "A")

EXHIBIT "A"

A TRACT OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING LOT 12, OF THE PLAT OF "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS AND A PORTION OF GARDEN ACRES ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, SAID POINT BEARS SOUTH 89°41'03" WEST, A DISTANCE OF 20.00 FEET AND SOUTH 00°18'57" EAST, A DISTANCE OF 1652.60 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 12 AND THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 1344.33 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12, SOUTH 00°19'54" EAST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNIVILLE POWER ADMINISTRATION", MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 AND A WESTERLY EXTENSION THEREOF SOUTH 89°28'40" WEST, A DISTANCE OF 1344.42 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD; SAID POINT BEARS SOUTH 89°41'03" WEST, A DISTANCE OF 20.00 FEET AND NORTH 00°18'57" WEST, A DISTANCE OF 661.31 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 3, 2, 10 AND 11; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°18'57" WEST, A DISTANCE OF 330.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 444,223 SQUARE FEET OR 10.198 ACRES, MORE OR LESS.

ANNEXATION CERTIFIED

BY VF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tod V. Kelso
OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT

ANNEXATION CERTIFIED

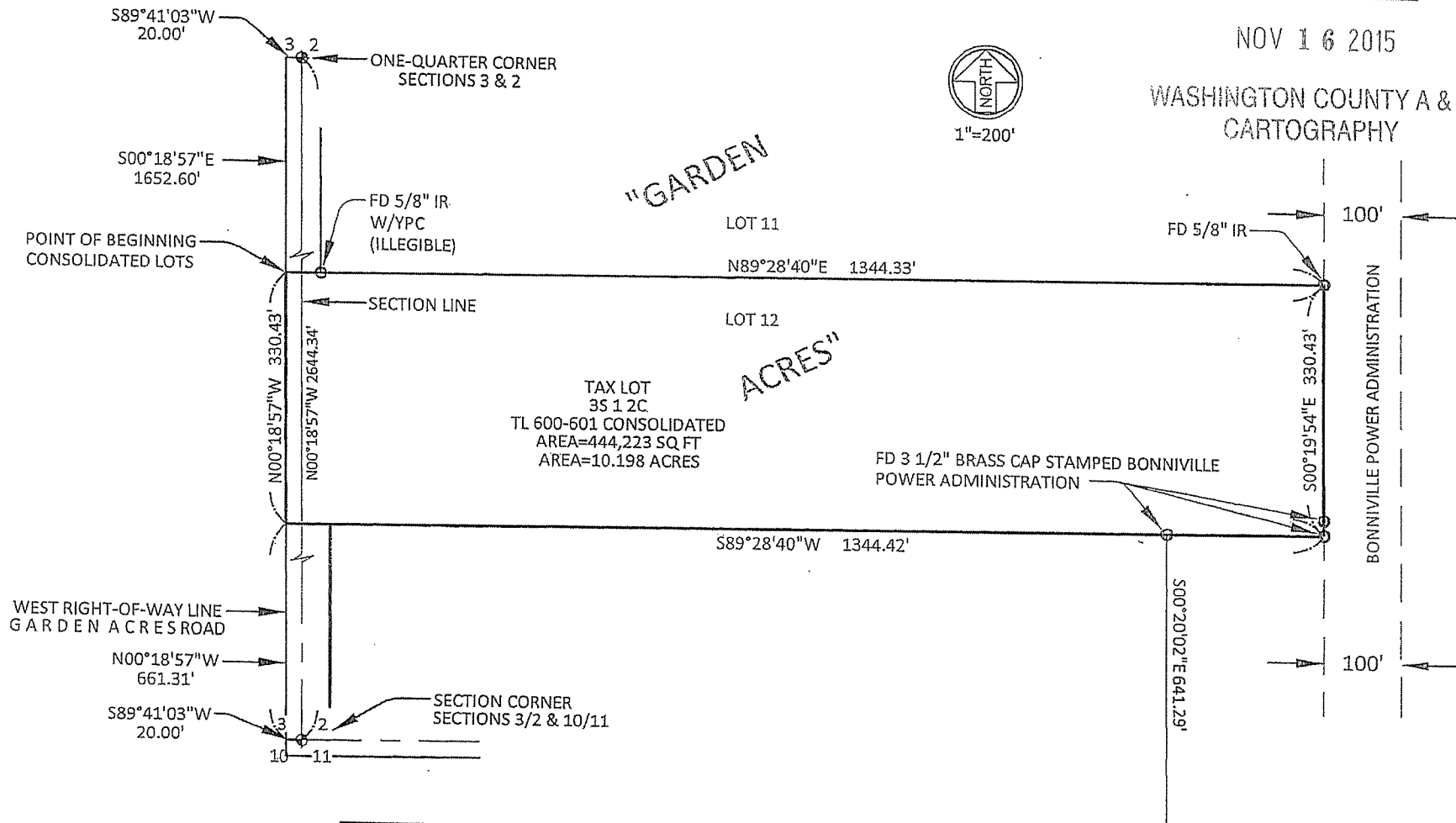
BY TF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY



1"=200'



<p>Project REP. SERV. ANNEXATION</p> <p>No. 999-158B</p>	<p>Designed by TVK Date 2015-11-03</p> <p>Drawn by TVK Date 2015-11-09</p> <p>Horiz. Scale: 1"=200' Vert. Scale:</p> <p>999-158B PH2 LLA EXHIBIT Type EXHIBIT</p>	<p>0020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 P 503.843.8200 F 844.715.4743 www.pd-pg.com</p>	<p>Sheet 2 of 2</p>
--	--	---	--

CERTIFICATION OF PROPERTY OWNERSHIP

(100% Property Ownership Method)

I hereby certify that the attached petition for a proposed Minor Boundary Change involving the property described in the petition contains 100 percent of the names of owners of the land area within the area to be annexed described in the petition, as shown on the last available complete assessment roll. *

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 11/16/15

* "Landowner" or "owner of land" means any person shown as the owner of land on the last available assessment roll; however, where such person no longer holds the title to the property, then the terms mean any person entitled to be shown as owner of land on the next assessment roll; or, where land is subject to a written agreement of sale, the terms mean any person shown in the agreement as purchaser to the exclusion of the seller; and the terms include any public agency owning land.

ANNEXATION CERTIFIED

BY TF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

CERTIFICATION OF LEGAL DESCRIPTION AND MAP
(100% Property Ownership Method)

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 3S102C) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE: 11/16/15

ANNEXATION CERTIFIED

BY TF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

CERTIFICATION OF ORS 198-720(2)

I hereby certify that the property located at this address ___ 25720 SW Garden Acres Road
with map and tax lot number _ T3S R1W 2C ^{600 &} 601 meets the requirements under ORS
198-720(2) which states:

(2) A district may not include territory included within another district formed
under the same principal Act when the other district is authorized to perform and
is performing the services the affected district is authorized to perform.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 11/16/15

ANNEXATION CERTIFIED

BY TF

NOV 16 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY

RESOLUTION NO. _____

A RESOLUTION ENDORSING ANNEXATION OF PROPERTY TO THE CITY OF WILSONVILLE.

This matter is before the City Council of the City of Wilsonville hereinafter referred to as the Council; and

It appearing that:

- 1) The Council is required by ORS 198.850 to endorse an annexation upon receiving consent in writing from a majority of the electors registered in the property proposed to be annexed and written consent from owners of more than half the land in the property proposed to be annexed.
- 2) The Council has received the necessary "consents" in sufficient numbers to meet so-called "double majority" annexation requirements listed above.
- 3) The property (or a portion of the property) proposed to be annexed is presently within unincorporated Washington County and the City has consented to the annexation as specified in ORS 198.720 (1). **(See attached city endorsement)**

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE _____ DISTRICT AS FOLLOWS:

- 1) The Council by this resolution endorses the proposed annexation with the boundaries described in Exhibit "A" and depicted in Exhibit "B" attached hereto:
- 2) The City Recorder or Manager of the City of Wilsonville is hereby directed to file this Resolution with the Metro Council at once.

The foregoing Resolution adopted this _____ day of _____, 2015.

(City Recorder, City of Wilsonville)

City of Wilsonville: _____

ADDRESS: 29799 SW Town Center Loop E.

Wilsonville, OR 97070

REGISTERED VOTER NOTICE LIST

*(This form is **NOT** the Petition)*

Provide legible names, addresses, and tax map information for all registered voters included in the proposed boundary change area

NAME OF REGISTERED VOTER	ADDRESS	PROPERTY DESIGNATION (List tax lot, section number, Township and Range)
---------------------------------	----------------	--

(1) T3S R1W 2C, Tax Lot 600 – No Registered Voters

(2) T3S R1W 2C, Tax Lot 601– No Registered Voters

(3)

(4)

(5)

(6)

(7)

Positions Held Report

As of October 02, 2015

Michael Huycke

<u>Company/Title</u>	<u>Effective Date</u>
Agri-Tech, Inc. of Oregon <i>Vice President</i>	01/23/2012
Albany-Lebanon Sanitation, Inc. <i>Vice President</i>	01/23/2012
Allied Waste Systems of Montana, LLC <i>Vice President</i>	11/14/2012
Allied Waste Transfer Services of Oregon, LLC <i>Vice President</i>	01/23/2012
Bio-Med of Oregon, Inc. <i>Vice President</i>	01/23/2012
Capitol Recycling and Disposal, Inc. <i>Vice President</i>	01/23/2012
Corvallis Disposal Co. <i>Vice President</i>	01/23/2012
Grants Pass Sanitation, Inc. <i>Vice President</i>	01/23/2012
Keller Drop Box, Inc. <i>Vice President</i>	01/23/2012
McInnis Waste Systems, Inc. <i>Vice President</i>	01/23/2012
Peltier Real Estate Company <i>Vice President</i>	01/23/2012
Rabanco, Ltd. <i>Vice President</i>	01/23/2012
Rabanco Recycling, Inc. <i>Vice President</i>	01/23/2012
Republic Services of British Columbia, Inc. <i>Vice President</i>	04/18/2014

Positions Held Report

As of October 02, 2015

Michael Huycke

<u>Company/Title</u>	<u>Effective Date</u>
Rossman Sanitary Service, Inc. <i>Vice President</i>	01/23/2012
Source Recycling, Inc. <i>Vice President</i>	01/23/2012
United Disposal Service, Inc. <i>Vice President</i>	01/23/2012
Valley Landfills, Inc. <i>Vice President</i>	01/23/2012
WDTR, Inc. <i>Vice President</i>	01/23/2012
Willamette Resources, Inc. <i>Vice President</i>	01/23/2012
WJR Environmental, Inc. <i>Vice President</i>	01/23/2012

**Petition for Annexation
City of Wilsonville**

**Republic Services
(Willamette Resources Inc.)**

**TAX LOTS 600 & 601, T3S R1W 2C (Consolidated),
with Comprehensive Plan and Zone Map
Amendments; Stage I Master Plan; and
Lot Line Adjustment**

December 7, 2015

Revised and Resubmitted February 3, 2016

PETITIONER/OWNER:

Republic Services; Willamette Resources Inc. (WRI)

10295 SW Ridder Road

Wilsonville, OR 97070

Contact: Jason Jordan, General Manager

jjordan4@republicservices.com

503-404-2131

Mike Huycke, VP, WRI

APPLICANT'S REPRESENTATIVES:

Pioneer Design Group

9020 SW Washington Square Dr., Suite 170

Portland, OR 97223

Contact: Ben Altman

baltman@pd-grp.com

503-643-8286 Dir. 971-708-6258

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I. INTRODUCTION

Proposed Annexation

Republic Services is submitting a Petition to annex Tax Lots 600, 601 (Consolidated), Map T3S R1W 2C. Prior to submittal to the City, the applicant filed a Lot Consolidation with Washington County, to eliminate the non-conforming status (no street frontage) of Tax Lot 600.

Republic is requesting the following Land Use actions:

1. Petition to Annex Tax Lots 600, 601 (Consolidated);
2. Comprehensive Plan Map Amendment – County Future Development to City Regionally Significant Industrial;
3. Zone Map Amendment County FD-20 to City PDI-RSIA;
4. PDI, Stage I Master Plan; and
5. Lot Line Adjustment (type I) to include 3.39 acres of Tax Lot 600 (Consolidated) as part of Tax Lot 1400.

SB 462

Senate Bill 462 establishes Pre-land use application agency and public review procedures for organic waste management facilities. Consistent with the Bill requirements the applicant has taken the following actions:

1. Initial informal pre-application meetings with City of Wilsonville occurred during the late summer of 2015;
2. A formal follow-up pre-application meeting with City of Wilsonville was conducted **(10-15-15)**;
3. The required Joint-Jurisdictional pre-application meeting including affected permitting agencies: City of Wilsonville, Washington County, Metro, and DEQ was conducted **(12-3-15)**;
4. The required Community Public Information meeting was conducted **(1-27-16)**, with required notices mailed to owners and occupants within ½ mile radius of the site **(1-5-16)**, with notice posted in the Wilsonville Spokesman **(1-6-16)**;
5. City of Wilsonville hearings for Annexation and Plan/Zone Map amendments before the Development Review Board and City Council, are pending as part of the review process for this application;
6. City of Wilsonville Development Review Board hearing, for Site Development and Architectural review is also pending as part of the review process for this application;
7. DEQ Permit, including public comment period is pending; and
8. Metro franchise/contract hearing before Metro Council is pending.

Action items 1-4 are required to be completed prior to submittal of land use applications. For this project these required steps were completed in a timely manner as listed above, thereby complying with the SB 462 requirements, see SB 462 Index Tab for documented notices.

Brief History – WRI/Republic

The existing Republic site was initially developed in 1995 by United Disposal (then local franchised hauler) and Willamette Resources, Inc. (WRI), a subsidiary of Waste Control, the parent company out of Albany, Oregon. Subsequently United (Waste Control) was acquired by Allied Waste, who was later acquired by Republic Services.

WRI is now a wholly-owned subsidiary of Republic Services. WRI is the currently registered owner of Tax Lots 600, 601, as well as 1400, Map T3S R1W 2C. While WRI is the land owner, the following narrative generally refers to Republic Services as the applicant/petitioner.

Tax Lot 1400 has been within the Wilsonville City Limits for decades. This property is designated for Industrial use on the Comprehensive Plan. The current zoning is PDI, Planned Development Industrial, and is currently developed with:

- Administrative Offices;
- Solid Waste Material Recovery Facility (MRF) (94DR18 and 99DB03);
- Fleet Maintenance Shop (DB14-0032-0035); and
- CNG Fueling facilities (DB15-0051-0053 & DB15-0057)

The current Material Recovery Facility (MRF) and related facilities were constructed by United Disposal and Willamette Resources, Inc. in the mid to late 1990s, beginning operations in 1995. The existing MRF contains 59,796 square feet and 3,900 square feet of office space, plus two temporary offices. In 2014 a 13,750 square foot maintenance building was constructed to the west of the MRF. And, in 2015 an application was approved for CNG fueling facilities, together with other minor site modifications, related to truck parking and container storage.

The 1994 land use approval, fully authorized Republic (WRI) to annually process waste volumes up to the maximum 196,000 tons without any further land use approvals. Everything Republic is currently doing on-site relates to operations within this tonnage limit.

Tentative Plans are currently in the works for 2015-16 with the intent to submit land use applications for the following:

- A 3,850 to 3,960 square foot expansion of the Maintenance Operations Offices. Completion of this addition will essentially maximize the available development of Tax Lot 1400;
- Republic further anticipates the need for additional development on their properties to the north, but this land must be annexed to the City of Wilsonville before development can occur; and
- Most recently, Republic has entered into a partnership with SORT Bioenergy. SORT is proposing development of an organic materials recovery facility (anaerobic digester). This facility would be located on eastern 3.6 acres north of the MRF, Tax Lot 600, which requires annexation.

Property to be Annexed

Tax Lots 600 and 601 (Consolidated) are currently not within the City Limits, but were added to the Metro Urban Growth Boundary (UGB) in 2002. These properties are currently regulated by Washington County, with FD-20, Future Development, 20 acre minimum zoning.

These two consolidated parcels (Washington County # 15-465, PLA) are, however, within the area Master Planned by the City of Wilsonville, in conjunction with Washington County. The master planned area is known as the Coffee Creek Industrial Area. This master planning was completed in order to qualify the area for annexation, under Metro's Urban Growth Management requirements.

As properties are annexed, the City will re-designate the land for Industrial use on the Comprehensive Plan, with applied zoning of PDI-RSIA, Planned Development Industrial-Regionally Significant Industrial Area.

Republic Services has anticipated annexation for some time to meet their future site development need. But now with the SORT Bioenergy partnership, the timing is right to proceed with annexation. There are some critical timelines that SORT must meet relative to secure financing and a power purchase agreement with PGE. Therefore it is essential to complete the annexation, as the first step in the process, as soon as possible.

Annexation, with Lot Consolidation and Lot Line Adjustment

As part of the prior approved development plan, Republic Services submitted documentation to Washington County (Washington County # 15-465, PLA) for a Tax Lot Consolidation of Tax Lots 1400 and 1500, T3S R1W, Map 2C. This consolidation eliminated a property line conflict with the building locations. The consolidated Tax Lot is now just 1400.

As noted, Republic Services (WRI) also owns 10 acres immediately north of their facilities, including Tax Lots 600 & 601, T3S R1W 2C. Prior to submittal to the City, the applicant filed a

Lot Consolidation with Washington County, to eliminate the non-conforming status (no street frontage) of Tax Lot 600. As part of this application, there is a request for a Lot Line Adjustment to include 3.6 acres of Tax Lot 600 as part of Tax Lot 1400.

Existing Conditions - Infrastructure

The developed portion of Republic's property (tl 1400) is currently served by a full range of urban services. Access to the SORT facility will be from Ridder Road, as all trucks must pass over Republic's scales (inbound & outbound). However, utilities for the site will be extended from Garden Acres Road.

There are city services including: water, storm drainage, and sewer lines in Ridder Road and in Garden Acres Road and all system are adequate to serve the planned phased development of this property.

Public Utilities

- Water – Republic’s development is serviced by a 12” water main within Ridder Road, which was extended as part of the initial development. There are three fire hydrants located on the property and the MRF is protected by a sprinkler system.

There is also an existing 18” water line in Garden Acres Road. Service to the SORT facility will be extended from this line.

- Sanitary Sewer Republic’s buildings are connected to the Seely Ditch basin sanitary sewer, via an 8” line extended across Ridder Road from the south.

There is also an existing 21” sewer line in Garden Acres Road. Service to the SORT facility will be extended from this line.

- Storm Water Storm water for Republic’s facilities is managed on-site, utilizing a series of catch basins and a water quality swale and detention pond, which discharge to an 18’ line in Ridder Road.

For the SORT facility storm water will also be manage on-site with catch basins, water quality facilities and a new detention pond, located in the southwest corner of the annexed property. This facility will connect to new storm facilities to be constructed with improvements to Garden Acres Road. The City’s Master Plan calls for an upgrade of the existing 18” storm line in Ridder Road to a 24’ line to serve Garden Acres Road.

- Private utilities provide electrical power, phone, cable, and gas to the site. All of these utilities currently serve the site and are adequate to support the proposed new development.

Because the SORT facility will include electrical power generation, the applicant has coordinated extensively with PGE and the Energy Trust of Oregon to provide the necessary on-site sub-station and system inter-connects. The PGE service will be extended from the existing pole (651) near the northwest corner of the annexed property, with temporary gravel access (10’ easement) to the site for PGE maintenance. Ultimately as reflected in the Updated Master Plan, this temporary access will be upgraded to provide full vehicular access to Republic’s property for future phases (employee parking and container storage). It is noted that this access will also be used for secondary emergency access for Tualatin Valley fire & Rescue.

However, annexation must occur before these services will be available to serve development of the consolidated Tax Lots 600 & 601. The accompanying Annexation Petition initiates that process. It is understood that the annexation must be completed, for the City to officially hold the land use jurisdiction for development review. The City will be processing these applications sequentially.

The City has adopted update Utilities Master Plans, which identify needed system improvements to support development of the Coffee Creek Industrial Area. Based on the System Master Plans, the City will need sanitary sewer and water line extensions between Ridder and Day Roads. Installation of these lines will require easement through Republic's properties.

However, none of these main lines north of Ridder Road are needed to serve Republic's existing developed properties. The existing site is served from facilities in Ridder Road. But, as noted, sewer, water and storm drainage for the annexed properties will be provided from Garden Acres Road.

In coordination with the City certain planned infrastructure improvements were identified as creating un-acceptable impacts on Republic's properties, which could significant impact appropriate and necessary site development. Therefore the City initiated analysis of alternative system alignment, and is processing necessary Master Plan amendments, which will eliminate these significant conflicts. See also further discussion regarding Development Agreement.

Streets and Transportation

Ridder Road

Ridder Road is designated as a Collector street (2013 TSP).

Republic's current operations (tl 1400) have frontage on SW Ridder Road, with two access driveways. These two access points meet collector street standards for access separation of 100-300 feet.

The eastern driveway is primarily for trucks entering and leaving the site, as all trucks must cross the scales (in & out). It is noted that the proposed SORT facility will also access and exit through Republic's scales, via this eastern driveway. Administrative and MRF employees and customers also use this eastern access. Customer access is very limited, but a few do come to the site to pay their bills, and also for the public recycling.

The western access is used for the long-haul compactor trucks & trailers that haul waste from the MRF to the landfill. There is a separate scale for these long-haul trucks, which are weighed before leaving the site. The maintenance employees also currently use this western entrance.

When the MRF and Administrative offices were originally constructed (1995) WRI dedicated right-of-way to the 60 foot standard (1990 TSP); and provided street improvements, including

realignment of Ridder/Clutter Roads through the site (Partition 1995-101). These improvements were funded, in part, by State Lottery Special Projects funds and a local improvement district. With the 2014 maintenance shop addition, Republic dedicated 11.5 feet of additional right-of-way along Ridder Road to meet current City road standards (2013 TSP). The timing for completing required frontage improvements is being coordinated with the City, linked with the pending Coffee Creek Urban Renewal District. This coordination is being formalized in the form of a Development Agreement between Republic and the City.

Garden Acres Road

Garden Acres Road is designated as a Collector street (2013 TSP).

The developed portion of the site (tl 1400) as well as the area being annexed (tl 600 consolidated), also have frontage on SW Garden Acres Road. There currently is no site access from Garden Acres. However, with the planning collector alignment of Ridder/Garden Acres Road, the Stage I Master Plan now anticipates a third access from Garden Acres, instead of the original concept from Ridder Road. With the new road alignment, the 3rd Ridder access would not meet sight distance requirements. In addition, the future access from Garden Acres will provide for better maintenance/operations employee access separation from the heavily used truck accesses.

With the 2014 maintenance shop addition, Republic (WRI) dedicated 11.5 feet of additional right-of-way along Garden Acres Road to meet current City road standards (2013 TSP). No street improvements have been made, to date. Republic currently does not have any access from this street, but likely will as the annexed property is developed, as noted.

With pending TSP revisions, Garden Acres Road is expected to become the major north/south link, replacing the Kinsman Road to Day Road alignment. This amendment will result in a re-alignment of the intersections of Ridder and Garden Acres Roads, with cul-de-sac for Clutter Road. This new alignment is anticipated to only result in minor site impacts, particularly in the southwest corner of TL 1400.

Kinsman Road Extension – To be Eliminated

The 2013 TSP designates Kinsman Road as a Minor Arterial, and currently calls for its extension north of Boeckman Road to complete an arterial link with Day Road. The current anticipated alignment of this street extension is up the east side of Republic's properties. The applicant has initiated discussions with the City, as this alignment would result in significant site impacts, to the degree that it would force a complete reconfiguration of access and on-site circulation.

There are two site impact issues associated with the Kinsman Road extension:

1. A significant portion of the existing operations, as well as the eastern portion of tl 600 would be lost to right-of-way. This is further compounded by the possibility that the City would shift the entire right-of-way onto Republic, in order to avoid impacts to the BPA substation.

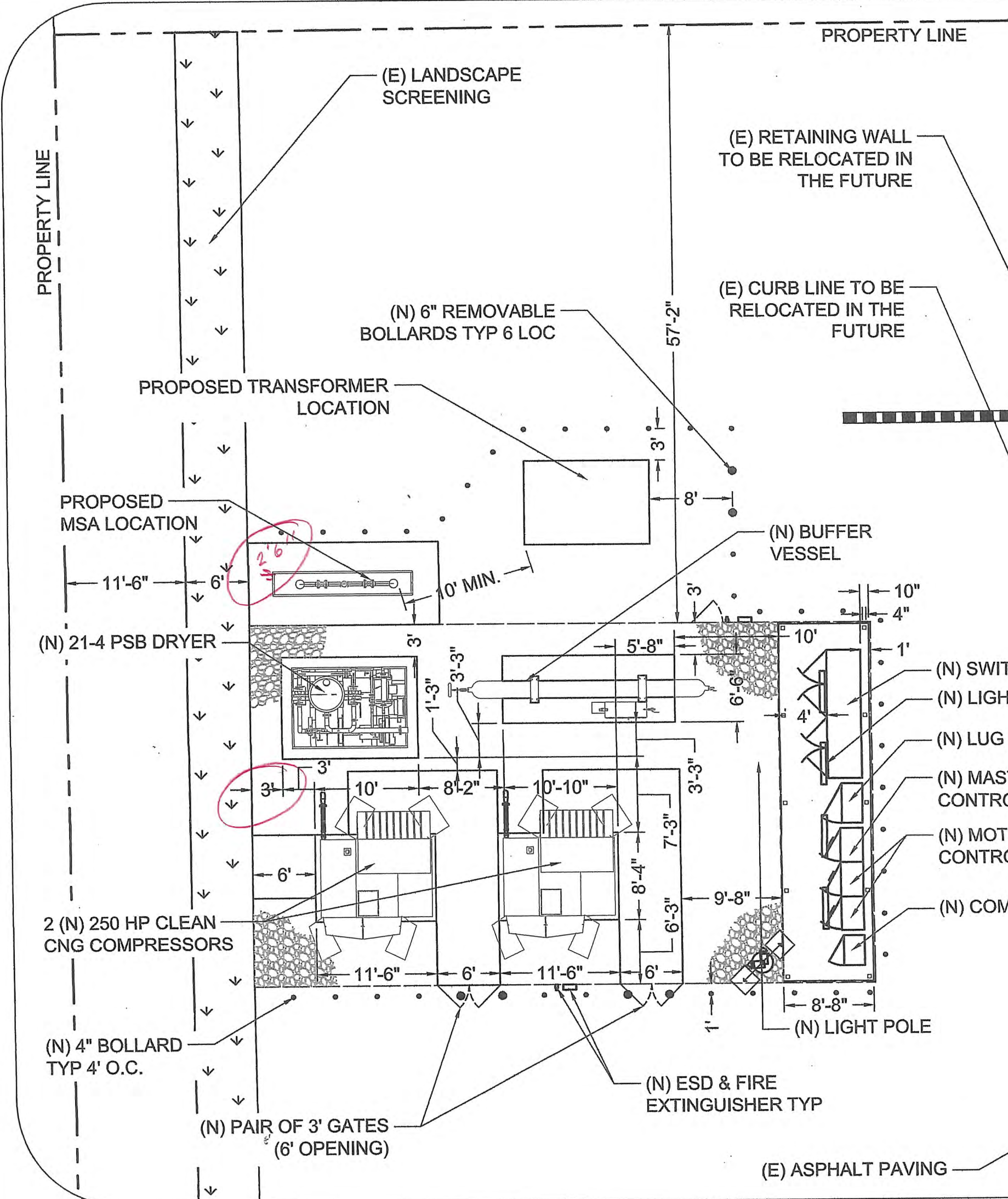
2. The location of the Kinsman Road extension would force closure of Republic's eastern driveway. This driveway directly serves the scales, which all trucks entering and leaving the site must cross. From the scales, the trucks go directly to the MRF to off-load, and then back across the scales upon exit.

Consequently, if the eastern access were closed, the scales would have to be moved. The relocation of the scales would then force a complete reconfiguration of on-site access, as including to access in to and out of the MRF. But, such a reconfiguration would likely result in complete reconstruction of the MRF.

TSP Amendment

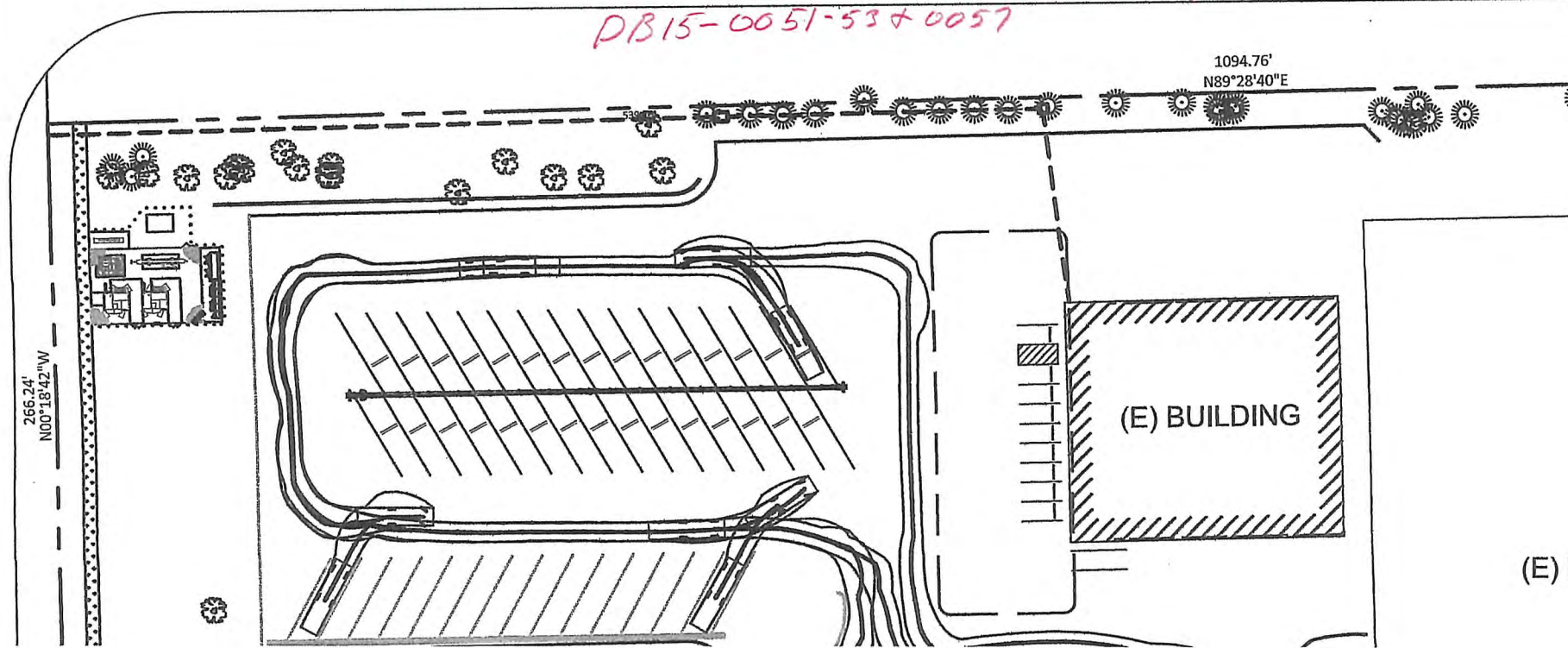
Based on the pre-application discussions the City has determined this original planned Kinsman alignment is not financially or practically feasible given a series of property and topographic conflicts. Therefore the City (Kittelsohn & Associates) has analyzed alternative arterial alignments. The most probable alternative for Kinsman Road is Garden Acres Road. Consequently, the City has agreed to process a TSP Amendment to incorporate this new road alignment, and eliminate the Kinsman alignment.

NOTE: The final alignment for the new street configuration has not, yet, been set. As identified in the attached drawing and the Stage I Master Plan, the new alignment will need to be adjusted to account for the narrow setback of the CNG equipment yard, now being installed (DB15-0051-0053 & 0057).

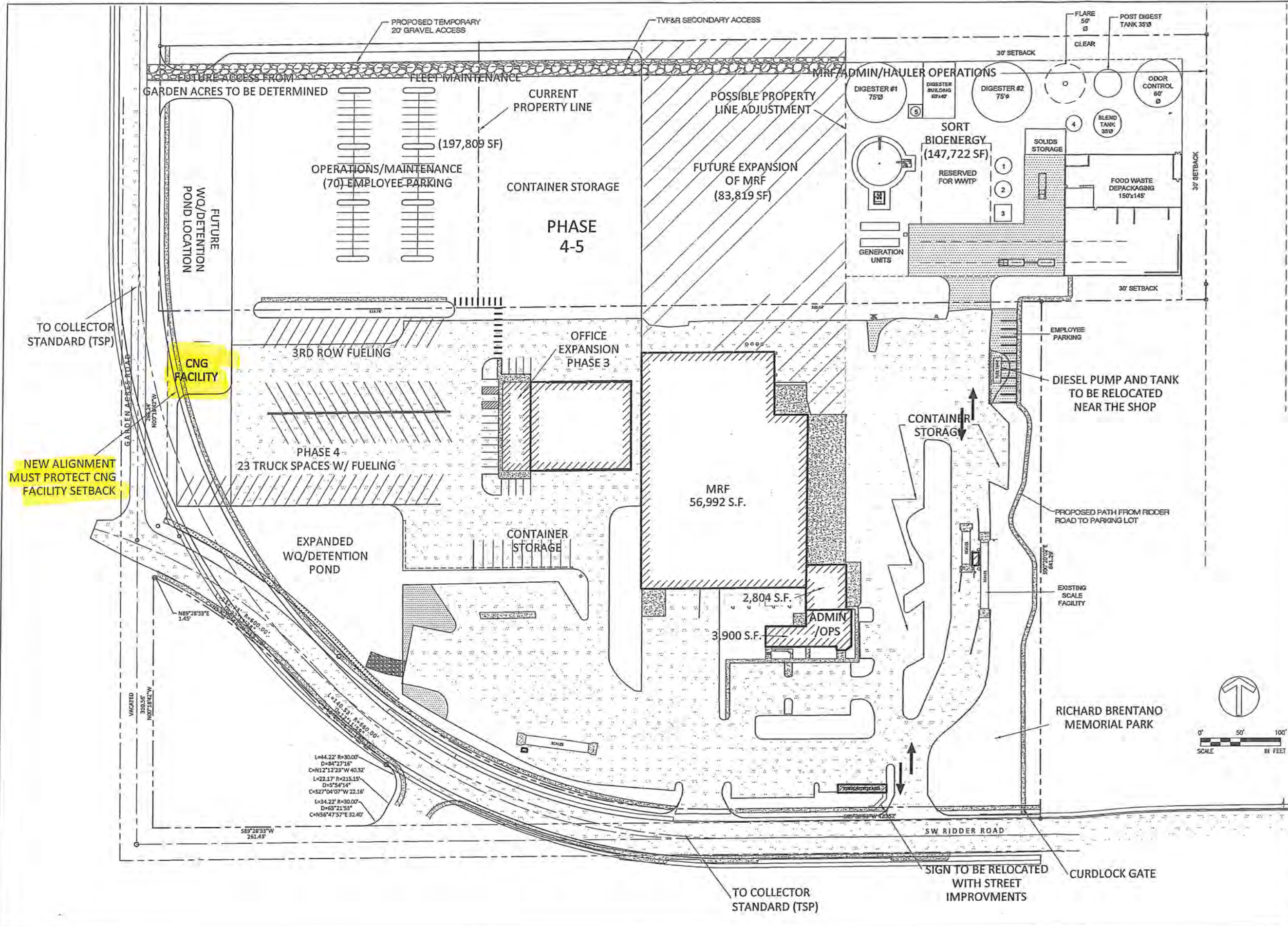


EQUIPMENT COMPOUND LAYOUT (1" = 10')

*REPUBLIC SERVICES CNG FUELING
DB15-0051-53 + 0057*



(E) I



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MASTER PLAN - STAGE I

REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	10/2015
Drawn by	TCC	Date	10/2015
Reviewed by	BA	Date	10/2015
Project No.	999-158b	REF.	
Sheet No.	AS1010D	Scale	AS NOTED
Author	999158b_01.mxd	Scale	

Project: REPUBLIC SERVICES
No.: 999-158b
Type: PLANNING
Sheet: 1 of 5

2015 Revised Phase 2 Project Description - CNG

Republic's plans changed some, as they are under-going a high priority fleet conversion from diesel trucks to CNG vehicles, see details below. They have recently received approval for the first phase of the CNG conversion under DB15-0051-53. It is anticipated that the fueling stations will be operational by the end of February 2016.

Time-fill fueling provides efficiency and cost savings. A time-fill station can be designed to fuel any given number of trucks in any given window of time. Typically, trucks return from their route at the end of a day and hook up to a time fill post for the night. At a specific time the fueling begins. The fueling is a slow fill process and can take up to several hours. This is generally done through the course of the night. Once the designated vehicles fill, the system sensors will shut down the fueling and the vehicles sit ready for their routes and assignments of the day.

Relative to parking it is important to understand that with this CNG Fueling configuration, the trucks will be refueled during the evening hours. Therefore, the stalls will be available during the work-day and will be used by the drivers for parking their personal cars. This double use of available parking eliminates the need to add more impervious paving, in the short-term.

- The CNG Fueling System, which will entail new site development of only about 2,340 square feet for the equipment yard. The CNG fueling system has two components:
 - An equipment compound, which brings the fuel into the site from the street, and controls distribution to the fueling stations. These improvements will not include any new enclosed building. There will be a canopy covering the electrical controls in the equipment compound. The Canopy meets setback standards, so no waiver is requested; and
 - The fueling stations are located at the front of the truck parking stalls. The initial phase provides parking/fueling stalls for 30 trucks, within the existing paved area, previously designated for container storage. Stripping only (no fueling) will also be provided along the south edge of the paved area for 14 trucks.
 - The existing 14 truck stalls south of the Maintenance Shop will be retained as is, for Phase 2.
 - The container storage will be relocated to the east side, where the trucks are currently be parked. With the revised Site Plan, the available storage space for carts and containers is reduced from 36,633 square feet to 26,052 square feet.
 - Residential roll carts will be stored along the north side of the drive isle north of the MRF and Shop, separated from the containers. 18 roll carts can be stored in a standard parking stall, so the area north of the shop can accommodate 360 carts. The narrower area (curb-offset) north of the MRF can accommodate a double row of roll carts, or about 100 carts, for a total of 460.

Because the CNG conversion is related to replacement trucks, and all changes of activity are occurring on-site, therefore the traffic impacts were determined to be de minimus.

2016 Updated Stage I Master Plan, with Annexation

Republic Services Following the initial CNG conversion (Phase 2), Republic anticipates the additional development related to their continued operations on tax lot 1400. The following summarizes the scope of planned future development, with approximate timelines:

- 16-17: (**New Phase 3**) SORT Bioenergy is proposing an organic waste recovery facility (anaerobic digester) on approximately 5 acres (tl 600), see additional details below.
- (Potentially 2017) (New Phase 4) Construction of the 3,960 square foot expansion of the Operations Office adjacent to the Maintenance Shop.

However, with the office addition, it will also be necessary to provide additional employee parking, which was originally planned for the area, which is now being used for the CNG fueling. Therefore, the employee parking must go to the north on the annexed property. This phase will include supplemental landscaping, and expansion of the storm water quality/detention to pick-up existing east side storm water. Consequently the timing of the office expansion is not clearly defined at this time.

- (2017-18) (Phase 4-5) The truck parking/fueling area will be expanded to the west, either with Phase 4 or a following Phase 5. This improvement will add fueling stalls along the south edge to accommodate 23 more trucks. The paved truck parking area will be expanded by approximately 6,800 square feet. This expansion will accommodate 53 of the current 58 existing trucks. This phase will essentially complete development of the property currently within the City limits.
- Phases 5-6: (2-5 years) – With annexation of Tax Lots 600 & 601, the final CNG fueling/truck parking (at least 5 stalls) will be installed along the north edge of tax lot 1400.

In addition, the Maintenance and Operations employee parking (70 cars) will be relocated to tl 601, together with expanded drop box storage, and supplemental landscaping and a new storm water quality/detention facility to serve the annexed property. These improvements will include a new access from Garden Acres Road.

Republic/WRI, also anticipates a future need to expand the MRF to the north. But no specific timeline is set for this addition at this time, but the expansion anticipates emerging new processing technologies, which will require additional equipment. Other possible improvements could include an additional truck wash bay and new exit scales on the east side.

The actual timing of these phases, and the scope of each phase is subject to Corporate approval, with annual budget allocations.

SORT Organic Waste Recovery Facility

2015-16: (**New Phase 3**) SORT Bioenergy is proposing an organic waste recovery facility (anaerobic digester) on approximately 5 acres (tl 600). The access to this facility will be from Ridder Road (Republic's east driveway) as trucks must pass over the scales both in and out-bound.

SORT Bioenergy's operation calls for the use of proven technology new to the metro area to process food scraps and liquid food processing waste instead of sending this waste to a landfill. A facility similar to the one proposed for Wilsonville by SORT Bioenergy is operating in Junction City, Oregon.

This project will protect the environment through recycling of organic waste material. The facility proposed by SORT Bioenergy will convert food scraps into biogas energy and a nutrient-rich soil amendment for agricultural re-use. The project will accept delivery of source-separated food scraps and waste food liquids, such as grease trap waste. Delivered material will undergo pre-processing to remove packaging and other unsuitable materials. The reject materials are then routed to WRI's MRF. The remaining liquid materials are pumped into anaerobic digesters for conversion to biogas. The biogas will be removed from the digesters and converted to electricity via internal combustion engines.

Materials removed from the digester will be separated into liquid and solid fractions. The solid fraction will be taken offsite for re-use as nutrient soil amendment material for agricultural purposes. The liquid fraction may be seasonally taken offsite for use as an agricultural liquid nutrient. In non-growing seasons the liquid will be pre-treated and discharged to the City of Wilsonville Wastewater Treatment system under the City's Industrial Pretreatment program.

The product that comes into the site is approximately 80% water and 20% solids. The processing separates the solids, which are then reduced in volume by 60%. The separated water is pre-treated for discharge to sanitary sewer.

COMPLIANCE WITH WILSONVILLE COMPREHENSIVE PLAN AND COFFEE CREEK MASTER PLAN

II. Comprehensive Plan Compliance

The subject property is designated for industrial use on the Comprehensive Plan Map. Consistent with the Industrial Plan designation, the property is zoned Planned Development Industrial (PDI).

There are no identified flood plains or natural hazards or significant natural resource areas associated with this property. The property is also not within a designated Area of Special Concern.

Industrial Development

Wilsonville is basically a compact City, for this reason all industrial development should be compatible with adjacent or nearby commercial and/or residential areas. Therefore, there is little need for more than one industrial designation. For all practical purposes, all development should be guided by the same general standards dealing with intensity, etc.

Policy 4.1..3 City of Wilsonville shall encourage light industrial compatible with the residential and urban nature of the City.

Implementing Measure 4.1.3.a Develop an attractive and economically sound community.

Implementing Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

Implementing Measure 4.1.3.c Favor capital intensive, rather than labor intensive industries within the City.

Implementing Measure 4.1.3.d Encourage industries interested in and willing to participate in development and preservation of a high-quality environment. Continue to require adherence to performance standards for all industrial operations within the City.

Implementing Measure 4.1.3.e Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

Implementing Measure 4.1.3.f Encourage a diversity of industries compatible with the Plan to provide a variety of jobs for the citizens of the City and the local area.

Implementing Measure 4.1.3.g Encourage energy-efficient, low-pollution industries.

Implementing Measure 4.1.3.h The City, in accordance with Title 4 of the Metro urban Growth Management Functional Plan, supports appropriate retail development within Employment and industrial Areas. Employment and Industrial areas are expected to include some limited commercial uses, primarily to serve the needs of people working or living in the immediate Employment or industrial Areas, as well as office complexes housing technology-based industries. Where the City has already designated land for commercial development within Metro's employment areas, the City has been exempted from Metro development standards.

Implementing Measure 4.1.3.i The City shall limit the maximum amount of square footage of gross leasable retail area per building or business in areas designated for industrial development. In order to assure compliance with Metro's standards for the development of industrial areas, retail uses with more than 60,000 square feet of gross leasable floor area per building or business shall not be permitted in areas designated for industrial development.

Implementing Measure 4.1.3.j All industrial areas will be developed in a manner consistent with industrial planned developments in Wilsonville. Non-industrial uses may be allowed with a Planned Development Industrial Zone, provided that those non-industrial uses do not limit the industrial development potential of the area.

RESPONSE

The current and proposed uses for the property are all industrial, and in one form or another related to managing solid waste resources. Therefore the planned uses are consistent with the Industrial Plan and Zone designations. The original planning approvals confirmed that the MRF is an appropriate industrial use, consistent with Wilsonville's goals and design objectives.

The company's waste hauling and material recovery activities are an essential function within the urban environment.

There is an existing tree buffer along the west and north property lines. The MRF was located on the eastern portion of the property to create as much physical space separating it from the rural residential uses on Garden Acres Road.

As noted in the Introduction, Republic owns the two tax lots immediately to the north. These lots are currently undeveloped and thereby provide additional interim buffer for the nearby rural residential uses. Now the properties surrounding the site are all planned for industrial use (Coffee Creek Concept Plan), even though there are still a few homes along Garden Acres Road.

Consistent with *Implementing Measure 4.1.3.d* Republic Services has a proven track record of being very actively involved and willing to participate in development and preservation of a high-quality environment. The company also is a continuing contributor to many local community activities.

The proposed SORT facility will essentially be an extension of material recovery operations, utilizing technology applied to commercial and industrial organic waste, and will maintain the same high quality design and operational standards.

Consistent with *Implementing Measure 4.1.3.e.*, the existing MRF has been located to take advantage of existing transportation corridors such as the local arterial network and freeways. The SORT facility is similarly located in conjunction with Republic's operations to take advantage of this same transportation network.

Consistent with *Implementing Measure 4.1.3.g* Republic Services is continually evaluating the energy-efficiency of their operations. The current CNG conversion for the truck fleet is a key corporate strategy to advance the company's energy efficiency and an effort to promote clean air.

The SORT facility will result in extraction of methane gas, which will be utilized to generate electricity through on-site generation. Surplus power will be sold to PGE.

Based on the above findings the proposed development is consistent with the Industrial policies.

Public Facilities and Services

GOAL 3.1: *To assure that good public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.*

Primary facilities and services include: *those which significantly impact public health and safety and are directly linked to the land development process, in terms of service capacity, location, and design, or directly affect public health and safety. Therefore, adequate provisions must be made for these facilities/services prior to or concurrently with urban level development.*

These facilities and services include:

Sanitary sewer; Water service; Roads and transportation; Storm drainage; Fire protection; and Police protection and public safety.

Timing – Concurrency Issues

Policy 3.1.2 *The City of Wilsonville shall provide, or coordinate the provision of facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

Implementing Measure 3.1.2.a *Urban development will be allowed only in areas where necessary facilities and services can be provided.*

Implementing Measure 3.1.2.b *Development, including temporary occupancy, that threaten the public's health, safety, or general welfare due to a failure to provide adequate public facilities and services, will not be permitted. Development applications will be allowed to proceed on the following basis:*

- 1. Planning approvals may be granted when evidence, including listing in the City's adopted Capital Improvements Program, supports the finding that facilities/services will be available within two years. Applicants may be encouraged or required to plan and complete development in phases, in order to assure that the rate of development does not exceed the capacity of needed facilities/services.*
- 2. Building permits will be issued when planning approvals have been granted and funding is in place to assure completion of required facilities/services prior to occupancy. Applicants must sign a statement acknowledging that certificates of occupancy will not be given until adequate facilities/services, determined by the Building Official, after consulting with the City Engineer, are in place and operational.*

Parks, recreation facilities, streets and other transportation system improvements may be considered to be adequately in place and operational if they are listed in the City's adopted Capital Improvements Program, or other funding is committed for their completion within two years. In such cases, water, sewer, and storm drainage facilities must be available, to the satisfaction of the City Engineer, on at least a temporary basis, prior to occupancy.

3. *Final certificates of occupancy will not be given until required facilities/services are in place and operational. Temporary certificates of occupancy may only be granted when the Building Official determines, after consulting with the City Engineer, that needed facilities and services will be in place and operational at the conclusion of the time period specified in the temporary certificate of occupancy. Nothing in this policy is intended to indicate that a temporary certificate of occupancy will be granted without assurance of full compliance with City requirements.*

Paying for Needed Facilities and Services

Policy 3.1.3 The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services, or those benefiting from such facilities and services, pay for them.

Implementing Measure 3.1.3.a Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDC's) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.

RESPONSE

Tax Lot 1400 is already served by a full range of urban services. The CNG fueling conversion, now being constructed, will not have any significant impact on the City's existing services and facilities. There will be no additional demand for sanitary sewer, water, or storm drainage systems. The existing city systems currently provide more than adequate service to support the existing and proposed new level of development. No major system improvements are needed to support full development of this portion of Republic's property.

Republic's developed property (tl 1400) is currently served by a full range of urban services. There are city water, storm drainage, and sewer lines in Ridder Road, as outlined above. The annexed property will be served by existing or extended facilities within Garden Acres Road, also outlined above.

Coffee Creek Master Plan The Master Plan identifies planned system improvements as follows: confirm info with Eric Mende:

- Water line – There is an existing 12” water line in Garden Acres Road, which extension to the Coffee Creek Correctional Facility.
- Sanitary Sewer – There are existing 21” sewer lines in Ridder and Garden Acres Roads. The Coffee Creek Plan calls for a 21” sewer line within the projected Kinsman Road extension.
- Storm Drainage – There is an existing 24” storm line in Peter's and Ridder Roads, and an 18” line in Garden Acres Road. The Coffee Creek Plan calls for a 12” storm line within the projected Kinsman Road extension.

The City will be amending the Coffee Creek Utilities Master Plans to eliminate the projected Kinsman Road extension to Day Road, and associated utilities within that alignment. All lines needed to serve the Coffee Creek Area will be located within Garden Acres Road or other streets north of Ridder Road.

These existing lines currently serve Republic's developed property (tl1400), and are all adequate to serve development of the annexed area (tls 600 & 601). The planned line extensions are not needed to serve Republic's properties, but are needed for the City to serve properties to the north, and will also serve the planning SORT development.

However, as discussed below, with the Kinsman Road extension being eliminated requires identification of functional alternative alignments, particularly for sanitary sewer (gravity flow). While these lines are not needed for Republic, they will be necessary in order for the City to serve properties to the north. Storm drainage and water line extensions are assumed to be handled in conjunction with other road improvements, such as Garden Acres Road.

The applicant has requested a preliminary assessment from BPA for extending the sewer line up their right-of-way. While not impossible, constructing a line within the BPA right-of-way is seriously complicated by the un-ground grounding grid, which makes this option very expensive.

Sense the BPA alignment is not feasible, the most likely alternative is to extend the line within Garden Acres Road to Java Road, and then east, and then north to Day Road. The City's consulting Engineer will need to determine if this alignment functions properly for gravity service.

Therefore, assuming the Garden Acres/Java sewer alignment is feasible, we conclude that adequate sanitary sewer, water and storm drainage facilities and services are available to serve the proposed phased expansion projects including the final phase for tl 1400; the anticipated future development of Tl 601; and the SORT facility on Tl 600, as adjusted.

All planned site development of the annexed property can be adequately served by existing City utility systems, with only minor on-site system improvements being required. Therefore the proposed annexation and future planned development complies with Policy 3.1.4 and Implementing Measures 3.1.4.e and f., and with Policy 3.1.7, and Implementing Measures 3.1.7.c., d., e., h., n., p., r., s., and t.

Fire Protection Plan

Policy 3.1.8. The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

Implementing Measure 3.1.8.a All development plans, as approved by the Development Review Board, shall be approved by the City's Building Division for consistency with the state Uniform Fire Code (as amended by the Tualatin Valley Fire and Rescue District and subsequently adopted by the City of Wilsonville).

Implementing Measure 3.1.8.c. The City shall require that all buildings be designed to a maximum, fire flow rating of 3,000 GPM at 20 p.s.i. or such other standard as may be agreed to by the City and Fire District.

RESPONSE

The Tualatin Valley Fire and Rescue District serves Wilsonville. The District has a fire station located on Kinsman Road, which is approximately 2 miles to the south from the subject site. There is a second fire station located on Elligsen Road across from Argyle Square, which is less than 1.5 miles from the site. The District maintains adequate fire protection and fire-fighting capability to serve the city, and has a record of excellent response times.

The maintenance facility development included three on-site hydrants and all of the existing buildings are protected by sprinkler systems. The planned SORT facility will also be equipped with a sprinkler system. The applicant has coordinated emergency access with Jason Arn, Deputy Fire Marshal, TVF&R, and is providing a secondary access along the west side of the property, extending from the paved area north of the MRF. This access is design with a turn-around at the north end, consistent with District standards.

The building design and fire protection system has been designed consistent with the 3,000 GPM fire flow standards. Therefore Policy 3.1.8 and Implementing Measures 3.1.8a & c are met.

Roads and Transportation System Plan

The subject site fronts on Ridder Road. Ridder Road is designated as a Collector Street in the 2013 Transportation System Plan (TSP). It is also designated a “Freight Route”, but is not designated a “Bike Route”. Ridder Road intersects with 95th Avenue to the east and Grahams Ferry Road to the west, both of which are designated Minor Arterials.

There is a traffic signal at the intersection of Ridder and 95th Avenue, about a half mile to the east. This gives the proposed development quick and easy access to one of the city’s only 3 east/west freeway crossing, thus allowing for excellent accessibility.

The City has a network of streets which serve the east side or the west side, with only three connection points east–west across I-5. The base arterial network includes:

East/West: Wilsonville Road, Boeckman Road and Elligsen Road.
North/South: Grahams Ferry Road, 95th Avenue, Kinsman Road, Parkway
Avenue/Town Center Loop W., and Canyon Creek Road

The recent extension of Boeckman Road to Grahams Ferry Road has provided an alternative east-west route over I-5 resulting in a reduction of the trip levels on both Wilsonville and Elligsen Roads.

Coffee Creek Master Plan

The Master Plan identifies planned road system improvements as follows:

- Ridder/Clutter – The 2013 TSP changed the designation of Ridder Road to a Collector, with new wider cross-section design, including bike lanes. Republic Services has dedicated an additional 11.5 feet along the site frontage (tl 1400) to accommodate this new cross-section.
 - The pending TSP amendment will also modify Clutter Road, which will become a cul-de-sac with re-aligned intersection with the newly configured Garden Acres/Ridder Roads. But, again, this realignment does not directly affect Republic’s properties.
- Garden Acres - The 2013 TSP designates Garden Acres Road as a Collector, with the new wider cross-section design, including bike lanes. Republic Services has dedicated an additional 11.5 feet along the site frontage (tl 1400) to accommodate this new cross-section. It is anticipated that the additional right-of-way will also be dedicated along the frontage of tl 600 (consolidated) the annexed property.

With the pending TSP amendment, Garden Acres Road will replace the current Kinsman Road alignment for north/south circulation to Day Road. At this time, it appears that this road will remain designated as a collector, but its intersection with Ridder Road will be realigned to better accommodate this north-south traffic flow. There will also be intersection modifications at the north end at Day and Grahams Ferry Roads. However the Day/Grahams Ferry modifications have no direct site related impacts for Republic or SORT.
- Kinsman – To be Deleted from Master Plan, pending TSP amendment.

Development Agreement

Final resolution of these road alignments and their respective functional classifications may not be determined prior to submittal of this application. Further, resolution will require the City to process Plan Amendments. However, the applicant does not have full control over these issues or processes, even though there are necessarily linked with the applications.

Therefore it is Republic’s intent to define their ultimate obligations for dedication of right-of-way and frontage improvements through execution of a Development Agreement. Consequently, determination of compliance with the Comprehensive Plan and Code will be subject, in part, to the terms of the Development Agreement, as well as findings presented herein.

Road Improvement History

Willamette Resources (WRI/Republic) have provided substantial road improvements associated with their existing operations. At the time of original construction the frontage of the property along Ridder Road was constructed consistent with the Transportation Master Plan in effect at that time (1990).

The current improvements include a 60 foot right-of-way, with 40 foot paved travel lane section curb-to-curb, and curb-tight 5 foot sidewalk, along the north side.

However, the recently update 2013 Transportation System Plan (TSP) has changed the Collector street design standards, to include a planter strip, with off-set sidewalk, bike lanes. However the parallel on-street parking lanes will likely not be required within the industrial area, which reduces the right-of-way width. The new right-of-way standard calls for 69-93 feet. The City's new (TSP) street standards required provision of bicycle facilities and sidewalks on all new streets, even if they are not designated as a "Bike Route."

Consequently, as part of the 2013 maintenance facility improvements, Republic dedicated an additional 11.5 feet for right-of-way for both Ridder and Garden Acres Roads. But, frontage improvements to the new standard were deferred to a latter phase of development.

Prior Traffic Impact Reports

1. 1991 Kittelson & Associate analyzed impacts for the material recovery and waste transfer facility (United Disposal/Willamette Resources, Inc.). The analysis was based on a start-up volume of 120,000 tons (1995), projected to increase to 196,000 by 2003.

This report found that there would be no significant impacts at all measured intersections, except the then un-signalized intersection of Boones Ferry Road/Elligsen Road.

However, since that intersection LOS was not specifically degraded by the WRI facility, no mitigation was required. Subsequently ODOT has made two separate improvements to that intersection, which now operates at the "A/B" PM Peak level of service (LOS).

The trip generation assigned at that time included:

- 34 daily employee trips;
- 158 daily truck trips; and
- 132 public self-haul trips (recycling)
- With projected 46% increase to the 2003 max volume (196,000 tons).

Specific improvements conditioned for WRI related to widening and re-alignment of Ridder Road, to form a continuous collector with Clutter Road. These required improvements included dedication 10 feet of additional right-of-way along the Ridder frontage, up to the realignment curve, and a full 60 feet through the re-alignment section.

2. In 2014 with the construction of the fleet maintenance shop a traffic report was prepared by DKS, which found that all of the measured intersections were operating at “A/B” PM Peak LOS, which is well within the “D” LOS standard for permit approval. These findings included the planned operations office addition, west of the new maintenance shop, together with additional employee parking on the west side.

As a Condition of Approval for the Maintenance Shop, which shifted operations from Sherwood to Wilsonville, Republic was required to dedicate additional rights-of-way (11.5 feet) along their frontages on Ridder and Garden Acres Roads. Frontage improvements were not required, but we anticipated to be attached to the planned operations office expansion.

NOTE: Between the 1994 approval and the 2014 approval, the City’s Transportation System Plan changed the design standard for Collector Streets, from 60 foot right-of-way to 69-93 feet. The required additional dedication allows for the addition of a bike lane, which previously was not part of the design standard.

The anticipated frontage improvement requirements for both Ridder and Garden Acres Roads is tentatively linked with the operations office expansion phase, now estimated for 2016. The prior dedication and pending improvements requirements were based on the City’s conclusion related to need to enhance bicycle safety. This conclusion was drawn even though no existing Republic employees ride bikes to work, and no customers ride bikes to this facility to deliver recyclables.

3. Most recently (Sept. 2015) we submitted a request for a Traffic Study Waiver, for the proposed SORT Bioenergy facility, which will be located on Republic property, and will utilize their scales. This facility will be processing commercial and industrial food and organic waste, utilizing anaerobic digestion technology, previously not available to the industry. The facility is being designed with a processing capacity of 75,000 tons per year (based on two digesters).

Republic is currently annually receiving 10,000 tons of commercial food scrap waste, which is now transferred to their Pacific Regional Compost Facility (located near Corvallis).

When the SORT facility comes on-line, the current 10,000 tons of wet waste coming to Republic, will be re-directed to SORT for processing, in addition to other new deliveries specifically assigned to SORT, up to their 75,000 ton operating capacity. But with the SORT processing, out-bound truck trips will be reduced by 90%.

DKS is preparing an updated Traffic Impact Report, which addresses the annexation of the properties in general (worst case scenario), and then the specific development related impacts of the proposed SORT facility. In general the SORT facility is not expected to create any significant PM Peak impacts, as truck traffic will be scheduled off-peak.

Further, it is important to understand that traffic impacts have already been factored into the street improvements planned for the Coffee Creek Master Plan, including the subject property. The impacts previously studied were based on potential worst case scenarios assuming the PDI-RSIA zoning. Further, we also know that the 2014 Republic study found that all key measured intersections are currently operating in the “A/B” PM Peak LOS range.

The current traffic impacts for Republic’s operations were considered as part of the prior 2014 approval for the maintenance shop, and accounted for the existing 58 truck fleet, and the transfer of maintenance employees from Sherwood to Wilsonville. It is also noted that the now planned 2016 Phase 3 operations office expansion was accounted for in the 2014 DKS Traffic Impact Report.

The conversion to CNG has been determined to not have any net effect on trip generation as it only represents replacement vehicles, with no additional trucks being added.

The SORT facility operations will be coordinated with Republic’s relative to scheduling of trucks in and out, so as to avoid PM Peak hour impacts. In addition, Republic will adjust dry waste deliveries to the MRF based on volumes of wet waste being delivered to SORT. The facility will be operated with a small staff of only 6 people, who also will schedule their work commutes to off-peak hours.

Conclusion – Urban Services

All necessary primary urban services and transportation facilities are and will be available, with adequate capacities, to support the proposed development consistent with City development permit criteria.

III. Area H Area of Special Concern & Coffee Creek Master Plan Compliance

The subject property is within the area designated on the Comprehensive Plan as Area of Special Concern H.

AREA H

Note: the previous Area 8 has been replaced with Area H, dealing with the Day Road area, northwest of the current City limits, including the new State prison. This area is bordered by Clay and Day Roads on the north and railroad tracks on the west.

A master plan for this neighborhood will be needed to address property-owner concerns and mitigate the effects of the 110-acre prison development. The City is providing urban services to the prison prior to annexation, and expects to provide services to the entire area when it has been master planned and annexed.

The City is implementing this Area, with the adoption of the Coffee Creek Industrial Area Master Plan. The Coffee Creek Master Plans designates all of the land as a Regionally Significant Industrial Area, to be zoned PDI-RSIA, upon annexation. As previously addressed, the Plan outlines anticipated needs for urban services and transportation system improvements.

Republic Services' existing facilities are not within the Coffee Creek Master Plan area, but Tax Lot 600 & 601 are in the Plan Area. The existing operations have been determined to comply with PDI, planned Development Industrial allowed uses. They are all industrial in nature and operate within the performance criteria in Section 4.135(.05).

The proposed annexed properties are within the Coffee Creek Master Plan and therefore will be designated Regionally Significant Industrial and zoned PDI-RSIA. However, the allowed uses are generally the same as the non-regionally significant PDI zone, and the proposed uses for these properties will be consistent with the waste management and material recovery activities associated with Republic's current operations. The uses will therefore be consistent with the Master Plan and applicable zoning.

As previously discussed, public services and transportation improvements required to support development of the annexed properties are all generally available and adequate to support the anticipated development.

CONCLUSION – Comprehensive Plan and Coffee Creek Master Plan Compliance

Based on the response findings above, we believe we have demonstrated that the proposed annexation and anticipated development will be in full compliance with the applicable policies, objectives, and implementing measures of the Comprehensive Plan, Coffee Creek Master Plan, Applicable Public Facilities Master Plans and Transportation System Plan; and/or conflicts with the adopted Plans are resolved through a Development Agreement.

IV. PLAN AMENDMENT/ZONE CHANGE

Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.

(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the Comprehensive Plan. Each such amendment shall include findings in support of the following:

- A. That the proposed amendment meets a public need that has been identified;*
- B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*
- C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*
- D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

(.02) Following the adoption and signature of the Resolution by the Development Review Board or Planning Commission, together with minutes of public hearings on the proposed Amendment, the matter shall be shall be scheduled for public hearing before the City Council.

(.03) Notice of the Council's consideration of the matter shall be provided as set forth in Section 4.012.

(.04) Upon conclusion of its public hearing on the matter, the Council shall adopt its decision by ordinance, authorizing the Planning Director to amend the official zoning map, Comprehensive Plan Map or the text of Chapter 4 as set forth in Section 4.102.

(.05) In cases where a property owner or other applicant has requested an amendment to the Comprehensive Plan map and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the Comprehensive Plan map shall be changed.

RESPONSE

This application includes annexation of property, together with Plan and Zone Map amendments to implement with City's Comprehensive Plan, including the Coffee Creek Industrial Area Master Plan. The Coffee Creek Plan designates this area as regionally significant industrial, which is to be implemented by application of the City's PDI-RSIA zoning. Therefore the public need for this industrial land has been established through adoption of the Coffee Creek Plan.

The proposed Map amendments meets the identified public need by re-designating the property from the current Washington County future development designation to the City's regionally significant industrial designation.

The proposed amendment supports applicable Statewide Planning Goals, through implementation of the City's adopted Plan, and no Goal exception is necessary, as the property is already within the Metro UGB.

The proposed change only affects the Plan Map use designation, and does not alter or result in conflicts with any portion of the Comprehensive Plan that is not being amended.

Section 4.197. Zone Changes and Amendments To This Code – Procedures.

(.01) The following procedure shall be followed in applying for an amendment to the text of this Chapter:

A. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is proposed and shall, within forty (40) days after concluding the hearing, provide a report and recommendation to the City Council regarding the proposed amendment. The findings and recommendations of the Commission shall be adopted by resolution and shall be signed by the Chair of the Commission.

B. In recommending approval of a proposed text amendment, the Planning Commission shall, at a minimum, adopt findings relative to the following:

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008; and**
- 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan; and**
- 3. The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code; and**
- 4. If applicable, the amendment is in compliance with Statewide Land Use Planning Goals and related administrative rules; and**
- 5. If applicable, the amendment is necessary to ensure that the City's Land Use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.**

RESPONSE

The proposed zone change only affects the Zoning Map and no Code text amendments are proposed. This application was submitted in compliance with the procedures set forth in Section 4.008.

The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan, as presented within this narrative.

This Map amendment does not materially conflict with, nor endanger, other provisions of the text of the Code, and is in compliance with Statewide Land Use Planning Goals and related administrative rules, which were considered in adoption of the Code and current Zone Map.

This Map amendment is directly linked with annexation of the property, and is therefore necessary to implement the City's adopted Coffee Creek Master Plan. However, this amendment does not alter the existing Land Use and Development Ordinance, so there is not net effect on maintain compliance with mandated requirements of State or Federal laws and/or statutes.

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

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

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

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

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

E. That the proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. When Significant Resource Overlay Zone areas or natural hazard, and/or geologic hazard are located on or abut the proposed development, the Planning Commission or Development Review Board shall use appropriate measures to mitigate and significantly reduce conflicts between the development and identified hazard or Significant Resource Overlay Zone and

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

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

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

(.03) If affirmative findings cannot be made for all applicable criteria listed above the Planning Commission or Development Review Board shall recommend that the proposed text or map amendment, as the case may be, be denied.

(.04) City Council action approving a change in zoning shall be in the form of a Zoning Order.

(.05) In cases where a property owner or other applicant has requested a change in zoning and the City Council has approved the change subject to conditions, the owner or applicant shall sign a statement accepting, and agreeing to complete the conditions of approval before the zoning shall be changed.

RESPONSE

The application before the Board was submitted in accordance with the procedures set forth in Section 4.008, Section 4.125 (.18)(B)(2) or, in the case of a Planned Development, Section 4.140; as confirmed by the City's "Completeness Review".

The proposed Map amendment is consistent with the Comprehensive Plan and Coffee Creek Master Plan, which designates the property for regionally significant industrial use. This property is not designated as "Residential" on the City's Comprehensive Plan Map, therefore the findings specified to comply with Implementation Measures 4.1.4.b, d, e, q, and x of Wilsonville's Comprehensive Plan text are not applicable.

As demonstrated within this compliance narrative, the existing primary public facilities, i.e., roads and sidewalks, water, sewer and storm sewer are all available and are of adequate size to serve the proposed development; or can be made adequate with only minor line extensions in conjunction with project development.

The proposed development does not have a significant adverse effect upon Significant Resource Overlay Zone areas, an identified natural hazard, or an identified geologic hazard. There are no designated Significant Resource Overlay Zone areas or natural hazard, or geologic hazard located on or abutting the proposed development.

The applicant is committed to a development schedule demonstrating that development of the property is reasonably expected to commence within two (2) years of the initial approval of the zone change. The applicant has critical timelines that must be met in order to qualify for special project funding. Therefore development is anticipated as soon as all approvals and permits are obtained.

The proposed development and use can be developed in compliance with the applicable development standards as demonstrated within this compliance narrative.

Adequate public facilities, services, and transportation networks are in place, and no major improvements are necessary to support development of these properties.

The applicant has funded a Traffic Impact Analysis (TIA), prepared by DKS, which demonstrates compliance with the Transportation Planning Rule. The DKS Report concludes that the proposed amendment does not result in any significant impact on the transportation system pursuant to OAR 660-012-0060.

Section 4.140. Planned Development Regulations.

(.01) Purpose.

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

B. It is the further purpose of the following Section:

- 1. To take advantage of advances in technology, architectural design, and functional land use design;*
- 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;*
- 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.*
- 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;*
- 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.*
- 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.*
- 7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.*
- 8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

RESPONSE

The proposed PDI-RSIA zoning is consistent with the Proposed Comp. Plan Map designation, and generally consistent with the existing PDI zoning on TL 1400. This zoning allows for the proposes uses, and provides for flexibility in site design, and encourages application of new technologies.

(.02) Lot Qualification.

A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.

B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD." All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.

(.03) Ownership.

A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.

B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel

RESPONSE

The applicant/Petitioner owns three adjacent properties, totally 29.53 acres. One property (TL 1400) is already within the City Limits and zoned PDI. The other two (TLs 600 & 601) are proposed for annexation and rezoning consistent with the Coffee Creek Industrial Area Master Plan.

(.04) Professional Design.

A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

RESPONSE

The applicant is represented by Pioneer Design Group, including professional planning, surveying and civil engineering. For specific proposed site development select design teams will be assembled to provide the professional services needed for that development.

(.05) Planned Development Permit Process.

A. All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

- 1. Be zoned for planned development;*
- 2. Obtain a planned development permit; and*
- 3. Obtain Development Review Board, or, on appeal, City Council approval.*

B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197

C. Development Review Board approval is governed by Sections 4.400 to 4.450

D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

- 1. Pre-application conference with Planning Department;*
- 2. Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and*
- 3. Final (Stage II) review by the Development Review Board*
- 4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.*

RESPONSE

This application seeks to apply the applicable planned development zoning to the properties being annexed to the City. The above procedures will be followed for processing of future site development proposals.

(.07) Preliminary Approval (Stage One):

A. Applications for preliminary approval for planned developments shall:

- 1. Be made by the owner of all affected property or the owner's authorized agent; and*
- 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.*
- 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.*
- 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.*

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

- 1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.*
- 2. Topographic information as set forth in Section 4.035*
- 3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.*
- 4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.*
- 5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.*
- 6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.*
- 7. Statement of anticipated waivers from any of the applicable site development standards.*

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

- 1. A public hearing as provided in Section 4.013.*
- 2. After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.*
- 3. A final decision on a complete application and preliminary plan shall be rendered within one hundred and twenty (120) days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.*
- 4. The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.*

RESPONSE

The requested PDI-RSIA zoning is supported by a proposed Updated Stage I Master Plan, which incorporates all three properties owned by Republic (WRI).

**Table 1
Stage I Master Plan
Consolidated Land Area Allocation
Total Adjusted TL 1400 area allocation, including SORT**

Use Area	Square Footage Existing	Percent of Gross Site - Existing	Gross Site With Lot Adjustment	Square Footage with Lot Adjustment	Percent of Gross Site Proposed
Buildings	83,746	14.3	16.84 ac	106,648	14.5
Equipment Yard			72,847	74,547	9.9
Paved/Parking	307,549	52.5	331,106	333,723	45.1
Existing Landscaping	194,618	33.2		235,971	32.2
Proposed New LS	41,353				
Gross Site Area (TL1400)	585,913	100	733,605		100

Note: Areas are updated based on 94DR18, 99DB03, DB14-0032-35, DB15-0051-53 & 0057, including dedications of rights-of-way; and Annexed properties, including SORT, with Lot Line Adjustment from Consolidated Tax Lot 600.

Table 2
Preliminary Stage II Development Plan
SORT Portion of Tax Lot 600, separate from existing Republic Improvements
New Land Area Allocation – SORT Area Only
 (Code requires 15% Minimum Landscaping)

Area Use	Square Footage	Percent of Site
Main Building	22,500	14
Digester Mechanical Bldg.	2,800	.02
Equipment Yard, including Tanks ,WWTP, CHP Units	72,847	45.3
Paved/Parking	23,557	14.7
Landscaping	41,353	25.7
Total	3.69 acres 160,766 sq. ft.	100

*site area includes annexed land (TL 600) and area of TL 1400 with site improvement modifications, such as parking, curbing, etc.

Table 3
Stage I Master Plan
Future Development Tax Lots 600
 (Net Consolidated, with LLA, and right-of-way dedication)

Use Area	Square Footage	Percent of Gross Site
MRF Expansion		
Building	30,000	36
Paved/Parking	37,056	44
Landscaping	216,764	20
Sub Area	83,820	29.7
Operations/Maintenance Expansion		
Paved/Parking	158,400	80
Landscaping	39,600	20
Sub Area Area	198,000	70.3
Gross Site Area	281,820	100

Note: Tax Lots 600 & 601 have been consolidated, with a lot line adjustment transferring 3.6 acres to tax Lot 1400 to accommodate the SORT facility, and accounts for dedication of right-of-way for Garden Acres Road.

CONCLUSION

The proposed Plan and Zone Map amendments comply with all applicable provisions of the City's Comprehensive Plan, Coffee Creek Industrial Area Master Plan. The applicant has further submitted a Stage I Master Plan, which identifies existing and anticipated development of the applicant's properties, consistent with the applicable provisions of the Development Code.

V. LAND DIVISIONS – LOT LINE ADJUSTMENT

Section 4.200. General - Purpose.

The City Council hereby finds and deems that it is reasonable and necessary, in order to accomplish the orderly development of land within the corporate limits of the City, and in order to promote the public health, safety and general welfare of the City, to enact these sections, to be hereinafter known as the "Land Division Regulations of the City of Wilsonville, Oregon," in order to provide rules, regulations and standards to govern the approval of plats for subdivisions, land partitions, condominium divisions, and plans for other property divisions, to carry out the development pattern and plan of the City and to promote the public health, safety and general welfare thereof, and in order to lessen congestion of streets, secure safety from fires, flood, pollution and other dangers and to provide adequate light and area, and to prevent overcrowding of land, improve connectivity from one part of the community to another, and to facilitate adequate provision for transportation, water supplies, sewage, drainage, education, recreation and other needs of the people of the City, and to prescribe procedures to be followed in submitting plans and plats of land divisions for approval by the City.

Section 4.233. Lot Line Adjustments.

(.01) Property owners wishing to alter the location of a property line that separates adjoining properties, without creating a new lot or parcel in the process, may apply for approval of a lot line adjustment. Applications for lot line adjustment shall be processed through either of the following:

- A. Administrative Review, through the procedures outlined in Section 4.035; or*
- B. As part of a partition or subdivision process, where new lots or parcels are being created at the same time as the existing lot lines are being reconfigured.*

(.02) The lots or parcels resulting from a lot line adjustment shall conform to all requirements of the zone. Except, however, if either of the subject properties is a legal non-conforming lot at the time of the application, the requirements of Section 4.192 (Non-Conforming Lots) shall be followed.

(.03) The dedication of property to a unit of government, where the property being dedicated is added to property that is already in public ownership, may be completed by deed without requiring compliance with this Section.

RESPONSE

Tax Lot 601 fronts on Garden Acres Road. In its current configuration Tax Lot 600 does not have direct access from a public street, which makes it Non-Conforming.

The applicant confirmed with Washington County that these two parcels are legal Lots of Record dating back before 1959. However, since TL 600 does not have legal street frontage, consistent

with City of Wilsonville Code standards, consequently this would be a Non-Conforming lot from the City's perspective.

To eliminate the non-conforming issue, the applicant, prior to submittal to the City, has filed a Lot Consolidation with Washington County. So, technically, this Petition to annex, with Plan/Zone Map amendments is for a single lot (600).

While TL 600 did not have direct street access, Republic Services (WRI) owns both properties, as well as the abutting Tax Lot 1400 to the south, and therefore they have the ability to provide legal access as needed.

Further, the intended use for a portion of Lot 600 (SORT) will be directly linked with access through Republic's truck scales on Lot 1400. The scales are served by the east driveway into Republic's site from Ridder Road. Therefore no separate frontage access is necessary.

Consequently, as part of this application, Republic is also requesting a Lot Line Adjustment to include approximately 3.6 acres of Tax Lot 600 into Tax Lot 1400. This Adjustment leaves the remainder of TL 600 at 6.21 Acres. This process resolves the Non-Conforming issue.

Section 4.135.5: Planned Development Industrial – Regionally Significant Industrial Area

(.01) Purpose. The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

(.02) The PDI-RSIA Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

RESPONSE

In conjunction with the Annexation Petition, the City will rezone the subject properties to:

- Tax Lot 600 PDI-RSIA, Planned Development Industrial- Regionally Significant Industrial Area; and
- Tax Lot 601 PDI-RSIA, Planned Development Industrial- Regionally Significant Industrial Area.

(.07) Other Standards.

A. Lot Size:

1. *Parcels less than 50 acres in size at the time of adoption of this amended Section: Land divisions may occur in conformance with an approved Master Plan consistent with the requirements of this section. No lot size limit, save and except as shall be consistent with the other provisions of this code.*

RESPONSE

The proposed Lot Line Adjustment and Lot Consolidation will change the lot areas as follows:

**Table 4
Existing Prior to Lot Consolidation
and
Proposed Lot Areas, with LLA**

Tax Lot	Existing Lot Area	Proposed Lot Area
600	6.853 acres/289,495 sf	
601	3.004 acres/130,859 sf	
Consolidated	9.857 acres/429,353 sf	5,987 acres/260,794 sf
1400	13.45 acres	16.84 acres, with LLA

The PDI-RSIA zone does not set a minimum lot size for properties which were less than 50 acres at the time of adoption of the new Code. Therefore the proposed adjustment retains compliance.

Access is available through Tax Lot 1400, but the property also has frontage on Garden Acres Road. No access from Garden Acres Road is proposed at this time.

All urban services are available and adequate to serve development of the property with only minor line extensions.

VI. METRO BOUNDARY CHANGE APPROVAL CRITERIA

APPLICANTS RESPONSE – REPUBLIC SERVICES, TAX LOTS 600 & 601, T3S R1W 2C. See Attached Petition

VII. COUNTY BOUNDARY CHANGE APPROVAL CRITERIA

APPLICANT’S RESPONSE – Republic Services, Tax Lots 600 & 601, T3S R1W 2C

The County Board shall consider the local comprehensive plan for the area and any service agreement (e.g., Urban Service Agreement) executed between a local government and the affected district [ORS 198.850(2)]. The board shall also consider the criteria set forth in Metro Code 3.09.050 (a) through (d).

RESPONSE: This application is requesting annexation of Tax Lots 600 & 601, T3S R1W 2C into the City of Wilsonville.

The applicant has included an executed petition including one hundred percent of property owners within the affected territory; therefore the applicant respectfully **does not** request that the application be processed through an expedited process. There are no electors within the area to be annexed.

Metro Code 3.09.050(a) through (d) are procedural requirements, the applicant anticipates that the Board will consider these requirements when reviewing the application.

Pursuant to Metro Code 3.09.050 (d) €, the Board’s final decision on the boundary change proposal shall include findings and conclusions addressing the following criteria:

1. *Find that the change is consistent with expressly applicable provisions in:*
 - A. *Any applicable urban service agreement adopted pursuant to ORS 195.205*

RESPONSE: The property is within the Coffee Creek Master Plan area adopted by the City of Wilsonville. The Master Plan includes public facilities and transportation plans associated with the Coffee Creek Industrial Master Plan that includes the affected property. There is an Urban Planning Area Agreement (UPAA) between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The proposed annexation is consistent with the UPAA and the Coffee Creek Master Plan, and will help advance implementation of these plans.

B. *Any applicable annexation plan adopted pursuant to ORS 195.205*

RESPONSE: To our knowledge no annexation plan exists for the affected properties, other than the Urban Planning Area Agreement between the County and City of Wilsonville.

C. *Any applicable cooperative planning agreement adopted pursuant to ORS 195.020 (2) between the affected entity and a necessary party;*

RESPONSE: There is an Urban Planning Area Agreement (UPAA) between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The proposed annexation is consistent with the UPAA and the Coffee Creek Master Plan, and will help advance implementation of these plans.

D. *Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and*

RESPONSE: The Washington County Pubic Facility Plan, last updated in 1991, does not include the affected properties. However, the property is within the Coffee Creek Master Plan area adopted by the City of Wilsonville. The Master Plan includes public facilities and transportation plans associated with the Coffee Creek Industrial Master Plan that includes the affected property. The applicant is executing a Development Agreement with the City of Wilsonville, which assigns financial obligations and anticipated timeframes for urban infrastructure to the applicant and to the City, as the property is developed.

E. *Any applicable comprehensive plan; and*

RESPONSE: The affected property is included in the Washington County Rural/Natural Resource Plan Element. The City of Wilsonville has adopted the Coffee Creek Master Plan, which includes the subject property, and frames urban development for this area. There is an Urban Planning Area Agreement between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The proposed urban services district annexation will help advance implementation of these plans.

F. *Any applicable concept Plan; and*

RESPONSE: The affected property is included in the Washington County Rural/Natural Resource Plan Element. The City of Wilsonville has adopted the Coffee Creek Master Plan, which includes the subject property, and frames urban development for this area. There is an Urban Planning Area Agreement between the County and City of Wilsonville, which guides future urbanization of this area, under the jurisdiction of Wilsonville. The Coffee Creek Plan assigns urban planning districts, provides preliminary plans for infrastructure, and provides a planning framework for how the properties will develop. The proposed annexations will help advance implementation of the City's Plan.

(2) Consider whether the boundary change would:

- A. *Promote the timely, orderly and economic provision of public facilities and services;*
- B. *Affect the quality and quantity of urban services; and*
- C. *Eliminate or avoid unnecessary duplication of facilities and services.*

RESPONSE: The requested annexation to the City of Wilsonville will promote the timely, orderly and economic provision of public facilities and services to the subject property. Acceptance into the City of Wilsonville will allow sanitary sewer, public water, public storm sewerage networks, and urban roads to serve the planned development of the subject properties consistent with the Coffee Creek Master Plan adopted by the City of Wilsonville.

Representatives of the City and Metro have been heavily involved in Washington County's, as well as Wilsonville's Concept Planning process. That process considered the ability of the City as the designated urban service provider to provide necessary urban services to the Coffee Creek area. Pertinent agencies have incorporated plans for development of the Coffee Creek Master Plan area, including the affected property, in their plans for the quality and quantity of their services. No significant concerns with providing those services to the area have been identified that are not being addressed by the agencies' individual capital development plans.

The subject property is contiguous with properties that are within the district boundaries that we are requesting annexation to. Existing and planned sanitary sewer, storm sewer and public water supply lines within the City of Wilsonville have been or will be sized to serve additional development within the Coffee Creek Master Plan area, including the affected property.


Therefore, the applicant concludes that the requested boundary change proposal will promote the timely, orderly and cost-effective provision of public facilities and services and will not affect the quality and quantity of those facilities and services. No other urban facilities or services exist in the area, therefore duplication or elimination of services on the subject property is not a possibility.

- 3. *A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.*

RESPONSE: The subject parcel lies within the UGB, therefore this section is not applicable.

Metro Code 3.09.090 Extension of Services outside UGB states that neither a city nor a district may extend water or sewer service from inside a UGB to territory that lies outside the UGB.

RESPONSE: The applicant is seeking annexation into all applicable districts and the City of Wilsonville in order to provide necessary urban services. This action is consistent with the Urban Planning Area Agreement between the County and City of Wilsonville, and the City's adopted



Coffee Creek Master Plan. The City's Plan shows that urban services can be provided without extensions being required outside of the UGB, as annexation is required prior to development, consistent with the adopted UPAA.

VII. WILSONVILLE URBAN GROWTH AND BOUNDARY AMENDMENTS

Section 4.700. Procedures Relating To The Processing Of Requests For Annexation And Urban Growth Boundary Amendments.

(.01) The City of Wilsonville is located within the Portland Metropolitan Area, and is therefore subject to regional government requirements affecting changes to the city limits and changes to the Urban Growth Boundary (UGB) around Wilsonville. The City has the authority to annex properties as prescribed in State law, but the City's role in determining the UGB is primarily advisory to Metro, as provided in Oregon Revised Statutes. The following procedures will be used to aid the City Council in formulating recommendations to those regional entities. [Amended by Ordinance No. 538, 2/21/02.]

A. Proponents of such changes shall provide the Planning Director with all necessary maps and written information to allow for review by city decision-makers. The Planning Director, after consultation with the City Attorney, will determine whether each given request is quasi-judicial or legislative in nature and will make the necessary arrangements for review based upon that determination.

RESPONSE: The Petitioner, Republic Services, is requesting annexation of Tax Lots 600 & 601, T3S R1W 2C into the City of Wilsonville.

The applicant has included an executed petition including one hundred percent of property owners within the affected territory. There are no electors within the area to be annexed.

The city will determine if this request will be reviewed as quasi-judicial or legislative, and process the Petition accordingly.

B. Written information submitted with each request shall include an analysis of the relationship between the proposal and the City's Comprehensive Plan, applicable statutes, as well as the Statewide Planning Goals and any officially adopted regional plan that may be applicable.

RESPONSE: This narrative provides confirmation that the proposed annexation is consistent with the City's Comprehensive Plan, the adopted Coffee Creek Master Plan and other applicable state and regional plans.

C. The Planning Director shall review the information submitted by the proponents and will prepare a written report for the review of the City Council and the Planning Commission or Development Review Board. If the Director determines that the information submitted by the proponents does not adequately support the request, this shall be stated in the Director's staff report.

RESPONSE: This action is the responsibility of the City in response to the Petition being submitted.

D. If the Development Review Board, Planning Commission, or City Council determine that the information submitted by the proponents does not adequately support the request, the City Council may oppose the request to the regional entity having the final decision making authority.

RESPONSE: The Petitioner understands this option for action by the City. However, based on the documentation and evidence provided in support of the petition, the applicant believes the City will support the annexation.

(.02) Each quasi-judicial request shall be reviewed by the Development Review Board, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.

RESPONSE: The City will schedule the required hearings before the Development Review Board and City Council.

(.03) Each legislative request shall be reviewed by the Planning Commission, which shall make a recommendation to the City Council after concluding a public hearing on the proposal.

RESPONSE: The Petition does not believe this is a legislative action, but that decision will be made by the City, and processed accordingly.

(.04) The City Council shall consider the information in the record of the Development Review Board or Planning Commission and shall, after concluding a public hearing on the request, determine the appropriate course of action. That course of action may be:

A. In the case of a proposed amendment to the Regional Urban Growth Boundary: forward its recommendation in the form of a Resolution to the Metro Council. Section 4.700. Procedures Relating To The Processing Of Requests For Annexation And Urban Growth Boundary Amendments.

RESPONSE: This Petition is for annexation into the City. The subject property is already within the Metro UGB.

B. In the case of a proposed annexation to the City, select from the following as allowed by State law (ORS 222):

- 1. Take no action;*
- 2. Declare the subject property, or some portion thereof, to be annexed;*
- 3. Set the matter for election of the voters residing within the affected territory; or*
- 4. Set the matter for election of City voters.*

RESPONSE: The City will determine its appropriate decision, but the Petitioner believes they have demonstrated the request is consistent with the City's Comprehensive Plan and Coffee Creek Master Plan. The annexation further supports the City's intent to provide necessary urban infrastructure needed to support development of the area consistent with the adopted plans. Therefore the Petition should be approved.

(.05) The City Council may adopt a development agreement with the owners of property that is proposed for annexation to the City, and such agreement may include an agreement to annex at a future date. A development agreement with an agreement to annex shall be subject to the same procedural requirement as other annexations in terms of staff report preparation, public review, and public hearings.

RESPONSE: The applicant intends to execute a Development Agreement with the City of Wilsonville, which assigns financial obligations and anticipated timeframes for urban infrastructure to the applicant and to the City, as the property is developed.

VIII. COMPLIANCE WITH STATEWIDE GOALS

GOAL 1: CITIZEN INVOLVEMENT

OAR 660-015-0000(1)

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

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which provides for appropriate citizen involvement through the land use review process. This application is being processed consistent with the City's review procedures, including public notice of the hearings before the Development Review Board and City Council.

GOAL 2: LAND USE PLANNING

OAR 660-015-0000(2)

PART I -- 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.

PART II -- EXCEPTIONS

A local government may adopt an exception to a goal when:

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 2 Planning goals and objectives. The subject property is not subject to a Goal Exception as it is already within the Metro Urban Growth Boundary.

GOAL 3: AGRICULTURAL LANDS

OAR 660-015-0000(3)

To preserve and maintain agricultural lands. Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

RESPONSE: Goal 3 compliance has been addressed through the establishment of the current urban growth boundary. The subject property has been appropriately determined to be urban land and has been designated by Washington County as Future Developments, subject to annexation to the City of Wilsonville, consistent with the City/County UPAA.

GOAL 4: FOREST LANDS

OAR 660-015-0000(4)

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: Goal 4 compliance has been addressed through the establishment of the current urban growth boundary. The subject property has been appropriately determined to be urban land and has been designated by Washington County as Future Developments, subject to annexation to the City of Wilsonville, consistent with the City/County UPAA.

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

OAR 660-015-0000(5)

(Please Note: Amendments Effective 08/30/96)

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

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 5 Planning goals and objectives. The City has identified the subject property for industrial development, and has not identified any natural resources, history areas, or significant open spaces associated with this property.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

OAR 660-015-0000(6)

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

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 6 Planning goals and objectives. The land is designated for industrial development, subject to the City's land development standards, which are designed to comply with Goal 6. Further, the property is proposed for expansion of Republic's current Solid Waste Management facilities, which are a vital urban service to maintain air, land and water quality.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 7 Planning goals and objectives. The City has not identified any natural hazards associated with the subject properties.

GOAL 8: RECREATIONAL NEEDS

OAR 660-015-0000(8)

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 City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 8 Planning goals and objectives. The City has not identified any open space or recreational needs associated with the subject property, and development of this property for industrial use will not in any way interfere with appropriate provision of recreational needs consistent with the City's plans.

GOAL 9: ECONOMIC DEVELOPMENT

OAR 660-015-0000(9)

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: Consistent with Metro's Growth Management Plan and Industrial needs analysis, the City has designated the subject property for Regionally Significant Industrial development as part of the Coffee Creek Industrial Area. The applicant is proposing annexation to the City, together with Plan and Zone Map Amendments to conform to the Regionally Significant Industrial designation. The applicants proposed industrial use of the property is consistent with the City's adopted Coffee Creek Industrial Area Master Plan.

GOAL 10: HOUSING

OAR 660-015-0000(10)

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

RESPONSE: The subject property is designated for industrial development, not residential. Therefore Goal 10 is not affected by this proposal for annexation and rezoning.

GOAL 11: PUBLIC FACILITIES AND SERVICES

OAR 660-015-0000(11)

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 City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 11 Planning goals and objectives. A major component of the City's public facilities planning provisions is its "Concurrency Policies", which require adequate facilities and services be available at the time of development. Within this Compliance Narrative, the applicant has demonstrated how the proposed annexation, zoning and pending development complies with these "Concurrency Policies".

GOAL 12: TRANSPORTATION

OAR 660-015-0000(12)

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

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 12 Planning goals and objectives. In 2013 the City adopted an update Transportation System Plan (TSP) consistent with Goal 12 and the Transportation Planning Rules. This application for Annexation and zoning is supported by a Traffic Impact Analysis

prepared by DKS, the City's Traffic Engineering consultants. The DKS report demonstrated compliance with the City's TSP, and Planned Development Permit Criteria. It further confirms that ODOT's nearby facilities will not be significantly impacted by the proposed development of this property.

GOAL 13: ENERGY CONSERVATION

OAR 660-015-0000(13)

To conserve energy.

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

RESPONSE: The City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 13 Planning goals and objectives. The subject property is proposed for development under the industrial designation consistent with the City's development standards. Further, the proposed use is for expansion of Republic's current solid waste management facilities, which incorporate energy conservation and efficiency processes. Specifically, the SORT Bioenergy facility proposed on TL 600 will incorporate methane gas recovery, which will then be utilized for electrical generation.

GOAL 14: URBANIZATION

OAR 660-015-0000(14)

(Effective April 28, 2006)

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 City of Wilsonville has an Acknowledged Comprehensive Plan, which complies with the Goal 13 Planning goals and objectives. The subject property has already been included within the Metro UGB, and is proposed to be annexed to the City of Wilsonville, consistent with the City and Washington County Plans and UPAA.

Goal 15 Willamette River Greenway

Goal 16 Estuarine Resources

Goal 17 Coastal Shorelands

Goal 18 Beaches and Dunes

Goal 19 Ocean Resources

RESPONSE: These five Goals are not applicable to this application.

IX. FINAL CONCLUSION

Based on the findings presented above, the applicant has demonstrated compliance with Wilsonville's applicable Comprehensive Plan growth management, land use and public facilities and transportation policies and implementing measures, and Plan Amendment approval criteria.

These findings also demonstrate that this Petition, together with the proposed Plan & Zone Map Amendments complies with Metro's 2040 Growth Management Plan and Boundary Change approval criteria, as well as Washington County's, and also complies with the applicable Statewide Planning Goals.

COMP PLAN MAP
FROM COUNTY FUTURE DEVELOPMENT
TO CITY REGIONALLY SIGNIFICANT INDUSTRIAL

ZONE MAP
FROM COUNTY FD-20
TO CITY PDI/RSIA

GARDEN ACRES ROAD

366.24'
N00°18'42"W

VACATED
310.56'
N00°18'42"W

L=292.73' R=600.00'
D=22°31'28"
C=N63°10'14"W 231.28'

L=140.93' R=560.00'
D=22°11'49"
C=S41°20'01"E 129.26'

L=44.22' R=30.00'
D=84°27'16"
C=N12°12'22"W 40.32'

L=22.17' R=215.15'
D=5°54'14"
C=S27°04'07"W 22.16'

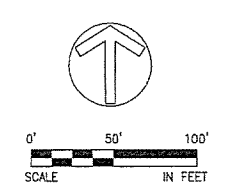
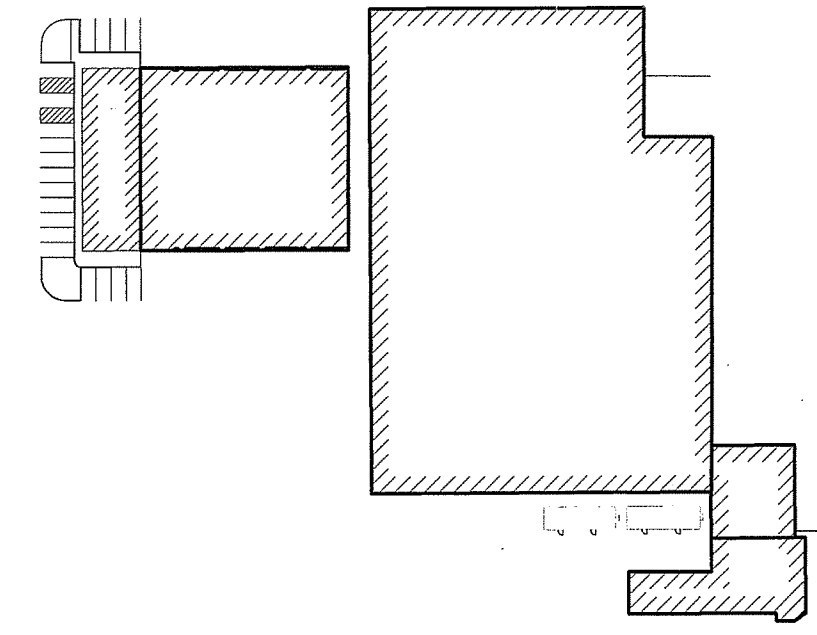
L=34.22' R=30.00'
D=65°21'53"
C=N56°47'57"E 32.40'

S89°28'53"W
261.43'

S89°28'53"W 420.52'

SW RIDDER ROAD

S00°20'02"E
641.29'



PLAN/ZONE MAP AMENDMENTS

REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	11/2015
Drawn by	TCC	Date	11/2015
Reviewed by	BA	Date	11/2015
Project No.	999-158b	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999158b_PlanZoneMap		

By	
Revision	
Date	
No.	

Project	REPUBLIC SERVICES
No.	999-158b
Type	PLANNING
Sheet	


EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND BEING A PORTION OF LOT 12, "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH AN ILLEGABLE YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEARS SOUTH 00°18'57" EAST, 1652.63 FEET AND NORTH 89°41'03" EAST, 25.00 FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, (25.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPINDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 1299.33 FEET TO A 5/8" IRON MARKING THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12 SOUTH 00°19'54" EAST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNIVILLE POWER ADMINISTRATION" MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 NORTH 89°28'40' EAST, A DISTANCE OF 1299.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GARDEN ACRES ROAD (25.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPINDICULAR THERETO), SAID POINT BEARS NORTH 00°18'57" WEST, 661.31 AND NORTH 89°41'03" EAST 25.00 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11; THENCE LEAVING SAID SOUTH LINE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°18'57" WEST, A DISTANCE OF 330.43 TO THE **POINT OF BEGINNING**.

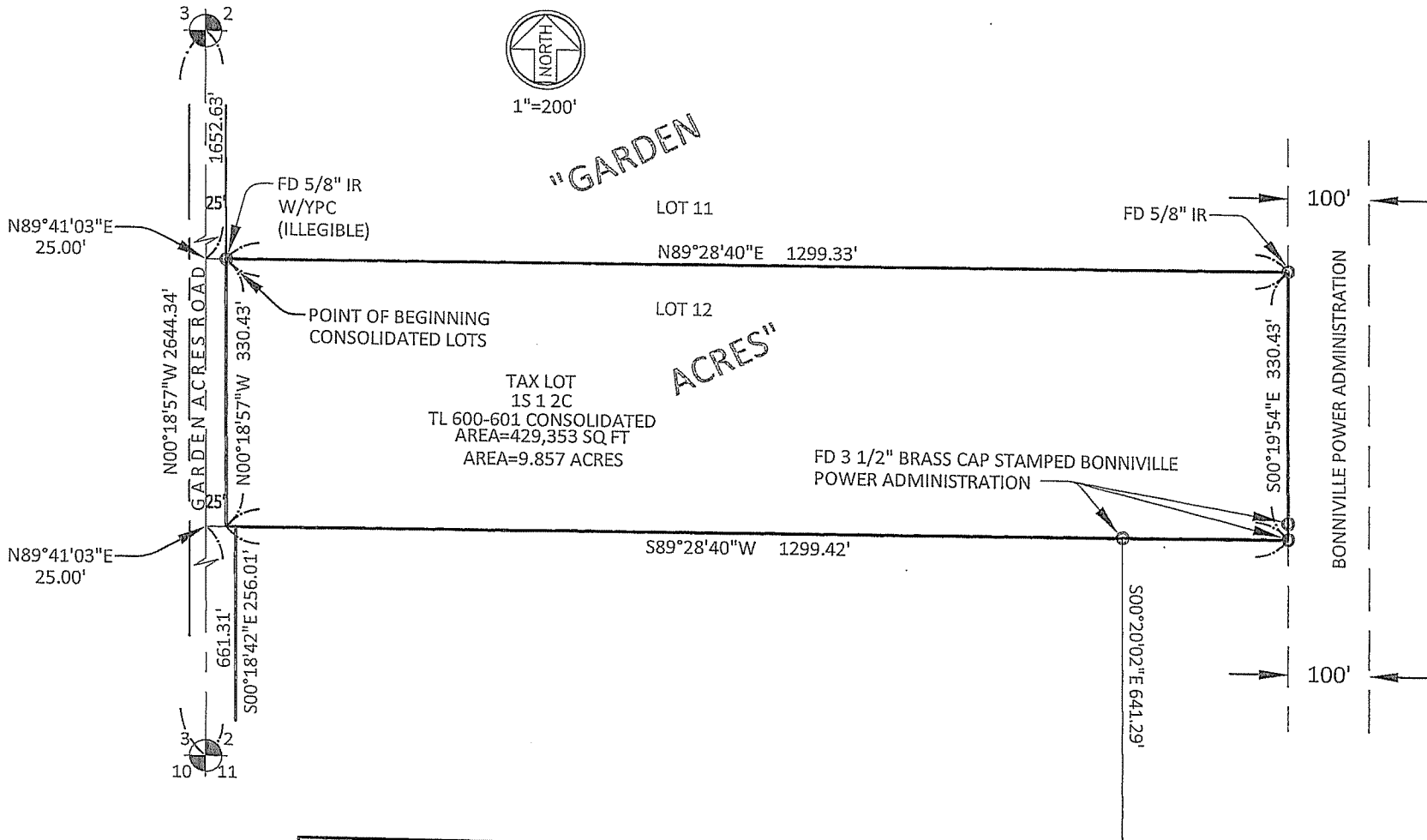
CONTAINS 429,353 SQUARE FEET OR 9.857 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT



Project
REP. SERV. ANNEXATION
No.
999-158B

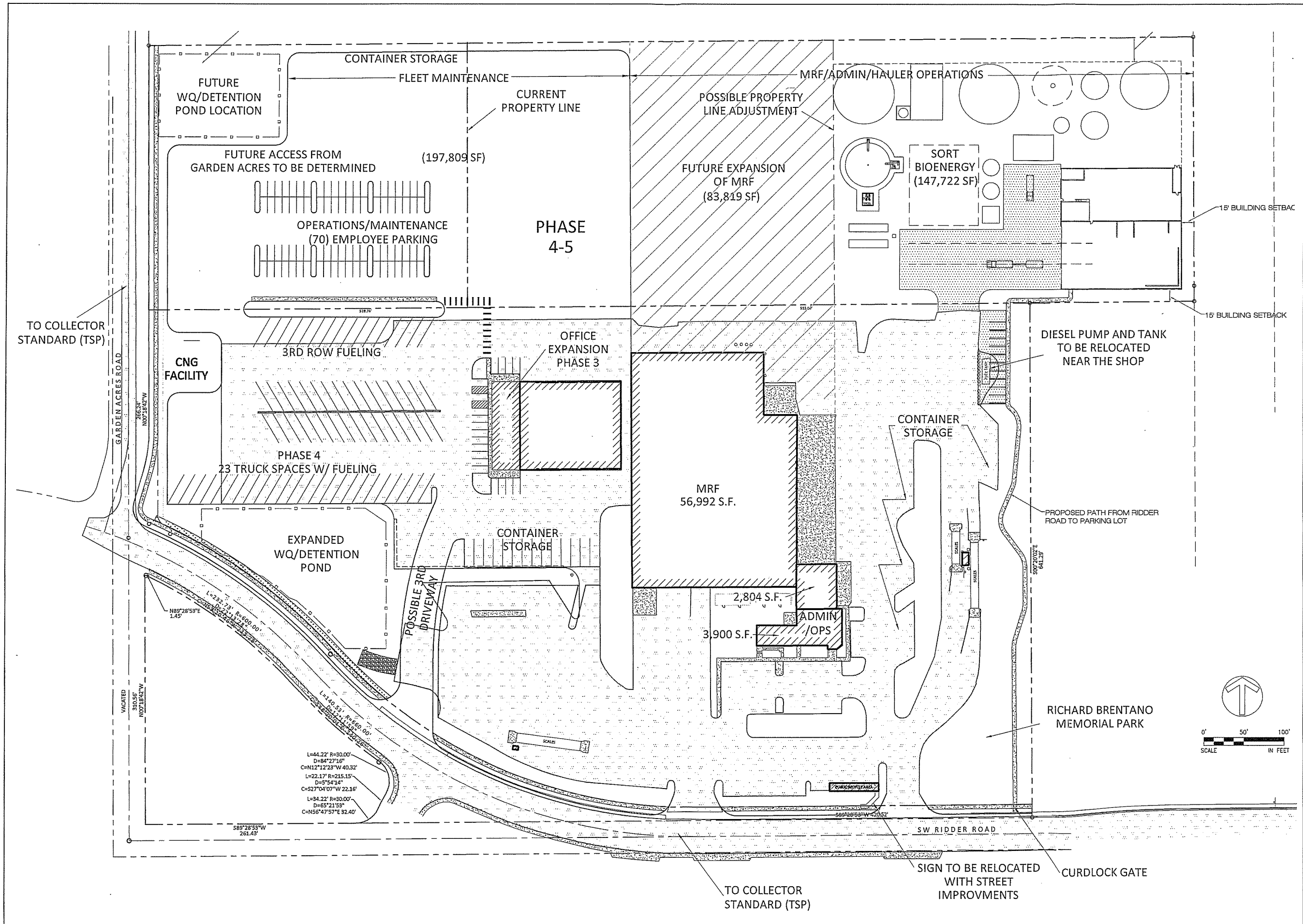
Designed by TVK **Date** 2015-11-03
Drawn by TVK **Date** 2015-11-03
Horiz. Scale: 1"=200' **Vert. Scale:**
 999-158B PH2 LLA EXHIBIT **Type** EXHIBIT

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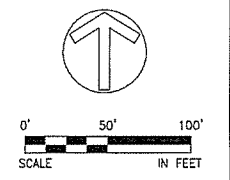
PIONEER DESIGN GROUP, INC.

9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
f 844.715.4743
www.pdg-pp.com

Sheet
2
of
2



L=44.22' R=30.00'
 D=84°27'16"
 C=N121°22'23"W 40.32'
 L=22.17' R=215.15'
 D=5°54'14"
 C=S27°04'07"W 22.16'
 L=34.22' R=30.00'
 D=65°21'59"
 C=N56°47'57"E 32.40'



9220 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
PDS
 PIONEER DESIGN GROUP, INC. www.pds.com

MASTER PLAN - STAGE I
 REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
 CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	10/2015
Drawn by	TCC	Date	10/2015
Reviewed by	BA	Date	10/2015
Project No.	999-158b	REF.	
Horiz. Scale:	AS NOTED	Vert. Scale:	AS NOTED
			999158b_01.mxd

Project: REPUBLIC SERVICES
 No: 999-158b
 Type: PLANNING
 Sheet: 1 of XX

TL 600 & 601 - CONSOLIDATED
3S1 2C

3.39 ACRES
ADDED TO
TL 1400

TL 1400

GARDEN ACRES ROAD

1/2 SECTION
1/2 E 2S

VACATED

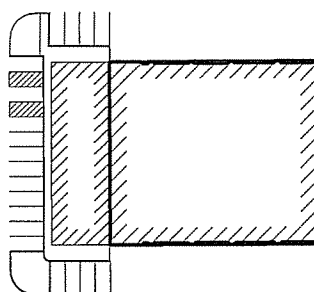
1/2 SECTION
1/2 E 2S

S00°18'57"E 330.43'

N89°28'40"E 1299.33'

N89°28'40"E 1299.42'

S00°19'54"E 330.43'



NEW LOT LINE ALIGNED
WITH BUILDING LINE



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C=N53°27'46.28" W 231.28'

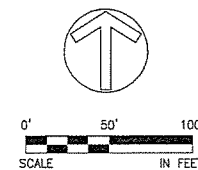
L=44.22' R=30.00'
D=84°27'16"
C=N12°12'23" W 40.32'
L=22.17' R=215.15'
D=5°54'14"
C=S27°04'07" W 22.16'
L=34.22' R=30.00'
D=65°21'53"
C=N56°47'57" E 32.40'

S89°28'53"W
251.43'

S89°28'53"W 420.52'

SW RIDDER ROAD

S00°20'09"E
911.28'



LOT LINE ADJUSTMENT

REPUBLIC SERVICES ANNEXATION/ZONE CHANGE
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	11/2015
Drawn by	TOC	Date	11/2015
Reviewed by	BA	Date	11/2015
Project No.	999-158b	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	899158b_PlanZoneMap		

Project
REPUBLIC SERVICES
No.
999-158b
Type
PLANNING
Sheet



City of Wilsonville

Republic Services Anaerobic Digestion

Transportation Impact Analysis

Prepared by

DKS

November 2015



10205 S.W. RIDDER RD



117 Commercial Street NE
Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

November 2, 2015

Steve Adams
City of Wilsonville
29799 Town Center Loop East
Wilsonville, OR 97070

Subject: Republic Services Anaerobic Digestion Facility Transportation Impact Analysis

Dear Steve:

DKS Associates is pleased to submit this traffic impact analysis study for the proposed anaerobic digestion facility and required zone change of Tax Lots 600 and 601 on the property of the Republic Services use located at 10295 SW Ridder Road in Wilsonville, Oregon.

Please feel free to call if you have any questions or comments regarding this study.

Sincerely,
DKS Associates

A handwritten signature in black ink, appearing to read "Scott Mansur".

Scott Mansur, P.E., PTOE
Transportation Engineer





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CHAPTER 1: INTRODUCTION AND SUMMARY

This study evaluates the transportation impacts associated with a proposed zone change of tax lots 600 and 601 in Washington County. It is our understanding that the applicant desires to change the current Washington County Future Development (FD-20) to City Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA). The total acreage of the area is 9.81 acres. The current plan for the proposed property includes the development of a 5-acre organic waste recovery facility adjacent to the Republic Services business location at 10295 SW Ridder Road in Wilsonville, Oregon.

The purpose of this transportation impact analysis is to identify potential mitigation measures needed to offset transportation impacts that the proposed rezone may have on the nearby transportation network. The impact analysis is focused on the following study intersections, which were selected for evaluation in coordination with City staff¹ and are shown in Figure 1:

- Boones Ferry Road/95th Avenue
- Ridder Road/Project Access (East)
- Ridder Road/Project Access (West)



Figure 1: Study Area

¹ Phone conversation with Steve Adams, City of Wilsonville, September 23, 2015.

This chapter provides an introduction to the proposed development and the steps taken to analyze the associated impacts on the transportation network. It highlights important elements of the remaining chapters, including a description of the project site and development and the findings of the transportation analysis. Table 1 lists important characteristics of the study area and proposed project.

Table 1: Key Study Area and Proposed Development Characteristics

Characteristics	Information
Study Area	
Number of Study Intersections	3
Analysis Period	Weekday PM Peak Hour (Peak hour between 4-6 p.m.)
Project Site	
Existing Land Use	Republic Services waste disposal office and truck parking
Proposed Development	Zone change of tax lots 600 and 601 (9.81 acres total) from County Future Development (FD-20) to City Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA). Current plan for the lot includes the development of 5-acre organic waste facility
Project Access	Two existing driveways on Ridder Road

Existing Intersection Operations

Existing traffic operations at the study intersections were determined for the p.m. peak hour based on the 2010 Highway Capacity Manual methodology.² The estimated delay, LOS, and V/C ratio of each study intersection is shown in Table 2. As shown, all four study intersections currently meet the City’s operating standards.

Table 2: Existing Study Intersection Operations

Intersection	Operating Standard	Existing		
		Delay	LOS	V/C
Signalized				
Boones Ferry Road/95 th Avenue	LOS D	24.5	C	0.77
Two-Way Stop Controlled				
Ridder Road/Project Access (West)	LOS D	10.6	A/B	0.03
Ridder Road/Project Access (East)	LOS D	11.0	A/B	0.02
<u>Signalized Intersections:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection		<u>Unsignalized Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement		

² 2010 Highway Capacity Manual, Transportation Research Board, Washington DC, 2010.



Proposed Development and Rezone

The proposed development involves a partnership between SORT Bioenergy and Republic Services to initiate new programs and technologies to help protect the environment through landfill diversion, energy recovery and nutrient recycling. SORT Bioenergy is proposing an organic waste recovery facility (anaerobic digester) on the property north of the Republic Services use located at 10295 Ridder Road in Wilsonville, Oregon.

The proposed development requires a zone change of Tax Lots 600 and 601. These properties are currently within the Metro Urban Growth Boundary (UGB), but are not within Wilsonville City Limits. They are currently zoned by Washington County as Future Development (FD-20) that would allow one single family detached lot. Upon the proposed annexation of the lots to the City of Wilsonville, the properties will be designated Planned Development Industrial- Regionally Significant Industrial Area (PDI-RSIA). The proposed waste management and material recovery facilities are a permitted use in the PDI-RSIA zone.

Trip Generation

Trip generation is the method used to estimate the number of vehicles added to site driveways and the adjacent roadway network by a development during a specified period (i.e., such as the p.m. peak hour). The trip generation for the proposed rezone was based on data provided by the Institute of Transportation Engineers (ITE) for the proposed Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) zone. Table 8 lists the primary applicable land uses for the proposed Zone PDI-RSIA based on typical industrial trip rates. The land uses include Research & Development (ITE Code 760), General Light Industrial (110), and Manufacturing (140). DKS used an assumed floor-to-area (FAR) ratio of 0.30 for industrial and 0.25 for research & development/technology land uses. As shown, the Research & Development land use provided the worst case project trip scenario with an estimated 115 total (17 in, 98 out) p.m. peak hour trips.

Table 3: Trip Generation Summary for Proposed PDI-RSIA Zone Change

Land Use (ITE Code)	FAR ^a	Size (KSF ^b)	PM Peak Hour Trip Rate	PM Peak Hour Trips		
				In	Out	Total
Research & Development (760)	0.25	85.0	1.35 trips/KSF	17	98	115
General Light Industrial (110)	0.30	102.0	0.92 trips/KSF	12	87	99
Manufacturing (140)	0.30	102.0	0.73 trips/KSF	27	48	75

^a FAR = Floor-to-Area Ratio

^b KSF = Thousand Square Feet

Bold worst case land use trip generation for the proposed PDI-RSIA Zone Change

Project Traffic Impact

The worst case traffic impacts for the proposed zone change were evaluated at the study intersections for the weekday p.m. peak hour. As discussed later in the report, the proposed use generates significantly less than the worst case zone change assumptions. The impact analysis includes trip generation, trip distribution, p.m. peak hour project trips through the two City of Wilsonville I-5 interchange areas, and future traffic operating conditions at the study intersections. The analysis also includes scenarios that account for Stage II approved developments in the area, including those under construction or built but not yet occupied. The scenarios include:

- Existing + Project (worst case zoning trip assumptions)
- Existing + Stage II (includes traffic from other developments that have Stage II approval or are under construction)
- Existing + Project + Stage II

The intersection operating conditions for the three future scenarios are listed in Table 4. All intersections meet the City’s operating standards; therefore, the development does not require off-site mitigations to the study area transportation network.

Table 4: Future Project and Stage II Intersection Operations Comparison

Intersection	Operating Standard	Existing + Project			Existing + Stage II			Existing + Stage II + Project		
		Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C
Signalized										
Boones Ferry Road/95 th Avenue	LOS D	25.0	C	0.77	26.8	C	0.86	27.3	C	0.87
Two-Way Stop Controlled										
Ridder Rd/Project Access (West)	LOS D	11.3	A/B	0.11	10.7	A/B	0.03	11.4	A/B	0.12
Ridder Rd/Project Access (East)	LOS D	11.8	A/B	0.11	11.0	A/B	0.03	11.9	A/B	0.12
<u>Signalized Intersections/Roundabouts:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection					<u>Unsignalized Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement					

Site Plan Evaluation

A site plan showing the proposed organic waste recovery development and site layout was provided by the project sponsor and is included in the appendix. This site plan was evaluated with consideration for pedestrian and bicycle facilities, and vehicular access and circulation, and explanations are provided in Chapter 3 of this report.

Project Impact Summary

To preserve the operations of the study area roadways and provide safe access to the proposed Republic Services site and surrounding land uses, it is recommended that a series of transportation mitigation measures be performed. The following project related measures would typically be required as conditions of approval if the project were approved:

Vehicular Access and Circulation

- All existing and proposed site driveways should meet American Association of State Highway and Transportation Officials (AASHTO) intersection sight distance requirements³ as measured from 14.5 feet back from the edge of pavement. Prior to occupancy, intersection sight distance at the site driveways will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.
- Adequate space should be provided on-site to allow for needed truck maneuvers and parking in order to minimize impacts to City streets.

Pedestrian Facilities

- Sidewalks and/or pedestrian pathways should be provided between the main doors, parking areas, and the sidewalks along the site frontage to reduce conflicts between pedestrians and vehicle traffic within the site and increase safety for employees and visitors.
- All sidewalks within the site should conform to ADA requirements.⁴

Wilsonville TSP Project Accommodations

- Coordination should be performed with City of Wilsonville staff to ensure adequate accommodations are provided on the project site for projects identified in the *Wilsonville Transportation System Plan (TSP)*.⁵ These include the Clutter Street realignment alternative (Project SI-01) and the Kinsman Road extension (Project RE-07).
- Coordination should be performed with City of Wilsonville staff to determine frontage improvements to Ridder Road and Garden Acres Road.

Transportation Planning Rule Findings

- The City of Wilsonville travel demand forecast model (built upon regional growth assumptions) used in the City's adopted TSP⁶ assumed significant industrial growth within the proposed project Transportation Analysis Zone (TAZ 4146) through the year 2035. The land use in the model was consistent with the land use assumptions adopted in the Coffee Creek Master Plan; therefore, industrial growth assumed in the future TSP model accounts for the worst case build out of the proposed 9.81-acre PDI-RSIA zoning for the proposed project. The proposed zone change would not result in a significant effect on the City of Wilsonville or ODOT's transportation system.

³ *Geometric Design of Highways and Streets*, AASHTO, 2004; Case B1, p. 661.

⁴ *ADA Accessibility Guidelines for Buildings and Facilities*, Department of Justice, January 2004.

⁵ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

⁶ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

CHAPTER 2: EXISTING CONDITIONS

This chapter provides documentation of existing study area conditions, including the study area roadway network, pedestrian and bicycle facilities, and existing traffic volumes and operations. Supporting details are provided in the appendix.

Project Site

The proposed organic waste recovery facility (anaerobic digester) is located north of the existing Republic Services' site on 10295 SW Ridder Road in Wilsonville, Oregon. The proposed organic waste recovery facility is proposed to be on a portion of the 9.81 acres proposed to be rezoned.

The proposed development requires a zone change of Tax Lots 600 and 601.. These properties are currently within the Metro Urban Growth Boundary (UGB), but are not within Wilsonville City Limits. They are currently zoned Future Development (FD-20), by Washington County. Upon the proposed annexation of the lots to the City of Wilsonville, the properties will be designated Planned Development Industrial- Regionally Significant Industrial Area (PDI-RSIA). The proposed waste management and material recovery facilities are a permitted use in the PDI-RSIA zone.

Study Area Roadway, Pedestrian, and Bicycle Network

The study area was selected in conjunction with City staff and is intended to capture any transportation impacts related to the proposed rezone. Key roadways in the study area are summarized in Table 5 along with their existing (or proposed) roadway characteristics.

Table 5: Study Area Roadway Characteristics

Roadway	Classification	Number of Lanes	Posted Speed	Sidewalks	Bike Lanes	On-Street Parking
Ridder Road	Collector	2 or 3	40 mph	Some	No	No
Boones Ferry Road	Major Arterial	5	35 mph	Some	Yes	No
95 th Avenue	Minor Arterial	3	35 mph	Yes	Yes	No

Near the project site, Ridder Road has sidewalks and curbs but there are no bike lanes present. On the east side of the site, sidewalks continue to the intersection of Ridder Road and 95th Avenue. However, there are no sidewalks west of the project site.

The *Wilsonville Transportation System Plan (TSP)*⁷ identifies applicable cross-section standards based on roadway classification. Ridder Road does not meet City of Wilsonville Collector standards because it lacks bike lanes along its entire length and sidewalks in many locations. East of the study area, 95th Avenue has sidewalks, bike lanes, and meets the City's Minor Arterial standards. The west side of the project site has frontage along Garden Acres Road, which is a narrow and unimproved road without sidewalks, bike lanes, shoulders, or on-street parking. The TSP identifies an improvement project (Project SI-01, Option B) that would require improvements to the Garden Acres Road cross-section in the project site vicinity.

⁷ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

Existing Traffic Volumes and Operations

Existing p.m. peak hour traffic operations were analyzed at the following study intersections:

- Boones Ferry Road/95th Avenue
- Ridder Road/Project Access (East)
- Ridder Road/Project Access (West)

To perform the intersection analysis, p.m. peak hour traffic counts were performed at the Boones Ferry Road/95th Avenue intersection on Tuesday, September 29, 2015. Historical turn movement counts (March 2014) were utilized for the project driveways as part of the prior Republic Services Expansion Transportation Impact Analysis (TIA)⁸. The estimated trips generated and distributed for the Republic Services shop expansion completed were added to the historical counts. Figure 2 shows the peak hour traffic volumes analyzed under existing conditions, with the detailed two-hour traffic counts included in the appendix.

The purpose of intersection analysis is to ensure that the transportation network remains within desired performance levels as required by City code. Intersections are the focus of the analysis because they are the controlling bottlenecks of traffic flow and the ability of a roadway system to carry traffic efficiently is nearly always diminished in their vicinity.

Before the analysis results of the study intersections are presented, discussion is provided for two important analysis issues: intersection performance measures (definitions of typical measures) and required operating standards (as specified by the agency with roadway jurisdiction).

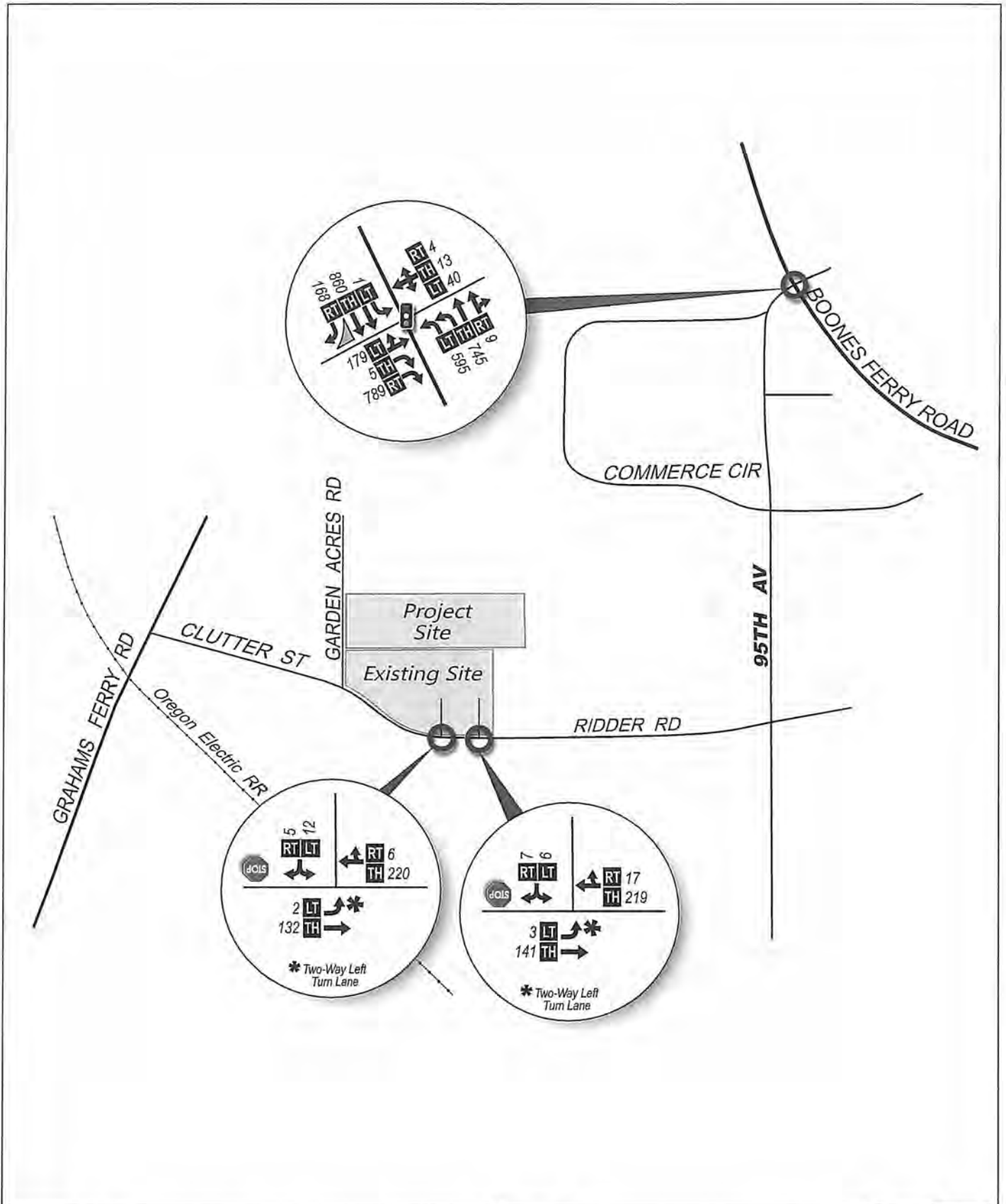
Intersection Performance Measures

Level of service (LOS) ratings and volume-to-capacity (V/C) ratios are two commonly used performance measures that provide a good picture of intersection operations. In addition, they are often incorporated into agency mobility standards.

- **Level of service (LOS):** A “report card” rating (A through F) based on the average delay experienced by vehicles at the intersection.⁹ LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive and demand has exceeded capacity.
- **Volume-to-capacity (V/C) ratio:** A decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used at a turn movement, approach leg, or intersection. It is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

⁸ Republic Services Shop Expansion Transportation Impact Analysis, DKS Associates, April 2014.

⁹ A description of Level of Service (LOS) is provided in the appendix and includes a list of the delay values (in seconds) that correspond to each LOS designation.



LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign
- Lane Configuration
- 000 - PM Peak Hour Traffic Volumes
- Volume Turn Movement
- * Two-Way Left Turn Lane



No Scale

Figure 2

2015 Existing PM Peak Hour Traffic Volumes

Required Operating Standards

The City of Wilsonville requires all study intersections of public streets to meet its minimum acceptable level of service (LOS) standard, which is LOS D for peak periods.¹⁰ While private driveway approaches are not required by City code to meet the City’s LOS standard, safety and operations is still considered.

Existing Operating Conditions

Existing traffic operations at the study intersections were determined for the p.m. peak hour based on the 2000 Highway Capacity Manual methodology¹¹ and compared with the City of Wilsonville’s minimum acceptable level of service (LOS) operating standard, which is LOS D.¹² Table 6 lists the estimated delay, LOS, and V/C ratio of each study intersection. All existing study intersections currently meet operating standards.

Table 6: Existing Study Intersection Operations

Intersection	Operating Standard	Existing		
		Delay	LOS	V/C
Signalized				
Boones Ferry Road/95 th Avenue	LOS D	24.5	C	0.77
Two-Way Stop Controlled				
Ridder Road/Project Access (West)	LOS D	10.6	A/B	0.03
Ridder Road/Project Access (East)	LOS D	11.0	A/B	0.02
<u>Signalized Intersections:</u>		<u>Unsignalized Intersections:</u>		
LOS = Level of Service of Intersection		LOS = Level of Service of Major Street/Minor Street		
V/C = Volume-to-Capacity Ratio of Intersection		V/C = Volume-to-Capacity Ratio of Worst Movement		

Field Observations

DKS observed the Republic Services location during the a.m. and p.m. peak hours on a typical weekday. Passenger vehicles used both access points to the site, while waste hauling trucks primarily used the east driveway and semi-trucks used the west driveway. Due to the low traffic levels on Ridder Road passenger and heavy vehicles were able to easily enter the major street and rarely was there more than one vehicle queued.

Additionally, the signalized intersection of Boones Ferry Road/95th Avenue was observed during the p.m. peak hour on a weekday. Southbound Boones Ferry Road was found to have significant queuing during the peak period with the queue failing to clear during each cycle during the peak 15 minutes of activity. This movement also had significantly unbalanced lane utilization with more drivers using the outside lane to access I-5 south of the intersection. During the peak, this queue typically extended to Day Road and beyond. Significant queuing was also observed on 95th Avenue making the right turn onto Boones Ferry Road. This queue typically backed to the driveway going to the Holiday Inn and gas station; however, this queue typically cleared each cycle. There was significant lane utilization imbalance with

¹⁰ City of Wilsonville Code, City of Wilsonville Section 4.140, p.163.

¹¹ 2000 Highway Capacity Manual, Transportation Research Board, Washington DC, 2000.

¹² City of Wilsonville Code, City of Wilsonville Section 4.140, p.163.

the outside lane seeing more significant volumes to access the freeway south of the intersection. There were no pedestrians or cyclists observed during peak period.

Collision Analysis

Three years of collision records (2011-2013) for the study area were obtained from Oregon Department of Transportation (ODOT)’s online database. As shown in Table 7, there was a total of nine collisions reported at the Boones Ferry Road/95th Avenue and no collisions at either of the existing driveways. There were no fatalities, but three of the collisions resulted in injuries. No study intersection had collision rates greater than 1.0 collision per million entering vehicles (MEV), which is the typical threshold for identifying higher than average collision rates. Although the Boones Ferry Road/95th Avenue intersection experiences heavy congestion during the peak p.m. periods as observed, the intersection is still operating safely.

Table 7: Collision History (2011 to 2013)

Intersection	Collisions (by Severity)				Collisions per Year	Collision Rate ^b
	Fatal	Injury	PDO ^a	Total		
Boones Ferry Road/95 th Avenue	0	3	6	9	3	0.20
Ridder Road/Project Access (West)	0	0	0	0	0	0.00
Ridder Road/Project Access (East)	0	0	0	0	0	0.00

^a PDO = Property damage only.

^b Collision rate for intersections= average annual collisions per million entering vehicles (MEV); MEV estimates based on p.m. peak-hour traffic count and applicable factors.

Public Transit Service

South Metro Area Regional Transit (SMART) operates several fixed routes that serve Wilsonville and the surrounding area.¹³ Route 5 runs north-south along 95th Avenue and has bus stops near the intersection with Ridder Road. Route 5 runs along the west side of I-5 between SMART Central and Commerce Circle. At SMART Central, connections from this route can be made to all other SMART routes, to the Westside Express Service (WES) commuter rail, and to other regional transit systems. At Commerce Circle, connections can be made to TriMet Route 96.

¹³ South Metro Area Regional Transit (SMART) operates several fixed routes that serve Wilsonville and make connections to TriMet in Portland, Cherriots in Salem, and Canby Area Transit. The City’s transit center, “SMART Central at Wilsonville Station,” provides connections to all SMART routes and to TriMet’s Westside Express Service (WES) commuter rail station. Besides the new transit center, the other main transfer locations are the Tualatin Park and Ride (Route 2X), Barbur Boulevard Transit Center (Route 2X), Salem Transit Center (Route 1X), and Canby Transit Center (Route 3). In addition, Route 4 provides service on Wilsonville Road and Town Center Loop connecting the east and west city limits, Route 5 runs along the west side of I-5 between SMART Central and Commerce Circle, and Route 6 runs along the east side of I-5 between SMART Central and Argyle Square, serving major employment sites. SMART also operates a shuttle service to and from Villebois and SMART Central as well as a dial-a-ride system that operates on a demand-responsive basis.

CHAPTER 3: PROJECT IMPACTS

This chapter reviews the impacts that the proposed rezone may have on the study area transportation system. This analysis includes trip generation, trip distribution, and future year traffic volumes and operating conditions. The focus of the impact analysis is on the study intersections identified by City of Wilsonville staff.¹⁴ These study intersections include the following:

- Boones Ferry Road/95th Avenue
- Ridder Road/Project Access (East)
- Ridder Road/Project Access (West)

Proposed Development and Rezone

The proposed development involves a partnership between SORT Bioenergy and Republic Services to initiate new programs and technologies to help protect the environment through landfill diversion, energy recovery and nutrient recycling. SORT Bioenergy is proposing an organic waste recovery facility (anaerobic digester) on the property north of the Republic Services use located at 10295 Ridder Road in Wilsonville, Oregon.

The proposed development requires a zone change of Tax Lots 600 and 601. These properties are currently within the Metro Urban Growth Boundary (UGB), but are not within Wilsonville City Limits. They are currently zoned Future Development (FD-20), by Washington County. Upon the proposed annexation of the lots to the City of Wilsonville, the properties will be designated Planned Development Industrial- Regionally Significant Industrial Area (PDI-RSIA). The proposed waste management and material recovery facilities are a permitted use in the PDI-RSIA zone.

Trip Generation

Trip generation is the method used to estimate the number of vehicles added to site driveways and the adjacent roadway network by a development during a specified period (i.e., such as the p.m. peak hour). The trip generation for the proposed rezone was based on data provided by the Institute of Transportation Engineers (ITE) for the proposed Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) zone.

The City of Wilsonville zoning code states that uses that are typically permitted for the PDI-RSIA Zone is warehouses, storage units, light manufacturing, office complexes-technology (defined as high technology settings such as research and development), laboratories, and motor vehicle service facilities. The ITE Trip Generation Manual was used to compare these land uses, with an assumed floor-to-area (FAR) ratio of 0.30 for industrial and 0.25 for research & development/technology land uses, to determine the worst case traffic impact of the zone change.

Table 8 lists the primary applicable land uses for the proposed Zone PDI-RSIA based on higher trip rates. The land uses include Research & Development (ITE Code 760), General Light Industrial (110), and Manufacturing (140). The respective FARs were applied to the total square footage of the property, 9.81 acres (340,204 square feet), to determine the size of each land use. As shown, the Research & Development land use provided the worst case project trip scenario with an estimated 115 total (17 in, 98 out) p.m. peak hour trips.

¹⁴ Email from Steve Adams, City of Wilsonville, April 4, 2014.

Table 8: Trip Generation Summary for Proposed PDI-RSIA Zone Change

Land Use (ITE Code)	FAR ^a	Size (KSF ^b)	PM Peak Hour Trip Rate	PM Peak Hour Trips		
				In	Out	Total
Research & Development (760)	0.25	85.0	1.35 trips/KSF	17	98	115
General Light Industrial (110)	0.30	102.0	0.92 trips/KSF	12	87	99
Manufacturing (140)	0.30	102.0	0.73 trips/KSF	27	48	75

^a FAR = Floor-to-Area Ratio

^b KSF = Thousand Square Feet

Bold worst case land use trip generation for the proposed PDI-RSIA Zone Change

It should be noted that the existing FD-20 could construct one-single family detached house that would generate one p.m. peak hour trip. The planned organic waste recovery facility will also generate significantly fewer peak hour trips than the worst case industrial use (Research & Development) allowed under the desired zoning. The unique characteristics of the planned facility does not easily lend itself to trip generation data in the ITE manual. Pioneer Design Group estimated the trips generated from the digester site by the estimate tons per day and the capacity of heavy vehicles to be used.¹⁵ Table 9 shows the estimated total daily trips generated from the facility. Employee trips will consist of six full time employees to serve shifts that begin and end outside of the p.m. peak period.

Table 9: Trip Generation Summary for Planned Organic Waste Recovery Facility

Vehicle Type	Capacity	Number of Trips per Day	Tons per Day
Route Truck	8 tons	10	80
Transfer Truck	25 tons	5	125
Liquids Truck	20 tons	2	40
Total		17	245

Trip Distribution

Trip distribution provides an estimation of where project trips would be coming from and going to. It is given as percentages at key gateways to the study area and is used to route project trips through the study intersections. Figure 3 shows the trip distribution and project trip routing for the proposed zone change traffic volumes. The trip distribution for the proposed project site was estimated based on existing traffic patterns and trip distribution assumptions for other developments in the area.¹⁶

¹⁵ Republic/SORT Traffic Impact Scope Summary, Pioneer Design Group, September 2015.

¹⁶ Microsoft/PPI Tenant Improvement Transportation Impact Study, DKS Associates, September 2013

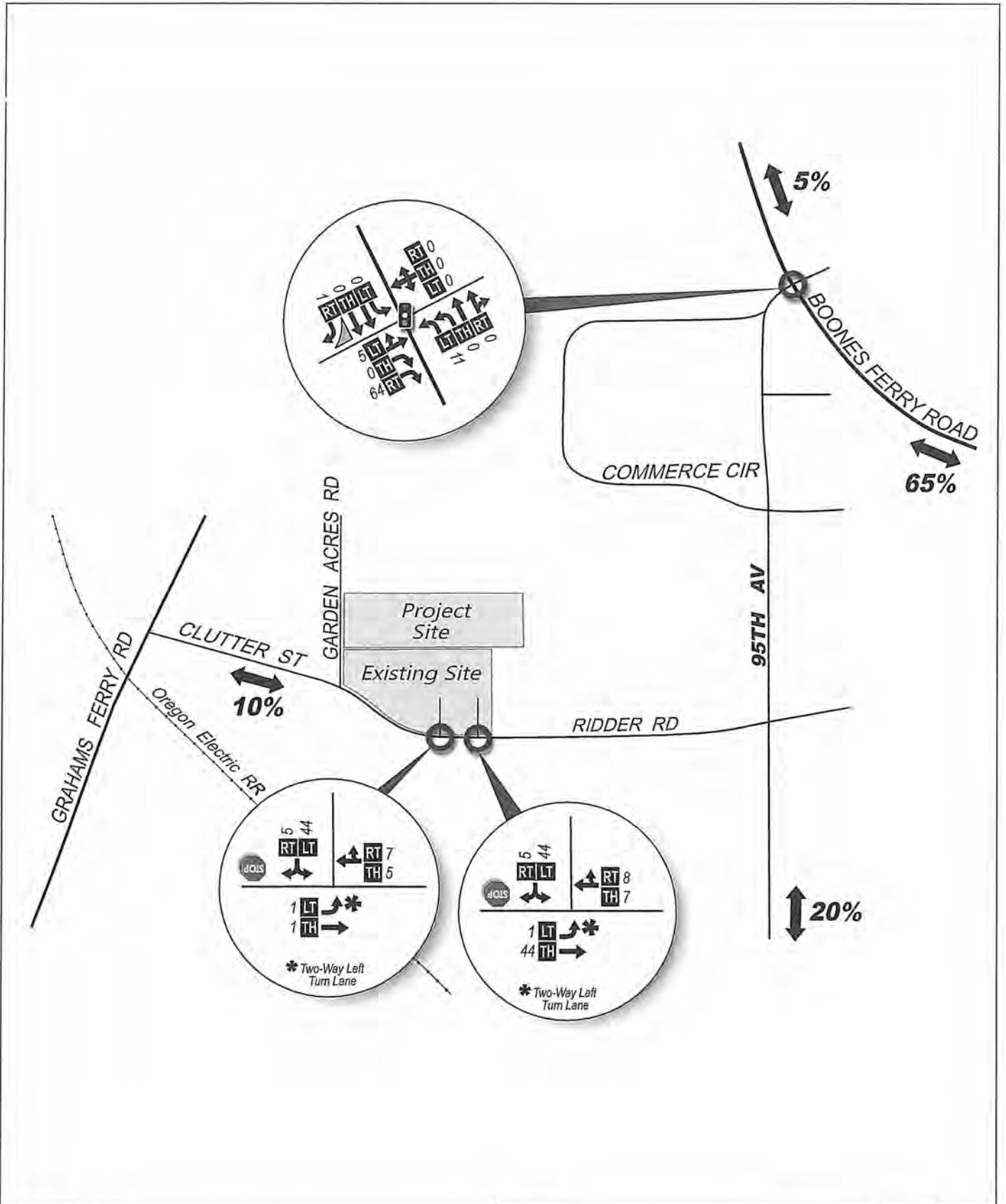


Figure 3

LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign
- Lane Configuration
- 000 - PM Peak Hour Project Trips
- Volume Turn Movement
- Two-Way Left Turn Lane

DKS

No Scale

Trip Distribution and PM Peak Hour Project Traffic Volumes

Project Trips Through City of Wilsonville Interchange Areas

The project trips through the two City of Wilsonville I-5 interchange areas were estimated based on the trip generation and distribution assumptions. The worst case trip generator for the proposed zone change is expected to generate 81 p.m. peak hour trips through the I-5/Elligsen Road interchange area (includes the Boones Ferry Road/95th Avenue intersection) and 6 p.m. peak hour trips through the I-5/Wilsonville Road interchange area. The planned organic waste recovery facility is expected to generate little to no p.m. peak hour trips through the two I-5 interchanges.

Future Traffic Volumes and Operating Conditions

Future operating conditions were analyzed at the study intersections for the following future traffic scenarios. The comparison of these scenarios enables the assessment of project impacts:

- Existing + Project (Rezone)
- Existing + Stage II (includes prior Phase 2 improvements and traffic from other developments that have Stage II approval or are under construction)
- Existing + Stage II + Project (Rezone)

Future traffic volumes were estimated at the study intersections for each scenario. The future operating scenarios include various combinations of three types of traffic: existing, project (estimated zone change traffic from the worst case land use trip generation), and Stage II. Existing and project traffic have been explained previously in this report. Stage II traffic is estimated based on the list of currently approved Stage II developments, which was provided by City staff.¹⁷ The Stage II list and the corresponding p.m. peak hour trip generation estimates for these developments are included in the appendix.

In 2014, Republic Services constructed a 13,750 square-foot maintenance building, which was the first phase of expansion plans previously analyzed.¹⁸ Republic Services was planning a second phase of site improvements that included a 3,850 square-foot office expansion. However, due to time and budget constraints, this addition was deferred with a current anticipated build year of 2016. Table 10 provides trip generation estimates for 3,850 square-foot office expansion proposed for Phase 2. These estimates are based on p.m. peak hour trip rates provided by the Institute of Transportation Engineers (ITE).¹⁹ The proposed office expansion is expected to generate 6 (1 in, 5 out) p.m. peak hour trips. These trips will be included into the background scenario (Wilsonville Stage II approved project list, discussed later in the Future Traffic Volumes section).

Table 10: Republic Services Trip Generation from Phase 2 Improvements

Land Use (ITE Code)	Size	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips		
			In	Out	Total
General Office (710)	3.85 KSF*	1.49 trips/KSF*	1	5	6

*KSF = Thousand Square Feet

Figure 4 shows the p.m. peak hour traffic volumes used to analyze the “Existing plus Project” scenario, while Figure 5 shows the volumes used to analyze the “Existing plus Stage II” and “Existing plus Stage II plus Project” scenarios.

¹⁷ Email from Blaise Edmonds, City of Wilsonville, October 2, 2015 (see appendix for Stage II list).

¹⁸ Republic Services Shop Expansion Transportation Impact Analysis, DKS Associates, April 2014.

¹⁹ Trip Generation Manual, 9th Edition, Institute of Transportation Engineers, 2012.

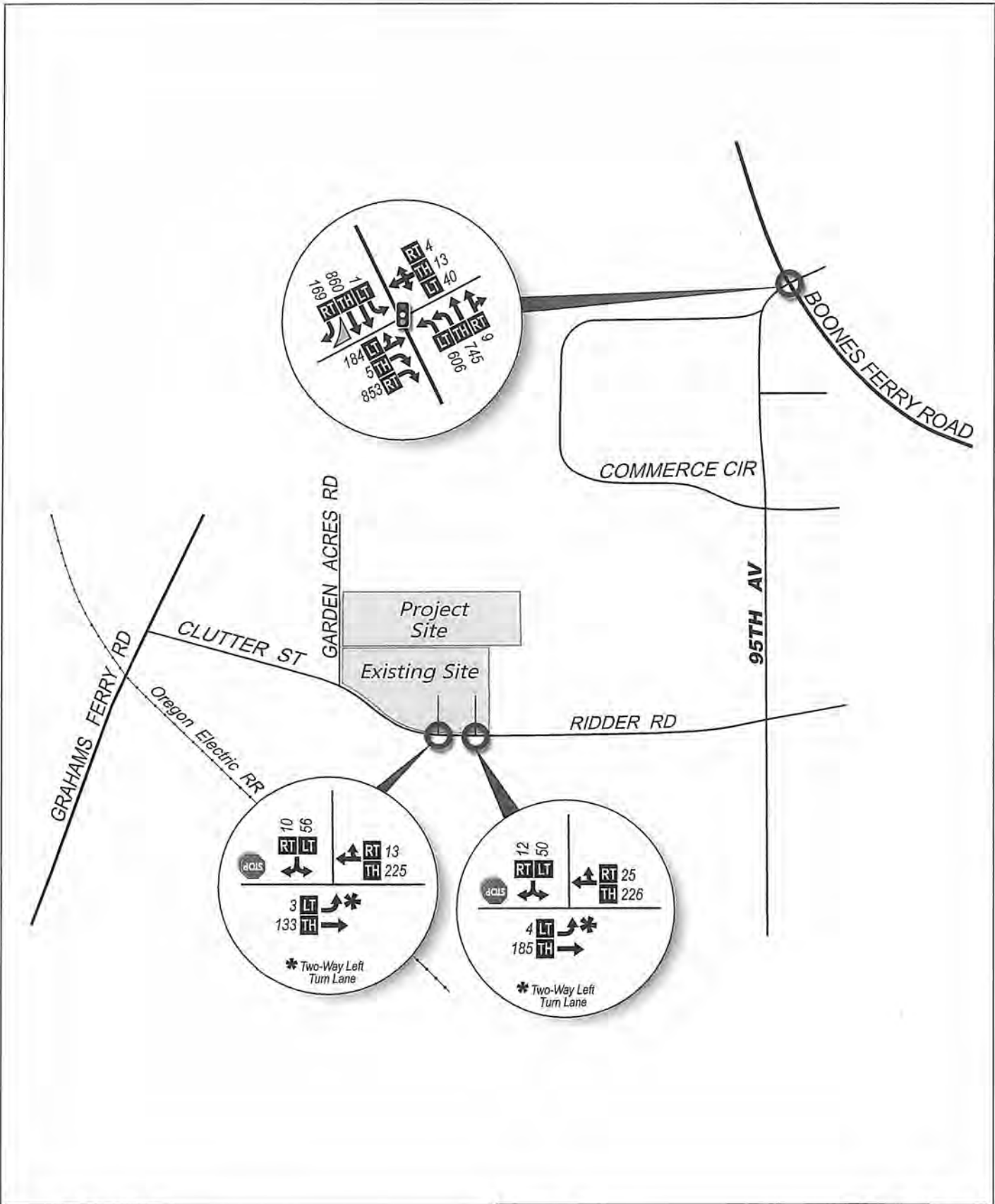


Figure 4

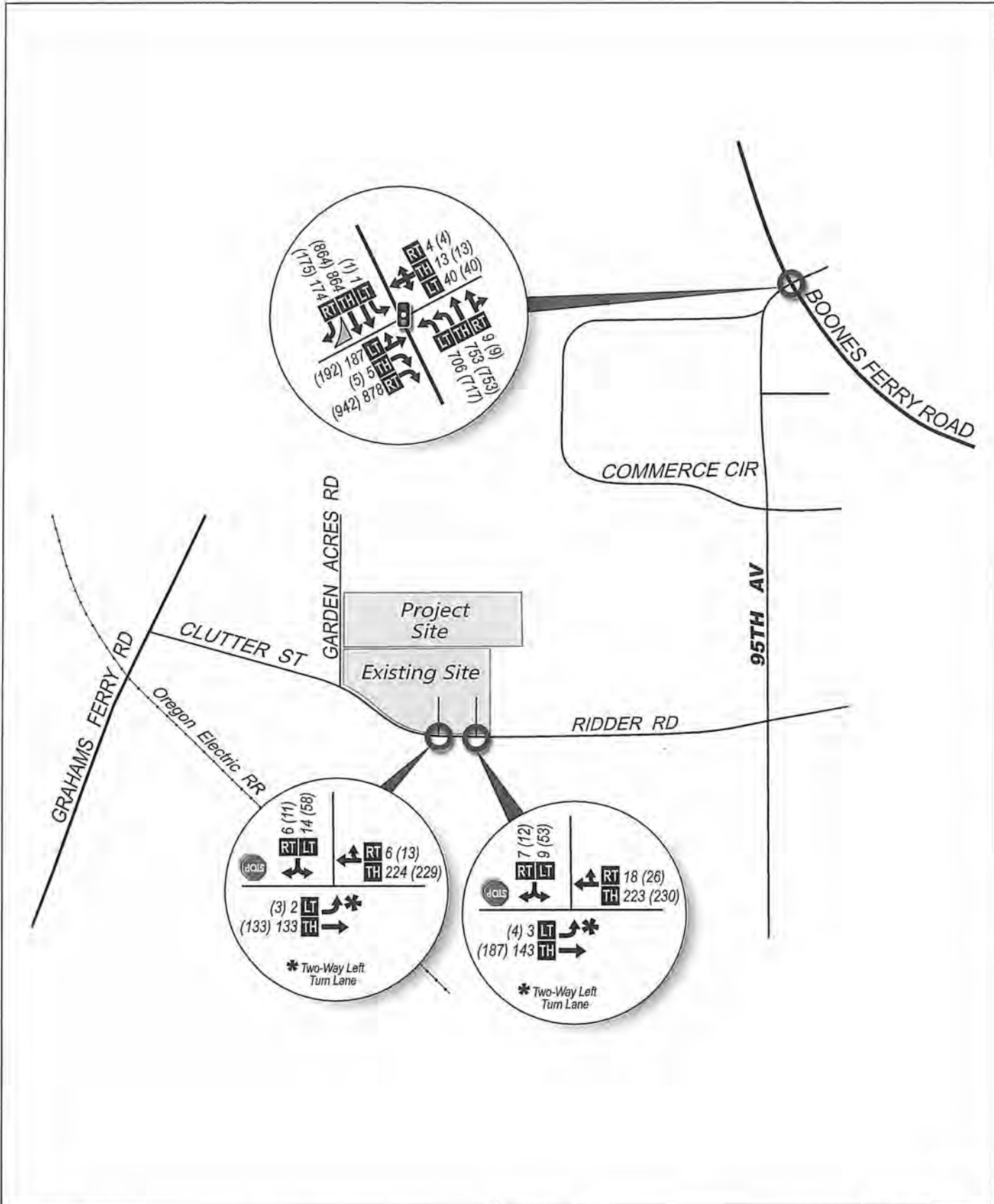
LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign
- Lane Configuration
- 000 - PM Peak Hour Traffic Volumes
- Volume Turn Movement (Left-Thru-Right)

DKS

No Scale

**Existing + Project
PM Peak Hour
Traffic Volumes**



LEGEND

- Study Intersection
- Traffic Signal
- Stop Sign
- Lane Configuration
- 000 (000) - Existing + Stage II (+ Project) PM Peak Hour Traffic Volumes
- Volume Turn Movement
- * - Two-Way Left Turn Lane

DKS

No Scale

Figure 5

Existing + Stage II (+ Project) PM Peak Hour Traffic Volumes

Intersection Operations

The study intersection operating conditions for the three future scenarios are listed in Table 11. All intersections meet the City's operating standards; therefore, the development does not require off-site mitigations to the study area transportation network.

Table 11: Future Project and Stage II Intersection Operations Comparison

Intersection	Operating Standard	Existing + Project			Existing + Stage II			Existing + Stage II + Project		
		Delay	LOS	V/C	Delay	LOS	V/C	Delay	LOS	V/C
Signalized										
Boones Ferry Road/95 th Avenue	LOS D	25.0	C	0.77	26.8	C	0.86	27.3	C	0.87
Two-Way Stop Controlled										
Ridder Rd/Project Access (West)	LOS D	11.3	A/B	0.11	10.7	A/B	0.03	11.4	A/B	0.12
Ridder Rd/Project Access (East)	LOS D	11.8	A/B	0.11	11.0	A/B	0.03	11.9	A/B	0.12
<u>Signalized Intersections/Roundabouts:</u> LOS = Level of Service of Intersection V/C = Volume-to-Capacity Ratio of Intersection					<u>Unsignalized Intersections:</u> LOS = Level of Service of Major Street/Minor Street V/C = Volume-to-Capacity Ratio of Worst Movement					

Site Plan Evaluation

A site plan showing the proposed organic waste recovery facility at the Republic Services location on 10295 Ridder Road in Wilsonville, Oregon and site layout was provided by the project sponsor and is included in the appendix. This site plan was evaluated with consideration for pedestrian and bicycle facilities, and vehicular access and circulation.

Pedestrian and Bicycle Facilities

The site plan provided by the project sponsor does not have sufficient detail to determine whether there are proposed pedestrian or bicycle facilities on the site. There is a sidewalk along Ridder Road, and it is recommended that sidewalks or pedestrian pathways be provided between the main doors, parking areas, and the sidewalks along site frontage. These connections will reduce conflicts between pedestrians and vehicle traffic within the site and increase safety for employees and visitors.

Vehicular Access and Circulation

There are currently two existing accesses to the site, and a third access is being proposed on to Ridder Road west of the existing accesses as part of the future Phase 2 improvements of the Republic Services plan. This planned third access connects to the new employee parking area and is located west of the existing accesses. The proposed access meets the City's 100-foot minimum Collector access spacing standard specified in the *Wilsonville Transportation System Plan (TSP)*.²⁰

At the time that the project site is built but prior to occupancy, sight distance at all project access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer

²⁰ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

licensed in the State of Oregon. Because of the presence of trucks on the site, the applicant may also find it beneficial to perform turn templates to ensure all movements can be made around the site, particularly with regards to fueling locations.

Parking

For the unique land use of the planned organic waste recovery facility, the City of Wilsonville does not provide parking stall requirements. The site plan shows a total of six proposed parking stalls to serve the expected six full time employees. However, additional parking is recommended in the event of future growth. This would also provide sufficient parking for visitors or other facility related trips outside of the full time employee trips.

Wilsonville TSP Coordination

The *Wilsonville Transportation System Plan (TSP)* identifies multiple improvements in the vicinity of the Republic Services site that may affect the proposed site plan. Because of the proximity of the Grahams Ferry Road/Clutter Street intersection to the railroad undercrossing and the existing vertical curvature, there is limited sight distance at this intersection. Therefore, the TSP identified two possible solutions to improve intersection sight distance and safety, which are shown in Figure 6. One of these options (Option B) would close Clutter Road at Grahams Ferry Road and realign the Ridder Road/Clutter Road/Garden Acres Road intersection so that traffic would be directed to a new location for accessing Grahams Ferry Road. This realignment may affect the corner of the Republic Services site. Option B would also require improvements to Garden Acres Road, which is a narrow and unimproved road without sidewalks, bike lanes, shoulders, or on-street parking. The TSP also identifies a Kinsman Road extension, which may run adjacent to the east side of the project site due to the adjacent substation. Both of these projects should be coordinated with City of Wilsonville staff.

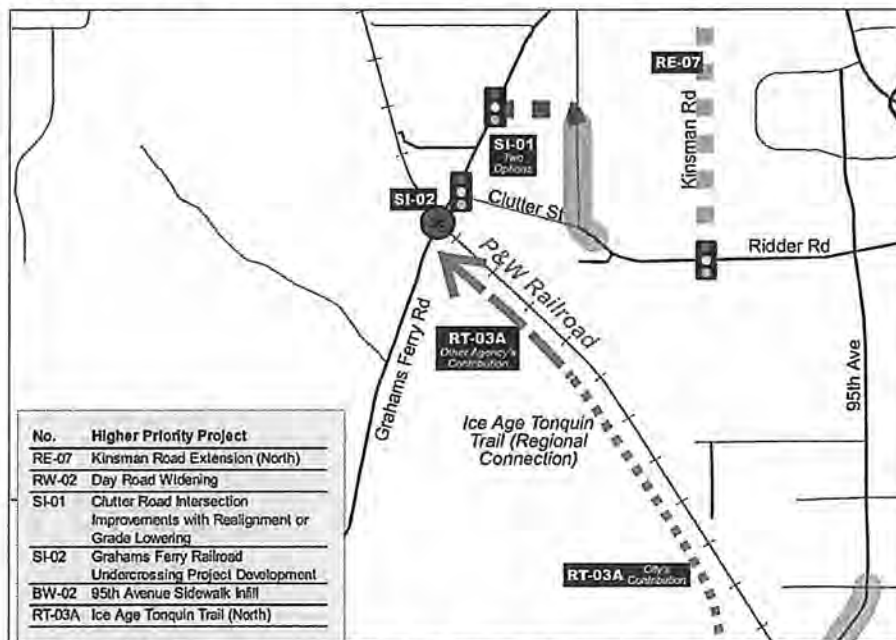


Figure 6: Wilsonville TSP High Priority Projects in Project Vicinity²¹

²¹ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013 (Figure 5-3, Page 5-7).

CHAPTER 4: ZONE CHANGE/TPR IMPACTS

The proposed development requires a zone change of Tax Lots 600 and 601. These properties are currently within the Metro Urban Growth Boundary (UGB), but are not within Wilsonville City Limits. They are currently zoned Future Development (FD-20), by Washington County. Upon the proposed annexation of the lots to the City of Wilsonville, the properties will be designated Planned Development Industrial- Regionally Significant Industrial Area (PDI-RSIA). The proposed waste management and material recovery facilities are a permitted use in the PDI-RSIA zone. The following sections summarize the trip generation estimated from the current and proposed zoning as well as the impacts to the City of Wilsonville’s Transportation System as required in the Transportation Planning Rule (TPR).

Existing and Proposed Zoning Trip Generation

Trip generation was estimated based on the current and proposed zoning for comparison purposes. The existing FD-20 zoning would allow one single family detached unit and 1 p.m. peak hour trip. The desired zone for the site is Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) that would allow industrial uses. Table 12 summarizes the trip generation associated with the existing zoning and the worst case land use assumption for the proposed PDI-RSIA zone. As shown, the worst case Research & Development land use was estimated to generate 115 total (17 in, 98 out) p.m. peak hour trips.

Table 12: Trip Generation Summary for Existing FD-20 and Proposed PDI-RSIA Zoning

Land Use (ITE Code)	Size	PM Peak Hour Trip Rate	Total PM Peak Hour Trips
Existing FD-20 Zoning			
Single Family Residential (210)	1 Unit	1.0 Trip/Unit	1
Proposed PDI-RSIA Zoning			
Research & Development (760)	85.0 KSF	1.35 trips/KSF	115

^b KSF = Thousand Square Feet

Consistency with City’s Transportation System Plan

The City of Wilsonville 2035 travel demand forecast model (built upon regional growth assumptions) used in the City’s adopted Transportation System Plan (TSP)²² assumed significant industrial growth within the proposed project Transportation Analysis Zone (TAZ 4146) through the year 2035. The land use in the model was consistent with the land use assumptions adopted in the Coffee Creek Master Plan²³; therefore, industrial growth assumed in the future TSP model accounts for the worst case build out of the proposed 9.81-acre PDI-RSIA zoning for the proposed project. Furthermore, the TSP model growth not only includes adequate land use for the proposed zone change but also provides significant industrial growth for adjacent developable land within TAZ 4146 (north of the proposed project). These assumptions are consistent within the analysis of the City of Wilsonville TSP that also included analysis of the ODOT I-5 interchange facilities. The proposed zone change would not result in a significant effect on the City of Wilsonville or ODOT’s transportation system. The proposed model TAZ map is attached in the appendix.

²² *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

CHAPTER 5: PROJECT IMPACT SUMMARY

To preserve the operations of the study area roadways and provide safe access to the proposed Republic Services site and surrounding land uses, it is recommended that a series of transportation mitigation measures be performed. The following project related measures would typically be required as conditions of approval if the project were approved:

Vehicular Access and Circulation

- All existing and proposed site driveways should meet American Association of State Highway and Transportation Officials (AASHTO) intersection sight distance requirements²⁴ as measured from 14.5 feet back from the edge of pavement. Prior to occupancy, intersection sight distance at the site driveways will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.
- Adequate space should be provided on-site to allow for needed truck maneuvers and parking in order to minimize impacts to City streets.

Pedestrian Facilities

- Sidewalks and/or pedestrian pathways should be provided between the main doors, parking areas, and the sidewalks along the site frontage to reduce conflicts between pedestrians and vehicle traffic within the site and increase safety for employees and visitors.
- All sidewalks within the site should conform to ADA requirements.²⁵

Wilsonville TSP Project Accommodations

- Coordination should be performed with City of Wilsonville staff to ensure adequate accommodations are provided on the project site for projects identified in the *Wilsonville Transportation System Plan (TSP)*.²⁶ These include the Clutter Street realignment alternative (Project SI-01) and the Kinsman Road extension (Project RE-07).
- Coordination should be performed with City of Wilsonville staff to determine frontage improvements to Ridder Road and Garden Acres Road.

Transportation Planning Rule Findings

- The City of Wilsonville travel demand forecast model (built upon regional growth assumptions) used in the City's adopted TSP²⁷ assumed significant industrial growth within the proposed project Transportation Analysis Zone (TAZ 4146) through the year 2035. The land use in the model was consistent with the land use assumptions adopted in the Coffee Creek Master Plan; therefore, industrial growth assumed in the future TSP model accounts for the worst case build out of the proposed 9.81-acre PDI-RSIA zoning for the proposed project. The proposed zone change would not result in a significant effect on the City of Wilsonville or ODOT's transportation system.

²³ Coffee Creek Master Plan, City of Wilsonville, Adopted October 15, 2007.

²⁴ *Geometric Design of Highways and Streets*, AASHTO, 2004; Case B1, p. 661.

²⁵ *ADA Accessibility Guidelines for Buildings and Facilities*, Department of Justice, January 2004.

²⁶ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

²⁷ *Wilsonville Transportation System Plan*, Adopted by Council, June 2013.

Appendix

Site Information and UGB Transportation Analysis Zones (TAZ)

Wilsonville Stage II Project List

Existing PM Peak Hour Traffic Counts

Level of Service Descriptions

HCM Analysis – Existing PM Peak Hour

HCM Analysis – Existing + Project PM Peak Hour

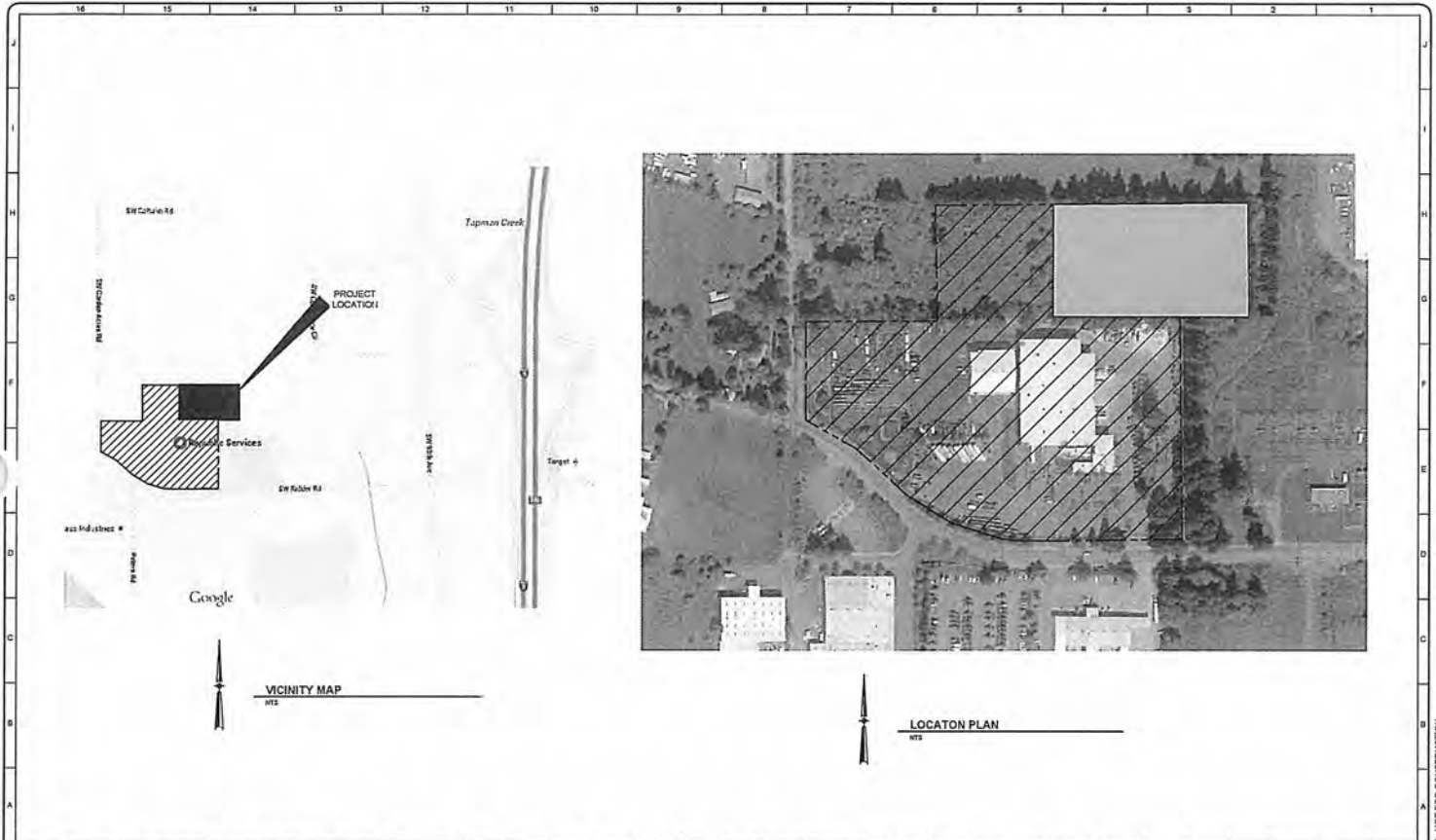
HCM Analysis – Existing + Stage II PM Peak Hour

HCM Analysis – Existing + Stage II + Project PM Peak Hour

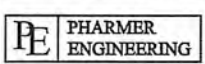
Collision Data



Site Information and UGB Transportation Analysis Zones (TAZ)



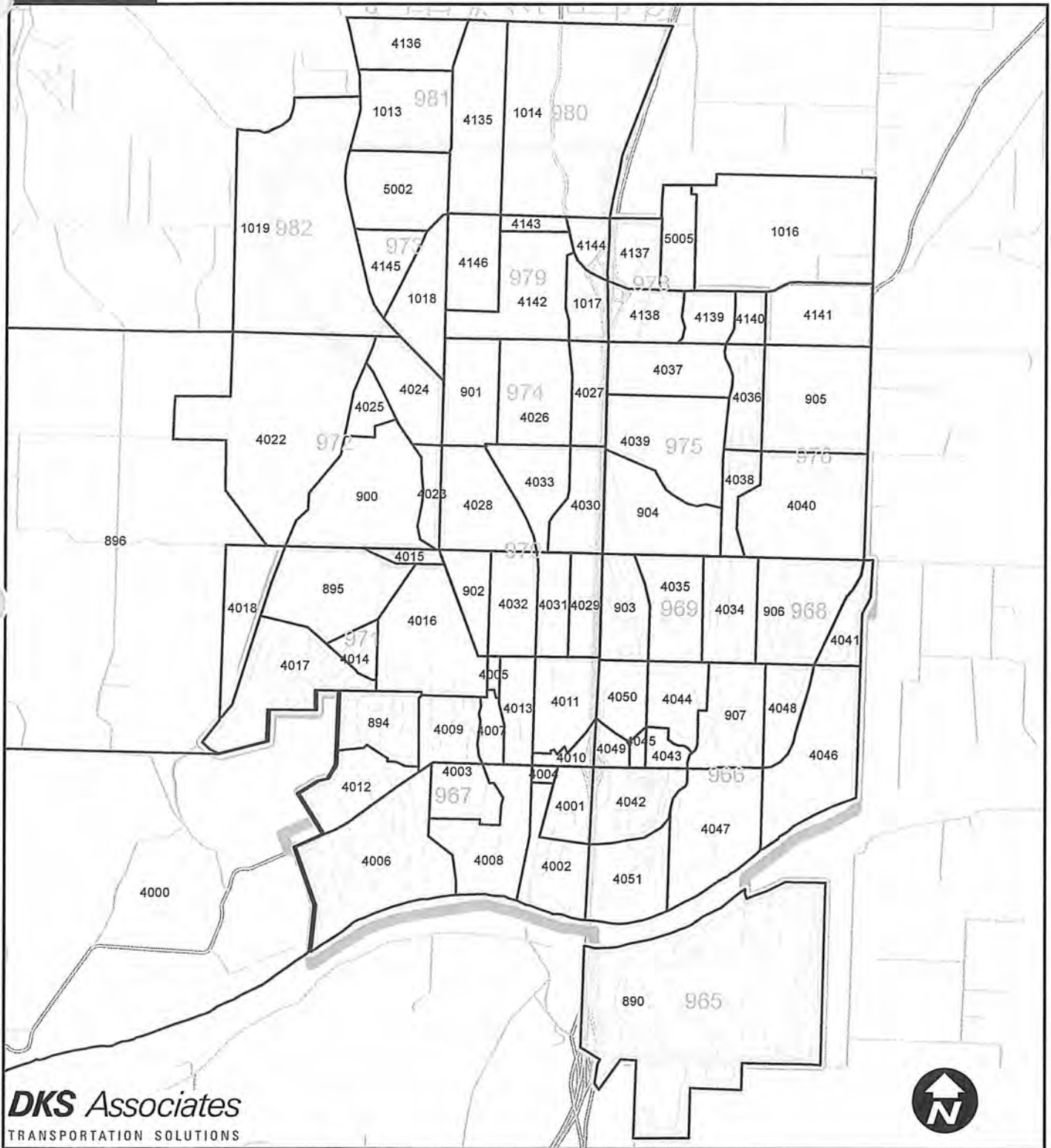
REV	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	ATTENTION	DESIGNED	CHECKED	APPROVED	PROJECT DATE	PROJECTING	SCALE	CLIENT	LOCATION	DRAWING NUMBER	REV
						JF	JM		May 2015		AS NOTED	Sort Bioenergy, LLC	Wilsonville, Oregon	C1.0	A



PRELIMINARY - NOT FOR CONSTRUCTION

**FIGURE
1**

URBAN GROWTH BOUNDARY & PROPOSED TRANSPORTATION ANALYSIS ZONES



Wilsonville Stage II Project List

Stage II Approved									
Project	Land Use	Status	Size	Total PM Peak Trips	Trip Allocation Percentage		Net New (Primary + Diverted) PM Peak Hour Trips		
					Internal	Pass-By	In	Out	Total
Artistic Auto Body Expansion	Auto Body	Not built	4,995 SF				6	4	10
Ash Meadows	MFDU	Not built	22-14 units				14 9	7 4	21 13
Branchley Estates - North <i>*Prior approval given for different mix of land uses, which would generate 267 p.m. peak hour trips. New land uses generate less, but prior amount still used in case development plans change.</i>	Residential (Terrene apartments) Lot 1	Built and occupied	288 units				116	63	179
	Private Clubhouse	Built	5.4 KSF				N/A	N/A	N/A
	Portera at Grove (senior housing-attached)	Built (45% occupancy)	112 units				15 9	13 7	28 16
	Residential (SF)	85% Built	27 Lots				17 3	10 1	27 4
	Total						174^a 12	93^a 8	267^a 20
Chad Ward building on Kinsman	Manuf., warehouse, office & 5 KSF retail	Not built	24.5 KSF				11	41	52
Chrysler/Jeep Dealership at Parkway Center Drive	Auto Dealership (using existing warehouse)	Tenant improvement Built and occupied	103,593 SF				58	88	146
Copper Creek <i>Previously analyzed for 26 units (sufficiently close to new unit count; therefore, used original trips)</i>	Residential	Built (19 of 21 homes built, not occupied)	21 units				15 1	8 1	23 2
Fox Center Townhomes	Residential	Under construction	15 units				9	4	13
Hydro-Temp: Recent agreement with the City, the project is vested and so are the traffic trips	Office/Flex-Space	Not built	60.8 KSF				44	46	90
Mercedes Benz (Phase 2)	Auto Dealership	Not built					20	26	46

Stage II Approved									
Project	Land Use	Status	Size	Total PM Peak Trips	Trip Allocation Percentage		Net New (Primary + Diverted) PM Peak Hour Trips		
					Internal	Pass-By	In	Out	Total
Renaissance Boat Club (Abele Zone Change TIS)	Residential (Single Family)	2045% with houses.	33 Lots				24 11	12 7	33 18
Renaissance at Canyon Creek II Subdivision	Residential	Built	8 lots				5	3	8
Republic Services Expansion (Shop Improvements)	Waste Services	Built					12	16	28
Shredding Systems (SQFT does not including paint canopy and another canopy)	Industrial/Commercial	Not built	66.8 KSF				20	46	66
Town Center Ph III and trip dedication to Miller Paint store <i>Uses marked with "*" have not been built and PM peak hr trip sum exceeds remaining vested trip level by 2 trips. It has yet to be determined how to allocate trips between remaining buildings.</i>	Wilsonville Town Center Office (Pad 5)	Built, 50% occupied	44.0 KSF				18 9	26 43	104 52
	Fast Food (Pad 2)	Not built	2.5 KSF				18	16	34
	High Turnover Restaurant (Pad 1)	Not built	7.5 KSF				24	17	41
	Miller Paint store	Not built	5.0 KSF				6	6	12
	Remaining Approved Total								
Rivergreen (Phase 3)	SFDU	2 lots left	4 units				4	2	6
W3 Building I-5 Corporate Park	Office	Built, not occupied	34,415 SF				8	27	35
Wilsonville Greens Townhouses	Residential (Town houses)	Under construction	12 Apt. units				7	4	11
Fox Center Town Homes	Residential (Town houses)	Under construction	15 Apt. units				9	4	13
Wilsonville Road Business Park <i>Land use sizes are slightly</i>	Phase I: Industrial, office, service/retail (4 buildings on east parcel)	Built (90% occupied)	89.8 KSF				12 1	27 9	100 10

Stage II Approved									
Project	Land Use	Status	Size	Total PM Peak Trips	Trip Allocation Percentage		Net New (Primary + Diverted) PM Peak Hour Trips		
					Internal	Pass-By	In	Out	Total
<i>lower than analyzed in TIS. Applicant is requesting Stage I and Stage II approval for both phases and Site Design Review for Phase I only.</i>	Phase 2 - office (2-story building on west parcel)	Not built	21.7 KSF				15	71	86
	Total		111.5 KSF	186			28 16	158 80	186 96
CNG Fueling Station at Republic Services		Not built		0			0	0	0
A Storage Place	Commercial self-storage	Not built	79.9K	21			10	11	21
Clackamas Community College Pole Training Yard Expansion	Educational	No built		0					
Subaru	Commercial auto dealership	Under construction	94.6K	107			43	64	107
Audi service expansion	Commercial	No built	7K	20			8	12	20

Stage II Approved – Villebois Urban Village																
SAP	Phase	Status	Land Use					Total PM Peak Trips	Trip Allocation Percentage		Net New PM Peak Hour Trips					
			SF	Town.	Apt.	Retail	School		Internal	Pass-By	In	Out	Total			
North	Tonquin Woods 2 & 3	89 of 142 units built	142													
	Calais	Under construction 7090% built	84													
	Tonquin Woods 4	Under construction	36													
	Tonquin Woods 5	Under construction	32													
	Total	47% Built and Occupied (218 of 464)	423 units	31 units	10 units	-	-	449	14	277	158	435	147	84	231	
South	SAP South (except Grande Pointe)	100% Built and Occupied	358 units	103 units	21 units	-	-	428	12		265	151	416	0	0	0
	Grande Pointe Phases 1 and 2	Under Construction (100 lots available)	100 units	-	-	-	-	114	4		70	40	110			
East	Legend at Villebois	110 150 of 190 units built														
	Tonquin Meadows Phase 1	Under construction (132 lots available)	132													
	Tonquin Meadows Phase 2	Under construction (99 lots available)	99													
	Tonquin Meadows Ph. 3a	Under construction (56 lots available)	56													
	Retherford Meadows	88 units built	88													
	Total Residential	41% Units Built and Occupied (238 of 576)	534 units	42 units	-	-	(See Below)	636	54	367	215	582	216	127	343	

Stage II Approved – Villebois Urban Village													
SAP	Phase	Status	Land Use					Total PM Peak Trips	Trip Allocation Percentage		Net New PM Peak Hour Trips		
			SF	Town.	Apt.	Retail	School		Internal	Pass-By	In	Out	Total
	Lowrie Primary	Built and occupied					500 stu.						
Central	PDP -2C 6 Carriage Homes	DRB Under construction			6								
	Miraval Apt. and MU building 1F	Built 274 units			274	3 KSF (Bldg. 1F)							
	Charleston apartments	Built 52 units			52								
	Raingarden apartments	Built 30 units			30								
	Beausodell row houses	Built 13 units	13										
	Le Bois row houses	Built 20 units	20										
	Toulouse row houses	Built 4 units	4										
	Polygon and Villebois 2	Not built	21										
	Trafalgar	Not built			39								
	Carvalho Condos Row houses	17 row houses built (3 condos built)		23									
	Sevilles Condos Row houses	Not built		8									
	PDP 6 Central	DRB approved July 13 th not built			31 row houses								
	PDP 7 Central	DRB approved July 13 th not built			68 row houses								

Stage II Approved – Villebois Urban Village													
SAP	Phase	Status	Land Use					Total PM Peak Trips	Trip Allocation Percentage		Net New PM Peak Hour Trips		
			SF	Town.	Apt.	Retail	School		Internal	Pass-By	In	Out	Total
	Total	39% Built and Occupied (393 of 1011) 39% Built and Occupied (396 of 997)	58 units	452 units	501 units	3 KSF	-	449	14		423	240	663
											258	146	404

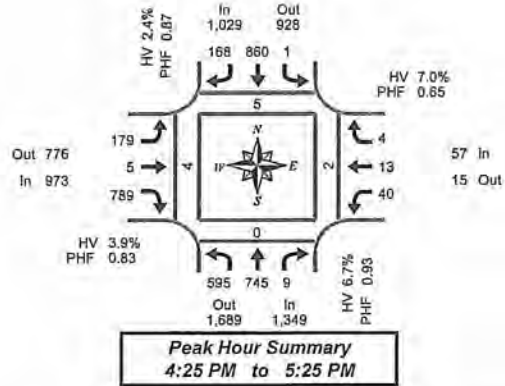
Projects Without Stage II Approval										
Project	Land Use	Status	Size	Total PM Peak Trips	Trip Allocation Percentage			Net New (Primary) PM Peak Hour Trips		
					Internal	Pass-By	Diverted	In	Out	Total
Joe Angel's Retail (Boones Ferry Retail) on Boones Ferry Rd	Retail (North Bldg)	Land use expired	11.2 KSF			26%	44%	66	65	131
	Bank (South Bldg)	Land use expired	3.2 KSF			26%	58%	53	58	111
	Total							119	123	242
Southern Wine Warehouse Expansion. Move to Stage II approved. (old Joe's Site)	Industrial	Stage II Not built DRB Review Nov. 24 th	89 KSF							
Subaru	Auto Dealership Commercial	No Stage II Application Submitted	94.6 KSF							
West Linn – Wilsonville middle and primary schools										
Town Center/Wilsonville mini-storage facility.										
Athey Creek Church TUP has expired	Convert existing Diatron Bldg to Church	5 year Temporary Use Permit (TUP) Expired, church moved to a location outside the city	39.6 KSF							

Existing PM Peak Hour Traffic Counts

Total Vehicle Summary



Clay Carney
(503) 833-2740



SW Boones Ferry Rd & SW 95th Ave

Tuesday, September 29, 2015
4:00 PM to 6:00 PM

5-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	40	52	0	0	0	78	14	0	17	0	61	0	5	2	0	0	269	0	0	0	0
4:05 PM	57	56	0	0	0	72	19	0	16	2	71	0	4	1	0	0	298	0	0	0	0
4:10 PM	37	49	0	0	0	84	20	0	15	0	64	0	1	1	0	0	271	0	0	0	0
4:15 PM	57	41	0	0	0	87	13	2	18	0	59	0	0	1	1	0	277	0	0	0	0
4:20 PM	40	48	2	0	0	89	24	0	11	0	45	1	3	0	0	0	262	0	0	0	0
4:25 PM	47	59	1	0	1	81	11	0	16	0	50	1	1	0	2	0	269	0	0	0	0
4:30 PM	55	52	1	0	0	44	12	0	13	0	82	0	3	1	1	0	264	2	0	0	0
4:35 PM	63	61	2	0	0	58	17	0	15	0	87	0	2	2	0	0	307	0	0	0	2
4:40 PM	59	69	0	0	0	70	7	0	16	0	81	0	4	1	0	0	307	0	0	0	0
4:45 PM	36	56	2	0	0	102	15	0	14	0	53	0	2	0	0	0	280	0	0	0	0
4:50 PM	39	84	1	0	0	81	16	0	6	1	53	0	2	0	0	0	263	0	0	0	0
4:55 PM	47	55	0	1	0	67	14	0	13	0	54	0	3	0	1	0	254	0	0	0	0
5:00 PM	38	64	0	0	0	58	15	0	13	2	76	1	4	1	0	0	271	1	0	1	1
5:05 PM	60	71	0	0	0	69	12	2	17	0	77	1	5	3	0	0	314	0	0	0	0
5:10 PM	52	58	2	0	0	72	12	0	23	2	71	0	2	2	0	0	296	2	0	1	1
5:15 PM	57	62	0	0	0	87	23	0	16	0	57	1	8	2	0	0	312	0	0	0	0
5:20 PM	42	74	0	0	0	71	14	0	17	0	48	0	4	1	0	0	271	0	0	0	0
5:25 PM	46	47	0	0	0	62	22	1	12	1	45	1	5	0	0	0	240	0	0	0	0
5:30 PM	50	65	0	0	0	61	14	1	26	0	57	1	3	1	0	0	277	0	0	0	0
5:35 PM	44	73	0	0	0	62	17	0	18	0	53	0	1	1	0	0	269	0	0	0	0
5:40 PM	30	62	0	0	0	41	14	0	11	0	46	0	1	0	0	0	205	0	0	0	0
5:45 PM	41	55	0	0	0	69	14	0	6	0	43	0	3	0	0	0	231	0	0	0	1
5:50 PM	26	39	0	1	1	65	19	0	10	0	45	0	1	0	0	0	206	0	0	0	0
5:55 PM	36	66	0	0	0	52	6	0	13	0	41	0	1	0	0	0	215	0	0	0	0
Total Survey	1,099	1,398	11	2	2	1,682	364	6	352	8	1,419	7	68	20	5	0	6,428	5	0	2	5

15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	134	157	0	0	0	234	53	0	48	2	196	0	10	4	0	0	838	0	0	0	0
4:15 PM	144	148	3	0	1	257	48	2	45	0	154	2	4	1	3	0	808	0	0	0	0
4:30 PM	177	182	3	0	0	172	36	0	44	0	250	0	9	4	1	0	878	2	0	0	2
4:45 PM	122	175	3	1	0	250	45	0	33	1	160	0	7	0	1	0	797	0	0	0	0
5:00 PM	150	193	2	0	0	199	39	2	53	4	224	2	11	6	0	0	881	3	0	2	2
5:15 PM	145	183	0	0	0	220	59	1	45	1	150	2	17	3	0	0	823	0	0	0	0
5:30 PM	124	200	0	0	0	164	45	1	55	0	156	1	5	2	0	0	751	0	0	0	0
5:45 PM	103	160	0	1	1	186	39	0	29	0	129	0	5	0	0	0	652	0	0	0	1
Total Survey	1,099	1,398	11	2	2	1,682	364	6	352	8	1,419	7	68	20	5	0	6,428	5	0	2	5

Peak Hour Summary 4:25 PM to 5:25 PM

By Approach	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Total	Pedestrians Crosswalk			
	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes	In	Out	Total	Bikes		North	South	East	West
Volume	1,349	1,689	3,038	1	1,029	928	1,957	2	973	776	1,749	4	57	15	72	0	3,408	5	0	2	4
%HV	6.7%				2.4%				3.9%				7.0%				4.6%				
PHF	0.93				0.87				0.83				0.65				0.92				

By Movement	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	595	745	9	1,349	1	860	168	1,029	179	5	789	973	40	13	4	57	3,408
%HV	8.7%	4.8%	22.2%	6.7%	0.0%	1.7%	6.0%	2.4%	4.5%	20.0%	3.7%	3.9%	0.0%	23.1%	25.0%	7.0%	4.6%
PHF	0.84	0.96	0.56	0.93	0.25	0.85	0.86	0.87	0.80	0.31	0.79	0.83	0.67	0.46	0.33	0.65	0.92

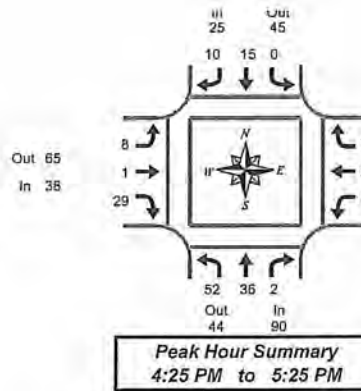
Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total	Pedestrians Crosswalk			
	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes	L	T	R	Bikes		North	South	East	West
4:00 PM	577	662	9	1	1	913	182	2	170	3	760	2	30	9	5	0	3,321	2	0	0	2
4:15 PM	593	699	11	1	1	878	168	4	175	5	788	4	31	11	5	0	3,354	5	0	2	4
4:30 PM	594	733	8	1	0	841	179	3	175	6	784	4	44	13	2	0	3,379	5	0	2	4
4:45 PM	541	751	5	1	0	833	188	4	186	6	690	5	40	11	1	0	3,252	3	0	2	2
5:00 PM	522	736	2	1	1	769	182	4	182	5	659	5	38	11	0	0	3,107	3	0	2	3

Heavy Vehicle Summary



Clay Carney
(503) 833-2740



SW Boones Ferry Rd & SW 95th Ave

Tuesday, September 29, 2015
4:00 PM to 6:00 PM

Heavy Vehicle 5-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	4	3	0	7	0	4	1	5	1	0	5	6	0	1	0	1	19
4:05 PM	8	8	0	16	0	5	1	6	0	0	4	4	0	0	0	0	26
4:10 PM	4	1	0	5	0	2	2	4	1	0	5	6	0	0	0	0	15
4:15 PM	2	3	0	5	0	2	2	4	0	0	4	4	0	0	0	0	13
4:20 PM	4	2	0	6	0	2	3	5	1	0	2	3	0	0	0	0	14
4:25 PM	4	2	0	6	0	1	1	2	1	0	3	4	0	0	0	0	12
4:30 PM	6	2	1	9	0	1	1	2	0	0	5	5	0	0	1	1	17
4:35 PM	7	2	0	9	0	1	1	2	1	0	3	4	0	0	0	0	15
4:40 PM	4	6	0	10	0	2	0	2	2	0	4	6	0	1	0	1	19
4:45 PM	4	4	0	8	0	2	2	4	1	0	4	5	0	0	0	0	17
4:50 PM	3	7	1	11	0	0	1	1	0	0	2	2	0	0	0	0	14
4:55 PM	4	3	0	7	0	1	0	1	0	0	1	1	0	0	0	0	9
5:00 PM	3	0	0	3	0	2	1	3	0	1	2	3	0	0	0	0	9
5:05 PM	2	5	0	7	0	1	1	2	0	0	3	3	0	1	0	1	13
5:10 PM	5	2	0	7	0	3	1	4	2	0	0	2	0	0	0	0	13
5:15 PM	5	2	0	7	0	0	1	1	0	0	0	0	0	1	0	1	9
5:20 PM	5	1	0	6	0	1	0	1	1	0	2	3	0	0	0	0	10
5:25 PM	5	0	0	5	0	1	1	2	0	0	2	2	0	0	0	0	9
5:30 PM	2	5	0	7	0	2	2	4	2	0	3	5	0	0	0	0	16
5:35 PM	1	4	0	5	0	3	2	5	1	0	2	3	0	0	0	0	13
5:40 PM	2	2	0	4	0	0	0	0	1	0	3	4	0	0	0	0	8
5:45 PM	4	3	0	7	0	2	0	2	0	0	3	3	0	0	0	0	12
5:50 PM	1	2	0	3	0	3	2	5	2	0	0	2	0	0	0	0	10
5:55 PM	5	1	0	6	0	2	0	2	0	0	1	1	0	0	0	0	9
Total Survey	94	70	2	166	0	43	26	69	17	1	63	81	0	4	1	5	321

Heavy Vehicle 15-Minute Interval Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	16	12	0	28	0	11	4	15	2	0	14	16	0	1	0	1	60
4:15 PM	10	7	0	17	0	5	6	11	2	0	9	11	0	0	0	0	39
4:30 PM	17	10	1	28	0	4	2	6	3	0	12	15	0	1	1	2	51
4:45 PM	11	14	1	26	0	3	3	6	1	0	7	8	0	0	0	0	40
5:00 PM	10	7	0	17	0	6	3	9	2	1	5	8	0	1	0	1	35
5:15 PM	15	3	0	18	0	2	2	4	1	0	4	5	0	1	0	1	28
5:30 PM	5	11	0	16	0	5	4	9	4	0	8	12	0	0	0	0	37
5:45 PM	10	6	0	16	0	7	2	9	2	0	4	6	0	0	0	0	31
Total Survey	94	70	2	166	0	43	26	69	17	1	63	81	0	4	1	5	321

Heavy Vehicle Peak Hour Summary 4:25 PM to 5:25 PM

By Approach	Northbound SW Boones Ferry Rd			Southbound SW Boones Ferry Rd			Eastbound SW 95th Ave			Westbound SW 95th Ave			Total
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Volume	90	44	134	25	45	70	38	65	103	4	3	7	157
PHF	0.78			0.69			0.63			0.50			0.77

By Movement	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Volume	52	36	2	90	0	15	10	25	8	1	29	38	0	3	1	4	157
PHF	0.76	0.53	0.50	0.78	0.00	0.63	0.83	0.69	0.50	0.25	0.60	0.63	0.00	0.38	0.25	0.50	0.77

Heavy Vehicle Rolling Hour Summary 4:00 PM to 6:00 PM

Interval Start Time	Northbound SW Boones Ferry Rd				Southbound SW Boones Ferry Rd				Eastbound SW 95th Ave				Westbound SW 95th Ave				Interval Total
	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
4:00 PM	54	43	2	99	0	23	15	38	8	0	42	50	0	2	1	3	190
4:15 PM	48	38	2	88	0	18	14	32	8	1	33	42	0	2	1	3	165
4:30 PM	53	34	2	89	0	15	10	25	7	1	28	36	0	3	1	4	154
4:45 PM	41	35	1	77	0	16	12	28	8	1	24	33	0	2	0	2	140
5:00 PM	40	27	0	67	0	20	11	31	9	1	21	31	0	2	0	2	131

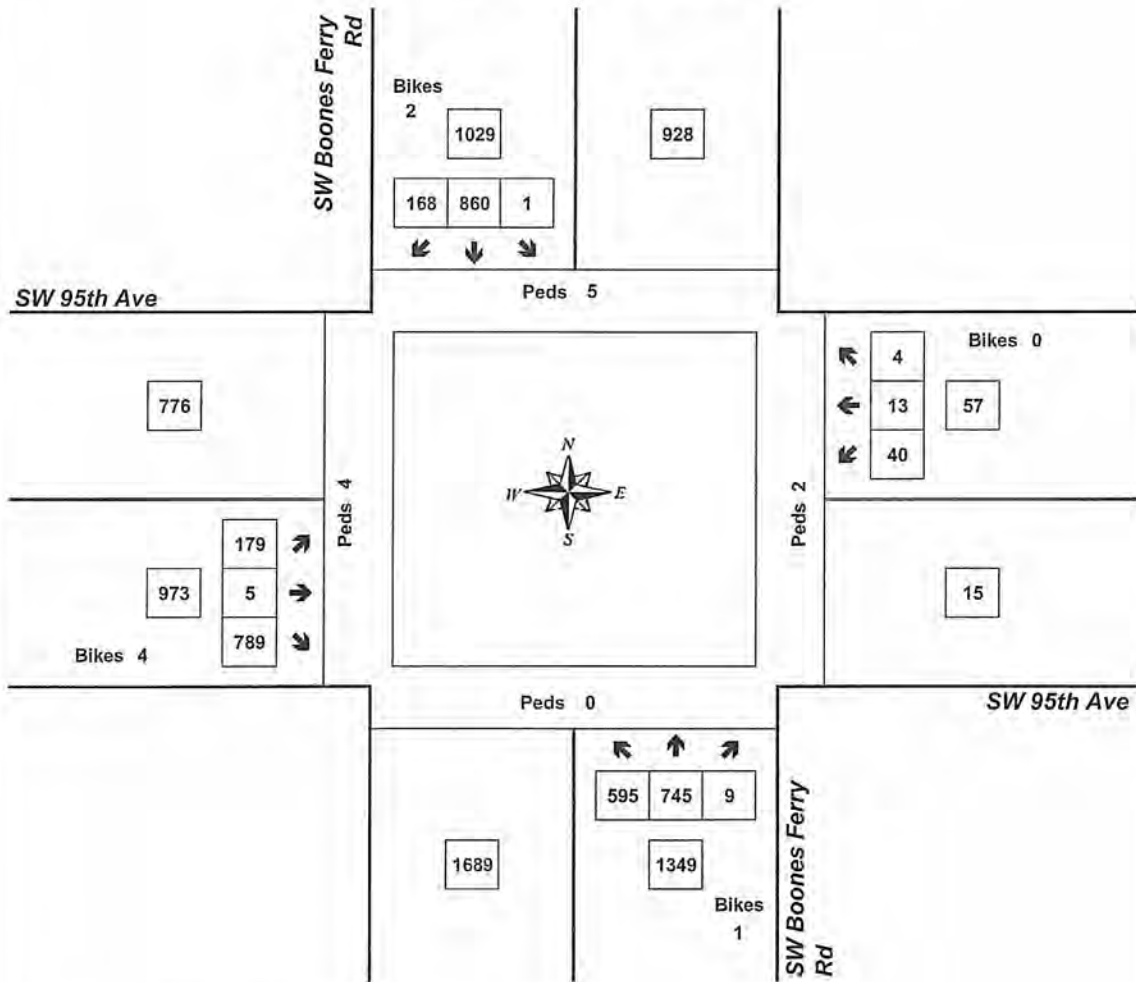
Peak Hour Summary



Clay Carney
(503) 833-2740

SW Boones Ferry Rd & SW 95th Ave

4:25 PM to 5:25 PM
Tuesday, September 29, 2015



Approach	PHF	HV%	Volume
EB	0.83	3.9%	973
WB	0.65	7.0%	57
NB	0.93	6.7%	1,349
SB	0.87	2.4%	1,029
Intersection	0.92	4.6%	3,408

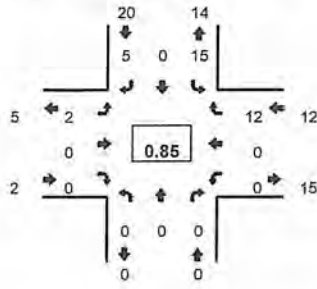
Count Period: 4:00 PM to 6:00 PM

Type of peak hour being reported: System Peak

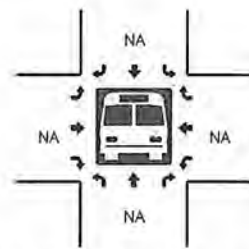
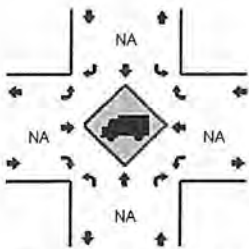
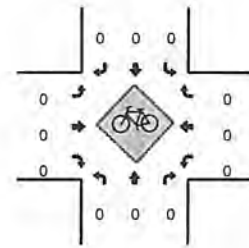
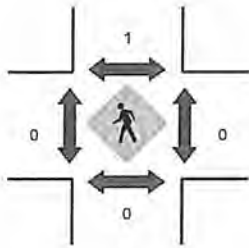
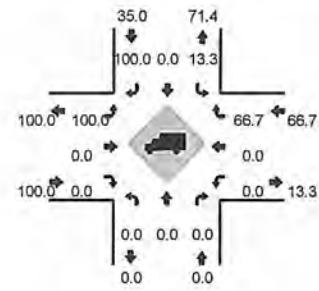
Method for determining peak hour: Total Entering Volume

LOCATION: Republic Services East Dwy -- SW Riddler Rd
 CITY/STATE: Wilsonville, OR

QC JOB #: 12452504
 DATE: Tue, Mar 11 2014



Peak-Hour: 4:05 PM -- 5:05 PM
 Peak 15-Min: 4:45 PM -- 5:00 PM



5-Min Count Period Beginning At	Republic Services East Dwy (Northbound)				Republic Services East Dwy (Southbound)				SW Riddler Rd (Eastbound)				SW Riddler Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:05 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2	
4:10 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	4	
4:15 PM	0	0	0	0	1	0	2	0	1	0	0	0	0	0	1	0	5	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:25 PM	0	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
4:35 PM	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	
4:50 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2	
4:55 PM	0	0	0	0	4	0	0	0	0	0	0	0	0	0	1	0	5	
5:00 PM	0	0	0	0	6	0	0	0	0	0	0	0	0	0	1	0	7	
5:05 PM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
5:10 PM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
5:15 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
5:25 PM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
5:30 PM	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2	
5:35 PM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
5:40 PM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	16	0	0	0	4	0	0	0	0	0	20	0	40	
Heavy Trucks	0	0	0	0	4	0	0	0	4	0	0	0	0	0	8	0	16	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Railroad																		
Stopped Buses																		

Comments: Directional ins/outs

Level of Service Descriptions

TRAFFIC LEVELS OF SERVICE

Analysis of traffic volumes is useful in understanding the general nature of traffic in an area, but by itself indicates neither the ability of the street network to carry additional traffic nor the quality of service afforded by the street facilities. For this, the concept of *level of service* has been developed to subjectively describe traffic performance. Level of service can be measured at intersections and along key roadway segments.

Level of service categories are similar to report card ratings for traffic performance. Intersections are typically the controlling bottlenecks of traffic flow and the ability of a roadway system to carry traffic efficiently is generally diminished in their vicinities. Levels of Service A, B and C indicate conditions where traffic moves without significant delays over periods of peak travel demand. Level of service D and E are progressively worse peak hour operating conditions and F conditions represent where demand exceeds the capacity of an intersection. Most urban communities set level of service D as the minimum acceptable level of service for peak hour operation and plan for level of service C or better for all other times of the day. The *Highway Capacity Manual* provides level of service calculation methodology for both intersections and arterials.¹ The following two sections provide interpretations of the analysis approaches.

¹ 2000 *Highway Capacity Manual*, Transportation Research Board, Washington D.C., 2000, Chapters 16 and 17.

UNSIGNALIZED INTERSECTIONS (Two-Way Stop Controlled)

Unsignalized intersection level of service is reported for the major street and minor street (generally, left turn movements). The method assesses available and critical gaps in the traffic stream which make it possible for side street traffic to enter the main street flow. The *2000 Highway Capacity Manual* describes the detailed methodology. It is not unusual for an intersection to experience level of service E or F conditions for the minor street left turn movement. It should be understood that, often, a poor level of service is experienced by only a few vehicles and the intersection as a whole operates acceptably.

Unsignalized intersection levels of service are described in the following table.

Level of Service	Expected Delay	(Sec/Veh)
A	Little or no delay	0-10.0
B	Short traffic delay	>10.1-15.0
C	Average traffic delays	>15.1-25.0
D	Long traffic delays	>25.1-35.0
E	Very long traffic delays	>35.1-50.0
F	Extreme delays potentially affecting other traffic movements in the intersection	> 50

Source: *2000 Highway Capacity Manual*, Transportation Research Board Washington, D.C.

SIGNALIZED INTERSECTIONS

For signalized intersections, level of service is evaluated based upon average vehicle delay experienced by vehicles entering an intersection. Control delay (or signal delay) includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. In previous versions of this chapter of the HCM (1994 and earlier), delay included only stopped delay. As delay increases, the level of service decreases. Calculations for signalized and unsignalized intersections are different due to the variation in traffic control. The *2000 Highway Capacity Manual* provides the basis for these calculations.

Level of Service	Delay (secs.)	Description
A	≤10.00	Free Flow/Insignificant Delays: No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Most vehicles do not stop at all. Progression is extremely favorable and most vehicles arrive during the green phase.
B	10.1-20.0	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized. Many drivers begin to feel somewhat restricted within platoons of vehicles. This level generally occurs with good progression, short cycle lengths, or both.
C	20.1-35.0	Stable Operation/Acceptable Delays: Major approach phases fully utilized. Most drivers feel somewhat restricted. Higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level, and the number of vehicles stopping is significant.
D	35.1-55.0	Approaching Unstable/Tolerable Delays: The influence of congestion becomes more noticeable. Drivers may have to wait through more than one red signal indication. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. The proportion of vehicles not stopping declines, and individual cycle failures are noticeable.
E	55.1-80.0	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are a frequent occurrence.
F	≥80.0	Forced Flow/Excessive Delays: Represents jammed conditions. Queues may block upstream intersections. This level occurs when arrival flow rates exceed intersection capacity, and is considered to be unacceptable to most drivers. Poor progression, long cycle lengths, and v/c ratios approaching 1.0 may contribute to these high delay levels.

Source: *2000 Highway Capacity Manual*, Transportation Research Board, Washington D.C.

HCM Analysis – Existing PM Peak Hour

HCM 2010 Signalized Intersection Summary
 1: 95th Ave & Lower Boones Ferry Rd

10/6/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗↘	↖	↗		↖↗	↕		↖	↕	↗
Volume (veh/h)	179	5	789	40	13	4	595	745	9	1	860	168
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.96	1.00		0.99	1.00		0.98	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1820	1827	1900	1539	1900	1743	1806	1900	1900	1863	1792
Adj Flow Rate, veh/h	195	5	858	43	14	4	647	810	10	1	935	0
Adj No. of Lanes	0	1	2	1	1	0	2	2	0	1	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	20	20	4	0	23	23	9	5	5	0	2	6
Cap, veh/h	391	8	1453	143	292	83	924	2190	27	2	1222	526
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25	0.29	0.63	0.63	0.00	0.35	0.00
Sat Flow, veh/h	1276	33	2636	650	1150	329	3221	3470	43	1810	3539	1524
Grp Volume(v), veh/h	200	0	858	43	0	18	647	400	420	1	935	0
Grp Sat Flow(s),veh/h/ln	1309	0	1318	650	0	1479	1610	1716	1797	1810	1770	1524
Q Serve(g_s), s	13.7	0.0	23.3	6.6	0.0	1.0	18.8	11.8	11.8	0.1	24.7	0.0
Cycle Q Clear(g_c), s	14.7	0.0	23.3	21.3	0.0	1.0	18.8	11.8	11.8	0.1	24.7	0.0
Prop In Lane	0.97		1.00	1.00		0.22	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	400	0	1453	143	0	375	924	1083	1134	2	1222	526
V/C Ratio(X)	0.50	0.00	0.59	0.30	0.00	0.05	0.70	0.37	0.37	0.50	0.77	0.00
Avail Cap(c_a), veh/h	411	0	1475	148	0	387	924	1083	1134	276	1635	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.2	0.0	16.4	44.1	0.0	29.6	33.4	9.3	9.3	52.4	30.6	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.6	1.2	0.0	0.1	2.4	1.0	0.9	127.3	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	5.2	0.0	8.5	1.2	0.0	0.4	8.7	5.9	6.1	0.1	12.3	0.0
LnGrp Delay(d),s/veh	36.1	0.0	17.0	45.3	0.0	29.7	35.8	10.3	10.2	179.7	32.2	0.0
LnGrp LOS	D		B	D		C	D	B	B	F	C	
Approach Vol, veh/h		1058			61			1467				936
Approach Delay, s/veh		20.7			40.7			21.5				32.3
Approach LOS		C			D			C				C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	34.1	40.2		30.6	4.1	70.3		30.6				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	17.0	48.5		27.5	16.0	49.5		27.5				
Max Q Clear Time (g_c+I1), s	20.8	26.7		23.3	2.1	13.8		25.3				
Green Ext Time (p_c), s	0.0	9.6		2.2	0.0	16.6		1.3				
Intersection Summary												
HCM 2010 Ctrl Delay			24.5									
HCM 2010 LOS			C									
Notes												
User approved changes to right turn type.												

HCM 2010 TWSC
2: Ridder Rd & West Driveway

10/6/2015

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	2	132	220	6	12	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	100	17	33
Mvmt Flow	2	142	237	6	13	5

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	243	0	386
Stage 1	-	-	240
Stage 2	-	-	146
Critical Hdwy	5.1	-	6.57
Critical Hdwy Stg 1	-	-	5.57
Critical Hdwy Stg 2	-	-	5.57
Follow-up Hdwy	3.1	-	3.653
Pot Cap-1 Maneuver	912	-	589
Stage 1	-	-	766
Stage 2	-	-	846
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	912	-	588
Mov Cap-2 Maneuver	-	-	633
Stage 1	-	-	766
Stage 2	-	-	844

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	912	-	-	-	658
HCM Lane V/C Ratio	0.002	-	-	-	0.028
HCM Control Delay (s)	9	-	-	-	10.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 2010 TWSC
3: Ridder Rd & East Driveway

10/6/2015

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	3	141	219	17	6	7
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	67	13	100
Mvmt Flow	3	152	235	18	6	8

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	254	0	403
Stage 1	-	-	245
Stage 2	-	-	158
Critical Hdwy	5.1	-	6.53
Critical Hdwy Stg 1	-	-	5.53
Critical Hdwy Stg 2	-	-	5.53
Follow-up Hdwy	3.1	-	3.617
Pot Cap-1 Maneuver	902	-	583
Stage 1	-	-	771
Stage 2	-	-	844
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	901	-	581
Mov Cap-2 Maneuver	-	-	631
Stage 1	-	-	771
Stage 2	-	-	841

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11
HCM LOS			B






















Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	901	-	-	-	615
HCM Lane V/C Ratio	0.004	-	-	-	0.023
HCM Control Delay (s)	9	-	-	-	11
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1



HCM Analysis – Existing + Project PM Peak Hour

HCM 2010 Signalized Intersection Summary
 1: 95th Ave & Lower Boones Ferry Rd

10/6/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	184	5	853	40	13	4	606	745	9	1	860	169
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	1.00		0.99	1.00		0.98	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1820	1827	1900	1539	1900	1743	1806	1900	1900	1863	1792
Adj Flow Rate, veh/h	200	5	927	43	14	4	659	810	10	1	935	0
Adj No. of Lanes	0	1	2	1	1	0	2	2	0	1	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	20	20	4	0	23	23	9	5	5	0	2	6
Cap, veh/h	403	8	1452	142	301	86	897	2161	27	2	1222	526
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26	0.28	0.62	0.62	0.00	0.35	0.00
Sat Flow, veh/h	1279	32	2638	609	1150	329	3221	3470	43	1810	3539	1524
Grp Volume(v), veh/h	205	0	927	43	0	18	659	400	420	1	935	0
Grp Sat Flow(s),veh/h/ln	1311	0	1319	609	0	1479	1610	1716	1797	1810	1770	1524
Q Serve(g_s), s	13.9	0.0	26.1	7.0	0.0	1.0	19.5	12.1	12.1	0.1	24.7	0.0
Cycle Q Clear(g_c), s	14.9	0.0	26.1	21.9	0.0	1.0	19.5	12.1	12.1	0.1	24.7	0.0
Prop In Lane	0.98		1.00	1.00		0.22	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	411	0	1452	142	0	387	897	1068	1119	2	1222	526
V/C Ratio(X)	0.50	0.00	0.64	0.30	0.00	0.05	0.73	0.37	0.37	0.50	0.77	0.00
Avail Cap(c_a), veh/h	411	0	1452	142	0	387	897	1068	1119	276	1635	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.5	0.0	17.1	43.7	0.0	29.0	34.3	9.7	9.7	52.4	30.6	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.9	1.2	0.0	0.0	3.2	1.0	1.0	127.3	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	5.3	0.0	9.6	1.2	0.0	0.4	9.1	6.0	6.2	0.1	12.3	0.0
LnGrp Delay(d),s/veh	35.5	0.0	18.0	44.9	0.0	29.0	37.5	10.8	10.7	179.7	32.2	0.0
LnGrp LOS	D		B	D		C	D	B	B	F	C	
Approach Vol, veh/h		1132			61			1479				936
Approach Delay, s/veh		21.2			40.2			22.7				32.3
Approach LOS		C			D			C				C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	33.3	40.2		31.5	4.1	69.4		31.5				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	17.0	48.5		27.5	16.0	49.5		27.5				
Max Q Clear Time (g_c+1), s	21.5	26.7		23.9	2.1	14.1		28.1				
Green Ext Time (p_c), s	0.0	9.6		2.1	0.0	16.6		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			25.0									
HCM 2010 LOS			C									
Notes												
User approved changes to right turn type.												

HCM 2010 TWSC
2: Ridder Rd & West Driveway

10/6/2015

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	3	132	225	13	56	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	100	17	33
Mvmt Flow	3	142	242	14	60	11

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	256	0	397
Stage 1	-	-	249
Stage 2	-	-	148
Critical Hdwy	5.1	-	6.57
Critical Hdwy Stg 1	-	-	5.57
Critical Hdwy Stg 2	-	-	5.57
Follow-up Hdwy	3.1	-	3.653
Pot Cap-1 Maneuver	900	-	580
Stage 1	-	-	759
Stage 2	-	-	844
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	900	-	578
Mov Cap-2 Maneuver	-	-	625
Stage 1	-	-	759
Stage 2	-	-	841

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	900	-	-	-	638
HCM Lane V/C Ratio	0.004	-	-	-	0.111
HCM Control Delay (s)	9	-	-	-	11.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

HCM 2010 TWSC
3: Ridder Rd & East Driveway

10/6/2015

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	4	185	226	25	50	12
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	67	13	100
Mvmt Flow	4	199	243	27	54	13

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	270	0	464
Stage 1	-	-	256
Stage 2	-	-	208
Critical Hdwy	5.1	-	6.53
Critical Hdwy Stg 1	-	-	5.53
Critical Hdwy Stg 2	-	-	5.53
Follow-up Hdwy	3.1	-	3.617
Pot Cap-1 Maneuver	888	-	537
Stage 1	-	-	762
Stage 2	-	-	801
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	887	-	535
Mov Cap-2 Maneuver	-	-	599
Stage 1	-	-	762
Stage 2	-	-	797

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	887	-	-	-	598
HCM Lane V/C Ratio	0.005	-	-	-	0.111
HCM Control Delay (s)	9.1	-	-	-	11.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

HCM Analysis – Existing + Stage II PM Peak Hour

HCM 2010 Signalized Intersection Summary
 1: 95th Ave & Lower Boones Ferry Rd

10/6/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↗↘	↖	↗		↖↗	↕		↖	↕↗	↘
Volume (veh/h)	187	5	878	40	13	4	706	753	9	1	864	174
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	1.00		0.99	1.00		0.98	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1820	1827	1900	1539	1900	1743	1806	1900	1900	1863	1792
Adj Flow Rate, veh/h	203	5	954	43	14	4	767	818	10	1	939	0
Adj No. of Lanes	0	1	2	1	1	0	2	2	0	1	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	20	20	4	0	23	23	9	5	5	0	2	6
Cap, veh/h	403	8	1450	139	301	86	895	2161	26	2	1224	527
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26	0.28	0.62	0.62	0.00	0.35	0.00
Sat Flow, veh/h	1280	32	2638	594	1150	329	3221	3471	42	1810	3539	1524
Grp Volume(v), veh/h	208	0	954	43	0	18	767	404	424	1	939	0
Grp Sat Flow(s),veh/h/ln	1311	0	1319	594	0	1479	1610	1716	1797	1810	1770	1524
Q Serve(g_s), s	14.2	0.0	27.4	7.2	0.0	1.0	23.7	12.2	12.2	0.1	24.8	0.0
Cycle Q Clear(g_c), s	15.1	0.0	27.4	22.4	0.0	1.0	23.7	12.2	12.2	0.1	24.8	0.0
Prop In Lane	0.98		1.00	1.00		0.22	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	411	0	1450	139	0	387	895	1068	1119	2	1224	527
V/C Ratio(X)	0.51	0.00	0.66	0.31	0.00	0.05	0.86	0.38	0.38	0.50	0.77	0.00
Avail Cap(c_a), veh/h	411	0	1450	139	0	387	895	1068	1119	276	1635	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.6	0.0	17.4	44.1	0.0	29.0	35.9	9.8	9.8	52.4	30.6	0.0
Incr Delay (d2), s/veh	1.0	0.0	1.1	1.3	0.0	0.0	8.3	1.0	1.0	127.3	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	5.4	0.0	10.1	1.2	0.0	0.4	11.6	6.0	6.3	0.1	12.4	0.0
LnGrp Delay(d),s/veh	35.6	0.0	18.5	45.3	0.0	29.0	44.2	10.8	10.8	179.7	32.2	0.0
LnGrp LOS	D		B	D		C	D	B	B	F	C	
Approach Vol, veh/h		1162			61			1595				940
Approach Delay, s/veh		21.6			40.5			26.9				32.3
Approach LOS		C			D			C				C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	33.2	40.3		31.5	4.1	69.4		31.5				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	17.0	48.5		27.5	16.0	49.5		27.5				
Max Q Clear Time (g_c+1), s	25.7	26.8		24.4	2.1	14.2		29.4				
Green Ext Time (p_c), s	0.0	9.5		1.9	0.0	16.7		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			26.8									
HCM 2010 LOS			C									
Notes												
User approved changes to right turn type.												

HCM 2010 TWSC
2: Ridder Rd & West Driveway

10/6/2015

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	2	132	224	6	14	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	100	17	33
Mvmt Flow	2	142	241	6	15	6

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	247	0	390
Stage 1	-	-	244
Stage 2	-	-	146
Critical Hdwy	5.1	-	6.57
Critical Hdwy Stg 1	-	-	5.57
Critical Hdwy Stg 2	-	-	5.57
Follow-up Hdwy	3.1	-	3.653
Pot Cap-1 Maneuver	909	-	586
Stage 1	-	-	763
Stage 2	-	-	846
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	909	-	585
Mov Cap-2 Maneuver	-	-	630
Stage 1	-	-	763
Stage 2	-	-	844

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	909	-	-	-	656
HCM Lane V/C Ratio	0.002	-	-	-	0.033
HCM Control Delay (s)	9	-	-	-	10.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 2010 TWSC
3: Ridder Rd & East Driveway

10/6/2015

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	3	143	223	18	9	7
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	67	13	100
Mvmt Flow	3	154	240	19	10	8

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	259	0	409
Stage 1	-	-	249
Stage 2	-	-	160
Critical Hdwy	5.1	-	6.53
Critical Hdwy Stg 1	-	-	5.53
Critical Hdwy Stg 2	-	-	5.53
Follow-up Hdwy	3.1	-	3.617
Pot Cap-1 Maneuver	898	-	578
Stage 1	-	-	767
Stage 2	-	-	843
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	897	-	576
Mov Cap-2 Maneuver	-	-	627
Stage 1	-	-	767
Stage 2	-	-	840

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	897	-	-	-	614
HCM Lane V/C Ratio	0.004	-	-	-	0.028
HCM Control Delay (s)	9	-	-	-	11
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1















HCM Analysis – Existing + Stage II + Project PM Peak Hour

HCM 2010 Signalized Intersection Summary

1: 95th Ave & Lower Boones Ferry Rd

10/6/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗↘	↖	↗		↖↗	↕↗		↖	↕↗	↗
Volume (veh/h)	192	5	942	40	13	4	717	753	9	1	864	175
Number	3	8	18	7	4	14	1	6	16	5	2	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	1.00		0.99	1.00		0.98	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1820	1827	1900	1539	1900	1743	1806	1900	1900	1863	1792
Adj Flow Rate, veh/h	209	5	1024	43	14	4	779	818	10	1	939	0
Adj No. of Lanes	0	1	2	1	1	0	2	2	0	1	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	20	20	4	0	23	23	9	5	5	0	2	6
Cap, veh/h	403	8	1450	131	301	86	895	2161	26	2	1224	527
Arrive On Green	0.26	0.26	0.26	0.26	0.26	0.26	0.28	0.62	0.62	0.00	0.35	0.00
Sat Flow, veh/h	1280	31	2638	556	1150	329	3221	3471	42	1810	3539	1524
Grp Volume(v), veh/h	214	0	1024	43	0	18	779	404	424	1	939	0
Grp Sat Flow(s),veh/h/ln	1311	0	1319	556	0	1479	1610	1716	1797	1810	1770	1524
Q Serve(g_s), s	14.7	0.0	27.5	7.8	0.0	1.0	24.2	12.2	12.2	0.1	24.8	0.0
Cycle Q Clear(g_c), s	15.6	0.0	27.5	23.4	0.0	1.0	24.2	12.2	12.2	0.1	24.8	0.0
Prop In Lane	0.98		1.00	1.00		0.22	1.00		0.02	1.00		1.00
Lane Grp Cap(c), veh/h	411	0	1450	131	0	387	895	1068	1119	2	1224	527
V/C Ratio(X)	0.52	0.00	0.71	0.33	0.00	0.05	0.87	0.38	0.38	0.50	0.77	0.00
Avail Cap(c_a), veh/h	411	0	1450	131	0	387	895	1068	1119	276	1635	704
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	34.8	0.0	18.2	44.8	0.0	29.0	36.1	9.8	9.8	52.4	30.6	0.0
Incr Delay (d2), s/veh	1.2	0.0	1.6	1.4	0.0	0.0	9.3	1.0	1.0	127.3	1.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(-26165%),veh/ln	5.6	0.0	11.3	1.2	0.0	0.4	11.9	6.0	6.3	0.1	12.4	0.0
LnGrp Delay(d),s/veh	36.0	0.0	19.8	46.2	0.0	29.0	45.4	10.8	10.8	179.7	32.2	0.0
LnGrp LOS	D		B	D		C	D	B	B	F	C	
Approach Vol, veh/h		1238			61			1607			940	
Approach Delay, s/veh		22.6			41.1			27.6			32.3	
Approach LOS		C			D			C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	33.2	40.3		31.5	4.1	69.4		31.5				
Change Period (Y+Rc), s	4.0	4.0		4.0	4.0	4.0		4.0				
Max Green Setting (Gmax), s	17.0	48.5		27.5	16.0	49.5		27.5				
Max Q Clear Time (g_c+I1), s	26.2	26.8		25.4	2.1	14.2		29.5				
Green Ext Time (p_c), s	0.0	9.5		1.4	0.0	16.7		0.0				
Intersection Summary												
HCM 2010 Ctrl Delay			27.3									
HCM 2010 LOS			C									
Notes												
User approved changes to right turn type.												

HCM 2010 TWSC
2: Ridder Rd & West Driveway

10/6/2015

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	3	132	229	13	58	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	100	17	33
Mvmt Flow	3	142	246	14	62	12

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	260	0	401
Stage 1	-	-	253
Stage 2	-	-	148
Critical Hdwy	5.1	-	6.57
Critical Hdwy Stg 1	-	-	5.57
Critical Hdwy Stg 2	-	-	5.57
Follow-up Hdwy	3.1	-	3.653
Pot Cap-1 Maneuver	897	-	577
Stage 1	-	-	755
Stage 2	-	-	844
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	897	-	575
Mov Cap-2 Maneuver	-	-	623
Stage 1	-	-	755
Stage 2	-	-	841

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	897	-	-	-	636
HCM Lane V/C Ratio	0.004	-	-	-	0.117
HCM Control Delay (s)	9	-	-	-	11.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

HCM 2010 TWSC
3: Ridder Rd & East Driveway

10/6/2015

Intersection

Int Delay, s/veh 1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	4	187	230	26	53	12
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	50	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	100	16	17	67	13	100
Mvmt Flow	4	201	247	28	57	13

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	275	0	471
Stage 1	-	-	261
Stage 2	-	-	210
Critical Hdwy	5.1	-	6.53
Critical Hdwy Stg 1	-	-	5.53
Critical Hdwy Stg 2	-	-	5.53
Follow-up Hdwy	3.1	-	3.617
Pot Cap-1 Maneuver	883	-	532
Stage 1	-	-	758
Stage 2	-	-	800
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	882	-	530
Mov Cap-2 Maneuver	-	-	596
Stage 1	-	-	758
Stage 2	-	-	796

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	882	-	-	-	595
HCM Lane V/C Ratio	0.005	-	-	-	0.117
HCM Control Delay (s)	9.1	-	-	-	11.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4



Collision Data

Crash ID	Serial #	Crash Date	HM	County	City	Street Names		From/Int.			Type				Conditions				Vehicle 1		Vehicle 2								
						1st Street	2nd Street	Dist.	Dir.	Lat	Long	Road Char.	Crash Type	Dir. Type	Cr. Veh.	Vehicle Occupants	Crash Seq.	Weather	Road Surf.	Light	Event 1	Cause 1	Vehicle Type	Vehicle Mvmt	From - To	Vehicle Type	Vehicle Mvmt	From - To	
1418289	2473	5/13/2011	17	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	S		45.340	-122.774	STRIGHT	S-STOP	REAR	2	2	PDO	CLEAR	DRY	DAYLIGHT			FOLLOW TOO CLOSE	PSNGR CAR	STRIGHT	N to S	PSNGR CAR	STOP	N to S
1412366	16151	5/18/2011	13	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	D	LN	45.340	-122.774	INTER	S-STOP	REAR	2	3	PDO	CLEAR	DRY	DAYLIGHT			FOLLOW TOO CLOSE	PSNGR CAR	STRIGHT	N to S	PSNGR CAR	STOP	N to S
1433428	5109	8/21/2011	6	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	S		45.340	-122.773	STRIGHT	S-STOP	REAR	3	3	HW	CLEAR	DRY	DAWN		FORCED BY IMPACT	FOLLOW TOO CLOSE	PSNGR CAR	STRIGHT	N to S	PSNGR CAR	STOP	N to S
1457761	1543	3/24/2012	0	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	SE		45.338	-122.773	CURVE	O-STOP	BACK	2	2	PDO	CLEAR	DRY	DARK-NO ST LIGHTS			OTHR IMPROPER	MOTRHOME	BACK	NW to SE	PSNGR CAR	STOP	SE to NW
1475018	4628	9/4/2012	9	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	NW		45.338	-122.773	INTER	S-STOP	REAR	2	2	PDO	CLEAR	DRY	DAYLIGHT			FOLLOW TOO CLOSE	TRUCK	STRIGHT	NW to SE	TRUCK	STOP	NW to SE
1475307	4642	9/5/2012	17	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	N		45.339	-122.773	STRIGHT	S-STOP	REAR	3	3	HW	CLEAR	DRY	DAYLIGHT		FORCED BY IMPACT	FOLLOW TOO CLOSE	PSNGR CAR	STRIGHT	N to S	PSNGR CAR	STOP	N to S
1491915	7724	10/28/2012	6	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	CH		45.338	-122.773	INTER	O-TURN	TURN	2	2	PDO	RAIN	WET	DARK-NO ST LIGHTS			DISREGARD TRAF SIG	PSNGR CAR	STRIGHT	NW to SE	PSNGR CAR	TURN-L	SE to W
1498699	7735	11/2/2012	8	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	N		45.339	-122.773	STRIGHT	S-STOP	SS-O	2	2	HW	CLEAR	DRY	DAYLIGHT			IMPROPER LANE CHANGE	PSNGR CAR	STRIGHT	SW to NE			
1518000	6746	6/7/2013	15	Washington	Wilsonville	BOONES FERRY ROAD	95TH AVENUE	N		45.338	-122.773	INTER	S-STOP	REAR	2	5	PDO	CLEAR	DRY	DAYLIGHT			FOLLOW TOO CLOSE	PSNGR CAR	STRIGHT	SW to NE			



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

CASEFILE: 15-465-PLA

**NOTICE OF DECISION
& STAFF REPORT**

PROCEDURE TYPE: I

CPO: 5 COMMUNITY PLAN: County
 PROPERTY DESCRIPTION:
 ASSESSOR MAP NO.: 3S1 02C
 TAX LOT NO: 600 / 601
 SITE SIZE: 3.004 acres / 6.853 acres
 LAND USE DISTRICT(S):
Future Development 20 Acre Minimum (FD-20)

APPLICANT:
Republic Services
10245 SW Ridder Road
Wilsonville, OR 97070

APPLICANT'S REPRESENTATIVE:
Pioneer Design Group
9020 SW Washington Square Road, #170
Portland, OR 97223

PROPERTY OWNER OF TAX LOTS: 8700, 9000
Willamette Resources, Inc.
PO Box 29246
Phoenix, AZ 85038

LOCATION:
East of SW Garden Acres Road and north of
SW Clutter Street

PROPOSED DEVELOPMENT ACTION: PROPERTY LINE ADJUSTMENT- LOT CONSOLIDATION

DECISION:

Approval X Denial _____

Signature Wayne Hayson Date 1/23/2016
 Wayne Hayson, Principal Planner Current Planning
 Staff: Anne Elvers 503-846-3833

- Attachments:**
- A. Summary of Code Requirements
 - B. Staff Report
 - C. Site Plan

Appeal Information: Approval or denial of this request or any conditions may be appealed if a written appeal is filed with the Washington County Department of Land Use and Transportation within twelve (12) days of the date this notice is provided. A motion for reconsideration may be filed within seven (7) days of the date this notice was provided. This decision will be final if no appeal is filed by the due date and a motion for reconsideration is not granted by the review authority. For further information about an appeal, contact the Appeal Secretary at 503-846-8134.

APPEAL PERIOD: Date mailed: 1-5-16 to 4:00 pm on 2-8-16 (Appeal Due Date).

I. SUMMARY OF CODE REQUIREMENTS:

- A. A Record of Survey shall be submitted to the Washington County Surveyor, if determined to be necessary by the Survey Division. If any easement(s) exist along the property line(s) they are to be adjusted and shall be vacated and rededicated along the new property line(s). (A survey must be filed with the Survey Division, contact (503) 846-8723 for required procedures) It is the property owner's responsibility to have this completed.
- B. The property line adjustment shall be filed and recorded with the Washington County Department of Records and Elections within four years of this approval. This approval shall **expire after four years** unless the property line adjustment has been filed and recorded or an extension has been requested and granted.
- C. To record the property line adjustment, a deed transferring the property must be recorded with the Washington County Department of Records and Elections. To consolidate properties, the deed must specify that the described property is to be consolidated with the adjoining parcel; state which tax lot it is. Contact the Cartography Department at (503) 846-8871 if further information is required.

II. ADDITIONAL INFORMATION:

If any of the following conditions exist, the property line adjustment cannot be completed. Contact the Washington County Cartography Department prior to recording the property line adjustment to determine if one of these situations exist:

- A. Delinquent taxes on one or all of the subject properties;
- B. A mortgage on one or all of the properties which requires that the mortgagor provide the Cartography Department with a written authorization to release or add land into the property on which they hold the mortgage;
- C. The owners' names are not identical on the existing and the proposed deeds.

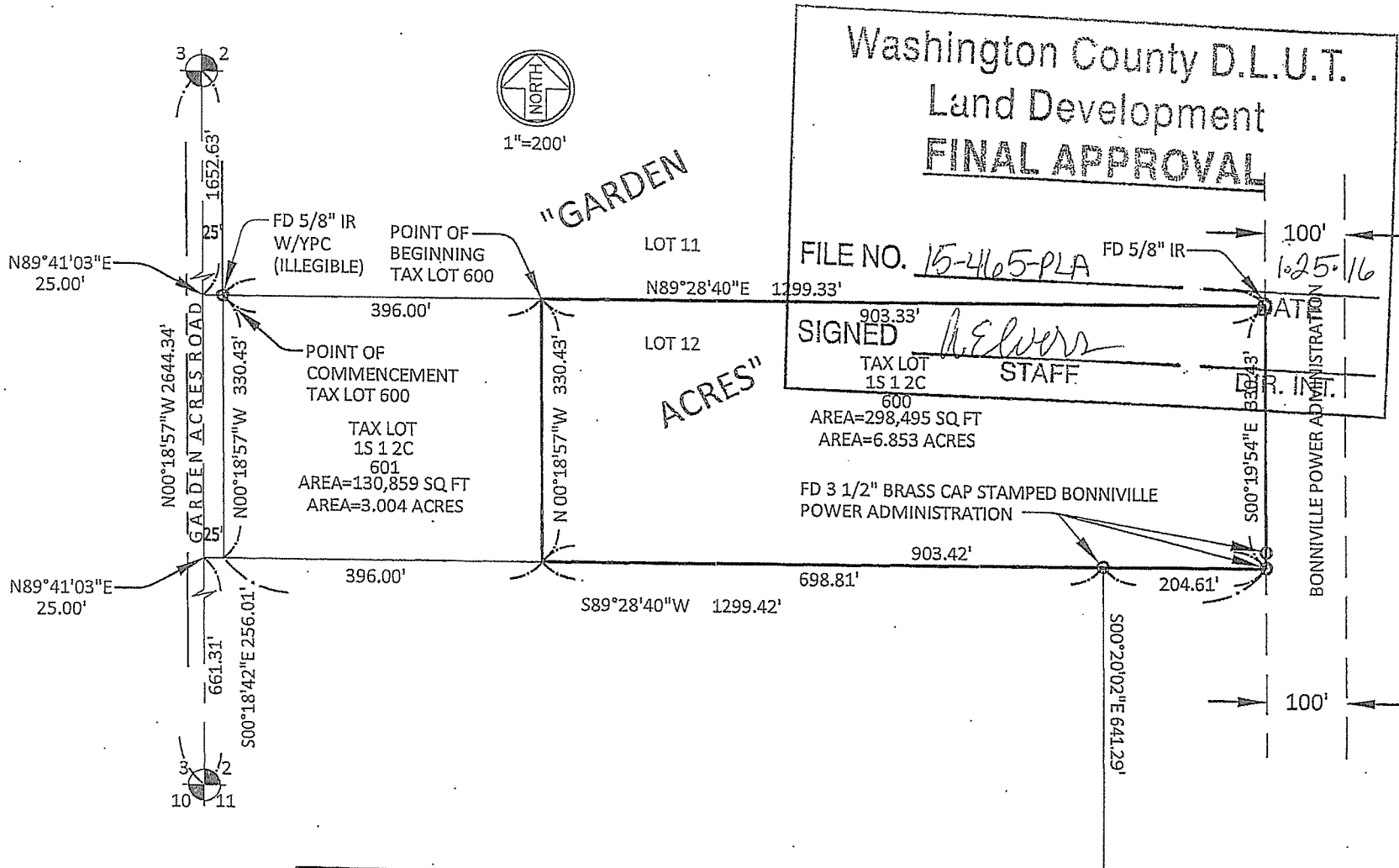
ATTACHMENT "B" -- Staff Report**I. FINDINGS OF FACT: (Mark applicable findings)**

- A. The applicant has submitted the information required for property line adjustment as listed in Section 605-1 of the Code.
- B. The proposed property line adjustment is permitted in the FD-20 District through the Type I procedure.
- C. The subject properties are all lots of record.
- D. The proposed lot configurations meet the dimensional and lot area requirements of the FD-20 District.
- E. The existing structure(s) on the lots will meet the district's minimum required setbacks after the proposed boundary adjustment.
- F. The proposed property line adjustment meets the access standards of Section 409.
- G. The request is in compliance with previous land use actions which have been approved on the subject properties, _____.
- H. The request complies with the property line adjustment review standards of Sections 605-1 and 610-1 of the Code.
- I. The request complies with the standards of the County Community Plan.
- J. The Washington County Surveyor has determined a Survey is required to be submitted for this Property Line Adjustment.
- K. Other: A property line adjustment is the relocation or consolidation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created. The purpose of this Property Line Adjustment is to consolidate Tax Lots 600 and 601 of Tax Map 3S1 02C.

II. CONCLUSION:

Information submitted by the applicant demonstrates that the request complies with the applicable regulations of the Community Development Code and the Community Plan. Based upon the findings, final approval of this request is granted subject to the listed conditions.

LOT CONSOLIDATION EXHIBIT



Project REP. SERV. ANNEXATION No. 999-158B	Designed by TVK Date 2015-11-03 Drawn by TVK Date 2015-11-03 Horiz. Scale: 1"=200' Vert. Scale: 999-158B PH2 LLA EXHIBIT Type EXHIBIT	<div style="text-align: center;"> </div> PIONEER DESIGN GROUP, INC. <small>8020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 P 503.643.8289 F 844.715.4743 WWW.PDGP.COM</small>	Sheet 2 of 2
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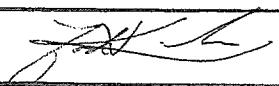
EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND BEING A PORTION OF LOT 12, "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH AN ILLEGABLE YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEARS SOUTH 00°18'57" EAST, 1652.63 FEET AND NORTH 89°41'03" EAST, 25.00 FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, (25.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 396.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ON SAID NORTH LINE NORTH 89°28'40" EAST, A DISTANCE OF 903.33 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12 SOUTH 00°19'54 WEST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNIVILLE POWER ADMINISTRATION" MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 SOUTH 89°28'40" WEST, A DISTANCE OF 903.42 FEET TO A POINT ON SAID SOUTH LINE; THENCE LEAVING SAID SOUTH LINE NORTH 00°18'57" WEST, 330.43 FEET TO THE **POINT OF BEGINNING**.

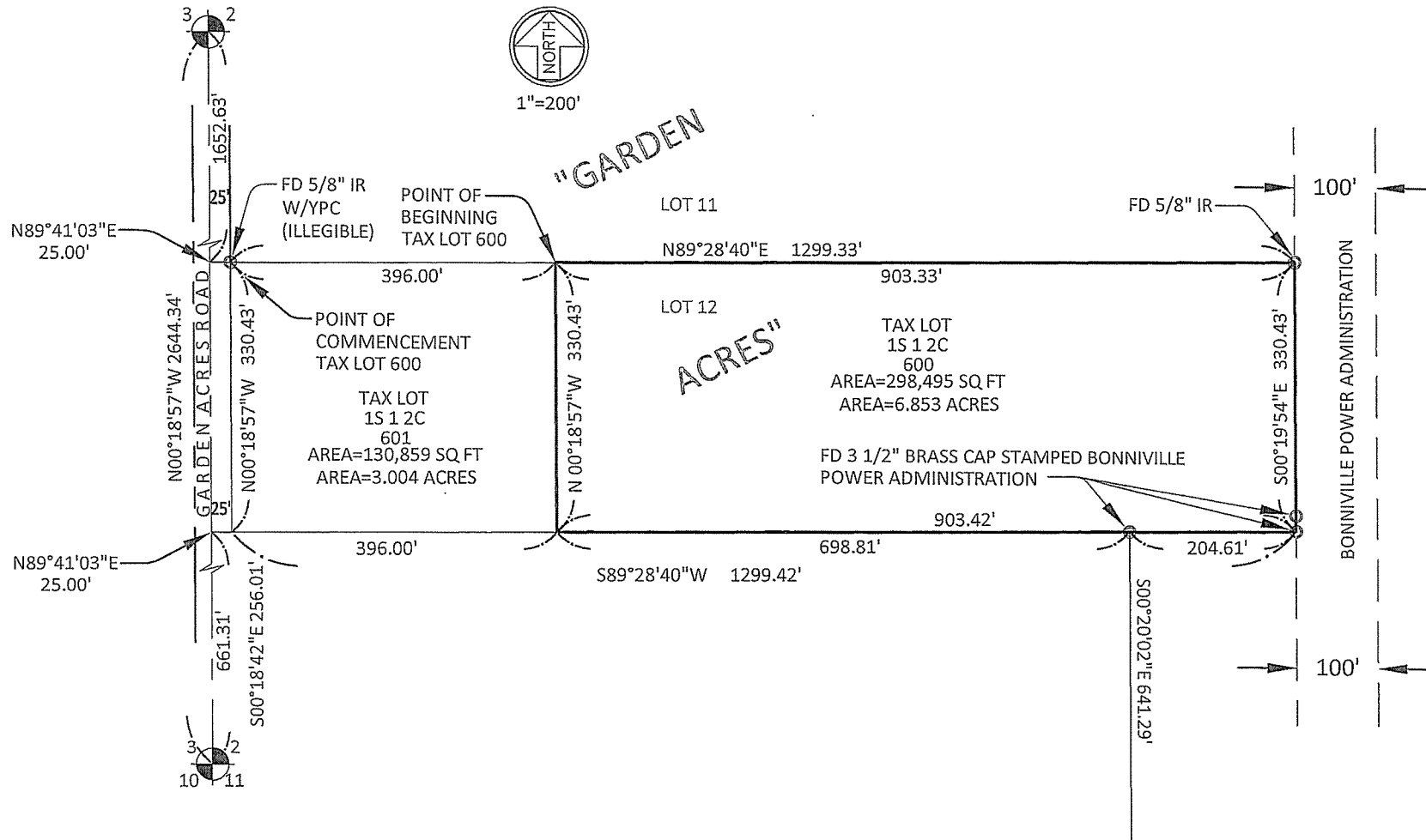
CONTAINS 298,495 SQUARE FEET OR 6.853 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT



Project REP. SERV. ANNEXATION No. 999-158B	Designed by TVK Date 2015-11-03 Drawn by TVK Date 2015-11-03 Horiz. Scale: 1"=200' Vert. Scale: 999-158B PH2 LLA EXHIBIT Type EXHIBIT	 9020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 P 503.543.8286 F 844.715.4743 www.pdg-pp.com	Sheet 2 of 2
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EXHIBIT "A"

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CONTAINS 130,859 SQUARE FEET OR 3.004 ACRES, MORE OR LESS.

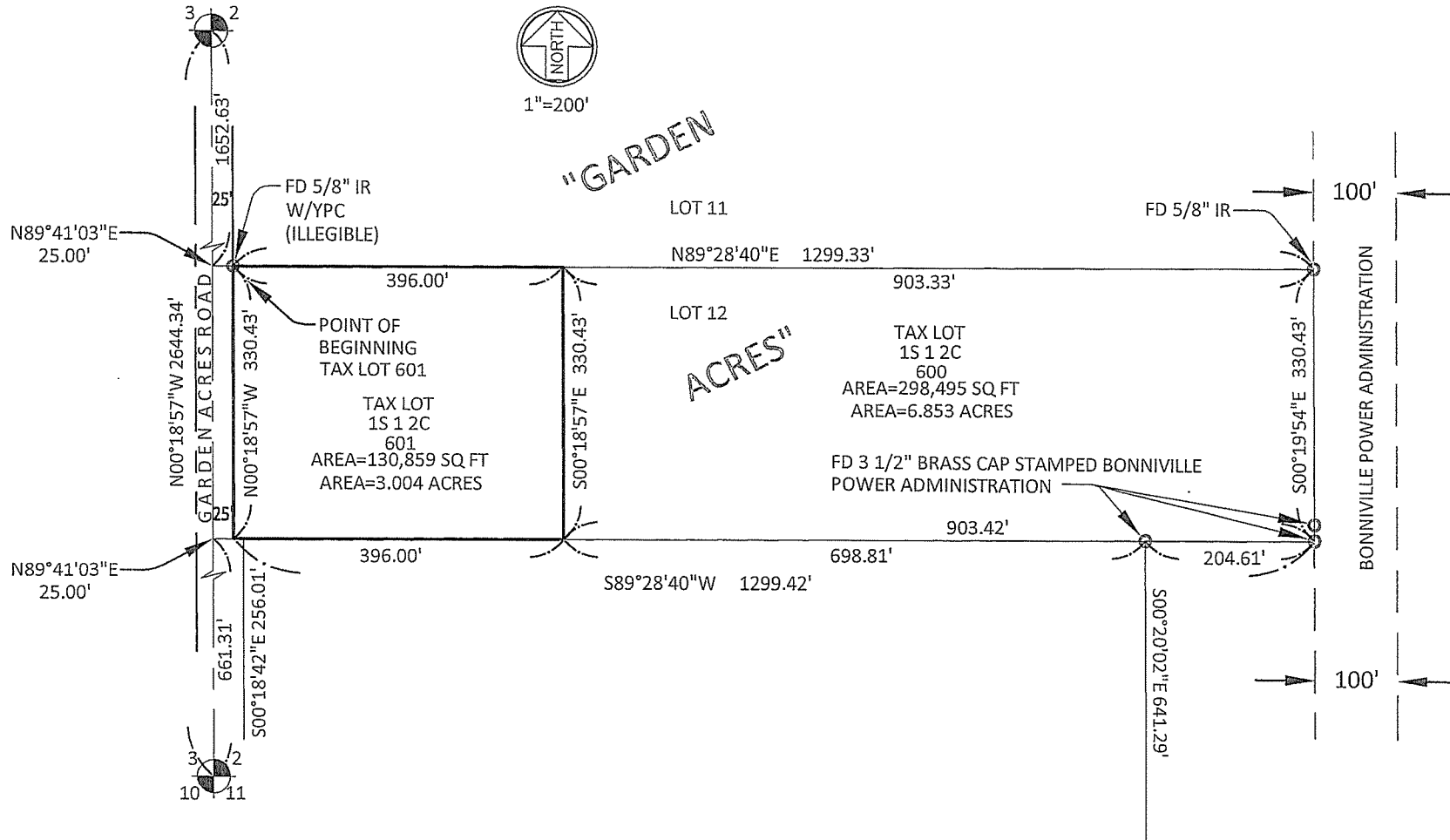
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tod V. Kelso
OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT

REPUBLIC SERVICES



Project
 REP. SERV. ANNEXATION
No.
 999-158B

Designed by TVK **Date** 2015-11-02
Drawn by TVK **Date** 2015-11-02
Horiz. Scale: 1"=200' **Vert. Scale:**
 999-158B PH2 LLA EXHIBIT **Type** EXHIBIT

P D G
 PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.643.8285
 f 844.715.4742
 www.pd-gp.com

Sheet
 2
 of
 2

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND BEING A PORTION OF LOT 12, "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 429,353 SQUARE FEET OR 9.857 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

Washington County, Oregon
04/02/2014 03:38:02 PM
D-DW Cnt=1 Stn=21 RECORDS1
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00

2014-018840



01928424201400188400030036

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



GRANTOR:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

GRANTEE:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

AFTER RECORDING RETURN TO AND UNTIL
FURTHER NOTICE SEND TAX STATEMENTS TO:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

Tax Lot Numbers: 3S102C001400
3S102C001500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

WILLAMETTE RESOURCES, INC., an Oregon corporation ("Grantor"), conveys and warrants to WILLAMETTE RESOURCES, INC., an Oregon corporation ("Grantee"), the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

The purpose of this Statutory Warranty Deed is to convey the two (2) parcels described in Exhibit "A" to the Grantee as one consolidated tax lot as described in Exhibit "B", attached hereto and made a part hereof, so as to eliminate any boundary lines between the parcels.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,

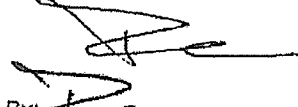
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of March, 2014. If a corporate grantor, it has caused its name to be signed by a duly authorized agent of the corporation.

[Signature Page Follows]

Grantor:

WILLAMETTE RESOURCES, INC.,
an Oregon corporation



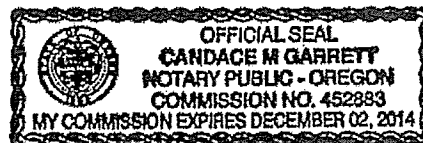
By: _____
Name: Derek Ruckman
Title: General Manager

State of OREGON

County of Clackamas

This instrument was acknowledged before me on
March 31, 2014, by
Derek Ruckman as
General Manager of Willamette Resources,
Inc., an Oregon corporation, on behalf of the
corporation.

Candace M. Garrett
Notary Public - State of Oregon
My commission expires: 12-2-2014



REPLACEMENT LEGAL - RECORDED 7-7-14

EXHIBIT "A"

LEGAL DESCRIPTION (PRE-CONSOLIDATION)

Partition Plat 1995-101, Lot 1, Acres 9.38

Partition Plat 1995-101, Lot 2, Acres 4.32

EXHIBIT "B"

CONSOLIDATED LEGAL DESCRIPTION

Parcel 1 and Parcel 2 of Partition Plat No. 1995-101, Washington County Plat Records, located in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1, said corner being the Initial Point of said plat; thence South $00^{\circ}20'02''$ East along the East line of said Parcel 1 631.29 feet to the Southeast corner thereof; thence South $89^{\circ}28'53''$ West along the South line of said Parcel 1 420.52 feet to a point of curvature; thence 505.64 feet along the South line of said Parcels 1 and 2 on a 600.00 foot radius curve to the right, through a central angle of $48^{\circ}17'05''$, said curve having a chord bearing North $66^{\circ}22'34''$ West, 490.81 feet to a point of reverse curvature along the South line of said Parcel 2; thence 280.90 feet along a 660.00 foot radius curve to the left, through a central angle of $24^{\circ}23'12''$, said curve having a chord bearing North $54^{\circ}25'37''$ West, 278.79 feet to the Southwest corner of said Parcel 2, said corner located on the East right-of-way line of Garden Acres Road (County Road No. 1309); thence North $00^{\circ}18'42''$ West along the West line of Parcel 2 and the East right-of-way line of Garden Acres Road 266.25 feet to the Northwest corner of said Parcel 2; thence leaving said right-of-way line North $89^{\circ}28'40''$ East along the North line of said Parcel 2 and the North line of said Parcel 1 1094.76 feet to said Northeast corner of Parcel 1 and the Point of Beginning.

Containing approximately 13.7 acres.

Prepared by:
DEHAAS & ASSOC, INC.
 SUITE 300 - A.G.C. CENTER
 9450 S.W. COMMERCE CIRCLE
 WILSONVILLE, OREGON 97070
 PHONE: (503) 682-2450
 FAX: 682-4018

Prepared for:
WILLAMETTE RESOURCES, INC.
 2215 NORTH FRONT STREET
 WOODBURN, OREGON 97071
 PHONE: (503) 222-6565

PARTITION PLAT

A Replat in a portion of Lots 13 and 14, Garden Acres, Page 37, Book 4 in the Southwest One-quarter of Section 2, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County, Oregon.

May 5, 1995

Partition Plat No. 1995-101

Recorded as Document No. 95065676

Sheet 1 of 2

LEGEND

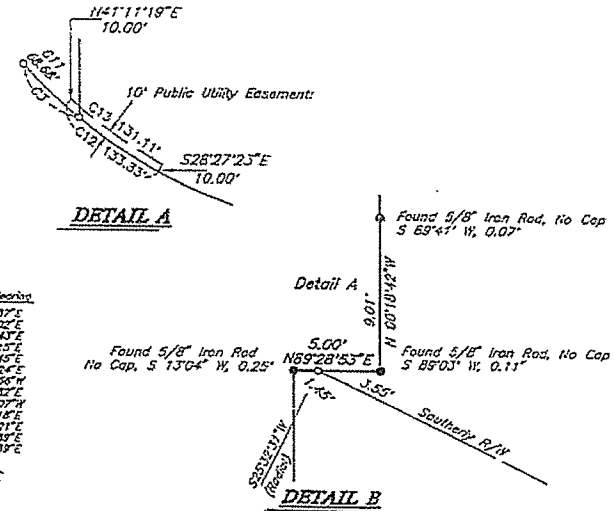
- Found 5/8" iron rod unless otherwise noted.
- Set 5/8" x 30" iron rod with a yellow plastic cap marked: "DEHAAS & ASSOC, INC." Set on May 5, 1995.
- + Computed Position - Not Monumented
- ⊖ Centerline
- R/W Right of way
- E Property line
- ⊙ Public Land Survey Corner
- S.N. Survey Number
- () Record Data
- C.R. County Road

Scale: 1"=100'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord	Chord Bearing
C1	242°11'	600.00	280.21	278.79	S56°25'37"E
C2	127°20'	600.00	140.50	140.32	S48°20'02"E
C3	5°22'21"	600.00	46.89	66.82	S46°28'43"E
C4	37°47'44"	600.00	416.74	403.41	S70°37'15"E
C5	22°13'27"	600.00	232.72	231.27	S37°20'45"E
C6	6°27'16"	30.00	44.22	40.32	S17°12'24"E
C7	65°51'54"	30.00	34.22	32.40	S56°47'56"W
C8	2°11'32"	600.00	254.92	252.18	S3°49'32"E
C9	5°54'14"	215.15	225.17	221.16	S7°04'07"W
C10	37°49'03"	600.00	377.75	366.30	S59°08'18"E
C11	6°43'30"	600.00	66.85	62.84	S45°31'21"E
C12	12°43'55"	600.00	133.31	132.06	S55°10'39"E
C13	17°43'55"	350.00	131.11	130.84	S55°10'39"E

LOT 12 GARDEN ACRES
 Book 4, Page 37, Plat Records



State of Oregon)) S.S.
 County of Washington)

I do hereby certify that this tracing is a copy certified to me by the Surveyor of this Partition Plat to be a true and exact copy of the original and that was recorded on the 15 day of September, 1995 at 10:50 O'clock A.M. and recorded in the County Clerk Records.

By: Malcolm N. Clark
 J.D., County Clerk

Expires 12/31/95

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Malcolm N. Clark
 OREGON
 JUL 13, 1983
 MALCOLM N. CLARK
 601

I hereby certify that this tracing is a true and exact copy of the original Partition Plat.

By: Malcolm N. Clark 7/17/95
 Malcolm N. Clark P.L.S. 601

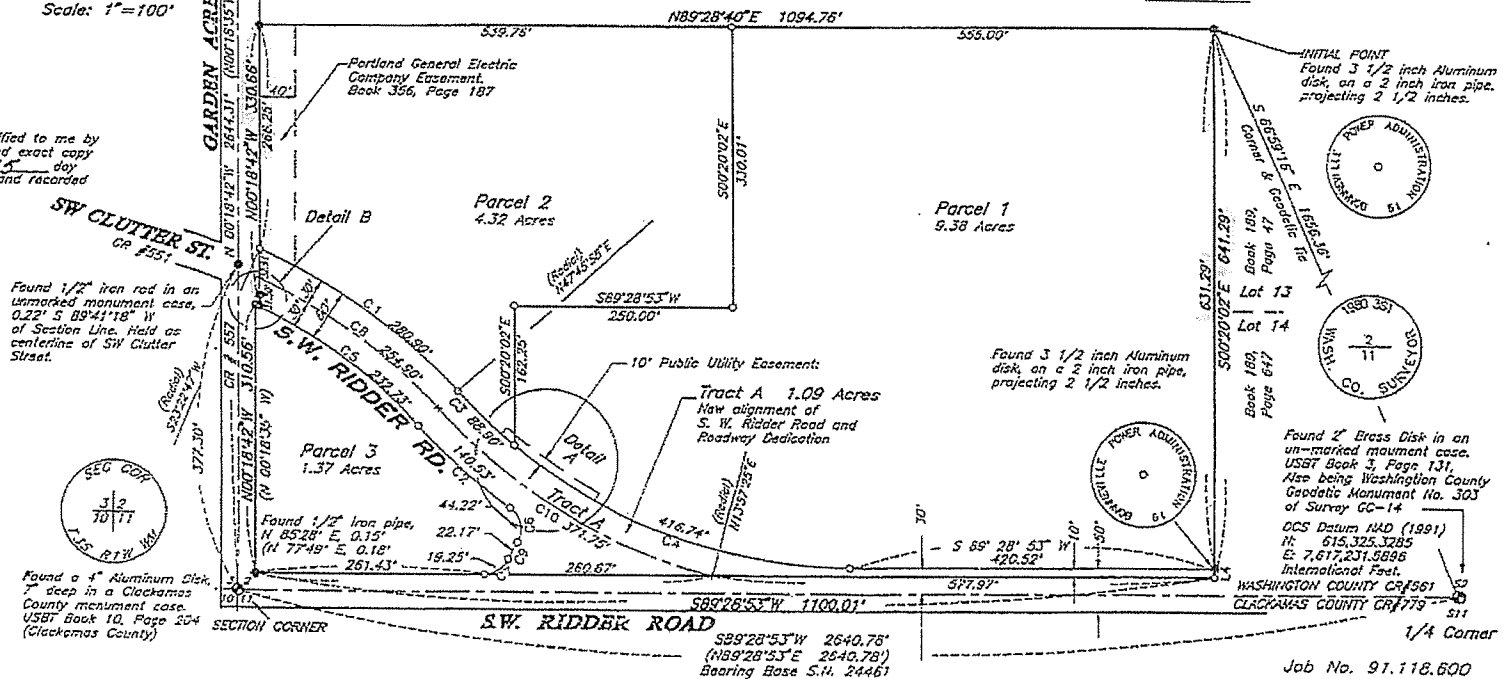
Found 1/2" iron rod in an unmarked monument case, 0.22' S 89°41'18" W of Section Line, Held as centerline of SW Clutter Street.

Found a 4" Aluminum Disk 7" deep in a Clackamas County monument case, USBT Book 10, Page 204 (Clackamas County)

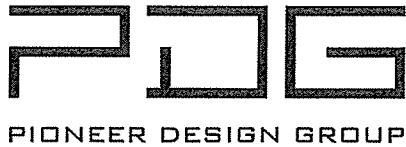
Found 3 1/2 inch Aluminum disk, on a 2 inch iron pipe, projecting 2 1/2 inches.

Found 2" Brass Disk in an un-marked monument case, USBT Book 3, Page 131, Also being Washington County Geodetic Monument No. 303 of Survey GC-14

DCS Datum NAD (1981)
 N: 615,325,3285
 E: 7,617,231,5886
 International Feet.
 WASHINGTON COUNTY CR#561
 CLACKAMAS COUNTY CR#779



Job No. 91.118.600



Technical Memorandum

TO: City of Wilsonville DRB
FROM: Ben Altman, Senior Planner/Project Manager
DATE: October 29, 2015

RE: Summary of Site Operations and Development Impacts resulting from
current Kinsman Road Alignment.
Pioneer Project No.: 999-158.B

Existing Access and Master Planned Road Improvements

The subject site has excellent collector street access via Ridder Road, which intersects with 95th Avenue, approximately one half mile to the east. 95th Avenue intersects with SW Boones Ferry Road (arterial) just under a half mile to the north, and with Boeckman Road (arterial) about one mile to the south.

As part of the initial development of the MRF Ridder Road was improved to City standards and realigned with Clutter Street to form a continuous street section with urban design horizontal curve. The existing facility has two access drives off of Ridder Road.

As part of the 2014 land use approvals, Republic dedicated 11.5 feet for additional right-of-way along the site frontage on both Ridder and Garden Acres Roads, with frontage improvements were deferred to a later phase.

As part of the Master Plan, Republic anticipates adding a third driveway access to the west, aligned with the access road for Hartung Glass on the south side of the road. But, changes to access are directly linked to decisions the City will ultimately make regarding the final alignment of the proposed extension of Kinsman Road, along the east property line.

The western property line abuts SW Garden Acres Road, which is currently a cul-de-sac, at the north end, to stop through traffic. This is currently a narrow rural road. The Republic operations currently have no access from Garden Acres Road. Republic also dedicated 11.5 feet for additional right-of-way along the site frontage for Garden Acres Road.

TSP and Coffee Creek Industrial Area Master Plans

The City's Transportation System Plan and Coffee Creek Industrial Area Master Plan envision an extension of Kinsman Road between Ridder and Day Roads. The current planned alignment for this future street runs along the eastern boundary of Republics property as reflected on the attached Stage I Master Plan.

Kinsman Road is designated as a minor arterial, which calls for a 73-81 foot right-of-way. Generally, the right-of-way for streets are aligned with the centerline on the property line, so half the street is provided by each abutting property.

However, in this case, the abutting property to the east is BPA's Oregon City Substation and transmission line right-of-way. Consequently, the City has suggested that they may force the full street onto Republic's property in order to avoid impacting the adjacent BPA substation.

One major issue relative to annexation and ultimate site development is determination of the alignment of Kinsman Road. In pre-application conference, Republic has raised significant concern over this planned alignment, which would be devastating to their operations.

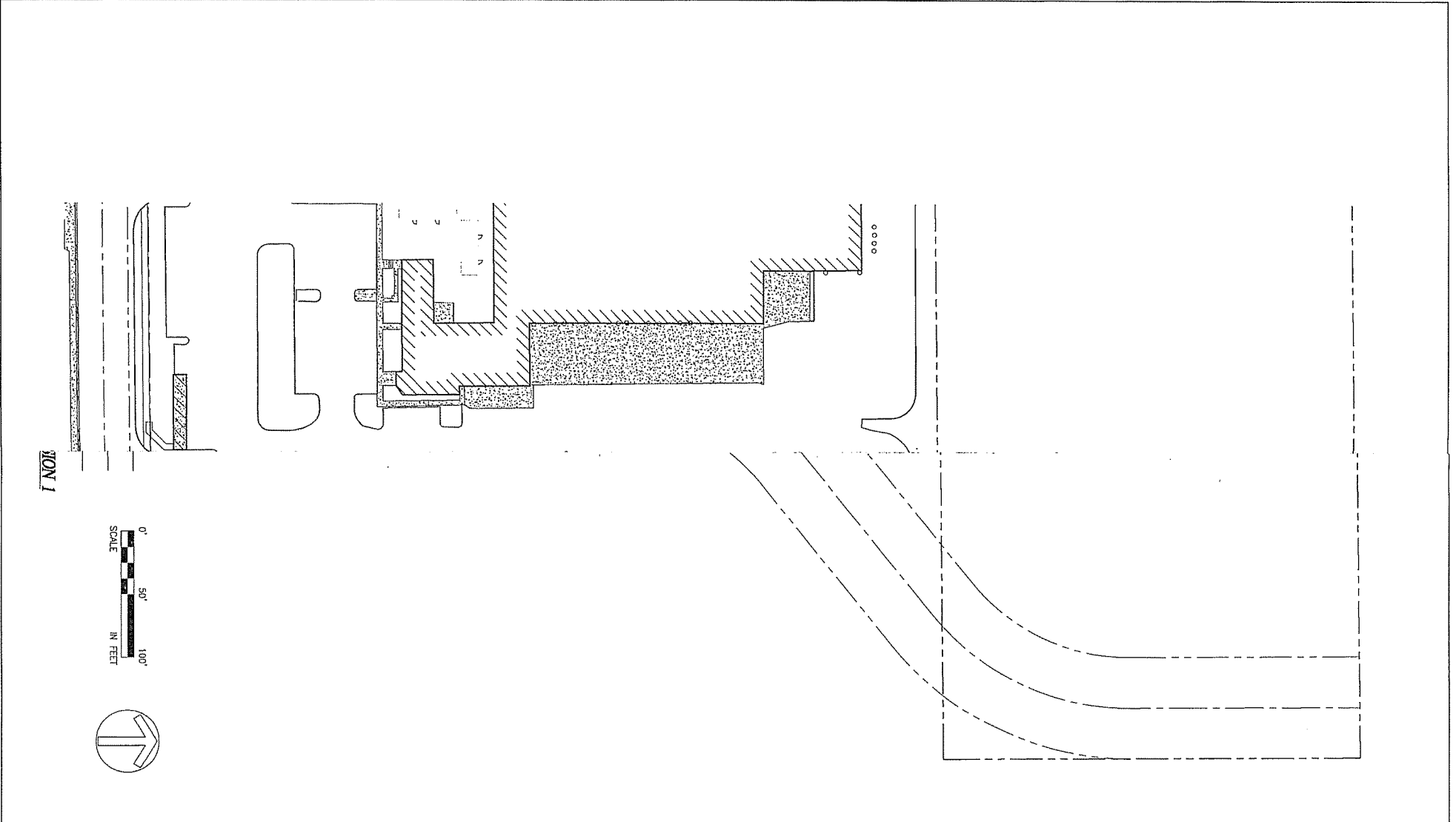
Regardless of ½ street of full-street right-of-way from Republic's property, the close proximity of this future road will force closure of Republic's existing eastern driveway. Closure of this driveway directly and significantly affects on-site circulation, and subsequently all existing and planned operations.

If this road is constructed as planned, the closure of the east driveway will force relocation of the truck scales, as well as other major site modifications. All trucks entering and leaving the site are required to cross the scales. From the scales the trucks proceed to the MRF, or as proposed the new SORT Facility. They dump their loads then exit over the scales, thus determining the weight of the load delivered.

Since the entire current and planned operations are centered upon the truck scales, any relocation of the scales would force major reconfiguration of the existing MRF. This would require an entirely new site access and circulation plan, most likely from the west or north, coupled with reconfiguration or replacement of the MRF.

Based on the pre-application discussions, the City has contracted with Kittelson & Associates to prepare an alternative arterial street alignment study. The purpose of the study is to determine the feasibility and functionality of an alternative arterial alignment, possibly using Garden Acres Road.

The results of this study may require a Plan Amendment to change the arterial alignment. Resolution of the conflicts with Kinsman Road are to be addressed by a Development Agreement.



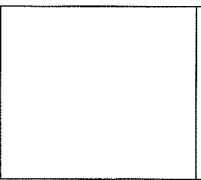
Project
 No. REPUBLIC SERVICES
 999-158
 Type PLANNING
 Sheet 1 of 1

No.	Date	Revision	By

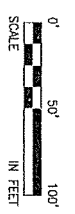
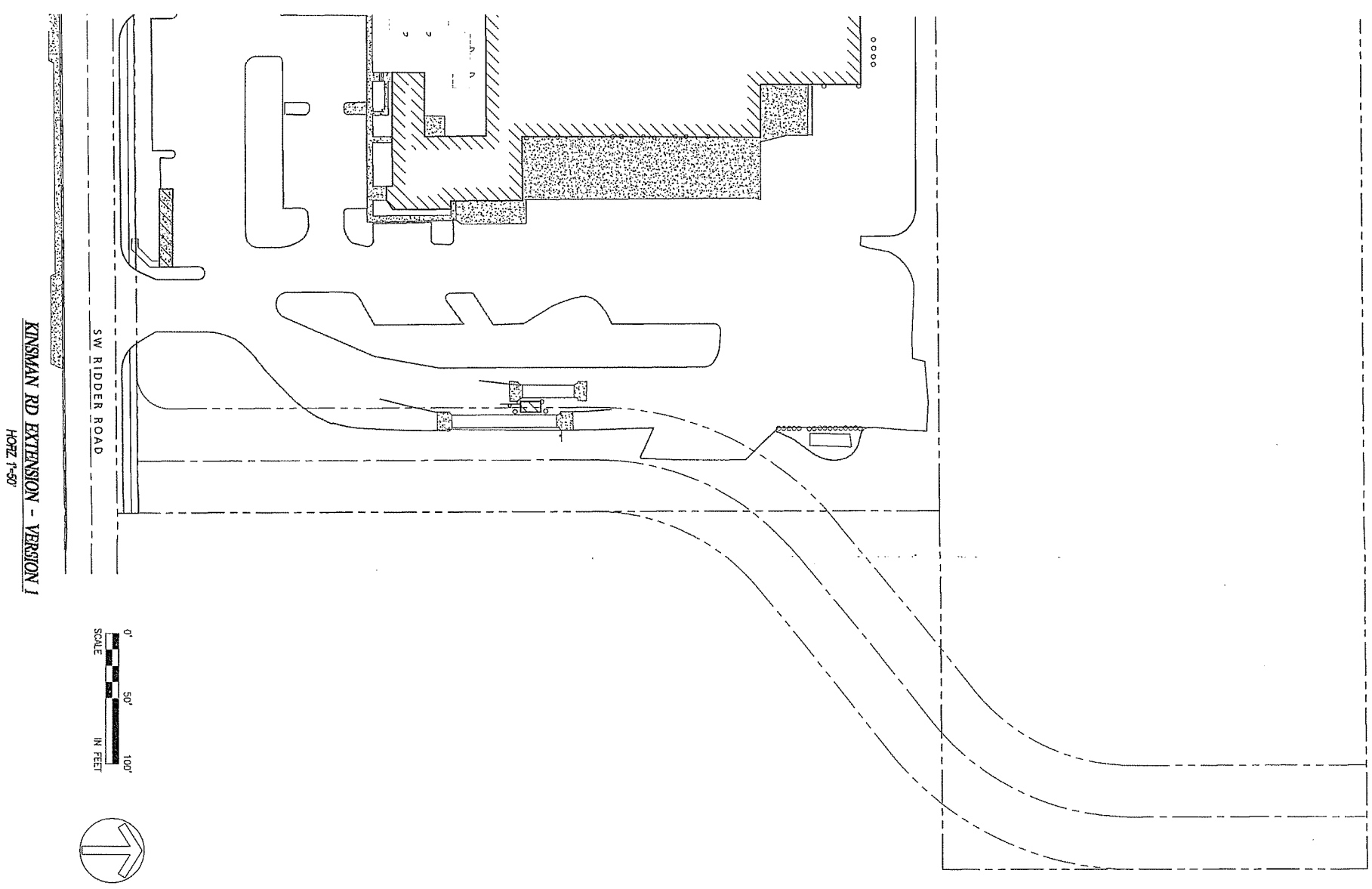
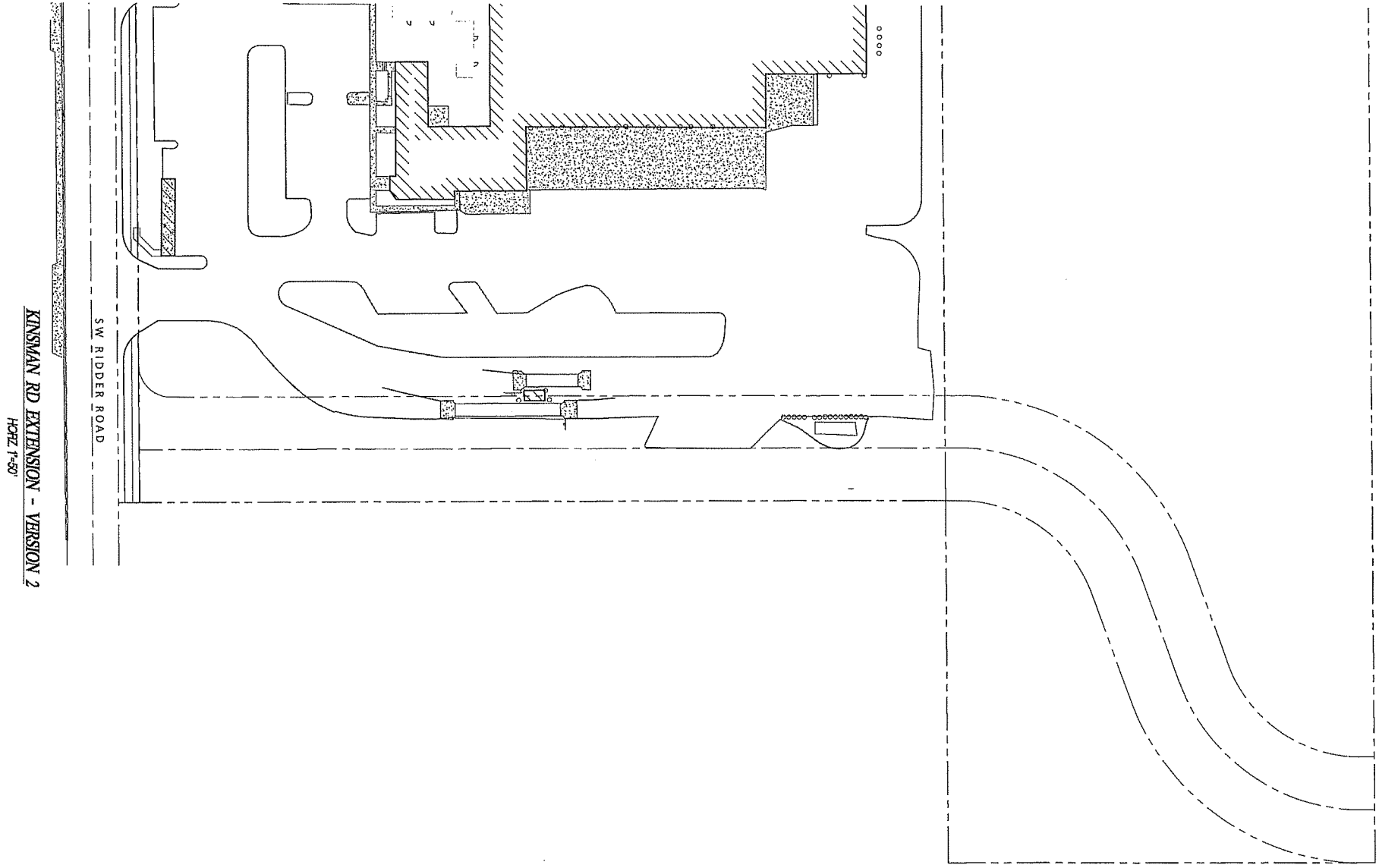
Designed by SFG Date 06/19/15
 Drawn by SFG Date 06/19/15
 Reviewed by BEF Date 06/19/15
 Project No. 999-158 REF.
 Horiz. Scale: 1"=50'
 Vert. Scale:
 999158_01ANNX

ANNEXATION

REPUBLIC SERVICES - PDI STAGE I
 WASHINGTON COUNTY, OR



PIONEER DESIGN GROUP, INC.
 9020 SIY WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.843.8286
 f 844.715.4743
 www.pd-grp.com



KINSMAN RD EXTENSION - VERSION 2
HORZ 1"=50'

KINSMAN RD EXTENSION - VERSION 1
HORZ 1"=50'

No.	Date	Revision	By

Designed by SFG Date 06/19/15
 Drawn by SFG Date 06/19/15
 Reviewed by BEF Date 06/19/15
 Project No. 999-158 REF.
 Horiz. Scale: 1"=50'
 Vert. Scale:
 999158_01ANNX

ANNEXATION

REPUBLIC SERVICES - PDI STAGE I
 WASHINGTON COUNTY, OR

P D G
 PIONEER DESIGN GROUP, INC.
 9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 P 503.043.8208
 F 844.715.4743
 www.pdg-gp.com



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

CASEFILE: 15-465-PLA

**NOTICE OF DECISION
& STAFF REPORT**

APPLICANT:
 Republic Services
 10245 SW Ridder Road
 Wilsonville, OR 97070

PROCEDURE TYPE: I

APPLICANT'S REPRESENTATIVE:
 Pioneer Design Group
 9020 SW Washington Square Road, #170
 Portland, OR 97223

CPO: 5 COMMUNITY PLAN: County
 PROPERTY DESCRIPTION:
 ASSESSOR MAP NO.: 3S1 02C
 TAX LOT NO: 600 / 601
 SITE SIZE: 3.004 acres / 6.853 acres
 LAND USE DISTRICT(S):
 Future Development 20 Acre Minimum (FD-20)

PROPERTY OWNER OF TAX LOTS: 8700, 9000
 Willamette Resources, Inc.
 PO Box 29246
 Phoenix, AZ 85038

LOCATION:
 East of SW Garden Acres Road and north of
 SW Clutter Street

PROPOSED DEVELOPMENT ACTION: PROPERTY LINE ADJUSTMENT- LOT CONSOLIDATION

DECISION:

Approval X Denial _____
 Signature Wayne Hayson Date 1/23/2016
 Wayne Hayson, Principal Planner Current Planning
 Staff: Anne Elvers 503-846-3833

- Attachments:
- A. Summary of Code Requirements
 - B. Staff Report
 - C. Site Plan

Appeal Information: Approval or denial of this request or any conditions may be appealed if a written appeal is filed with the Washington County Department of Land Use and Transportation within twelve (12) days of the date this notice is provided. A motion for reconsideration may be filed within seven (7) days of the date this notice was provided. This decision will be final if no appeal is filed by the due date and a motion for reconsideration is not granted by the review authority. For further information about an appeal, contact the Appeal Secretary at 503-846-8134.

APPEAL PERIOD: Date mailed: 1-5-16 to 4:00 pm on 2-8-16 (Appeal Due Date).

I. SUMMARY OF CODE REQUIREMENTS:

- A. A Record of Survey shall be submitted to the Washington County Surveyor, if determined to be necessary by the Survey Division. If any easement(s) exist along the property line(s) they are to be adjusted and shall be vacated and rededicated along the new property line(s). (A survey must be filed with the Survey Division, contact (503) 846-8723 for required procedures) It is the property owner's responsibility to have this completed.
- B. The property line adjustment shall be filed and recorded with the Washington County Department of Records and Elections within four years of this approval. This approval shall **expire after four years** unless the property line adjustment has been filed and recorded or an extension has been requested and granted.
- C. To record the property line adjustment, a deed transferring the property must be recorded with the Washington County Department of Records and Elections. To consolidate properties, the deed must specify that the described property is to be consolidated with the adjoining parcel; state which tax lot it is. Contact the Cartography Department at (503) 846-8871 if further information is required.

II. ADDITIONAL INFORMATION:

If any of the following conditions exist, the property line adjustment cannot be completed. Contact the Washington County Cartography Department prior to recording the property line adjustment to determine if one of these situations exist:

- A. Delinquent taxes on one or all of the subject properties;
- B. A mortgage on one or all of the properties which requires that the mortgagor provide the Cartography Department with a written authorization to release or add land into the property on which they hold the mortgage;
- C. The owners' names are not identical on the existing and the proposed deeds.

ATTACHMENT "B" -- Staff Report

I. FINDINGS OF FACT: (Mark applicable findings)

- A. The applicant has submitted the information required for property line adjustment as listed in Section 605-1 of the Code.
- B. The proposed property line adjustment is permitted in the FD-20 District through the Type I procedure.
- C. The subject properties are all lots of record.
- D. The proposed lot configurations meet the dimensional and lot area requirements of the FD-20 District.
- E. The existing structure(s) on the lots will meet the district's minimum required setbacks after the proposed boundary adjustment.
- F. The proposed property line adjustment meets the access standards of Section 409.
- G. The request is in compliance with previous land use actions which have been approved on the subject properties, _____.
- H. The request complies with the property line adjustment review standards of Sections 605-1 and 610-1 of the Code.
- I. The request complies with the standards of the County Community Plan.
- J. The Washington County Surveyor has determined a Survey is required to be submitted for this Property Line Adjustment.
- K. Other: A property line adjustment is the relocation or consolidation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created. The purpose of this Property Line Adjustment is to consolidate Tax Lots 600 and 601 of Tax Map 3S1 02C.

II. CONCLUSION:

Information submitted by the applicant demonstrates that the request complies with the applicable regulations of the Community Development Code and the Community Plan. Based upon the findings, final approval of this request is granted subject to the listed conditions.

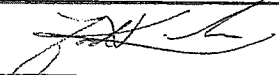
EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND BEING A PORTION OF LOT 12, "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH AN ILLEGABLE YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEARS SOUTH 00°18'57" EAST, 1652.63 FEET AND NORTH 89°41'03" EAST, 25.00 FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, (25.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPINDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 396.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ON SAID NORTH LINE NORTH 89°28'40" EAST, A DISTANCE OF 903.33 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12 SOUTH 00°19'54 WEST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNIVILLE POWER ADMINISTRATION" MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 SOUTH 89°28'40" WEST, A DISTANCE OF 903.42 FEET TO A POINT ON SAID SOUTH LINE; THENCE LEAVING SAID SOUTH LINE NORTH 00°18'57" WEST, 330.43 FEET TO THE **POINT OF BEGINNING**.

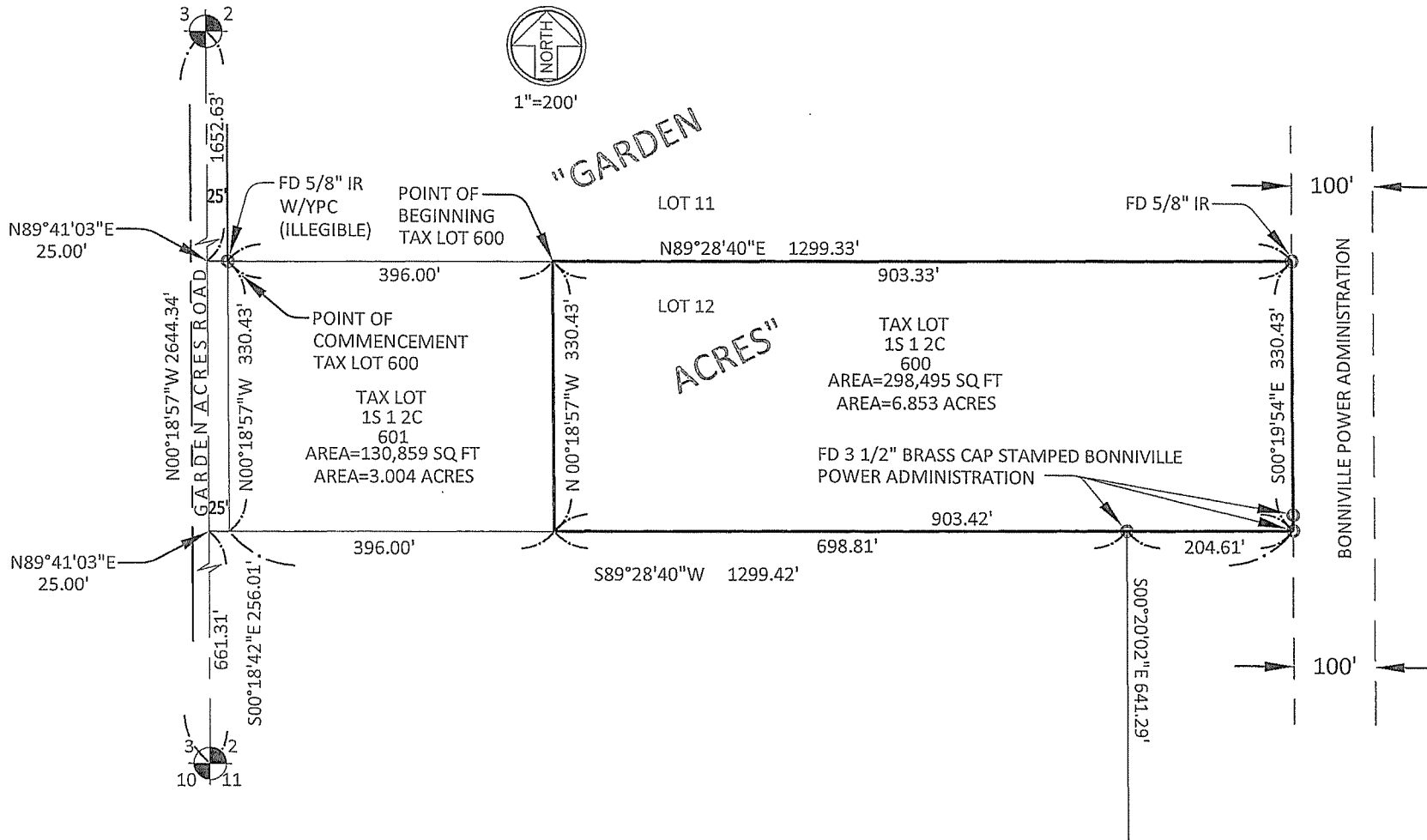
CONTAINS 298,495 SQUARE FEET OR 6.853 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT



<p>Project REP. SERV. ANNEXATION</p> <p>No. 999-158B</p>	<p>Designed by TVK Date 2015-11-03</p> <p>Drawn by TVK Date 2015-11-03</p> <p>Horiz. Scale: 1"=200' Vert. Scale:</p> <p>999-158B PH2 LLA EXHIBIT Type EXHIBIT</p>	<div style="display: flex; align-items: center;"> <div style="font-size: 8px;"> <p>9020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 p 503.643.8286 f 844.715.4743 www.pd-pgp.com</p> </div> </div>	<p>Sheet 2 of 2</p>
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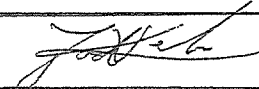
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CONTAINS 130,859 SQUARE FEET OR 3.004 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

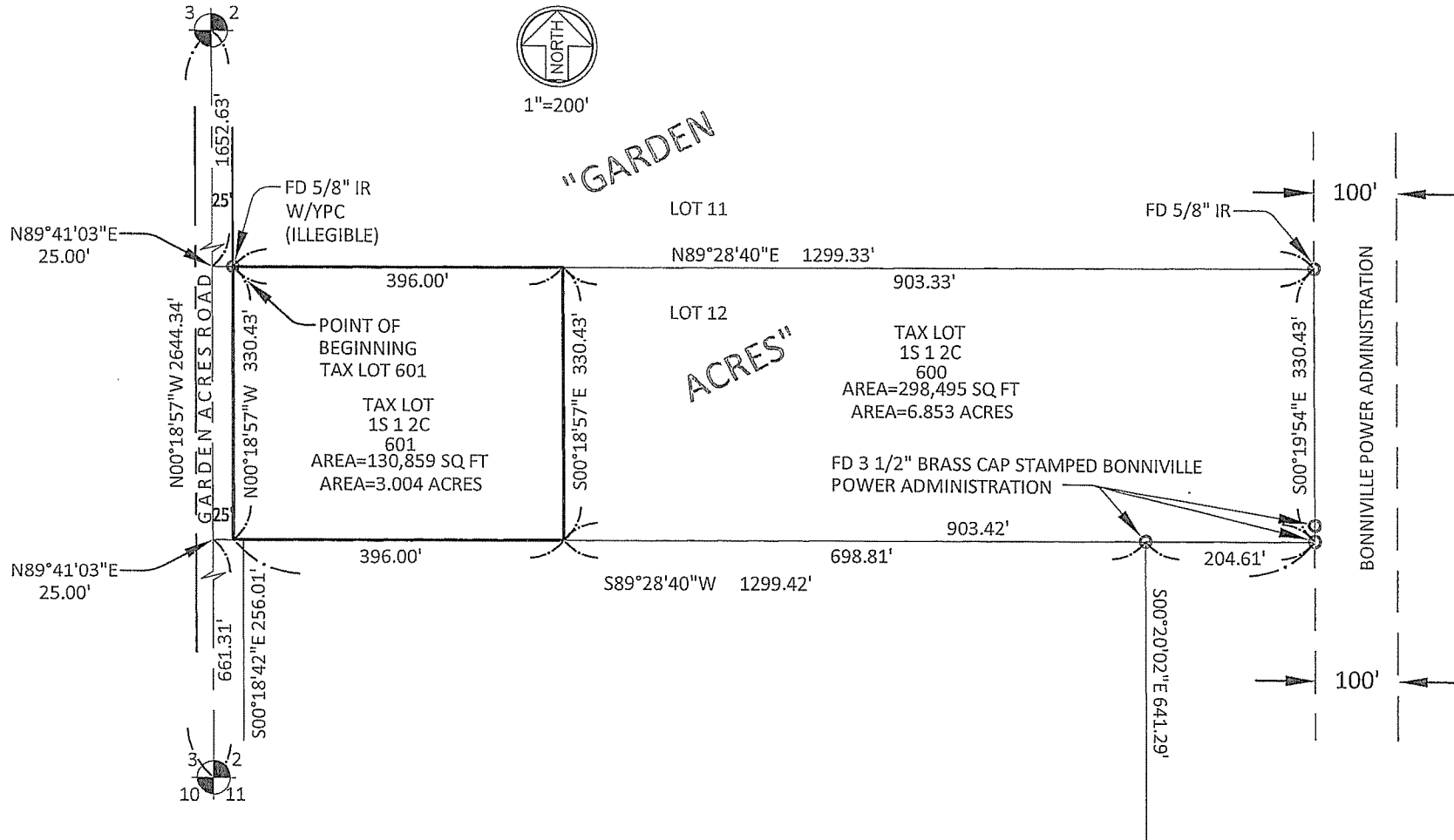


OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT

REPUBLIC SERVICES




<p>Project REP. SERV. ANNEXATION</p> <p>No. 999-158B</p>	<p>Designed by TVK Date 2015-11-02</p> <p>Drawn by TVK Date 2015-11-02</p> <p>Horiz. Scale: 1"=200' Vert. Scale:</p> <p>999-158B PH2 LLA EXHIBIT Type EXHIBIT</p>	 <p>3020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 P 503.643.8286 F 844.715.4743 www.pdg-prp.com</p>	<p>Sheet 2 of 2</p>
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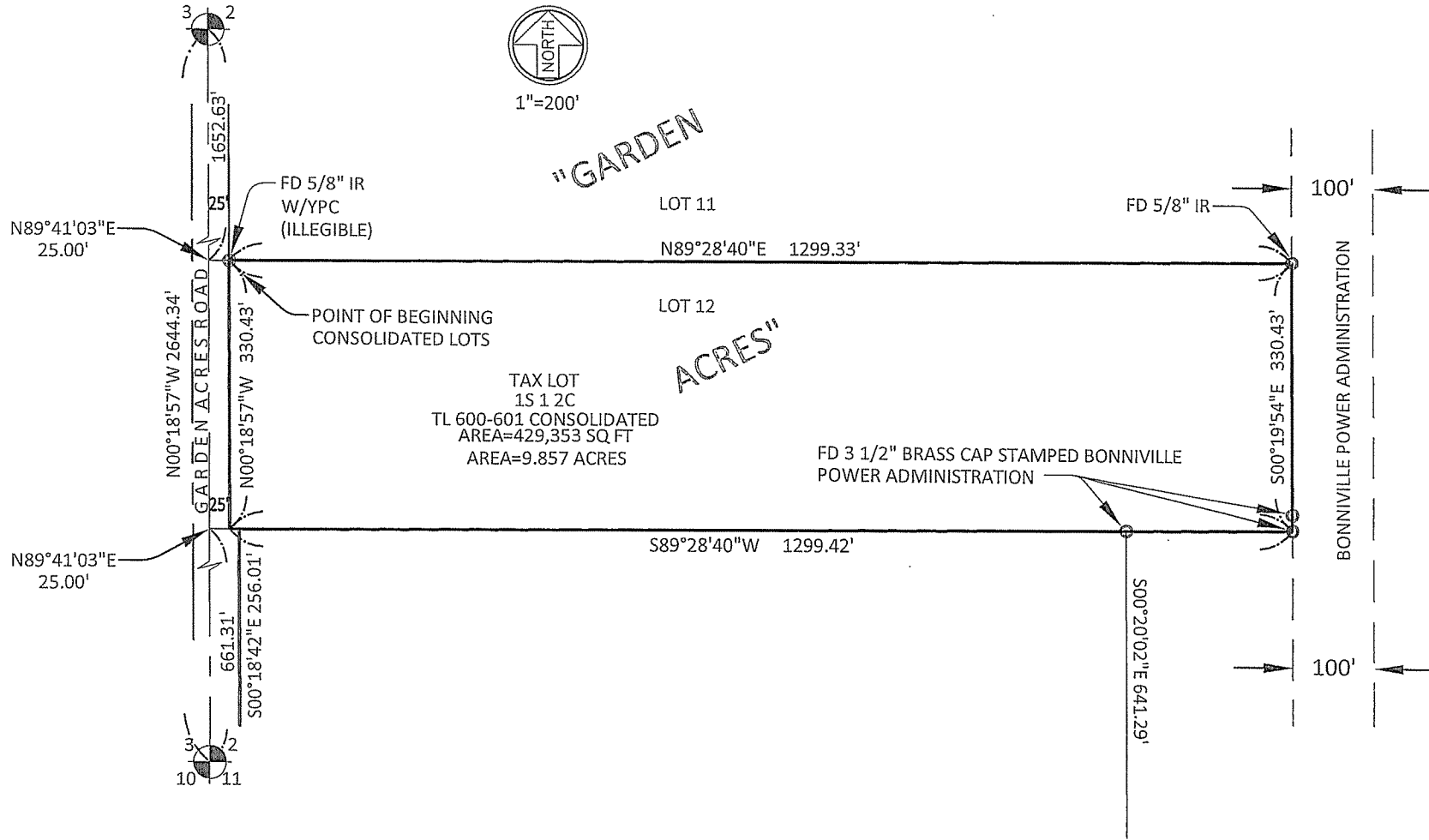
CONTAINS 429,353 SQUARE FEET OR 9.857 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tod V. Kelso
OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT



Project REP. SERV. ANNEXATION No. 999-158B	Designed by TVK Date 2015-11-03 Drawn by TVK Date 2015-11-03 Horiz. Scale: 1"=200' Vert. Scale: 999-158B PH2 LLA EXHIBIT Type EXHIBIT	<p style="font-size: small;">5020 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 p 503.643.8286 f 844.715.4743 www.pdg-pp.com</p>	Sheet 2 of 2
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Washington County, Oregon
04/02/2014 03:38:02 PM
D-DW Cnt=1 Stn=21 RECORDS1
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00

2014-018840



01928424201400188400030036

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



GRANTOR:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

GRANTEE:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

AFTER RECORDING RETURN TO AND UNTIL
FURTHER NOTICE SEND TAX STATEMENTS TO:
WILLAMETTE RESOURCES, INC.
P.O. Box 29246
Phoenix, Arizona 85038

Tax Lot Numbers: 3S102C001400
3S102C001500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

WILLAMETTE RESOURCES, INC., an Oregon corporation ("Grantor"), conveys and warrants to WILLAMETTE RESOURCES, INC., an Oregon corporation ("Grantee"), the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

The purpose of this Statutory Warranty Deed is to convey the two (2) parcels described in Exhibit "A" to the Grantee as one consolidated tax lot as described in Exhibit "B", attached hereto and made a part hereof, so as to eliminate any boundary lines between the parcels.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,

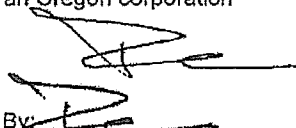
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 30 day of March, 2014. If a corporate grantor, it has caused its name to be signed by a duly authorized agent of the corporation.

[Signature Page Follows]

Grantor:

WILLAMETTE RESOURCES, INC.,
an Oregon corporation

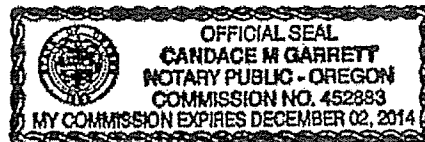
By: 
Name: Derek Ruckman
Title: General Manager

State of OREGON

County of Clackamas

This instrument was acknowledged before me on March 31, 2014, by Derek Ruckman as General Manager of Willamette Resources, Inc., an Oregon corporation, on behalf of the corporation.

Candace M. Garrett
Notary Public - State of Oregon
My commission expires: 12-2-2014



REPLACEMENT LEGAL - RECORDED 7-7-14

EXHIBIT "A"

LEGAL DESCRIPTION (PRE-CONSOLIDATION)

Partition Plat 1995-101, Lot 1, Acres 9.38

Partition Plat 1995-101, Lot 2, Acres 4.32

EXHIBIT "B"

CONSOLIDATED LEGAL DESCRIPTION

Parcel 1 and Parcel 2 of Partition Plat No. 1995-101, Washington County Plat Records, located in the Southwest One-Quarter of Section 2, Township 3 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1, said corner being the Initial Point of said plat; thence South $00^{\circ}20'02''$ East along the East line of said Parcel 1 631.29 feet to the Southeast corner thereof; thence South $89^{\circ}28'53''$ West along the South line of said Parcel 1 420.52 feet to a point of curvature; thence 505.64 feet along the South line of said Parcels 1 and 2 on a 600.00 foot radius curve to the right, through a central angle of $48^{\circ}17'05''$, said curve having a chord bearing North $66^{\circ}22'34''$ West, 490.81 feet to a point of reverse curvature along the South line of said Parcel 2; thence 280.90 feet along a 660.00 foot radius curve to the left, through a central angle of $24^{\circ}23'12''$, said curve having a chord bearing North $54^{\circ}25'37''$ West, 278.79 feet to the Southwest corner of said Parcel 2, said corner located on the East right-of-way line of Garden Acres Road (County Road No. 1309); thence North $00^{\circ}18'42''$ West along the West line of Parcel 2 and the East right-of-way line of Garden Acres Road 266.25 feet to the Northwest corner of said Parcel 2; thence leaving said right-of-way line North $89^{\circ}28'40''$ East along the North line of said Parcel 2 and the North line of said Parcel 1 1094.76 feet to said Northeast corner of Parcel 1 and the Point of Beginning.

Containing approximately 13.7 acres.

Property Profile Report

Address Not Available

Ownership Information

Owner Name: Please see attached vesting deed for current ownership.
Mailing Address: PO BOX 29246 PHOENIX, AZ 85038

Property Description

County: Washington **Map / Tax Lot:** 3S102C0/00600
Account Num: R584978 **Owner Occ.:** No
Land Use: 1900-URBAN DEVELOPABLE TRACT - VACANT **Census:**
Map Grid: 715-D3
Subdivision: GARDEN ACRES
Legal Description: GARDEN ACRES, LOT PT 12, ACRES 7.00

Property Characteristics

Property Type: VACANT LAND	Building SF:	Pool: No
House Style:	Living Area SF:	Deck SF:
Year Built:	Square Feet: 0	Deck Desc:
Bedrooms:	1st Floor SF:	Patio SF:
Bathrooms:	2nd Floor SF:	Patio Desc:
Heat:	3rd Floor SF:	Foundation:
Cooling:	Attic SF:	Exterior:
Lot Size: 304,920	Bsmnt SF:	Ext. Finish:
Acres: 7	Fin Bsmnt SF:	Interior:
Garage Type:	Garage SF:	Roof Style:
Fireplaces:	Bsmnt Type:	Roof Cover:

Assessment Information

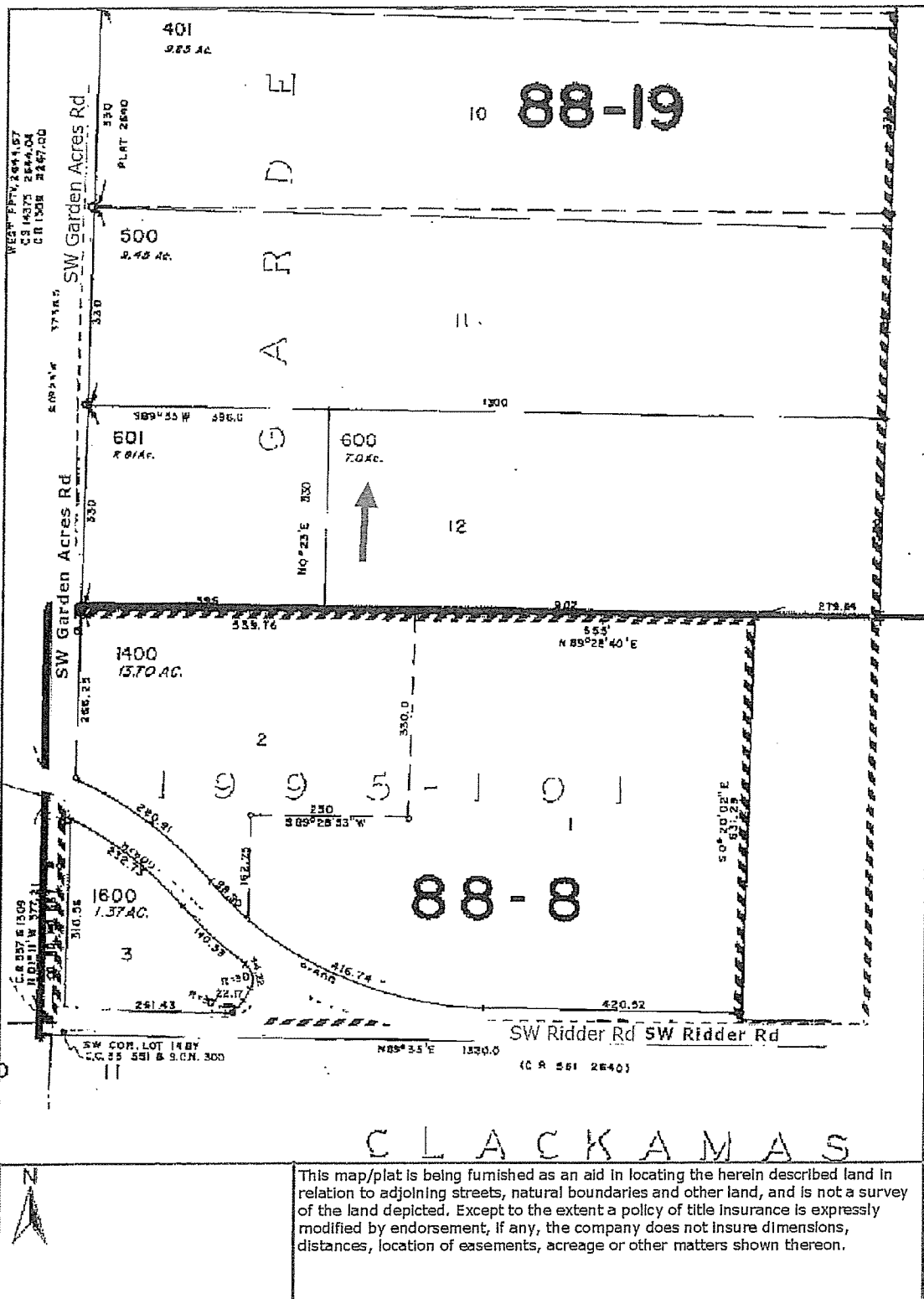
Real Market Value: \$ 591,360	Land Value: \$ 591,360	Imp. Value: \$ 0
Total Assessed Value: \$ 199,240	Levy Code: 08819	M-5 Rate: 15.1194
Taxes: \$ 2,979.19	Tax Year: 14-15	

Previous Sale Information

Sale Amount: **Sale Date:** **Document Num:**

Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
1/26/1995			DW	1995005916	95005916/
1/24/1995	\$ 0				/





Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Company of Oregon, a/an Oregon corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned





Fidelity National Title[®]

Company of Oregon

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

PRELIMINARY REPORT

ESCROW OFFICER: Paula Kingsley
TITLE OFFICER: Kim Alf

ORDER NO.: 45141518263

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

OWNER/SELLER: Willamette Resources, Inc.

BUYER/BORROWER: TBD

PROPERTY ADDRESS: Vacant, Sherwood, OR 97140

EFFECTIVE DATE: October 12, 2015, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ TBD	\$ TBD
ALTA Loan Policy 2006	\$ TBD	\$ TBD
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Willamette Resources, Inc., Oregon corporation

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

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

EXHIBIT "A"
Legal Description

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, as recorded in the record of Town plat, a of said County, being more particularly described as follows:

Lot 12, GARDEN ACRES, Washington County, Oregon, Except the following described tract:

Beginning at the southwest corner of said Lot 12; thence North 89°35' East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 23° East 330.0 feet to a point on the North line of said Lot 12; thence South 89°35' West along said North line, 396.00 feet to the Northwest corner of said Lot 12; thence South 0°23' West, 330.00 feet to the place of beginning.

Together with an easement for ingress, egress and utilities described in instrument recorded May 11, 1984, as Recording No 84-017939

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2015-16
Amount: \$3,010.91, plus interest, if any
Levy Code: 088.19
Account No.: R584978
Map No.: 3S12C -00600

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. Rights of the public to any portion of the Land lying within SW Garden Acres Road.
8. Agreement for Danger Trees with United States of America, Bonneville Power Administration

Recording Date: May 18, 1960
Recording No.: Book 430, Page 655

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

Entitled: Easement, including terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: Anchors, guy wires to support transmission line
Recording Date: May 18, 1954
Recording No: Book 356, Page 187
Affects: Adjacent to road

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

Entitled: Easement, including terms and provisions thereof
In favor of: Adjacent property
Purpose: Ingress and egress and utilities
Recording Date: May 11, 1984
Recording No: 84-017939
Affects: appurtenant

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: Anchor
Recording Date: May 28, 2009
Recording No: 2009-047107
Affects: 10 foot strip-see drawing attachment

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

- a) The rights of tenants holding under unrecorded leases or tenancies
- b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
- c) Any facts which would be disclosed by an accurate survey of the Land

ADDITIONAL REQUIREMENTS/NOTES:

- A. A real property transfer tax will be imposed at the rate of \$1.00 per \$1000.00 or fraction thereof of the selling price based upon the provisions of Washington County Ordinance No. 289, effective May 3, 1984.
- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.
- C. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

D. The Company will require the following in order to insure title vested in, or a conveyance from, the entity named below

Name: Willamette Resources, Inc.

- a) Proof of incorporation from the state or other place of incorporation.
- b) A copy of the Articles of Incorporation and By-law.
- c) A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating appropriate officers to execute same.

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

E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

F. NOTE: This report is subject to any amendments which might occur when the names of prospective purchasers are submitted to us for examination.

G. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

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

County	First Page	Each Additional Page
Multnomah	\$46.00	\$5.00
Washington	\$41.00	\$5.00
Clackamas	\$53.00	\$5.00
Yamhill	\$41.00	\$5.00

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

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

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015**

Order No.: 45141518263--PK

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website

and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at www.aboutads.info.
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youronlinechoices.com.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for

any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information From Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices With Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

FNF Compliance with California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent To This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: MAY 1, 2015

*

Property Data Selection Menu

Prop ID : R584978 (Real Estate) (582686) Owner: WILLAMETTE RESOURCES INC
 Map Tax Lot: 3512C-00600 BY REPUBLIC SERVICES PROPERT
 Legal : GARDEN ACRES, LOT PT 12, ACRES 7.00 PO BOX 29246
 PHOENIX, AZ 85038

Situs : , Year Built :
 UNINCORPORATED, OR Living Area:

Name(s) :

Code Area : 088.19

Sale Info : 01/24/95

Deed Type : DW

Instrument: 1995005916

2015 Tax Status * Unpaid Taxes *

Current Levied Taxes : 3,010.91

Special Assessments :

2015 Roll Values

RMV Land	\$	698,880	(+)
RMV Improvements	\$	0	(+)
RMV Total	\$	698,880	(=)
Total Exemptions	\$	0	
M5 Net Value	\$	698,880	
M50 Assd Value	\$	205,210	

(1) Alt Disp (AD)

(6) Ownership (O)

(4) Land/Impr (L)

(7) History (H)

(5) Gen Appr (G)

(.) More

Enter Option from Above or <RET> to Exit: __

- - Property Account Summary (R584978) - -

Property: R584978 3512C-00600 088.19
 GARDEN ACRES, LOT PT 12, ACRES 7.00

WILLAMETTE RESOURCES INC (582686)
 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Eff Date Paid: 10/21/2015	
					Amount Paid	Date Paid
1.	2003.205713 0	1,882.78	1,826.30	<56.48>	1,826.30	11/17/03
2.	2004.285189 0	1,930.42	1,930.42	17.16	1,947.58	05/10/05
3.	2005.289858 0	1,937.92	1,879.78	<58.14>	1,879.78	11/10/05
4.	2006.294886 0	1,939.43	1,939.43	8.97	1,948.40	08/08/07
5.	2007.299609 0	2,426.38	2,353.59	<72.79>	2,353.59	11/15/07
6.	2008.303218 0	2,461.53	2,387.68	<73.85>	2,387.68	11/17/08
7.	2009.304440 0	2,594.42	2,516.59	<77.83>	2,516.59	11/05/09
8.	2010.304553 0	2,658.04	2,578.30	<79.74>	2,578.30	10/15/10
9.	2011.305005 0	2,722.98	2,641.29	<81.69>	2,641.29	11/01/11

*** Continued ***

(N)ext Page	(D#) Down	(B)ottom	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: ___

- - Property Account Summary (R584973) - -

Property: R584978 3S12C-00600 088.19 WILLAMETTE RESOURCES INC (582686)
 GARDEN ACRES, LOT PT 12, ACRES 7.00 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

ATI

Batch: Inq -

Eff Date Paid: 10/21/2015

10.	2012.306281 0	2,816.64	2,732.14	<84.50>	2,732.14	10/29/12
11.	2013.306578 0	2,924.68	2,836.94	<87.74>	2,836.94	10/29/13
12.	2014.307824 0	2,979.19	2,889.81	<89.38>	2,889.81	11/03/14

	Third Date Due	Levied Tax	Tax Due	Interest	Third Due	Balance Due
13.	Current Taxes for bill 2015.308524, Levied tax of 3,010.91					
	1/3 due Nov 16	1,003.64	1,003.64		1,003.64	1,003.64
	2/3	1,003.64	1,003.64	<40.15>	963.49	1,967.13
	3/3	1,003.63	1,003.63	<50.18>	953.45	2,920.58
	Total Due:	3,010.91	3,010.91	<90.33>	2,920.58	

*** End of Display ***

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: ___

STEWART TITLE COMPANY NO. 910941724
RETURN DOCUMENT TO DESIGNEE BELOW DJH

STEWART TITLE

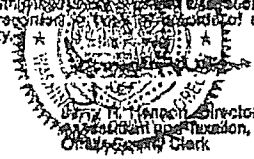
AFTER RECORDING RETURN TO AND
UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:

WILLAMETTE RESOURCES, INC.
2215 N. FRONT STREET
WOODBURN, OR 97071

TAX ACCOUNT NO.: 3S12C 00600
3S12C 00700
3S12C 00800
3S12C 00601
3S12C 00801

STATE OF OREGON }
County of Washington } .85

I, Jerry B. ... Director of Assess-
ment and ... Washington County
Clerk for said county, do hereby certify that
the within and foregoing copy is a true and correct
and recorded copy of the original of said
county.



Doc : 95005916
Rect: 13734U 53.00
01/26/1995 02:59:16PM

STATUTORY WARRANTY DEED

PELTIER REAL ESTATE COMPANY, an Oregon corporation and UNITED
DISPOSAL SERVICE INC., an Oregon corporation, Grantor, conveys
and warrants to WILLAMETTE RESOURCES, INC., an Oregon
corporation, Grantee, the following described real property free
of encumbrances except as specifically set forth herein
situated in WASHINGTON County, Oregon, to-wit:

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

The said property is free from encumbrances except:

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

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is transfer to effect
a mere change in indentity.

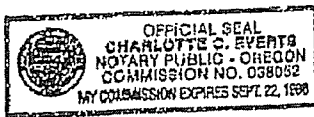
Dated this 24 day of January, 1995.

PELTIER REAL ESTATE COMPANY
BY: Richard F. Brentano
RICHARD F. BRENTANO, President

UNITED DISPOSAL SERVICE INC.
BY: Richard F. Brentano
RICHARD F. BRENTANO, President

STATE OF OREGON)
COUNTY OF Marion) ss.

On this 24 day of JANUARY, 1995, personally appeared the herein RICHARD F. BRENTANO as the PRESIDENT of PELTIER REAL ESTATE COMPANY an Oregon corporation, who acknowledged the herein instrument to be the voluntary act and deed of said corporation as authorized by its board of directors.

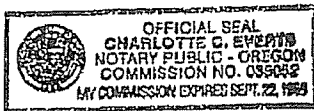


Charlotte C. Everts
Notary Public for the State of Oregon

My commission expires: 9/22/98

STATE OF OREGON)
COUNTY OF Marion) ss.

On this 24 day of JANUARY, 1995, personally appeared the herein RICHARD F. BRENTANO as the PRESIDENT of UNITED DISPOSAL SERVICE INC., an Oregon corporation, who acknowledged the herein instrument to be the voluntary act and deed of said corporation as authorized by its board of directors.



Charlotte C. Everts
Notary Public for the State of Oregon

My commission expires: 9/22/98

EXHIBIT "A"

PARCEL I:

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, as recorded in the record of Townplots of said County, being more particularly described as follows:

Lot 12, GARDEN ACRES, except the following described tract:

BEGINNING at the Southwest corner of said Lot 12; thence North 89°35' East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 0°23' East 330.0 feet to a point on the North line of said Lot 12; thence South 89°35' West along said North line 396.00 feet to the Northwest corner of said Lot 12; thence South 0°23' West 330.00 feet to the place of beginning,

PARCEL II:

All of Lot 13, GARDEN ACRES, except a strip 5 feet wide across the Westerly end for road purposes and except also the Easterly 200 feet thereof, conveyed to United States of America by deed recorded in Book 189, Page 47, Deed Records of Washington County, State of Oregon; also excepting that portion of Lot 13 described in Warranty Deed executed by Richard Allen Nelson, et ux, recorded October 6, 1978 as Fee No. 78044307, as follows:

BEGINNING at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8-inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'10" East 93.36 feet to a point 10.00 feet North from the Southerly line of Lot 13, GARDEN ACRES, as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr. and Associates and recorded in Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the Southerly line of Lot 13); thence North 89°26'25" East 200.65 feet to a point 10.50 feet North from said Southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet North from said Southerly line of Lot 13; thence South 9.15 feet to the Southerly line of Lot 13; thence North 89°35' East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of Lot 14, 300.00 feet to the Southwest corner of Lot 14; thence North 0°13'30" West 330.67 feet to a point; thence North

Continued on next page

89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning.

PARCEL III:

Lot 14, GARDEN ACRES, Washington County, Oregon, except the East 200 feet thereof:

AND EXCEPT the following described parcel:

BEGINNING at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8-inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 86°58'10" East 93.36 feet to a point 10.00 feet North from the Southerly line of Lot 13, GARDEN ACRES, as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr., and Associates and recorded in Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the Southerly line of Lot 13); thence North 89°26'25" East 200.65 feet to a point 10.50 feet North from said Southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet North from said Southerly line of Lot 13; thence South 9.15 feet to the Southerly line of Lot 13; thence North 89°35' East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of Lot 14, 300.00 feet to the Southwest corner of Lot 14; thence North 0°13'30" West 320.67 feet to a point; thence North 89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning.

PARCEL IV:

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, Washington County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 89 degrees 35' East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 0°23' East 330.00 feet to a point on the North line of said Lot 12; thence South 89°35' West along said North line 396.00 feet to the Northwest corner of said Lot 12; thence South 0°23' West 330.00 feet to the place of beginning; except the Westerly 5 feet thereof which is reserved for roadway purposes.

Continued on next page

PARCEL V:

Beginning at the southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the west line of said Section 2, 330.67 feet to a 5/8 inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'10" East 93.36 feet to a point 10.00 feet north from the southerly line of Lot 13, "Garden Acres" as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr., and Associates and recorded in the Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.56 feet north from said southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet north from said southerly line of Lot 13; thence South 9.15 feet to the southerly line of Lot 13; thence North 89°35" East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet more or less to the south line of Lot 14; thence South 89°35' West along the south line of Lot 14; 300.00 feet to the southwest corner of Lot 14; thence North 0°13'30" West 330.67 feet to a point; thence North 89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion within Public Roads.

PARCEL VI:

Beginning at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8 inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'09" East 93.36 feet to a point 10.00 feet North of the Southerly line of Lot 13, GARDEN ACRES as described in that certain survey dated October 17, 1974, prepared by Andrew J. Paris, Jr., and Associates and recorded in the Washington County Surveyors Office November 15, 1974, (hereinafter referred to as Southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.5 feet North of said Southerly line of Lot 13; thence South 89°16'13" East 96.01 feet to a point 8.94 feet North of said Southerly line of Lot 13; thence South 0°13'30" East 100 feet; thence South 89°35' West 90 feet; thence South 0°13'30" East 238.94 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of said Lot 14, 300 feet, more or less, to the Southwest corner of Lot 14, 300 feet, more or less, to the Southwest corner of Lot 14

Continued on next page

14; thence North 0°13'30" West 339.39 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to John C. Bradshaw and Karen M. Bradshaw, husband and wife, by deed recorded as Recorder's Fee No. 73044307.

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EXHIBIT "A"

The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Unified Sewerage Agency.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of S.W. Garden Acres Road and S.W. Ridder Street.

Easement, including the terms and provisions thereof:

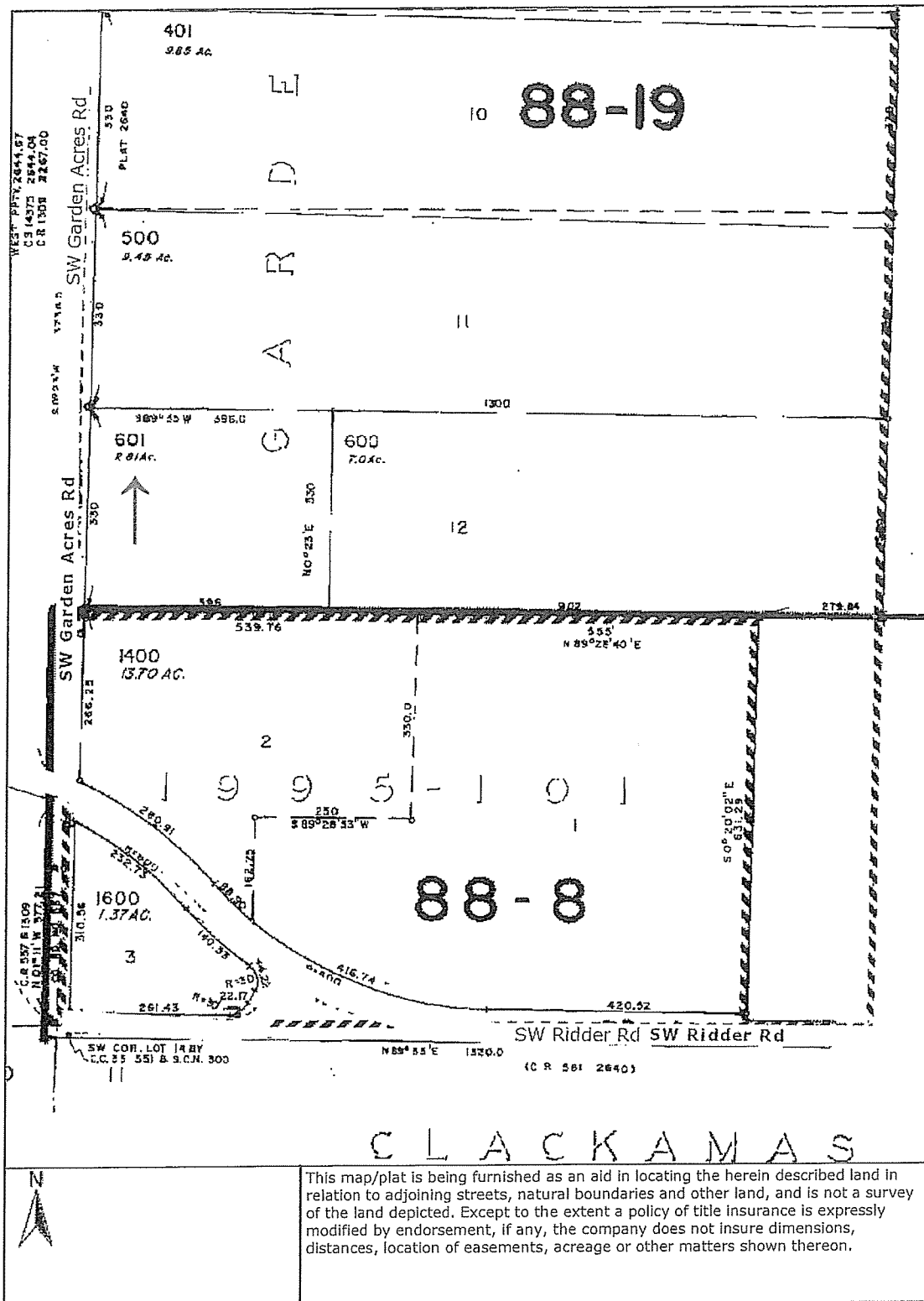
For: Guy wires and anchors to support transmission line poles in road
Granted to: Portland General Electric Company
Recorded: May 18, 1954
Book: 356
Page: 187
Affects: Exact location not disclosed

Agreement, including the terms and provisions thereof:

Regarding: Danger tree offer
Between: United States of America, represented by the Bonneville Power Administrator
And: Ernest H. Block, et al
Recorded: May 18, 1960
Book: 430
Page: 655
AFFECTS PARCELS I AND IV

Statutory Liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensations, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

An accurate survey of these premises showing boundary lines, and location of improvements and easements, should be furnished for our files prior to our writing an ALTA Policy. Exception may be taken to such matters as may be shown thereby.





Fidelity National Title®

Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Company of Oregon, a/an Oregon corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned



Fidelity National Title[®]

Company of Oregon

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

PRELIMINARY REPORT

ESCROW OFFICER: Paula Kingsley
TITLE OFFICER: Kim Alf

ORDER NO.: 45141518256

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

OWNER/SELLER:

BUYER/BORROWER: Willamette Resources Inc.

PROPERTY ADDRESS: 25720 SW Garden Acres Road, Sherwood, OR 97140

EFFECTIVE DATE: October 12, 2015, 08:00 AM

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

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ TBD	\$ TBD
ALTA Loan Policy 2006	\$ TBD	\$ TBD
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Willamette Resources, Inc., Oregon corporation

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

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

EXHIBIT "A"
Legal Description

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, as recorded in the record of Town plat, a of said County, being more particularly described as follows:

A portion of Lot 12, GARDEN ACRES, Washington County, Oregon, described as:

Beginning at the southwest corner of said Lot 12; thence North $89^{\circ}35'$ East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 23° East 330.0 feet to a point on the North line of said Lot 12; thence South $89^{\circ}35'$ West along said North line, 396.00 feet to the Northwest corner of said Lot 12; thence South $0^{\circ}23'$ West, 330.00 feet to the place of beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Unpaid Property Taxes are as follows:

Fiscal Year: 2015-16
Amount: \$3,453.29, plus interest, if any
Levy Code: 088.19
Account No.: R584987
Map No.: 3S12C -00601

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. Rights of the public to any portion of the Land lying within SW Garden Acres Road.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: Anchors, guy wires to support transmission line
Recording Date: May 18, 1954
Recording No: Book 356, Page 187
Affects: Adjacent to road

9. Agreement for Danger Trees with United States of America, Bonneville Power Administration

Recording Date: May 18, 1960
Recording No.: Book 430, Page 655

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

Entitled: Easement, including terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: Anchor
Recording Date: May 28, 2009
Recording No: 2009-047107
Affects: 10 foot strip-see drawing attachment

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including terms and provisions thereof
In favor of: Adjacent property
Purpose: Ingress and egress and utilities
Recording Date: May 11, 1984
Recording No: 84-017939
Affects: North 25 feet

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

- a) The rights of tenants holding under unrecorded leases or tenancies
- b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
- c) Any facts which would be disclosed by an accurate survey of the Land

ADDITIONAL REQUIREMENTS/NOTES:

- A. A real property transfer tax will be imposed at the rate of \$1.00 per \$1000.00 or fraction thereof of the selling price based upon the provisions of Washington County Ordinance No. 289, effective May 3, 1984.
- B. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final 2006 ALTA Policy unless removed prior to issuance.

D. The Company will require the following in order to insure title vested in, or a conveyance from, the entity named below

Name: Willamette Resources, Inc.

- a) Proof of incorporation from the state or other place of incorporation.
- b) A copy of the Articles of Incorporation and By-law.
- c) A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating appropriate officers to execute same.

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

E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

F. NOTE: This report is subject to any amendments which might occur when the names of prospective purchasers are submitted to us for examination.

G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

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

County	First Page	Each Additional Page
Multnomah	\$46.00	\$5.00
Washington	\$41.00	\$5.00
Clackamas	\$53.00	\$5.00
Yamhill	\$41.00	\$5.00

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

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

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Effective: May 1, 2015**

Order No.: 45141518256--PK

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website

and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at www.aboutads.info.
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at www.youonlinechoices.com.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for

any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information From Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices With Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

FNF Compliance with California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent To This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: MAY 1, 2015

*

- - Property Data Selection Menu - -

Prop ID : R584978 (Real Estate) (582686) Owner: WILLAMETTE RESOURCES INC
 Map Tax Lot: 3512C-00600 BY REPUBLIC SERVICES PROPERT
 Legal : GARDEN ACRES, LOT PT 12, ACRES 7.00 PO BOX 29246
 PHOENIX, AZ 85038

Situs : , UNINCORPORATED, OR Year Built :
 Living Area:

Name(s) :
 Code Area : 088.19
 Sale Info : 01/24/95

2015 Roll Values

Deed Type : DW	RMV Land \$	698,880 (+)
Instrument: 1995005916	RMV Improvements \$	0 (+)
2015 Tax Status * Unpaid Taxes *	RMV Total \$	698,880 (=)
Current Levied Taxes : 3,010.91	Total Exemptions \$	0
Special Assessments :	M5 Net Value \$	698,880
	M50 Assd Value \$	205,210

- | | | |
|-------------------|-------------------|------------------|
| (1) Alt Disp (AD) | (4) Land/Impr (L) | (5) Gen Appr (G) |
| (6) Ownership (O) | (7) History (H) | (.) More |

Enter Option from Above or <RET> to Exit: __

Property Account Summary (R584978)

Property: R584978 3512C-00600 088.19
 GARDEN ACRES, LOT PT 12, ACRES 7.00

WILLAMETTE RESOURCES INC (582686)
 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
1.	2003.205713 0	1,882.78	1,826.30	<56.48>	1,826.30	11/17/03
2.	2004.285189 0	1,930.42	1,930.42	17.16	1,947.58	05/10/05
3.	2005.289858 0	1,937.92	1,879.78	<58.14>	1,879.78	11/10/05
4.	2006.294886 0	1,939.43	1,939.43	8.97	1,948.40	08/08/07
5.	2007.299609 0	2,426.38	2,353.59	<72.79>	2,353.59	11/15/07
6.	2008.303218 0	2,461.53	2,387.68	<73.85>	2,387.68	11/17/08
7.	2009.304440 0	2,594.42	2,516.59	<77.83>	2,516.59	11/05/09
8.	2010.304553 0	2,658.04	2,578.30	<79.74>	2,578.30	10/15/10
9.	2011.305005 0	2,722.98	2,641.29	<81.69>	2,641.29	11/01/11

*** Continued ***

(N)ext Page	(D#) Down	(B)ottom	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: __

- - Property Account Summary (R584978) - -

Property: R584978 3S12C-00600 088.19
 GARDEN ACRES, LOT PT 12, ACRES 7.00

WILLAMETTE RESOURCES INC (582686)
 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

ATT

Batch: Inq -

Eff Date Paid: 10/21/2015

10.	2012.306281 0	2,816.64	2,732.14	<84.50>	2,732.14	10/29/12
11.	2013.306578 0	2,924.68	2,836.94	<87.74>	2,836.94	10/29/13
12.	2014.307824 0	2,979.19	2,889.81	<89.38>	2,889.81	11/03/14

	Third Date Due	Levied Tax	Tax Due	Interest	Third Due	Balance Due
13.	Current Taxes for bill 2015.308524, Levied tax of 3,010.91					
	1/3 due Nov 16	1,003.64	1,003.64		1,003.64	1,003.64
	2/3	1,003.64	1,003.64	<40.15>	963.49	1,967.13
	3/3	1,003.63	1,003.63	<50.18>	953.45	2,920.58
	Total Due:	3,010.91	3,010.91	<90.33>	2,920.58	

*** End of Display ***

(P)review	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: ___

* Property Data Selection Menu

Prop ID : R584987 (Real Estate) (582686) Owner: WILLAMETTE RESOURCES INC
 Map Tax Lot: 3S12C-00601 BY REPUBLIC SERVICES PROPERT
 Legal : GARDEN ACRES, LOT PT 12, ACRES 2.81 PO BOX 29246
 PHOENIX, AZ 85038

Situs : 25720 SW GARDEN ACRES RD, Year Built :
 UNINCORPORATED, OR Living Area:
 Name(s) :
 Code Area : 088.19
 Sale Info : 01/24/95
 Deed Type : DW
 Instrument: 1995005916
 2015 Tax Status * Unpaid Taxes *
 Current Levied Taxes : 3,453.29
 Special Assessments :

2015 Roll Values	
RMV Land \$	350,690 (+)
RMV Improvements \$	0 (+)
RMV Total \$	350,690 (=)
Total Exemptions \$	0
M5 Net Value \$	350,690
M50 Assd Value \$	235,360

(1) Alt Disp (AD)	(4) Land/Impr (L)	(5) Gen Appr (G)
(6) Ownership (O)	(7) History (H)	(.) More

Enter Option from Above or <RET> to Exit: __

Property Account Summary (R584987)

Property: R584987 3S12C-00601 088.19
 GARDEN ACRES, LOT PT 12, ACRES 2.81

WILLAMETTE RESOURCES INC (582686)
 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
1.	2003.206435 0	2,290.51	2,221.79	<68.72>	2,221.79	11/17/03
2.	2004.285190 0	2,182.47	2,182.47	19.40	2,201.87	05/10/05
3.	2005.289859 0	2,091.12	2,028.39	<62.73>	2,028.39	11/10/05
4.	2006.294887 0	2,224.22	2,224.22	10.27	2,234.49	08/15/07
5.	2007.299610 0	2,782.80	2,699.32	<83.48>	2,699.32	11/15/07
6.	2008.303219 0	2,823.08	2,738.39	<84.69>	2,738.39	11/17/08
7.	2009.304441 0	2,975.53	2,886.26	<89.27>	2,886.26	11/05/09
8.	2010.304554 0	3,048.58	2,957.12	<91.46>	2,957.12	10/15/10
9.	2011.305006 0	3,123.07	3,029.38	<93.69>	3,029.38	11/01/11

*** Continued ***

(N)ext Page	(D#) Down	(B)ottom	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: __

~~Property Account Summary (R584987)~~

Property: R584987 3S12C-00601 088.19 WILLANETTE RESOURCES INC (582686)
 GARDEN ACRES, LOT PT 12, ACRES 2.81 BY REPUBLIC SERVICES PROPERTY TAX
 PO BOX 29246
 PHOENIX, AZ 85038

Batch: Inq - Eff Date Paid: 10/18/2015

10.	2012.306282 0	3,230.45	3,133.54	<96.91>	3,133.54	10/29/12
11.	2013.306579 0	3,354.38	3,253.75	<100.63>	3,253.75	10/29/13
12.	2014.307825 0	3,416.83	3,314.33	<102.50>	3,314.33	11/03/14

	Third Date Due	Levied Tax	Tax Due	Interest	Third Due	Balance Due
13.	Current Taxes for bill 2015.308525, Levied tax of 3,453.29					
	1/3 due Nov 16	1,151.10	1,151.10		1,151.10	1,151.10
	2/3	1,151.10	1,151.10	<46.04>	1,105.06	2,256.16
	3/3	1,151.09	1,151.09	<57.56>	1,093.53	3,349.69
	Total Due:	3,453.29		<103.60>	3,349.69	

*** End of Display ***

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: __

STEWART TITLE COMPANY NO. 91194122-11
RETURN DOCUMENT TO DESIGNEE BELOW OJH

STATE OF OREGON }
County of Washington } 39

I, Jerry R. Hancock, Register of Assessor
and Oregon and Washington County
Clerk for said County, do hereby certify that
the within and foregoing instrument was received
and recorded in the office of said
county.
* * * * *
Jerry R. Hancock, Director of
Assessment and Taxation, Ex-
Officio County Clerk

STEWART TITLE

AFTER RECORDING RETURN TO AND
UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:

WILLAMETTE RESOURCES, INC.
2215 N. FRONT STREET
WOODBURN, OR 97071

Doc : 95005916
Rect: 13734U 53.00
01/26/1995 02:59:16PM

TAX ACCOUNT NO.: 3S12C 00600
3S12C 00700
3S12C 00800
3S12C 00601
3S12C 00801

STATUTORY WARRANTY DEED

PELTIER REAL ESTATE COMPANY, an Oregon corporation and UNITED
DISPOSAL SERVICE INC., an Oregon corporation, Grantor, conveys
and warrants to WILLAMETTE RESOURCES, INC., an Oregon
corporation, Grantee, the following described real property free
of encumbrances except as specifically set forth herein
situated in WASHINGTON County, Oregon, to-wit:

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

The said property is free from encumbrances except:

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

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is transfer to effect
a mere change in identity.

Dated this 24 day of January, 1995.

PELTIER REAL ESTATE COMPANY

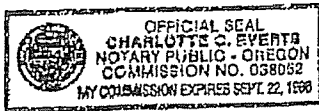
BY: Richard F. Brentano
RICHARD F. BRENTANO, President

UNITED DISPOSAL SERVICE INC.

BY: Richard F. Brentano
RICHARD F. BRENTANO, President

STATE OF OREGON)
) SS.
COUNTY OF Marion)

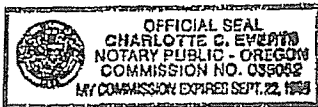
On this 24 day of JANUARY, 1995, personally appeared the herein RICHARD F. BRENTANO as the PRESIDENT of PELTIER REAL ESTATE COMPANY an Oregon corporation, who acknowledged the herein instrument to be the voluntary act and deed of said corporation as authorized by its board of directors.



Charlotte C. Everts
Notary Public for the State of Oregon
My commission expires: 9/22/98

STATE OF OREGON)
) SS.
COUNTY OF Marion)

On this 24 day of JANUARY, 1995, personally appeared the herein RICHARD F. BRENTANO as the PRESIDENT of UNITED DISPOSAL SERVICE INC., an Oregon corporation, who acknowledged the herein instrument to be the voluntary act and deed of said corporation as authorized by its board of directors.



Charlotte C. Everts
Notary Public for the State of Oregon
My commission expires: 9/22/98

EXHIBIT "A"

PARCEL I:

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, as recorded in the record of Townplate of said County, being more particularly described as follows:

Lot 12, GARDEN ACRES, except the following described tract:

BEGINNING at the Southwest corner of said Lot 12; thence North 89°35' East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 0°23' East 330.0 feet to a point on the North line of said Lot 12; thence South 89°35' West along said North line 396.00 feet to the Northwest corner of said Lot 12; thence South 0°23' West 330.00 feet to the place of beginning.

PARCEL II:

All of Lot 13, GARDEN ACRES, except a strip 5 feet wide across the Westerly end for road purposes and except also the Easterly 200 feet thereof, conveyed to United States of America by deed recorded in Book 189, Page 47, Deed Records of Washington County, State of Oregon; also excepting that portion of Lot 13 described in Warranty Deed executed by Richard Allen Nelson, et ux, recorded October 6, 1978 as Fee No. 76044307, as follows:

BEGINNING at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8-inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'10" East 93.36 feet to a point 10.00 feet North from the Southerly line of Lot 13, GARDEN ACRES, as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr. and Associates and recorded in Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the Southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.50 feet North from said Southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet North from said Southerly line of Lot 13; thence South 9.15 feet to the Southerly line of Lot 13; thence North 89°35' East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of Lot 14, 300.00 feet to the Southwest corner of Lot 14; thence North 0°13'30" West 330.67 feet to a point; thence North

Continued on next page

89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning.

PARCEL III:

Lot 14, GARDEN ACRES, Washington County, Oregon, except the East 200 feet thereof:

AND EXCEPT the following described parcel:

BEGINNING at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8-inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'10" East 93.36 feet to a point 10.00 feet North from the Southerly line of Lot 13, GARDEN ACRES, as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr., and Associates and recorded in Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the Southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.50 feet North from said Southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet North from said Southerly line of Lot 13; thence South 9.15 feet to the Southerly line of Lot 13; thence North 89°35' East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of Lot 14, 300.00 feet to the Southwest corner of Lot 14; thence North 0°13'30" West 320.67 feet to a point; thence North 89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning.

PARCEL IV:

A tract of land situated in Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being a part of Lot 12, GARDEN ACRES, Washington County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 89 degrees 35' East along the South line of said Lot 12, a distance of 396.00 feet; thence leaving said South line, North 0°23' East 330.00 feet to a point on the North line of said Lot 12; thence South 89°35' West along said North line 396.00 feet to the Northwest corner of said Lot 12; thence South 0°23' West 330.00 feet to the place of beginning; except the Westerly 5 feet thereof which is reserved for roadway purposes.

Continued on next page

PARCEL V:

Beginning at the southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the west line of said Section 2, 330.67 feet to a 5/8 inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'10" East 93.36 feet to a point 10.00 feet north from the southerly line of Lot 13, "Garden Acres" as described in that certain survey dated October 17, 1974, prepared by Andrew Paris, Jr., and Associates and recorded in the Washington County Surveyors Office November 15, 1974, (hereinafter referred to as the southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.58 feet north from said southerly line of Lot 13; thence South 89°16'13" East 67.34 feet to a point 9.15 feet north from said southerly line of Lot 13; thence South 9.15 feet to the southerly line of Lot 13; thence North 89°35" East on said lot line 23.70 feet to a point; thence South 0°13'30" East 100.00 feet; thence South 89°35' West 90.00 feet; thence South 0°13'30" East 230.67 feet more or less to the south line of Lot 14; thence South 89°35' West along the south line of Lot 14; 300.00 feet to the southwest corner of Lot 14; thence North 0°13'30" West 330.67 feet to a point; thence North 89°35' East 5.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion within Public Roads.

PARCEL VI:

Beginning at the Southwest corner of Section 2, Township 3 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon; thence North 0°13'30" West along the West line of said Section 2, 330.67 feet to a 5/8 inch iron rod; thence North 89°35' East 25.00 feet to an iron rod; thence North 0°13'30" West 9.00 feet to the true point of beginning; thence North 88°58'09" East 93.36 feet to a point 10.00 feet North of the Southerly line of Lot 13, GARDEN ACRES as described in that certain survey dated October 17, 1974, prepared by Andrew J. Paris, Jr., and Associates and recorded in the Washington County Surveyors Office November 15, 1974, (hereinafter referred to as Southerly line of Lot 13); thence North 89°26'26" East 200.65 feet to a point 10.5 feet North of said Southerly line of Lot 13; thence South 89°16'13" East 96.01 feet to a point 8.94 feet North of said Southerly line of Lot 13; thence South 0°13'30" East 100 feet; thence South 89°35' West 90 feet; thence South 0°13'30" East 238.94 feet, more or less, to the South line of Lot 14; thence South 89°35' West along the South line of said Lot 14, 300 feet, more or less, to the Southwest corner of Lot 14.

Continued on next page

14; thence North 0°13'30" West 339.39 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to John C. Bradshaw and Karen M. Bradshaw, husband and wife, by deed recorded as Recorder's Fee No. 72044307.

EXHIBIT "B"

The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Unified Sewerage Agency.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of S.W. Garden Area Road and S.W. Ridder Street.

Easement, including the terms and provisions thereof:

For: Guy wires and anchors to support transmission line poles in road
Granted to: Portland General Electric Company
Recorded: May 18, 1954
Book: 356
Page: 187
Affects: Exact location not disclosed

Agreement, including the terms and provisions thereof:

Regarding: Danger tree offer
Between: United States of America, represented by the Bonneville Power Administrator
And: Ernest H. Block, et al
Recorded: May 18, 1960
Book: 430
Page: 655
AFFECTS PARCELS I AND IV

Statutory Liens for labor or materials, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensations, which have now gained or hereafter may gain priority over the lien of the insured mortgage where no notice of such liens appear of record.

An accurate survey of these premises showing boundary lines, and location of improvements and easements, should be furnished for our files prior to our writing an ALTA Policy. Exception may be taken to such matters as may be shown thereby.

187

10012

Portland General Electric Company
Portland, Oregon.

Gentlemen:

In consideration of Ten \$10⁰⁰ Dollars, you are hereby given permission to install and maintain on my property, Lot 13 Garden Acres, situated in the S.W. 1/4 of the S.4. 1/4 of Section 2, Township 2 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, and adjacent to the east side of County Road No. 1309, guy wires and anchors for the purpose of supporting your transmission pole line located on the said Road.

This permit is granted with the understanding that you will extend the said guy wires and anchors upon, over and across my property for only such distance 45 feet, in order to support said pole line.

Yours truly,

Louise Vandam
Louise Vandam

Dated April 14, 1954.

188

STATE OF OREGON

County of Washington

ss.

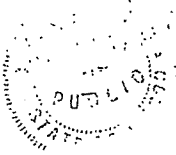
On this the 14th day April A.D., 1944,
personally appeared before me the undersigned, a Notary Public
in and for said County and State the within named _____

R. Vandemarr and Louise Vandemarr

to me personally known to be the identical person described
therein and who executed the within instrument, and acknowledged
to me that they executed the same freely and volun-
tarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal the day and year last above written.

C. E. Robertson
Notary Public for Oregon.



My Commission Expires May 18, 1954

May 18, 1954
LARK
Englewood, Colorado

7588

DT-VE-34
File No. (VE-175)

BOONEVILLE POWER ADMINISTRATION
DANGER TREE OFFER

The undersigned, hereinafter called "the owner," in consideration of the payments to be made to it by the United States of America, hereinafter called "the Government," represented by the Bonneville Power Administrator, hereinafter called "the Administrator," does hereby offer and agree as follows:

The owner covenants that it is the owner of the trees or timber on that certain tract of land situated in the County of Washington, State of Oregon, more particularly described as follows:

Lot 12 Garden Acres, a subdivision of a part of Section 2, Township 3 South, Range 1 West of the Willamette Meridian, as described in Deed Book 331, Page 75, records of said County,

and is able and willing to carry out the terms of this offer.

The owner further covenants that there is no mortgage, lien, or other encumbrance on the said property, other than taxes or assessments, except as follows:

Balance of contract to Ernest H. Block

and upon demand of the Government, the owner agrees to secure the consent of any such mortgage, lien holder, or encumbrancer, to this grant without expense to the Government.

The owner further covenants that it has a good and lawful right and full power to grant the rights and privileges hereinbelow mentioned, and it hereby agrees to indemnify and defend the Government against and save it harmless from the claims of any and all parties or persons having or claiming any right or interest superior to the rights or interest of the owner in the property hereinabove described.

Immediately upon and by virtue of the acceptance of this offer in writing by the Government and mailed to the owner, addressed *Rt. 2, Box 170 E, Sherwood, Ore.*, the owner hereby grants, bargains, sells and conveys to the Government the present and future right to enter upon said tracts of land and to top, limb or fell all growing and dead trees and snags (collectively called "danger trees") located on said land owned by the Grantor adjacent to the nearby Vancouver - Eugene No. 1 electric transmission line right of way of the Government which could fall within 25 feet of the centerline or centerlines of the electric transmission facilities constructed now, or in the future, on said right of way; provided, however:

1. It is agreed that compensation is included in the consideration stated below for trees or snags within strips of land 80 feet in width on the westerly side of and ~~between~~ *between* survey stations 73+20 and 76+60,

side of and contiguous to said right of way that

- (a) Are danger trees on *Tract 78, 1960* (hereinafter called "present danger trees") or

25884

(b) become danger trees hereafter (hereinafter called "future danger trees").

2. The right to top, limb or fell danger trees outside of said strips (hereinafter called "additional danger trees") may only be exercised within 3 years after all present danger trees have been cut, and the UNITED STATES OF AMERICA shall pay the person who is the owner thereof at the date of cutting such additional danger trees the market value prevailing at the date of cutting under authority of the UNITED STATES OF AMERICA, such payment to be made within a reasonable period of time after they have been so cut.

The owner covenants to and with the Government and its assigns ~~the title in all present danger trees existing upon the above described strips of land on~~ shall vest in the United States of America on that date, and that title to any additional danger trees shall vest in the United States of America upon their being cut pursuant to the terms hereof, and that title to all future danger trees cut pursuant to the terms hereof shall remain in the owner thereof at the date of cutting; and that the consideration stated herein is accepted by the owner as full compensation for all damages incidental to the exercise of said danger tree rights, ~~except payment for any additional danger trees as defined hereinabove which may be cut under authority of the Government as herein provided.~~

It is further understood that all limbs and other slash shall be disposed of by the Government.

The consideration to be paid to the owner by the Government for this grant is the sum of *One Hundred Fifty and one/100* Dollars (\$150.00).

This grant is made with the understanding that due care will be exercised by the Government to avoid damage to surrounding timber, trees, fences, and other property.

No member of, or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract or to any benefit that may arise therefrom unless it be made with a corporation for its general benefit.

WITNESS our hands this *18* day of *April*, 1960.

Harold W. Koster } Husband
Shirley A. Koster } & Wife
Ernest K. Black } Husband
Marjorie Black } & Wife

ACCEPTED: APR 20 1960, XXIX

For the United States of America

H. Kamna
H. Kamna
Principal Negotiator
Branch of Land

75883

DPA 117
Rev. 3-18-52

(Standard form of acknowledgment approved for use with all counties in Washington and Oregon)

STATE OF Oregon)
COUNTY OF Washington) SS.

On the 28 day of April, 1960, personally came before me, a notary public in and for said County and State, the within-named Kenneth W. Kjersten and Shirley A. Kjersten, husband and wife to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



W.E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon
My commission expires: 7/21/61

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS.

On the 28th day of March, 1960, personally came before me, a notary public in and for said County and State, the within-named Ernest H. Block and Harriet Block, husband and wife, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

SEAL

W.E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon
My commission expires: 9/20/61

STATE OF Oregon)
COUNTY OF Washington) SS.

I CERTIFY that the within instrument was received for the record on the 18 day of May, 1960, at 8:30 AM., and recorded in book 430 on page 657, records of said County.

Witness my hand and seal of County affixed.

ROGER THOMSSON, Clerk

By Sigbjørn Hansen
Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND,
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 5, OREGON
BOOK 430 PAGE 657

7612

CONSENT TO USE OF PLAT NAME

Know all Men by These Presents, That Dwight E. Haugen and June J. Haugen, husband and wife, do hereby authorize and consent to the use of and designation of the name "Looking Glass Hill No. 5" by Gerald V. Doerrle and Thelma L. Doerrle, husband and wife, Donald R. Doerrle and Patricia M. Doerrle, husband and wife, upon a plat and tract of land owned by them in the County of Washington and State of Oregon that is adjacent to other subdivisions platted under the name of "Looking Glass Hill".

That we were the owners of the land and persons who platted Looking Glass Hill No. 4, the last subdivision bearing that name in Washington County, Oregon.

Dated this 17 day of May, 1960.

Dwight E. Haugen (SEAL)
June J. Haugen (SEAL)

STATE OF OREGON }
County of Washington } ss.

On this 17 day of May, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DWIGHT E. HAUGEN and JUNE J. HAUGEN, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Charles Charles Kimball
Notary Public for Oregon
My Commission expires 12-13-62



Filed for record May 18 1960
ROQUE THOMSEN, County Clerk
By *Regina J. Thomsen*



01367988200900471070030031

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

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



After recording return to:
Portland General Electric Company
Attn: Jennifer Mulalley, Property Services
121 SW Salmon Street, IWTC0401
Portland, OR 97204

ANCHOR EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, **Willamette Resources, Inc.**, an Oregon corporation ("Grantors") hereby convey to **PORTLAND GENERAL ELECTRIC COMPANY ("PGE")**, an Oregon corporation, a perpetual easement over, under, upon and across the following described property (the "Property"), situated in Washington County, State of Oregon, being a strip of land ten (10) feet in width, extending five (5) feet on each side of a center line, more particularly described as follows:

Situated in the Southwest quarter of section 2, Township 3 South, Range 1 West; Willamette Meridian; Beginning at a point on the West line of Lot 12, Garden Acres; said point Bears North 00°20'00" West 18.07 feet from the Southeast corner of said Lot 12; thence along said centerline South 89°15'57" West 16.00 feet to the terminus of said centerline. The above-described centerline is shown on P.G.E. Drawing P-10641, attached hereto, which by reference thereto is made a part hereof.

TERMS, CONDITIONS, AND COVENANTS

1. This easement shall be for the non-exclusive right to enter upon the Property and to install, maintain, extend and locate anchors and guy wires over, under, upon and across the Property to support electric line structures and poles, and all uses directly or indirectly necessary thereto.
2. The purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to this easement, including, but not limited to the value of all growing crops, brush, timber, or structures on the Property damaged or removed during any installation, repairs or rebuilding.
3. Grantors shall have the right to use the Property for all purposes not inconsistent with the uses and purposes of this easement, except Grantors shall not allow any encroachments which could interfere with or compromise PGE's ability to exercise its rights under this easement. In the event any such encroachment occurs, Grantors shall have no right to claim additional compensation based upon the removal or damage to the source of the encroachment.
4. The Grantors warrant that they have marketable title to the Property and that PGE may peaceably enjoy the rights and benefits of this easement.
5. As used herein, the singular shall include the plural and vice versa.
6. This easement inures to the benefit of and binds the parties hereto, their heirs, devisees, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this easement this 2 day of April, 2009

Willamette Resources, Inc., an Oregon corporation

REPRESENTATIVE ACKNOWLEDGMENT

State of Washington, ss.

County of King

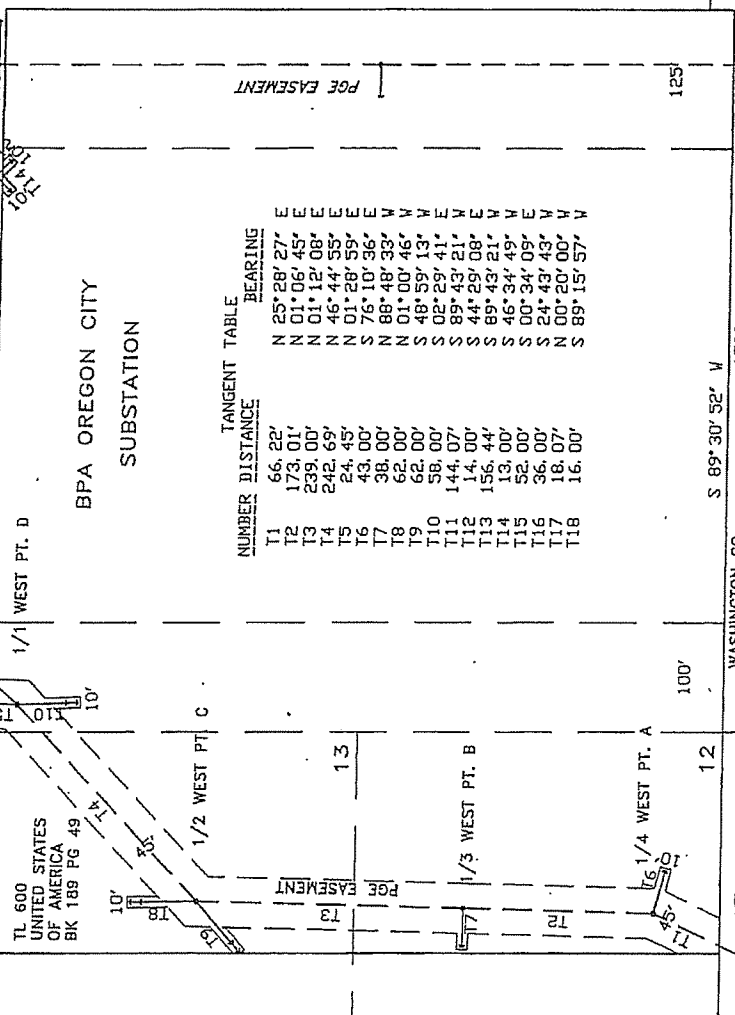
On the 14 day of April, 2009, the above-named Jennifer Stewart an authorized agent for Willamette Resources, Inc., an Oregon corporation personally appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 10-31-11

JM
Job 23521
Audit 52708-00

EDWARDS BUSINESS INDUSTRIAL PARK No. 2

TL 600
WILLAMETTE RESOURCES INC.



TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	66.22'	N 25° 28' 27" E
T2	173.01'	N 01° 06' 45" E
T3	239.00'	N 01° 12' 08" E
T4	242.69'	N 46° 44' 55" E
T5	24.45'	N 01° 28' 59" E
T6	43.00'	S 76° 10' 36" E
T7	38.00'	N 88° 48' 33" W
T8	62.00'	N 01° 00' 46" W
T9	62.00'	S 48° 59' 13" W
T10	58.00'	S 02° 29' 41" E
T11	144.07'	S 89° 43' 21" W
T12	14.00'	S 44° 29' 08" E
T13	156.44'	S 89° 43' 21" W
T14	13.00'	S 46° 34' 49" W
T15	52.00'	S 00° 34' 09" E
T16	36.00'	S 24° 43' 43" W
T17	18.07'	N 00° 20' 00" W
T18	16.00'	S 89° 15' 57" W

125' 10'

1/5 EAST

709.39'

SEC. 2

SEC. 1

1508.13'

1527.61'

S 89° 30' 52" W

WASHINGTON CO.
CLACKAMAS CO.

TL 2200
UNITED STATES OF AMERICA

TL 2400
UNITED STATES OF AMERICA

100'

100'

1/4 WEST PT. A

1/3 WEST PT. B

1/2 WEST PT. C

1/1 WEST PT. D

1/5 WEST

SW RIDDER RD

2020'

Portland General Electric
Portland, Oregon

To Accompany Power Line Easement
Bonneville Power Administration
SW 1/4 Sec. 2, T. 3S., R. 1W., W.M., Wash. Co., Or.
NW 1/4 Sec. 11, T. 3S., R. 1W., W.M., Clack. Co., Or.

SCALE 1"=120' DATE 10/17/2008

DRAWN BY R.L.B. TRACED BY CHECKED

APPROVED
JM

DWG. NO. P-10641

JOB 23521 AUDIT 52708-00

AGREEMENT FOR EASEMENT

84017939

THIS AGREEMENT, Made and entered into this day of 19 84, by and between Richard C. Vandemarr and Louisa I. Vandemarr, husband & wife hereinafter called the first party, and Richard C. Vandemarr and Louise Vandemarr, husband & wife hereinafter called the second party;

WITNESSETH:

WHEREAS: The first party is the record owner of the following described real estate in Washington County, State of Oregon, to-wit: All of lot thirteen (13) "Garden Acres" except a strip 5 feet wide across the westerly end for road purposes and except also the easterly 200 feet thereof conveyed to United States of America by deed recorded in Book 189, Page 47, Deed Records and except also that portion of lot 13 described in deed recorded as fee #78044308.

and has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and in consideration of One Dollar (\$1) by the second party to the first party paid and other valuable considerations, the receipt of all of which hereby is acknowledged by the first party, they agree as follows:

The first party does hereby grant, assign and set over to the second party a non-exclusive ingress-egress and utility easement over and across the following described tract, beginning at the northwest corner of said lot 12 being N 89° 28' 24" E 20.00 feet from the west line of Section 2, T35, R1W, W.M.; thence N 89° 28' 24" E along the north line of said lot 446 feet; thence S 00° 31' 36" E 25.00 feet; thence S 89° 28' 24" W 446 feet; thence N 00° 19' 07" W 25.00 feet to the point of beginning.

(Insert here a full description of the nature and type of the easement granted to the second party.)

The second party shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary to the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party hereby agrees to hold and save the first party harmless from any and all claims of third parties arising from second party's use of the rights herein granted.

The easement described above shall continue for a period of FOREVER, always subject, however, to the following specific conditions, restrictions and considerations: The second party shall use said easement to benefit only the following described tract to-wit: Lot 12 "Garden Acres" except the westerly 396 feet heretofore conveyed, as recorded in Book 447, Page 254 Deed Records.

1-2

If this easement is for a right of way over or across first party's said real estate, the center line of said easement is described as follows:

and second party's right of way shall be parallel with said center line and not more than _____ feet distant from either side thereof.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators and successors in interest as well.

In construing this agreement and where the easement so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this, the _____ day and year first hereinabove written.

Richard C. Vandemarr
Louise I. Vandemarr

(If the above named first party is a corporation, use the form of acknowledgment supplied.)

STATE OF OREGON, }
County of Washington } ss.
1984 11 25 1984

Personally appeared the above named Richard C. Vandemarr & Louise I. Vandemarr and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Blair J. Hancock*
Notary Public for Oregon
My commission expires: 4.25.87

(ORS 93.450)

STATE OF OREGON, County of _____ } ss.
19 _____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____

AGREEMENT FOR EASEMENT

Richard C. Vandemarr
Louise I. Vandemarr
AND
Richard C. Vandemarr
Louise I. Vandemarr

AFTER RECORDING RETURN TO
Richard C. Vandemarr
25750 SW Garden Acres Rd.
Sherwood, OR, 97140

STATE OF OREGON
County of Washington } ss.

I, Donald W. Muson, Director of Assessment and Taxation and Ex-Officio Recorder of Certificates for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Donald W. Muson, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk

SPACE RESERVED FOR RECORDERS USE

UPC

**Land Use Application
City of Wilsonville**

SORT Bioenergy

**Stage II Final Development Plans; and
Site Design Review for Organic Waste
Recovery Facility**

**February 4, 2016
Revised March 18, 2016 for Completeness**

APPLICANT

**SORT Bioenergy LLC
3668 LaFontana Way
Boise, ID 83702
Contact: Paul Woods, President
pwoods.wcg@gmail.com
208-859-8257**

OWNER:

**Willamette Resources Inc. (WRI)
10295 SW Ridder Road
Wilsonville, OR 97070
Contact: Jason Jordan, GM
jjordan4@republicservices.com
503-570-0626, Ext 228**

APPLICANT'S REPRESENTATIVES:

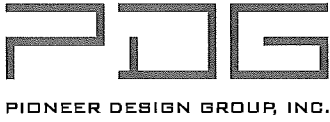
**Pioneer Design Group – Planning, Civil Engineering, Surveying
9020 SW Washington Square Dr., Suite 170
Portland, OR 97223
Contact: Ben Altman, Senior Planner/Project Manager
baltman@pd-grp.com
503-643-8286 Dir. 971-708-6258**



City of Wilsonville

EXHIBIT B2 DB16-0004 et seq

Response to Incomplete Application



CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

March 18, 2016

Daniel Pauly, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Response to Letter of Incomplete Application, DB16-0004-0011, Republic Services/SORT Bioenergy, (Tax Lot 600 (consolidate), T3S R1W 2C), City of Wilsonville, Washington County, Oregon.

Pioneer Project No.: 999-174

Dear Daniel:

This letter summarizes our responses to the items listed in your letter, dated March 2, 2015. We have Revised the Compliance Narrative, various Plan Drawings and the Arborist's Report, plus provided additional plan details to address the various items listed. Three sets of complete revised packets have been provided for your review. Also, the prior Color Board has been replaced with the new Colored Perspective Elevations, the CD Series Plan Sheets.

We will provide the additional distribution copies, once you have determined the application is "Complete."

Use and Performance Standards

1. Insufficient information to evaluate performance standards. Uses violating the performance standards specified in Subsection 4.135.5 (.06) are prohibited. Insufficient information has been provided to determine whether the use by SORT violates any performance standards listed and thus whether it is a permitted use. See Subsections 4.135.5 (.04) and 4.135.5 (.06). Specifically, the following information is needed to allow the City to evaluate the performance standards and thus whether the proposed use is allowed:

a. Odor Control: While a general description of the method is provided, sufficient technical details are needed to allow experts in odor control technology to evaluate the proposed system and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval. See Subsection 4.135.5 (.06) C.

RESPONSE:

Additional processing details have been provided, which explain in more technical terms how the facility is designed and how the operations provide for appropriate control of odor emissions. The fabric curtain doors have been replaced with metal doors. Details describing operational protocol, and well as complaint response protocol have also been provided.

Essentially, the main building is designed with a vacuum system (creating negative pressure), which retains any potential odor emission within the building. Additional processing of materials is then managed within enclosed structures, pipes, etc. so it is not exposed to the ambient air. Separated dry solids are stored in bins, within the solids storage structure, then transported off-site. And, in addition, a bio-filter system is used for final air handling to ensure no objectionable odors are emitted.

b. Flare: An open flare is proposed which would violate the performance options that operations producing heat and glare be conducted entirely within an enclosed building and prohibition on open burning. Information on a design that would not violate these performance options is needed. See Subsection 4.135.5 (.06) F. 1. and L.

RESPONSE:

Additional details, including the perspective elevations have been provided, which reflect the design of the Flare. The Flare is necessary to burn-off excess bio-gas, but it only functions when needed, so there is no continuous burn. The flare is housed within a screening structure so that the flare is not visible, thereby meeting the performance standard relative to heat & glare. The flare is also located in the northeastern portion of the site, far from view from any streets, and is visually buffered along the north by the trees retained within the 30 foot setback.

c. Health Hazard: Details on how waste will be managed so as to not attract rodents or insects or otherwise create a health hazard. See Subsection 4.135.5(.06) H. 1.

RESPONSE:

Additional details have been provided regarding facility design and operations protocol that explain how the facility meets this performance standards.

d. Liquid and Solid Waste: Sufficient technical details are to needed to allow experts in sewer and waste water treatment to evaluate proposed discharge from the use and its impact in terms of constituents of discharge, strengths of discharge, and volume on the City's waste water collection and treatment

facilities and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval related to sewer discharge. See Subsection 4.135.5(.06) H. 2. through 6.

RESPONSE:

Additional technical details have been provided explaining the types of material, quantities, flow and strength of sewer discharge. The system is designed to manage flows, for which rates of discharged will be closely coordinated with the City.

Pedestrian Circulation

2. Insufficient information about pedestrian path connecting to a destination. Currently the path appears to dead end at a wall without a door. Pedestrian path should terminate where employees would go either arriving via the path from Ridder Road or coming from the employee parking area. See Section 4.154.

RESPONSE:

The Building Plans (floor & elevations) have been revised to provide a door at the southwest corner of the building, which links with the sidewalk from the parking area. This door was inadvertently deleted, but has now been added back. In addition we have added safety stripping along the front of the building to the office entry.

Design Drawings and Details

3. Identification of all site features on site drawings, including feature below Digester #1 and the features with number labelling. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01)C.

RESPONSE:

A revised site plan (Sheet A1.0) has been provided which clearly identifies all structures and equipment. Revised Perspective Elevation drawings have also been provided which clearly identify the scope, scale, bulk of the site improvements.

4. Information of surface material of entire site.

RESPONSE:

This information has been added to the Site Plan. The main truck entry to the site will be paved. The entire equipment yard will be gravel (not compacted base). Landscaping and trees are provided within the 30 foot perimeter setbacks.

5. Information on “Solids Storage” architectural design, details, function.

RESPONSE:

Additional details have been provided to clarify the management and storage of solids. Separated dry solids are temporarily stored in bins, within the solids storage structure (canopy cover, with side walls), then transported off-site.

6. Sample of material, additional details of the performance as a barrier of the fabric doors for the receiving building and how they operate. See Subsection 4.440 (.01) D.

RESPONSE:

Additional details have been provided clarifying how the curtain wall functions within the main receiving building.

7. Elevation of all exposed piping, equipment and towers. Perspective drawings of entire SORT Bioenergy Complex. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01) C.

RESPONSE:

A revised site plan (Sheet A1.0) has been provided which clearly identifies all structures and equipment. Revised Perspective Elevation drawings have also been provided which clearly identify the scope, scale, bulk of the site improvements.

Trees

8. Sufficient information regarding whether trees can be preserved. If not possible to preserve these trees please provide more details of why grading, site planning, etc. will not allow preservation. The following trees have been specifically identified for further review for potential preservation. See Subsections 4.171 (.04) A. and 4.610.10 (.01) H. 1.

Tree 11477, 38” Douglas fir in excellent condition

Other Douglas fir in good condition 24” and greater dbh

RESPONSE:

The Project Arborist has revised her Report to provide additional details related to the basis for removal of larger Firs that were evaluated as good condition. Generally, site grading and the relatively tight spacing of structures and equipment create direct conflicts with preservation of these trees. The Report maintains the same tree count (retained and removed as the original.

Stormwater

9. Information on a stormwater system designed in accordance with the 2015 PW Standards. Low Impact Development is required to be used to the maximum extent practicable and integrated into the development site. The stormwater facilities need to be designed with the BMP Sizing Tool. Note: the current standards no longer require the 25-year storm event to be detained.

RESPONSE:

The preliminary plans and Storm Drainage Report were prepared based on the City's old Storm design Standards, as this work was completed prior to the formal adoption of the new design standards. The new standards prioritize on-site infiltration and bio-filtration of storm water over detention, where possible.

Republic Services has initiated a geo-technical infiltration analysis. Once the results of the study are available, we will revise the Storm Drainage Report and on-site storm system consistent with the new Design Standards.

The applicant fully understands that the new standards will be applicable for Final Construction Design.

Sincerely,
Pioneer Design Group, Inc.



Ben Altman
Senior Planner/Project Manager

Attached:

Cc: Paul Woods, SORT BioEnergy
Brian May, Republic Services

March 2, 2016



Dear Mr. Jordan and Mr. Woods:

As indicated in the attached correspondence, your applications:

Case File DB16-0004 through DB16-0011: Republic Services Expansion/SORT Bioenergy
has been deemed to be incomplete.

You must acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence, dated March 2, 2016. To do this, please sign below and return this acknowledgment by March 16, 2016, to:

Daniel Pauly
City of Wilsonville Planning Division
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

If you indicate your intent to complete the application, you will have 180 days from the date of the submittal (February 5, 2016) to provide the required material. If you fail to submit the required material within 180 days (August 3, 2016), your application will be deemed void. The case files regarding the applications will then be closed.

If you do not return this acknowledgment, such action will be considered to be a refusal under the meaning accorded in ORS 227.178(2). Your applications will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

Acknowledgement

I (intend / refuse) to provide the additional material identified in correspondence from the Division of Planning and Development, dated March 2, 2016.

Paul R. Wood
Signed and Acknowledged (Applicant)

3/14/16
Date

March 2, 2016



Dear Mr. Jordan and Mr. Woods:

As indicated in the attached correspondence, your applications:

Case File DB16-0004 through DB16-0011: Republic Services Expansion/SORT Bioenergy

has been deemed to be incomplete.

You must acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence, dated March 2, 2016. To do this, please sign below and return this acknowledgment by March 16, 2016, to:

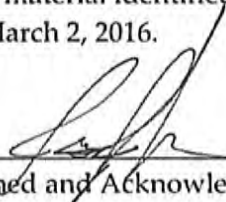
Daniel Pauly
City of Wilsonville Planning Division
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

If you indicate your intent to complete the application, you will have 180 days from the date of the submittal (February 5, 2016) to provide the required material. If you fail to submit the required material within 180 days (August 3, 2016), your application will be deemed void. The case files regarding the applications will then be closed.

If you do not return this acknowledgment, such action will be considered to be a refusal under the meaning accorded in ORS 227.178(2). Your applications will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

Acknowledgement

I (intend / refuse) to provide the additional material identified in correspondence from the Division of Planning and Development, dated March 2, 2016.



Signed and Acknowledged (Applicant)

3.14.16

Date

March 2, 2015



Jason Jordan
General Manager
Willamette Resources Inc.
10295 SW Ridder Road
Wilsonville OR 97070

Paul Woods
President
SORT Bioenergy
3668 LaFontana Way
Boise ID 83702

Application Numbers: DB16-0004 through DB16-0011 Republic Services/SORT Bioenergy
Legal: The property described as Tax Lot 600 (including the former 601), Section 2C, Township 3 South, Range 1 East, Willamette Meridian, City of Wilsonville, Washington County, Oregon.

Status: Notice that Your Application IS NOT COMPLETE.

Dear Mr. Jordan and Mr. Woods:

You are listed as the applicants on a City of Wilsonville Site Development Application forms submitted regarding the property described above. Your applications were filed on February 5, 2016 for Annexation to the City of Wilsonville, a Comprehensive Plan Map Amendment, Zone Map Amendment, Stage I Preliminary Plan, Stage II Final Plan, Site Design Review, Waivers, Type C Tree Removal Plan, and Lot Line Adjustment.

The applications submitted are incomplete, based on the applicable provisions of ORS 227.178(2) and Subsection 4.035(.05) WC, due to the following missing items 1-9:

Use and Performance Standards

1. Insufficient information to evaluate performance standards. Uses violating the performance standards specified in Subsection 4.135.5 (.06) are prohibited. Insufficient information has been provided to determine whether the use by SORT violates any performance standards listed and thus whether it is a permitted use. See Subsections 4.135.5 (.04) and 4.135.5 (.06). Specifically, the following information is needed to allow the City to evaluate the performance standards and thus whether the proposed use is allowed:
 - a. Odor Control: While a general description of the method is provided, sufficient technical details are needed to allow experts in odor control technology to evaluate the proposed system and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval. See Subsection 4.135.5 (.06) C.

- b. Flare: An open flare is proposed which would violate the performance options that operations producing heat and glare be conducted entirely within an enclosed building and prohibition on open burning. Information on a design that would not violate these performance options is needed. See Subsection 4.135.5 (.06) F. 1. and L.
- c. Health Hazard: Details on how waste will be managed so as to not attract rodents or insects or otherwise create a health hazard. See Subsection 4.135.5(.06) H. 1.
- d. Liquid and Solid Waste: Sufficient technical details are to needed to allow experts in sewer and waste water treatment to evaluate proposed discharge from the use and its impact in terms of constituents of discharge, strengths of discharge, and volume on the City's waste water collection and treatment facilities and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval related to sewer discharge. See Subsection 4.135.5(.06) H. 2. through 6.

Pedestrian Circulation

2. Insufficient information about pedestrian path connecting to a destination. Currently the path appears to dead end at a wall without a door. Pedestrian path should terminate where employees would go either arriving via the path from Ridder Road or coming from the employee parking area. See Section 4.154.

Design Drawings and Details

3. Identification of all site features on site drawings, including feature below Digester #1 and the features with number labelling. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01) C.
4. Information of surface material of entire site.
5. Information on "Solids Storage" architectural design, details, function.
6. Sample of material, additional details of the performance as a barrier of the fabric doors for the receiving building and how they operate. See Subsection 4.440 (.01) D.
7. Elevation of all exposed piping, equipment and towers. Perspective drawings of entire SORT Bioenergy Complex. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01) C.

Trees

8. Sufficient information regarding whether trees can be preserved. If not possible to preserve these trees please provide more details of why grading, site planning, etc. will not allow preservation. The following trees have been specifically identified for further review for potential preservation. See Subsections 4.171 (.04) A. and 4.610.10 (.01) H. 1.

- Tree 11477, 38" Douglas fir in excellent condition
- Other Douglas fir in good condition 24" and greater dbh

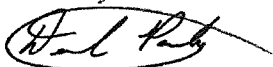
Stormwater

9. Information on a stormwater system designed in accordance with the 2015 PW Standards. Low Impact Development is required to be used to the maximum extent practicable and integrated into the development site. The stormwater facilities need to be designed with the BMP Sizing Tool. Note: the current standards no longer require the 25-year storm event to be detained.

The above items 1-9 must be addressed in order to complete the applications. Please provide 3 copies of the revised project narrative, findings, and reduced 11" by 17" plans, full sheet plans drawn to scale and folded and 3 electronic copies of the project narrative, findings, and plans. When you have resubmitted the application materials, staff will have up to 30 days to determine whether the application is complete. ORS 227.178. Upon determination the application is complete please provide 7 additional copies of the materials listed above. If there are revisions please provide 10 copies of the final set of plans and other materials, both paper copies and cd's.

If you have any questions, please contact me at 503-682-4960, or at pauly@ci.wilsonville.or.us

Sincerely,



Daniel Pauly, AICP
Associate Planner
City of Wilsonville

cc via email

Ben Altman, Pioneer Design Group

Application

CITY OF WILSONVILLE

29799 SW Town Center Loop East
 Wilsonville, OR 97070
 Phone: 503.682.4960
 Fax: 503.682.7025

Web: www.ci.wilsonville.or.us

Pre-Application meeting date:

**Planning Division
 Development Permit Application**

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

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

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

TO BE COMPLETED BY APPLICANT:
 Please PRINT legibly

Applicant:

SORT Bioenergy, LLC

Address: 3668 LaFontana Way, Boise, ID

Phone: 208-859-8257

Fax:

E-mail: pwoods.wcg@gmail.com

Authorized Representative:

Pioneer Design Group, Ben Altman

Address: 9020 SW Washington Sq. Rd. #170

Phone: 971-708-6258

Fax:

E-mail: baltman@pd-grp.com

Property Owner:

Willamette Resources Inc. (WRI)

Address: 10295 SW Ridder Road 97070

Phone: 503-570-0626 Ext 228

Fax:

E-mail: jjordan4@republicservices.com

Property Owner's Signature:

Printed Name: Mike Huyeke ^{Jason Jordan} Date: 9/30/15

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

Paul R. Woods
 Printed Name: Paul Woods, President Date: 9/28/15

Site Location and Description:

Project Address if Available: Not assigned yet, but access through 10295 SW Ridder Road Suite/Unit _____

Project Location: North of Republic Services, eastern portion of Tax Lot 600

Tax Map #(s): T3S R1W 2C Tax Lot #(s): 600 County: Washington Clackamas

Request: Commercial and Industrial organic waste recovery facility (anaerobic digester), including Stage II, Tree Removal and Site Design Review

Project Type: Class I Class II Class III

Residential Commercial Industrial Other (describe below)

Application Type:

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

Compliance Narrative

**Land Use Application
City of Wilsonville**

SORT Bioenergy

**Stage II Final Development Plans; and
Site Design Review for Organic Waste
Recovery Facility**

**February 4, 2016
Revised March 18, 2016 for Completeness**

APPLICANT

**SORT Bioenergy LLC
3668 LaFontana Way
Boise, ID 83702
Contact: Paul Woods, President
pwoods.wcg@gmail.com
208-859-8257**

OWNER:

**Willamette Resources Inc. (WRI)
10295 SW Ridder Road
Wilsonville, OR 97070
Contact: Jason Jordan, GM
jjordan4@republicservices.com
503-570-0626, Ext 228**

APPLICANT'S REPRESENTATIVES:

**Pioneer Design Group – Planning, Civil Engineering, Surveying
9020 SW Washington Square Dr., Suite 170
Portland, OR 97223
Contact: Ben Altman, Senior Planner/Project Manager
baltman@pd-grp.com
503-643-8286 Dir. 971-708-6258**

FACT SHEET:

Project Name: SORT Bioenergy, Organic Waster Recovery Facility

Type of Application: Stage II, Phase 2 Final Development Plan; with Site Design Review

Site Location: 10295 SW Ridder Road

Tax Lots: Portion of T3S R1W, Map 2C, Lot 600, (as Consolidated with TL 600, PLA Washington County), City of Wilsonville, Washington County

Land Area: Portion of Lot 600 (Consolidated with 601) 3.69 Acres, 160,766 sq. ft.

Comp. Plan/Zoning: Industrial/PDI-RSIA, Planned Development Industrial-Regionally Significant Industrial Area

Property Owner: Willamette Resources Inc. (WRI), wholly-owned subsidiary of Republic Services, Inc.

Design Team:

Planning, Civil Engineering
Pioneer Design Group
Ben Altman, Planning
Brent Fitch, PE
Tod Kelso, Survey Manager

Arborist
Morgan Holen & Associate
Morgan Holen

Landscape Architect
Macdonald Environmental Planning
Laurel McDonald

Facility Engineer
Pharmer Engineering
Jordi Figueras, PE

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I. Introduction

This application is submitted on behalf of Republic Services (property owner) and SORT Bioenergy, LLC (applicant). Willamette Resources Inc. (WRI), wholly-owned subsidiary of Republic Services, Inc. is the actual property owner, but will be referenced herein as Republic Services.

SORT Bioenergy is proposing to develop a commercial and industrial organic waste recovery facility (anaerobic digester) on property owned by Republic Services.

This proposed facility is a partnership between SORT Bioenergy, LLC and Republic Services, Inc. to initiate new programs with new technologies to help protect the environment through landfill diversion, energy recovery and nutrient recycling. No such technology is operating today in the metro region.

The requested Land Use actions include the following:

1. Stage II Development Plans for an anaerobic digester facility to process commercial and industrial food and other organic waste;
2. Waivers:
 - a. Equipment Setback, less than 30 feet;
 - b. Shade Trees, not in islands; and
 - c. Building/Structure Height over 35 feet
3. Type C Tree Removal;
4. Lot Line Adjustment transferring 3.69 acres of Tax Lot 600 (Consolidated) into Tax Lot 1400; and
5. Architectural and Site Design Review

This application is separate from, but related to and submitted concurrent with an Annexation Petition (Tax Lots 600 & 601, T3S R1W 2C) submitted by Republic Services. The annexation petition also includes: Comp Plan and Zone Map amendments; and 2016 Modified Stage I, PDI Master Plan, with Update Phasing Schedule.

No signage (other than on-site directional signs) is proposed at this time. Any signage, if determined necessary, will be minor and is anticipated to be covered by a separate Type I of II sign permit application.

SB 462

Senate Bill 462 establishes Pre-land use application agency and public review procedures for organic waste management facilities. Consistent with the Bill requirements the applicant has taken the following actions:

1. Initial informal pre-application meetings with City of Wilsonville occurred during the late summer of 2015;
2. A formal follow-up pre-application meeting with City of Wilsonville was conducted **(10-15-15)**;

3. The required Joint-Jurisdictional pre-application meeting including affected permitting agencies: City of Wilsonville, Washington County, Metro, and DEQ was conducted (12-3-15);
4. The required Community Public Information meeting was conducted (1-27-16), with required notices mailed to owners and occupants within ½ mile radius of the site (1-5-16), with notice posted in the Wilsonville Spokesman (1-6-16);

Pending:

5. City of Wilsonville hearings for Annexation and Plan/Zone Map amendments before the Development Review Board and City Council, are pending as part of the review process for this application;
6. City of Wilsonville Development Review Board hearing, for Site Development and Architectural review is also pending as part of the review process for this application;
7. DEQ Permit, including public comment period is pending; and
8. Metro franchise/contract hearing before Metro Council is pending.

Action items 1-4 are required to be completed prior to submittal of land use applications. For this project these required steps were completed in a timely manner as listed above, thereby complying with the SB 462 requirements, see SB 462 Index Tab for documented notices.

Annexation, with Lot Line Adjustment and Consolidation

As part of the prior approved development plan, Republic Services submitted documentation from Washington County for a Tax Lot Consolidation of Tax Lots 1400 and 1500, T3S R1W, Map 2C. This consolidation eliminated a property line conflict with the building overlapping the common property line. The consolidated Tax Lot is now just 1400.

Republic Services (WRI) also owns 10 acres immediately north of their facilities, including Tax Lots 600 & 601, T3S R1W 2C. These properties are currently within the Metro UGB, but are not within the Wilsonville City Limits. The current zoning is FD-20, Future Development, 20 acre minimum, by Washington County.

Republic Services (WRI) is submitting a Petition for Annexation, together with Comp Plan and Zone Map amendments (concurrent with this SORT land use application) to the City of Wilsonville.

The properties proposed for annexation are within the Coffee Creek Master Plan Area. Therefore, upon annexation, the properties will be designated Regionally Significant Industrial on the Comprehensive Plan Map, and zoned PDI-RSIA, Planned Development Industrial-Regionally Significant Industrial Area.

This Significant Industrial zoning allows for the uses anticipated, as permitted uses are essentially the same as the straight PDI zone. The City has previously found that the waste management and material recovery facilities are a permitted use. The SORT

facility is a material recovery facility, employing new technology for processing food scraps and other wet waste products.

Prior to the Annexation Petition, Republic Services processed a Property Line Adjustment to Consolidate Tax Lots 600 & 601, T3S R1W 2C (Wash Co. S15 00404). The purpose of this consolidation was to eliminate a non-conforming lot issue, as Tax Lot 600 did not have street frontage, as required by City Code.

In conjunction with these SORT development plans, Republic's is also requesting a Lot Line Adjustment to transfer approximately the 3.69 acres or 160,766 square feet of the SORT site, plus additional flag area for utilities from Tax Lot 600 (Consolidated) into Tax Lot 1400. In order to accommodate extension of private utilities into the SORT facility, the new lot includes a flag configuration extending out to Garden Acres Road.

With this consolidation all of the material recovery facilities and site improvements will be within Tax Lot 1400. The new combined lot area is 791492 square feet.

Brief History

Republic's current operations (tl 1400) is designated for Industrial use on the Comprehensive Plan. The implementing zoning is PDI, Planned Development Industrial.

Republic Services (WRI) currently owns Tax Lot 600, 601, and 1400, Map T3S R1W 2C. The initial site development (Tax Lot 1400) included their current Administrative Offices and solid waste Material Recovery Facility (MRF), (94DR18 and 99DB03). The MRF and related facilities were constructed by United Disposal and Willamette Resources in 1994-95. The existing MRF contains 59,796 square feet and 3,900 square feet of office space.

Last year (2014) under DB14-0032-0035 a 13,750 square foot maintenance building, located to the west of the MRF was approved and constructed, together with related paved truck parking and container storage.

2015 Phase 2 Project Description

Since the shop was added, Republic's plans have changed, as they are now under-going a high priority fleet conversion from diesel trucks to CNG vehicles, see details below. Site improvements related to this conversion were approved under DB15-0051, 0052, 0053 & 0057.

Time-fill fueling provides efficiency and cost savings. A time-fill station can be designed to fuel any given number of trucks in any given window of time. Typically, trucks return from their route at the end of a day and hook up to a time fill post for the night. At a specific time the fueling begins. The fueling is a slow fill process and can take up to several hours. This is generally done through the course of the night. Once the designated vehicles fill, the system sensors will shut down the fueling and the vehicles sit ready for their routes and assignments of the day.

Relative to parking it is important to understand that with this CNG Fueling configuration, the trucks will be refueled during the evening hours. Therefore, the stalls will be available during the work-day and will be used by the drivers for parking their personal cars. This double use of available parking eliminates the need to add more impervious paving.

2016 Stage I Master Plan – Updated with Annexation and SORT

Under the separate but related Republic Services application, with annexation and rezoning, a Modified Stage I Master Plan has been prepared. The new Master Plan reflects the annexation of Tax Lot 600 (Consolidated) and the proposed SORT Facility. It also reflects anticipated additional site development by Republic on the remainder of Tax Lot 600. The update plan also reflects infrastructure changes being coordinated with the City, related to facilitating implementation of the Coffee Creek Industrial Area Master Plan, and also reducing significant on-site impacts to Republic.

The key changes to the Coffee Creek Master Plan infrastructure is elimination of the anticipated extension of Kinsman Road from Ridder Road to Day Road. This alignment is being replaced by a re-alignment of the intersection of Ridder and Garden Acres Roads to create an enhanced north-south collector link to Day Road. With this change there is also a re-alignment of the sanitary sewer line extension from Ridder to Day Road, utilizing Garden Acres and Java Roads.

With the Garden Acres/Ridder re-alignment Republic's Master Plan has been revised to eliminate the third (west) access from Ridder Road. With this update, a third access is proposed for the annexed property from Garden Acres Road, at the north end of the property.

Phasing of anticipated site improvements has also been updated based on Republic's (local) preferred schedule. However, this schedule is subject to adjustment based on actual funding from Corporate for each fiscal-year. For example, the operations office addition was targeted for 2016 construction, together with additional parking on the annexed land. However, with the SORT proposal, and the CNG conversion, Corporate did not allocated funding for the office addition within 2016.

The proposed SORT facility has been incorporated into Republic's updated Master Plan. And the proposed development is consistent with the updated Master Plan.

Design Team

As required the Professional Design Team for this project includes the following:

- Pioneer Design Group, Planning, Civil Engineering and Surveying
- Pharmer Engineering, Facility Design Engineering
- Professional Service Industries, Geotechnical Engineering
- Morgan Holen & Associate, Arborist
- Macdonald Environmental Planning, Landscape Architect

Surrounding Development

To the north and west of the Material Recovery Facility is undeveloped industrial land, which is currently not within the City Limits, but is within the urban growth boundary, and included in the Coffee Creek Industrial Area Master Plan.

To the east is BPA Substation.

To the south is the Tarr Oil Card-lock fuel station, Hartung (Oregon) Glass and Interstate Trucking. The area to the south is not included in the Coffee Creek Industrial Area Master Plan.

Existing Access and Road Improvements

The consolidated annexed properties have frontage on SW Garden Acres Road. The SORT facility will have access from Ridder Road, through Republic's existing eastern driveway and truck scales. With the new collector street configuration, the curve radius will prohibit the anticipated third driveway off of Ridder Road. Therefore a new access is now proposed from Garden Acres Road, for access to the future employee parking area.

The Republic site, and subsequently the SORT site, has excellent collector street access via Ridder Road, which intersects with 95th Avenue, approximately one half mile to the east of the site. Southwest 95th Avenue intersects with SW Boones Ferry Road (arterial) just under a half mile to the north, with Boeckman Road (arterial) about one mile to the south.

As part of the initial development of the Material Recovery Facility (MRF), Ridder Road was improved to City standards (1991) and realigned with Clutter Street to form a continuous street section with urban design horizontal curve. The existing facility has two access drives off of Ridder Road.

As part of the 2014 land use approvals, Republic dedicated 11.5 feet for additional right-of-way along the site frontage on both Ridder and Garden Acres Roads. However, frontage improvements were deferred to a later phase, (see Development Agreement).

The western property line abuts SW Garden Acres Road, which is currently a cul-de-sac, at the north end, to stop through traffic out to Day Road. As noted, the City is amending the TSP to designate Garden Acres and Ridder Roads as a continuous collector link up to Day Road. This new alignment will result in a new intersection configuration for Grahams Ferry, Garden Acres and Day Roads at the north end.

Primary access for the SORT facility will be through Republic's existing eastern driveway, which links with the truck scales. All trucks in & out must cross the scales.

Existing Utilities

The subject site is currently served by a full range of urban services. There are city water, storm drainage, and sewer lines in Ridder Road.

Public Utilities

- Water – Republic’s development is serviced by a 12” water main within Ridder Road, which was extended as part of the initial development. There are three fire hydrants located on the property and the MRF is protected by a sprinkler system.

There is also an existing 18” water line in Garden Acres Road. Service to the SORT facility will be extended from this line.

- Sanitary Sewer Republic’s buildings are connected to the Seely Ditch basin sanitary sewer, via an 8” line extended across Ridder Road from the south.

There is also an existing 21” sewer line in Garden Acres Road. Service to the SORT facility will be extended from this line.

- Storm Water Storm water for Republic’s facilities is managed on-site, utilizing a series of catch basins and a water quality swale and detention pond, which discharge to an 18’ line in Ridder Road.

For the SORT facility storm water will also be manage on-site with catch basins, water quality facilities and a new detention pond, located in the southwest corner of the annexed property. This facility will connect to new storm facilities to be constructed with improvements to Garden Acres Road. The City’s Master Plan calls for an upgrade of the existing 18” storm line in Ridder Road to a 24’ line to serve Garden Acres Road.

- Private utilities provide electrical power, phone, cable, and gas to the site. All of these utilities currently serve the site and are adequate to support the proposed new development.

Because the SORT facility will include electrical power generation, the applicant has coordinated extensively with PGE and the Energy Trust of Oregon to provide the necessary on-site sub-station and system inter-connects. The PGE service will be extended from the existing pole (651) near the northwest corner of the annexed property. A temporary gravel access (10’ easement) for PGE maintenance will be provided within the standard 30 foot setback area along the northern property line. Ultimately as reflected in the Updated Master Plan, this temporary access will be upgraded to provide full vehicular access to Republic’s property for future phases (employee parking and container storage).

All the utilities for the SORT facility will be extended within the Flag of the Adjust Lot 1400.

Resolution of master planned arterial street, sanitary sewer and water line extensions not specifically associated with the SORT development are being addressed by a Development Agreement between the City and Republic Services. Resolution of some of these related facility design issues will require Plan Amendments, which are being prepared and processed by the City, per the Agreement.

Proposed – Stage II, Final Development Plans – SORT Organic Waste Recovery Facility

The Stage II Development Plans for SORT are being submitted within the 2 year window of Stage I Master Plan approval. This SORT application is being processed concurrently and sequentially with the Republic Services application, which includes the re-zoning and updated Stage I Master Plan.

Oregon Department of Environmental Quality (DEQ) estimates organic (food) waste comprises approximately 18% of municipal solid waste disposed in landfills today. Atmospheric decomposition of this organic waste, prior to landfill disposal, results in significant releases of methane gas into the atmosphere. Methane is a greenhouse gas that is 20 times more damaging than carbon dioxide.

In response to this waste management issue, SORT Bioenergy is proposing an organic waste recovery facility (anaerobic digester) on 3.69 acres (tl 600, Consolidated). The SORT facility will be constructed on leased land from Republic Services.

The access to this facility will be from Ridder Road via Republic's east driveway, as all trucks must pass over the scales both in and out-bound. Consequently, this application also includes a Lot Line Adjustment to transfer the 3.69 acres of the SORT facility into Tax Lot 1400, which contains Republic's current facilities.

This project will protect the environment through recycling of organic waste material. The facility proposed by SORT Bioenergy will convert food scraps into biogas energy and a nutrient-rich soil amendment for agricultural re-use. The project will accept delivery of source-separated food scraps and waste food liquids, such as grease trap waste. Delivered material will undergo pre-processing to remove packaging and other unsuitable materials. The reject materials are then routed to WRI's MRF. The remaining liquid materials are pumped into anaerobic digesters for conversion to biogas. The biogas will be removed from the digesters and converted to electricity via internal combustion engine driven generators.

Materials removed from the digester will be separated into liquid and solid fractions. The solid fraction will be taken offsite for re-use as nutrient soil amendment material for agricultural purposes. The liquid fraction may be seasonally taken offsite for use as an agricultural liquid nutrient. In non-growing seasons the liquid will be pre-treated and discharged to the City of Wilsonville Wastewater Treatment system under the City's Industrial Pretreatment program.

All material will be fully contained from the time it is picked-up from the customer until delivery to SORT Bioenergy's facility at WRI. The product that comes into the site is approximately 80% water and 20% solids. Currently, WRI receives this material and reloads the material for off-site processing at a distant location. This project will bring the processing to this location, also bringing renewable electricity to the community. It will also produce agricultural nutrients, as a by-product.

A preliminary site plan for the project is included as Figure C1.1. Architectural details are shown in drawings A1.0-A2.1, with processing equipment details shown in drawings M2.0 and M3.0. There are several distinct process elements to the project that are described in detail below.

Source-separated Food Scraps Receiving Building

Source-separated food scraps will remain fully containerized from the time of collection until the scraps are inside SORT Bioenergy's Food Scraps Receiving Building. Once the food scraps are inside the receiving building, the doors will be closed and the food scraps dumped onto the floor of the receiving building for processing.

Food scraps are processed with mechanical equipment grinding the food scraps and removing packaging material from the organic material. Food scraps are nearly 80% liquid, however, some make-up water will need to be added to make the material a "pump-able" liquid. This liquid material will be pumped into a blend tank prior to being introduced into the enclosed anaerobic digesters.

The receiving building will have air-handling equipment to capture and contain air within the building and remove odors through a bio-filter.

There will be wash water throughout the building to wash down surfaces and a floor drain collection system will convey wash water to the blend tanks for introduction into the anaerobic digestion system. Rejected packaging material will be stored in containers with lids and will be transfer over to WRI's MRF for final handling. All areas of truck travel between the two facilities will be paved.

Liquid Organics Receiving Tanks

Grease trap waste will be received at the site for anaerobic digestion processing. The material will be off-loaded to a below ground concrete receiving vault. Material from the vault will be pumped into a 20,000-gallon above ground, completely enclosed, storage tank. This tank will have heating elements to insure that grease does not settle out during temporary storage. The grease trap material will then be pumped daily into the Digestion Feed tank (described in next section).

Other liquid waste from food processing operations (i.e. milk, juice) will be transported to the site in enclosed tanker trucks. This material will be off-loaded directly to a below ground concrete receiving vault. Material from the vault will be pumped into a 20,000-

gallon above ground, completely enclosed, storage tank. The liquid organics material will then be pumped daily into the Digestion Feed tank (described in next section).

Digestion Feed Tank, Post Digestion Tank and Centrate Tank

There will be three above ground, fully enclosed tanks to hold organic liquids that originate from the food scraps anaerobic digestion process.

Organic materials from the de-packaging process will be pumped to fully enclosed Digestion Feed Tank where the material will be equalized for consistent feeding to anaerobic digesters. The Digestion Feed Tank is designed to hold 5 days of liquids and therefore the size of the tank is 250,000 gallons. Material from the Digestion Feed Tank will be continuously pumped to the anaerobic digestion tanks, 24 hours a day, 7 days a week.

A Post-Digestion Tank will equalize liquids pumped out of the digesters at an equal rate to the Digestion Feed Tank. Again, this will be 24 hours per day, 7 days per week. The Post-Digestion Feed Tank is designed to hold 5 days of liquids and therefore the size of the tank is 250,000 gallons.

Liquid materials will be removed from the Post-Digestion Tank on a batch basis for solids separation or de-watering. Liquids from dewatering will be stored in a Centrate Tank. The Centrate Tank will hold up to two days of de-watering liquids which equates to 100,000 gallons of storage capacity. The Centrate Tank will be a fully enclosed, above ground tank and liquids from the Centrate Tank will be pumped on a batch basis into the industrial wastewater pre-treatment system that will then discharge to the City of Wilsonville sanitary sewer system.

The height of each of the tanks will not exceed 30 feet.

Anaerobic Digesters

The facility will convert processed food scrap waste to biogas in two anaerobic digesters. The anaerobic digesters are fully enclosed tanks that host anaerobic bacteria that convert organic liquids to methane. The methane is collected in the top headspace of the tank where it is withdrawn at a constant rate. The methane gas from the digesters will be used as fuel for reciprocating engines to make renewable electricity that will be interconnected to Portland General Electric's supply grid.

Liquids from the anaerobic digesters are removed at the same rate that new liquids are introduced to the tank. These liquids are then sent to a separator device where the water is sent to a wastewater treatment facility. Solids from the separator will be conveyed into storage containers. The solids will be taken offsite for re-use as nutrient fertilizer.

The height of the anaerobic digesters will not exceed 40 feet and the diameter of the digesters will be approximately 75 feet.

Biogas Handling

Biogas from the anaerobic digesters will be drawn by vacuum to a biogas handling system where the gas undergo moisture removal and then is stored in a small sphere to balance and equalize gas flow into the internal combustion engines for electrical power generation.

There is also a gas flare, located on the northwest portion of the site, which is a required element of the as recovery process, and burns-off excess fuel. There is a 100 foot safety perimeter set around the flare, separating it from buildings and combustible materials.

Cogeneration Units

The biogas is converted to electricity via two CAT reciprocating engines and the electricity will be sold to Portland General Electric. The units will operate in an enclosed structure and will also deliver heat to keep the digesters at the required operating temperature.

Pump Buildings

There will be two buildings to house pumping facilities on the project. The digester pump building and biogas pump building locations are illustrated on Figure C1.1 and the dimensions are detailed in M2.0 and M3.0..

SORT Bioenergy's operation calls for the use of proven technology new to the metro area to process food scraps and liquid food processing waste instead of sending this waste to a landfill. A facility similar to the one proposed for Wilsonville by SORT Bioenergy is operating in Junction City, OR.

This operation is a partnership between SORT Bioenergy, LLC and Republic Services, Inc. to initiate new programs with new technologies to help protect the environment through landfill diversion, energy recovery and nutrient recycling. No such technology is operating today in the metro region.

Compliance Report Format

In the following sections, compliance with applicable Plan policies and Code provisions are addressed. Specific Comprehensive Plan policies and Code provisions determined to be applicable to this application are presented in *10 pt Bold Italic*, with our compliance response presented in 12 pt regular type.

II. Comprehensive Plan Compliance

Upon annexation, the subject property will be designated for Significant Industrial Use on the Comprehensive Plan Map. Consistent with the Industrial Plan designation, the property will be re-zoned to PDI-RSIA, Planned Development Industrial – Regionally Significant Industrial Area.

There are no identified flood plains or natural hazards or significant natural resource areas associated with this property. There are no protected resources (SROZ) on the site, however there is substantial tree cover, particularly in the eastern portion of the site. The property is also not within a designated Area of Special Concern, but it is within the Coffee Creek Master Plan area.

Industrial Development

Wilsonville is basically a compact City, for this reason all industrial development should be compatible with adjacent or nearby commercial and/or residential areas. Therefore, there is little need for more than one industrial designation. For all practical purposes, all development should be guided by the same general standards dealing with intensity, etc.

Policy 4.1.3 City of Wilsonville shall encourage light industrial compatible with the residential and urban nature of the City.

Implementing Measure 4.1.3.a Develop an attractive and economically sound community.

Implementing Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

Implementing Measure 4.1.3.c Favor capital intensive, rather than labor intensive industries within the City.

Implementing Measure 4.1.3.d Encourage industries interested in and willing to participate in development and preservation of a high-quality environment. Continue to require adherence to performance standards for all industrial operations within the City.

Implementing Measure 4.1.3.e Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

Implementing Measure 4.1.3.f Encourage a diversity of industries compatible with the Plan to provide a variety of jobs for the citizens of the City and the local area.

Implementing Measure 4.1.3.g Encourage energy-efficient, low-pollution industries.

Implementing Measure 4.1.3.h The City, in accordance with Title 4 of the Metro urban Growth Management Functional Plan, supports appropriate retail development within Employment and industrial Areas. Employment and Industrial areas are expected to include

some limited commercial uses, primarily to serve the needs of people working or living in the immediate Employment or industrial Areas, as well as office complexes housing technology-based industries. Where the City has already designated land for commercial development within Metro's employment areas, the City has been exempted from Metro development standards.

Implementing Measure 4.1.3.i The City shall limit the maximum amount of square footage of gross leasable retail area per building or business in areas designated for industrial development. In order to assure compliance with Metro's standards for the development of industrial areas, retail uses with more than 60,000 square feet of gross leasable floor area per building or business shall not be permitted in areas designated for industrial development.

Implementing Measure 4.1.3.j All industrial areas will be developed in a manner consistent with industrial planned developments in Wilsonville. Non-industrial uses may be allowed with a Planned Development Industrial Zone, provided that those non-industrial uses do not limit the industrial development potential of the area.

RESPONSE

The current and proposed uses for the property are industrial and similar to those of Republic's facilities, thereby being consistent with the Industrial Plan and Zone designations. While this property is designated regionally significant, the allowed uses are essentially the same as the straight PDI zoning applied to Republic's operations. Republic's (WRI) original planning approvals confirmed that the MRF is an appropriate industrial use, consistent with Wilsonville's goals and design objectives. These waste hauling and material recovery activities are an essential function with an urban environment.

There is significant tree cover on the property and development will require removal of a large number of trees. However, the site plan retains a 30 foot tree buffer along the north and east property lines. The SORT facility will be located on the eastern portion, which is necessary to align access with Republic's truck scales. At the same time, this location provides as much physical space as possible separating it from the rural residential uses on Garden Acres Road.

Now, with the Coffee Creek Master Plan, the properties surrounding the site are all planned for industrial use, even though there are still a few homes along Garden Acres Road. Ultimately the entire area to the north will be developed under the Coffee Creek Industrial Area Master Plan.

Consistent with *Implementing Measure 4.1.3.d* Republic Services has a proven 20-year track record of being very actively involved and willing to participate in development and preservation of a high-quality environment. The proposed SORT facility is a partnership with Republic, who will maintain the same high quality design. SORT Bioenergy is similarly very environmentally conscious and will maintain a high quality facility. The proposed bio-filtration system (air quality) will be similar to the system the City has employed at the Waste Water Treatment Plant. The proposed operations, monitoring and complaint response protocol will also mirror the procedures established for the City's plant, which is operated by CH2M.

Consistent with *Implementing Measure 4.1.3.e.*, the existing MRF has been located as to take advantage of existing transportation corridors such as the local arterial network and freeway. SORT has selected this location for the same reason, and also to take advantage of Republic's established location, and scales.

Consistent with *Implementing Measure 4.1.3.g* Republic Services is continually evaluating the energy-efficiency of their operations. The SORT facility has the potential for gas recovery, which may be utilized for electrical power generation. The digester operations is designed to enhance energy efficiency and promote clean air.

Based on the above findings the proposed development is consistent with the Industrial policies.

Public Facilities and Services

GOAL 3.1: *To assure that good public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.*

Primary facilities and services include: *those which significantly impact public health and safety and are directly linked to the land development process, in terms of service capacity, location, and design, or directly affect public health and safety. Therefore, adequate provisions must be made for these facilities/services prior to or concurrently with urban level development.*

These facilities and services include:

Sanitary sewer; Water service; Roads and transportation; Storm drainage; Fire protection; and Police protection and public safety.

Timing – Concurrency Issues

Policy 3.1.2 *The City of Wilsonville shall provide, or coordinate the provision of facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

Implementing Measure 3.1.2.a *Urban development will be allowed only in areas where necessary facilities and services can be provided.*

Implementing Measure 3.1.2.b *Development, including temporary occupancy, that threaten the public's health, safety, or general welfare due to a failure to provide adequate public facilities and services, will not be permitted. Development applications will be allowed to proceed on the following basis:*

- 1. Planning approvals may be granted when evidence, including listing in the City's adopted Capital Improvements Program, supports the finding that facilities/services will be available within two years. Applicants may be encouraged or required to plan and complete development in phases, in order to assure that the rate of development does not exceed the capacity of needed facilities/services.***
- 2. Building permits will be issued when planning approvals have been granted and funding is in place to assure completion of required facilities/services prior to occupancy. Applicants must sign a statement acknowledging that certificates of occupancy will not be given until adequate facilities/services, determined by the Building Official, after consulting with the City Engineer, are in place and operational. Parks, recreation facilities, streets and other transportation system improvements may be considered to be adequately in place and operational if they are listed in the City's***

adopted Capital Improvements Program, or other funding is committed for their completion within two years. In such cases, water, sewer, and storm drainage facilities must be available, to the satisfaction of the City Engineer, on at least a temporary basis, prior to occupancy.

3. *Final certificates of occupancy will not be given until required facilities/services are in place and operational. Temporary certificates of occupancy may only be granted when the Building Official determines, after consulting with the City Engineer, that needed facilities and services will be in place and operational at the conclusion of the time period specified in the temporary certificate of occupancy. Nothing in this policy is intended to indicate that a temporary certificate of occupancy will be granted without assurance of full compliance with City requirements.*

Paying for Needed Facilities and Services

Policy 3.1.3 The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services, or those benefiting from such facilities and services, pay for them.

Implementing Measure 3.1.3.a Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDC's) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.

RESPONSE

The subject site has easy access to the full range of urban services. Generally services will be extended from the existing system located within Garden Acres Road.

The proposed SORT facility will not have any significant impact on the City's existing services and facilities. There will, however, be additional demand for sanitary sewer (both office and digester net waste water), water, and storm drainage systems. But, all waste water will be pre-treated prior to discharge to the City's system.

The existing city systems currently provide more than adequate service to support the existing and proposed new level of development. No major system improvements are needed to support this development. However, some minor line extension may be required.

The subject site (access through Republic) is currently served by a full range of urban services. There are city water, storm drainage, and sewer lines in Ridder Road and Garden Acres Road, as outlined below. While access to the SORT facility will be from Ridder Road, through Republic's scales, all utilities to the facility will be extended from Garden Acres Road.

- Water Current site improvements (Republic) are serve from a 12" water main in Ridder Road. There are three fire hydrants located on Republic's property, served by an 8" line, and all of their buildings are protected by sprinkler systems.

The SORT facility will be served by extending a service lateral from the 12' line in Garden Acres Road. This line will be looped with the existing 8" water line, which is part of Republic's on-site system. The structures will also be protected with sprinkler systems. Tualatin Valley Fire & Rescue has confirmed that no additional fire hydrants will be necessary, but a secondary access is being provided along the western boundary of the site, consistent with fire district standards, and the building will be equipped with a sprinkler system.

The City is now served by a Willamette River Treatment Plant, which provides ample water supply for both current and future use demands. The City also maintains its original well system as back-up supply.

- Sanitary sewer Republic's facilities are connected to the Seely Ditch basin, via an 8" line extended across Ridder Road from the south. This 8" line connects with the 21" line in Peter's Road.

There is also an 18' line in Garden Acres Road, which will service the SORT facility.

Industrial waste water from the digester process will be pre-treated on-site, consistent with City standards, before being released to the City system. The facility will be operated by a small staff of 6 people, so office use will not have any significant increase in service demand.

- Storm water Republic's storm water is managed on-site and directed to a detention/water quality facility at the southwest corner of the site.

Storm water for the SORT facility will be managed on-site, utilizing a series of catch basins and a water quality/detention facility at the southwestern frontage of Tax Lot 601, with the controlled outfall to a line extended up Garden Acres Road from the 18" line in Ridder Road. It is noted the 18" line is identified in the Coffee Creek Plan to be replaced with a 24" line. Appropriate erosion control measures will be employed during construction, as required by code.

The City has adopted new Storm Design Standards. The applicant has initiated geo-technical infiltration analysis to determine the feasibility of on-site infiltration. Once the results of the study are complete, the Storm Drainage Report and Site storm system will be re-evaluated for appropriate and necessary revisions.

- Private utilities provide electrical power, phone, cable, and gas to the site. All of these utilities currently serve the site and are adequate to support the proposed new development.

Because the SORT facility will include electrical power generation, the applicant has coordinated extensively with PGE and the Energy Trust of Oregon to provide

the necessary on-site sub-station and system inter-connects. The PGE service will be extended from the existing pole (651) near the northwest corner of the annexed property. A temporary gravel access (10' easement) for PGE maintenance will be provided within the standard 30 foot setback area along the northern property line. Ultimately as reflected in the Updated Master Plan, this temporary access will be upgraded to provide full vehicular access to Republic's property for future phases (employee parking and container storage).

The City has anticipated growth in the Coffee Creek area, and has done a very good job, developing utilities master plans to serve this area. In addition, when the Coffee Creek Correctional Facility was developed the City coordinated with the Department of Corrections to over-size utility lines to accommodate future growth.

Therefore, we conclude that adequate sanitary sewer, water and storm drainage facilities and services are available to serve the proposed expansion project including the truck maintenance facility. No new on-site system improvement will be necessary. Therefore this application complies with Policy 3.1.4 and Implementing Measures 3.1.4.e and f., and with Policy 3.1.7, and Implementing Measures 3.1.7.c., d., e., h., n., p., r., s., and t.

Fire Protection Plan

Policy 3.1.8. The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

Implementing Measure 3.1.8.a All development plans, as approved by the Development Review Board, shall be approved by the City's Building Division for consistency with the state Uniform Fire Code (as amended by the Tualatin Valley Fire and Rescue District and subsequently adopted by the City of Wilsonville).

Implementing Measure 3.1.8.c. The City shall require that all buildings be designed to a maximum, fire flow rating of 3,000 GPM at 20 p.s.i. or such other standard as may be agreed to by the City and Fire District.

RESPONSE

The Tualatin Valley Fire and Rescue District serves Wilsonville. The District has a fire station located on Kinsman Road, which is approximately 2 miles to the south from the subject site. There is a second fire station located on Elligsen Road across from Argyle Square, which is less than 1.5 miles from the site. The District maintains adequate fire protection and fire fighting capability to serve the city, and has a record of excellent response times.

There is an existing hydrant on Republic's site (TL1400) approximately 100 feet from the entry to the site. No additional hydrants will be necessary, but the existing hydrant near the entry to the site will be relocated to the north, with a fire department connection (FDC) provided at the west side of the entry drive.

In addition a secondary access is being provided along the west boundary, and the buildings will all be protected by sprinklers. The building design and fire protection system has been designed consistent with the 3,000 GPM fire flow standards.

Therefore Policy 3.1.8 and Implementing Measures 3.1.8a & c are met.

Roads and Transportation System Plan

The SORT site does not front on Ridder Road, but will take access from Republic's existing eastern driveway, utilizing their truck scales.

Ridder Road is designated as a Collector Street in the 2013 Transportation System Plan (TSP). It is also designated a "Freight Route", but is not designated a "Bike Route".

Ridder Road intersects with 95th Avenue to the east and Grahams Ferry Road to the west, both of which are designated Minor Arterials. There is a traffic signal at the intersection of Ridder and 95th Avenue, about a half mile to the east. This gives the proposed development quick and easy access to one of the city's only 3 east/west freeway crossing, thus allowing for excellent accessibility.

As noted, the City is processing a TSP amendment, which will eliminate the Kinsman Road extension, and re-align Ridder/Garden Acres Roads as a continuous collector street up to Day/Grahams Ferry Roads.

The City TSP provides for a network of streets which serve the east side or the west side, with only three connection points east-west across I-5. The base arterial network includes:

East/West: Wilsonville Road, Boeckman Road and Elligsen Road.
North/South: Grahams Ferry Road, 95th Avenue, Kinsman Road, Parkway Avenue/Town Center Loop W., and Canyon Creek Road

The recent extension of Boeckman Road to Grahams Ferry Road has provided an alternative east-west route resulting in a reduction of the trip levels on both Wilsonville and Elligsen Roads.

At the time of original construction the frontage of the property along Ridder Road was constructed consistent with the Transportation Master Plan in effect at that time (1990). The current improvements include a 60 foot right-of-way, with 40 foot paved travel lane section curb-to-curb, and curb-tight 5 foot sidewalk, along the north side.

However, the recently update 2013 Transportation System Plan (TSP) has changed the collector street design standards, to include a planter strip, with off-set sidewalk, and bike lanes. The new right-of-way standard now calls for 69-93 feet. The City's new street standards required provision of bicycle facilities and sidewalks on all new streets, even if they are not designated as a "Bike Route."

Consequently, as part of the maintenance facility improvements, Republic dedicated an additional 11.5 feet for right-of-way for both Ridder and Garden Acres Roads. But, frontage improvements to the new standard were deferred to a latter phase of development. As part of their Petition to Annex, Republic will be executing a Development Agreement, which will address and assign financial responsibilities (City & Republic) relative to necessary road improvements associated with full development of Republic's three properties.

The current traffic impacts for Republic's operations were considered as part of the prior approval for the maintenance shop, and accounted for the existing 58 truck fleet, and the transfer of maintenance employees from Sherwood to Wilsonville. It is also noted that the now Phase 3 maintenance office expansion was accounted for in the prior DKS Traffic Impact Report.

A new Traffic Impact Report has been prepared by DKS for the SORT facility. The report concludes this facility will maintain adequate service levels above the "D" LOS permit standard. Provision of all off-site infrastructure improvements is being addressed through Republic's Development Agreement with the City.

Conclusion – Urban Services

All necessary primary urban services are and will be available, with adequate capacities, to support the proposed development.

COFFEE CREEK INDUSTRIAL MASTER PLAN (APRIL 23, 2007)

MASTER PLAN

The Master Plan is described in the text below and illustrated in Figure 2. The Master Plan was selected following the development and evaluation of two land use/transportation alternatives. Please refer to Appendix D for a summary of the evaluation results.

Land Use and Development Plan

ZONING

In adding the Master Plan area to the UGB, Metro required the City to agree to plan the land to be used for Regionally Significant Industrial purposes: which allow large lot and standard industrial users; and limit non-industrial uses. When land in the Master Plan area is annexed to the City of Wilsonville, the land shall be zoned Planned Development Industrial – Regionally Significant Industrial (PDI-RSIA).

Planned Development Industrial – Regionally Significant Industrial Area (PDI-RSIA) is the City's newest industrial zone district. This zone designation currently applies to the Coffee Creek Master Plan area and two others in the city. It is appropriate for most light manufacturing, warehousing, distribution, and flex uses. Corporate headquarters and technology campuses are also allowed. Retail and service uses are allowed as long as their uses are limited

in floor area as to not exceed 3,000 square feet per use in one building, and not more than 20,000 square feet in multiple buildings. Office uses must not exceed 20% of total floor area within a site.

Prohibited uses include any use that violates performance standards regarding: screening of outdoor storage; vibration; emission of odorous gases; night time operations; heat and glare; dangerous substances; liquid and solid wastes; noise; electrical disturbances; discharge standards; open burning; and unscreened outdoor storage.

The PDI-RSIA designation will help meet the Region's documented needs for high wage light industrial development, and provide a land use type that is compatible with surrounding industrial uses, and the Coffee Creek Correctional Facility.

Key development assumptions associated with the PDI-RSIA planning designation are shown on Tables 3 and 4.

Table 3
Permitted Uses within PDI-RSIA Zone District
Industrial Uses

Industrial Uses	
Warehousing & distribution	P
Outdoor Storage (with proper screening)	P
Product assembly and packing	P
Light manufacturing and processing	P
Motor vehicle services (ancillary only)	P
Fabrication	P
Office complexes- technology or corporate headquarters	P
Call Centers	P
Research & Development, laboratories	P
Industrial Services	P
Product repair, finishing and testing	P
Residential Uses	p
Residential Uses (not to exceed 10% of total floor area)	p
Commercial Uses	P
Service or retail uses (not to exceed 3,000 s.f. in floor area in single building or 20,000 s.f. within multiple buildings.	P
Office complexes (not to exceed 20% of total floor area within a site)	P
Training facilities with primary purpose to meet industrial needs	P
Temporary buildings or structures (removed within 30 days)	P
Public and Other Uses	P
Public facilities (e.g., utilities, school district bus facilities, public works yards, vehicle storage)	P
Accessory Uses, incidental to permitted uses	P
Expansion of buildings or uses approved prior to Oct. 25, 2004 of up to 20% of added floor area and/or 10% of added land area	p
Other uses, per judgment of Planning Director to be consistent with purpose of PDC Zone	P
Public park and recreation facility and open space	p

Notes: P = Permitted Use. Source: Wilsonville Development Code, Chapter 4, Section 4.135.5.

TABLE 4
Development Assumptions for PDI-RSIA Zone District

<i>Parking</i>	<i>0.3 spaces/1,000 square feet of building area for storage, warehouse, wholesale, rail or truck freight operations. Maximum of 0.5/1,000 sq.ft. 1.6 spaces/1,000 minimum for manufacturing establishments. No maximum limit.</i>
<i>Setbacks</i>	<i>Front: 30 feet Side/back: 30 feet</i>
<i>Landscaping and Open Space</i>	<i>At least 15% of the site must be landscaped. Parking lots with more than 200 cars require additional tree planting, and pedestrian paths.</i>
<i>Design Review and Performance Standards</i>	<i>New Design Overlay Zone recommended for properties fronting Day Road. Additional performance standards apply to: screening of outdoor storage; vibration; emission of odorous gases; night time operations; heat and glare; dangerous substances; liquid and solid wastes; noise; electrical disturbances; discharge standards; open burning; open storage; light pollution and inadequate landscaping.</i>
<i>Design Review and Performance Standards</i>	<i>There are no tax lots greater than 50 acres in the Master Plan area. Parcels less than 50 acres are allowed land divisions in conformance with an approved site master plan. Minimum lot size dimensions are 160 feet by 160 feet.</i>
<i>Maximum Structure Height</i>	<i>No set minimum or maximum.</i>

RESPONSE

The proposed SORT facility is not specifically listed, but is similar in operations with Republic Service’s Material Recovery Facility, which has been determined to be a permitted use in the PDI zone. The RSIA uses are essentially the same as the straight PDI zone. Like Republic’s operation, the SORT facility will generally be considered as a processing facility, but also will include distribution and laboratory functions, all permitted industrial uses.

Relative to the Performance Standards for noise and odor emissions, the PDI zone include basic industrial performance standards, which implement this Plan provision. In addition, the City’s Nuisance Regulations also include more strict performance standards.

The SORT facility will be designed, constructed and operated in a manner to minimize emission of objectionable noise and odors. It is be design with a vacuum (negative pressure) system, and will include a bio-mass air filtration system. This air filtration system is very similar to the system the City employees at the Waste Water Treatment Plant. It will be operated and maintained in a very similar manner, with a mirrored incident or compliant response protocol. More specific details are provided regarding compliance with applicable performance standards in the Code section below.

SORT will also establish a “Nuisance Complaint Response Program, consistent with the program now in place for Republic Services. Republic has now been in operation since 1995, and has received zero complaints.

NOTE: The applicant believes it is important to recognize in that The MRF has been receiving the food/wet waste material at about 15,000 tons per year. With this proposed development these materials will now go directly to the SORT facility for processing and not to the MRF.

CONCLUSION – Comprehensive Plan & Coffee Creek Master Plan Compliance

Based on the response findings above, the applicant has demonstrated that the proposed Development Plans will be in full compliance with the applicable policies, objectives, and implementing measures of the Comprehensive Plan, Transportation System Plan, Utilities Master Plans, and the Coffee Creek Master Plan.

III. Development Code Compliance

Consistent with the Regionally Significant Industrial designation on the Comprehensive Plan, the subject property will be zoned PDI-RSIA, Planned Development Industrial-Regionally Significant Industrial Area. The PDI-RSIA and other applicable zoning standards are addressed in the following sections. To simplify the format, Code provisions are generally addressed in the order in which they appear in the Code.

Section 4.117. Planned Development Industrial.

(.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4.135 (.07) (PDI Zone).

Section 4.118. Standards applying to all Planned Development Zones:

(.01) Height Guidelines: In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.*
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.*
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.*

RESPONSE

The City has not adopted an "S" Overlay zone for the area of Republic's facilities nor for the annexed properties. The proposed height of the SORT building is within the code standards and can be adequately protected by available fire-fighting apparatus.

There is limited nearby rural residential development to the north. The closest home is located northwest of the site and fronts on Garden Acres Road, providing approximately 1000 feet of physical separation from the facility. In addition, the Site Plan provides retention of a tree buffer along the north property line, and additional landscape screening will be provided along the western edge of the development. There are also substantial trees to the south providing a good visual buffer from Ridder Road.

The height of the equipment in the yard varies from 4-40 feet, with the Digester tanks being 40 feet tall. A cross-section elevation (east/west) elevation view of the equipment yard has been provided, see Sheet A3.1. The western most Digester and the Bio-gas storage vessel are located within the standard 30 foot setback, so a Waiver is being requested, as addressed below. However, none of these improvements will create any conflicts with views of Mt. Hood or the Willamette River, as neither of these scenic features are visible from the property, due to trees and other buildings, plus topography to the east and distance from the river.

Therefore the development complies with the applicable provisions of this section.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. minimum lot area;*
- 2. lot width and frontage;*
- 3. height and yard requirements;*
- 4. lot coverage;*
- 5. lot depth;*
- 6. street widths;*
- 7. sidewalk requirements;*
- 8. height of buildings other than signs;*
- 9. parking space configuration;*
- 10. minimum number of parking or loading spaces;*
- 11. shade tree islands in parking lots, provided that alternative shading is provided;*
- 12. fence height;*
- 13. architectural design standards;*
- 14. transit facilities; and*
- 15. solar access standards, as provided in Section 4.137.*

RESPONSE

The applicant is requesting two waivers:

1. The western most Digester and the bio-gas storage vessel for the generators are located within the standard 30 foot setback; and
2. The landscaping design provides for shade trees adjacent to the parking area, rather than in islands in the parking row.
3. Building and Digester heights over 35 feet.

Waivers

Waivers may be granted provided they are consistent with the purpose and objectives of the planned development regulations.

Section 4.140. Planned Development Regulations.

(.01) Purpose .

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

B. It is the further purpose of the following Section:

- 1. To take advantage of advances in technology, architectural design, and functional land use design;*
- 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;*
- 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.*
- 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;*
- 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.*
- 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.*
- 7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.*
- 8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.*

RESPONSE

The two waivers are requested as a practical design consideration, given the intense utilization of the property including Republic's existing operations and SORT's proposed operations. Compliance with the PD provisions are as follows:

Reduced Setback

The reduced setback for the equipment is considered appropriate given the fact that the proposed west property is likely an interim situation. It is anticipated that in a future phase the MRF will be expanded, and at that time, this property line will most likely be adjusted again. But, even if it isn't, the Republic will remain the owner of both tax lots, and therefore have the ability to adjust the design of the future expansion of the MRF to accommodate necessary separation of structures, but not necessarily relative to the property line, which is allowed per the purposes of this Section of the Code. In essence, in this situation, they are encroaching upon themselves, and can adjust future building and structure separations to meet building and fire, life, safety codes.

Parking Shade Trees

For the parking, the Site Plan is designed to provide employee parking as close to the Development, but because of the heavy truck activity and the need for wide turn radii to and from the scales. Providing tree islands within the parking area is not practical. Therefore, as is allowed, per Section 4.155(.03)B.2.a, the required shade trees are provided to the east and north of the parking.

4.155(.03)B.

2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.

a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B)(3.). A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.

Building Height

The proposed receiving building is 39 feet tall, and the digesters are 40.5 feet. The applicant is requesting a waiver for the height over 35 feet. This height waiver is necessary based on the design functions for the building and digesters. The building height is necessary to accommodate tilt-trailers, and the digester height is a matter of capacity (height & diameter) and the available land area requires the height.

One of the primary considerations for initially setting the height standard at 35 feet, was the then limited capability of the fire district's equipment. However, TVF&R now has aerial fire-fighting equipment capable of exceeding the 35 foot limit. The District has reviewed the proposed plans and has approved emergency access provisions, which also include a sprinkler system for the building, and secondary equipment access. In addition these structures are located on the eastern portion of the site, far from the roads, and adjacent to the BPA right-of-way.

Generally, consistent with the purposes of the PD section, these waivers are requested within the context of the larger Republic Master Plan. The updated master combines anticipated development on multiple, "tracts of land sufficiently large to allow for comprehensive master planning." Further, the intent of these provisions is to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations. This area is designated for industrial development, as is proposed, and is being master planned consistent with the PDI provisions. The requested flexibility is necessary to accommodate the specific site activities, while maintaining safe and functional design and operations.

The new SORT facility is being designed as a complimentary function to Republic's MRF, and access, parking and setbacks all combine to provide a harmonious relationship between buildings, uses and activities occurring on the property.

The SORT facility clearly is designed to take advantage of advances in waste management technology, and functional land use design. The site design recognizes the challenge of fitting large buildings and processing equipment in a compact area, to provide maximum efficient utilization of the property, including preservation of future development potential. It is within this context that the applicant is seeking to deviate from rigid established patterns and land use standards, while producing a comprehensive development equal to or better than that resulting from strict application of the code.

The purposes of the PD provisions specifically allow for flexibility of design in the placement and uses of buildings, circulation facilities and off-street parking areas, to more efficiently utilize potentials of sites characterized.

Allowing the requested waivers in no way affects the intent of this Section to allow development only where necessary and adequate services and facilities are available. As demonstrated within the Code Narrative, all required services are available and adequate to support the proposed development. Therefore the waivers are consistent with the intent of the Code.

This SORT property does not have direct street frontage. However, it is owned by Republic Services, and access will be provided through their facilities, from Ridder Road, utilizing their truck scales. Republic will be leasing the land to SORT.

Therefore direct street access is not necessary, because as part of the Republic Annexation, they are also requesting a Lot Line Adjustment and Lot Consolidation, which resolves the access issue.

A sidewalk will be provided from the employee parking area to the southwest corner of the main receiving building, where a door provides access. For access to the main office entrance, safety striping will be used along the front of the building. In addition, a paved pathway will be extended from Ridder Road through the trees up the east perimeter of T1 1400 connecting with the sidewalk to the building.

We believe the underlying intent of the code, regarding sidewalks, is to provide safe non-vehicular access to buildings from public streets. But, in this case, the intervening industrial activities, with significant truck maneuvering creates an un-safe pedestrian environment, which is counter to the intent of the code.

Therefore in order to meet the code requirement, the applicant is proposing a paved pathway through the wood area along the eastern boundary. The southern portion of the area has been landscaped as a memorial garden for Richard Brentano, the original owner of United Disposal (now Republic Services). A card-lock gate will be installed in the perimeter fence at Ridder Road for access to the pathway.

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. open space requirements in residential areas;

2. *minimum density standards of residential zones;*
3. *minimum landscape, buffering, and screening standards;*

RESPONSE

The applicant is not requesting any Waivers from these standards.

C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:

1. *maximum number of parking spaces;*
2. *standards for mitigation of trees that are removed;*
3. *standards for mitigation of wetlands that are filled or damaged; and*
4. *trails or pathways shown in the Parks and Recreation Master Plan.*

RESPONSE

The applicant is not requesting any Waivers from these standards.

D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

RESPONSE

Generally the Site Plan is consistent with this criterion, in that standard industrial 30 foot setbacks are provided. No waivers are being requested.

E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:

1. *Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low density development.*
2. *Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.*
3. *The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street.*
4. *Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
5. *Location and size of off-street loading areas and docks.*
6. *Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
7. *Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.*
8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*

9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.

10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.

11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.

12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.

RESPONSE

The site improvements have been designed to comply with all applicable standards, including the 30 foot perimeter setbacks, except along the west boundary, where a waiver is requested for reduced setbacks for the digester and bio-gas storage tank are being requested, as addressed above.

The adjacent streets all have adequate rights-of-way and therefore no dedication of property for streets, pathways, and bicycle pathways is required to comply with adopted Facilities Master Plans.

Therefore the development complies with the applicable provisions of this section. At this time the applicant does not know what specific Conditions of Approval might be applied. Therefore the applicant reserves the right to comment on any Conditions once the staff report is made available.

(.08) Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.

(.09) Habitat-Friendly Development Practices. To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

RESPONSE

There are no identified wetland resources associated with this property. There is also no designated or protected SROZ on, adjacent to or near the site.

A detailed inventory of existing trees has been completed by the Project Arborist. The proposed site improvements will require removal of 157 trees, as addressed in the Arborist's Report, and reflected on Tree Removal and Protection Plan Sheet.

Appropriate tree mitigation will be provided consistent with the Code. Because of the number of trees and the existing and proposed site improvements, it is anticipated that the majority of tree mitigation will be by payment to the City's Tree Fund. Therefore this development will not result in loss or damage to any protected resources, without appropriate mitigation.

Section 4.135.5: Planned Development Industrial – Regionally Significant Industrial Area
(.01) Purpose. The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

(.02) The PDI-RSIA Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.03) Uses that are typically permitted:

- A. Wholesale houses, storage units, and warehouses.*
- B. Laboratories, storage buildings, warehouses, and cold storage plants.*
- C. Assembly of electrical equipment, including the manufacture of small parts.*
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.*
- E. Office Complexes-Technology (as defined in Section 4.001).*
- F. Experimental, film or testing laboratories.*
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.*
- H. Motor vehicle service facilities complementary or incidental to permitted uses...*

N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

RESPONSE

As stated, the purpose of the PDI-RSIA Zone is, “to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses”.

The MRF and Disposal operations conducted at this site have previously been approved as allowable industrial uses in the PDI Zone, generally considered to the processing and

treatment of waste materials. The proposed SORT facility is functionally an extension of Republic's current uses, which employs state-of-the-art technology for processing food scraps and other commercial and industrial organic or wet waste.

It is expected that by-products will be wholesaled to other vendors, such as Pro-Grass, but there will be no retail uses associated with this new development or the campus in general.

Therefore the proposed development and uses are allowed uses consistent with the purpose of the PDI-RSIA Zone. See also responses to Performance Standards, Section 4.135.5(.06) below.

(.04) Block and Access Standards:

The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

RESPONSE

The existing development, lotting pattern and abutting road network establish the existing block spacing. The 2013 TSP does anticipate future new roads that could directly affect this development. However, the City is processing a TSP amendment, which will result in road alignments that minimize on-site impacts for Republic.

The 2013 TSP and the Coffee Creek Master Plan anticipated a future extension of Kinsman Road, north of Ridder Road to Day Road. The projected alignment for this road is up the east side of the subject site. However, this alignment has been proven to not be feasible due to excessive costs associated with site impacts and improvements within the BPA right-of-way. Consequently the City has initiated a TSP amendment that eliminates the Kinsman alignment and provides a new collector link to Day/Grahams Ferry Roads via Ridder/Garden Acres Roads.

NOTE: It is noted that the anticipated Kinsman alignment would force a complete re-configuration of Republic's current access and on-site circulation.

City Plans also identify improvements to Collector standard for Garden Acres Road. And, the Plans call for a new east/west connection (Java Road). However, the subject site does not front on either of these streets, so there is no direct impact. These future road improvements are addressed, as applicable, in Republic's Development Agreement.

Therefore the proposed development complies with the PDI-RSIA zoning provisions in this section.

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

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

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

C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.

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

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

F. Heat and Glare.

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

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

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

H. Liquid and Solid Wastes:

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

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

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

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

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

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

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

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

residential uses are also prohibited.

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

RESPONSE

While the general type of use is allowed, this section, which is different from the standard PDI provisions, actually requires proof of compliance with these performance standards as part of the determination of “permitted use.” As worded, a use is “prohibited’ unless it meets these standards.

Similar to prior Republic Services approvals (straight PDI), all of the buildings and operations are designed to comply with the above performance standards. This facility will function much like the City’s waste water treatment plant (anaerobic digester) in terms of processing food and other organic waste products. But, in this case materials will be delivered to the site by trucks, rather than pipes, as with the City’s treatment plant.

The SORT facility is designed, and will be constructed and operated in a manner to minimize emission of objectionable light, noise and odors. Once material is delivered to the site, it is managed within a wholly contained processing system. The facility is designed with a vacuum (negative pressure) system, and will include a bio-mass air filtration system.

The SORT facility has been designed, and will be constructed and operated maintaining consistency with these standards, in methods and practices addressed in more detail below. Equipment design, function and operations protocol is summarized in the following section of this Response.

There is an interim rural residential area to the northwest of the property along Garden Acres Road. However, all surrounding properties are industrial or are designated for industrial under the Coffee Creek Master Plan. The Project’s overall site design has given appropriate attention to minimizing off-site impacts, such as noise emitting door openings, truck deliveries and equipment operations.

Operations within Enclosed Structures

All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings or within enclosed processing equipment. No open outdoor storage is proposed.

Vibration

The proposed operations and types of equipment are not of the nature that will generate ground vibration, which will be measurable outside of the buildings or at any boundary line of the property.

Emission of Odorous Gases

The SORT facility will be designed, constructed and operated in a manner to fully manage and mitigate emission of objectionable odors. The building is designed with a vacuum (negative pressure) system, and will include a bio-mass air filtration system.

Additional enclosed processing and air handling equipment is utilized to further control odorous emissions, as addressed in more detail in the following section regarding the more technical aspects of the processing system.

NOTE: Republic has now been in operation since 1995. This excellent history is important to recognize in that the MRF has been receiving food/wet waste material at about 15,000 tons per year. This material is sorted and reloaded and then transported to an off-site processing facility. The MRF is not a sealed building and does not include a negative air pressure and bio-mass air filtration system like the proposed new building. Even without these additional environmental controls, there have never been any noise or odor complaints filed.

With the proposed SORT facility these organic materials will now go directly to the SORT facility for processing and not to the MRF. This facility is being designed with additional focus on environmental management technology to control sound and odor emissions. Once the material enters the building, it remains fully contained within enclosed equipment, so it is not exposed to the ambient air. A bio-filter is also provided to further control discharged air from the facility.

As outlined below, SORT will establish a “Standard Operations Protocol” and will further establish a “Nuisance Complaint Response Program, consistent with the program now in place for Republic Services. This response protocol will be the same as employed by the City at the Treatment Plant.

Specific Compliance with Odor Ordinance

The facility will receive source separated food scrap waste that is collected from within the Metro Region. The main components in food scrap wastes are proteins, carbohydrates and fats, which contain various combinations of carbon, hydrogen, oxygen, nitrogen and sulfur. The decomposition of food materials is a well-known, natural process that begins as soon as plant and animal organisms cease to be living organisms. This decomposition is generally slow and steady.

A byproduct of decomposition of food scrap is odorous compounds and these odorous compounds are present in every collection container from restaurants and food service

businesses throughout the City of Wilsonville and the Metro Region. Enclosed collection containers effectively contain these odorous compounds and prevent nuisance conditions.

Source separated food scrap waste from these containers will be collected and delivered to the SORT Bioenergy facility. The materials will be delivered to a fully enclosed receiving building. The building will have air-handling equipment that will maintain negative air pressure in the building when the receiving doors are closed. There will be monitoring equipment that will ensure that the building is sealed and negative air pressure is maintained.



The receiving bay doors will open and close for deliveries. Food scrap material is dumped on the delivery floor at the far end of the building away from the delivery doors. Air-handling ducting will focus air intake over the food scrap tipping floor area and this will prevent odorous compounds from exiting the building during deliveries.





Republic has been receiving this exact material at the WRI facility for the past decade without any odor complaints. The new receiving building will fully contain any odorous compounds associated with delivery of the food scrap material.

The food scrap material on the receiving bay tipping floor is then pre-processed by mechanical grinding, mixing and separation. An illustration of this equipment is presented below:



A dividing wall within the receiving building separates the location of this equipment. There is air-handling ducting that focuses air intake around these equipment components. This side of the building is able to demonstrate negative air pressure just like the tipping floor side of the receiving building.

Our technology partner, GE Water and Process Technologies, has seven reference facilities that are able to fully contain odorous compounds in a receiving building for delivery and pre-processing of source separated food scrap material. An illustration of one of the receiving bays and equipment pre-processing area with the air-intake ducting is presented below:



The foul air will be drawn from inside the receiving building via vacuum fan through the ducting to a biofilter for destruction and removal of odorous compounds. Biofilters are a common treatment technology for removal of odorous compounds and are often selected due to:

- A high reliability of operation resulting from simple operations that do not require more complex operations like caustic scrubbers with chemical addition or bio-scrubbers with nutrient addition;
- The ability to effectively treat a wide range of odorous gas compounds;
- The ability to operate under a wide range of loading rates; and
- Lower energy and water use when compared to other technologies.

Microbes remove odors from the air stream with digestive enzymes that degrade odorous compounds. The technology provider for the biofilter system is Bohn Biofilter. Bohn Biofilter offers an industry leading performance guarantee and has hundreds of reference facility installations including the following in the Metro area:

Clean Water Services Durham Wastewater Treatment Facility,
Clean Water Services Forest Grove Wastewater Treatment Facility
Troutdale Water Pollution Control Facility
Camas Wastewater Treatment Facility
Ranier Wastewater Treatment Facility

The important design considerations are the filter medium, the gas residence time and foul air capture. The filter medium, also called biofilter media, chosen here is a sand/soil blend that has the benefits of an inorganic substrate with greater surface area for greater gas adsorption. A water film rich in microorganisms that consume the odorous gas molecules covers the surface of the media. These microbe species are naturally occurring throughout western Oregon

The gas residence time for this specific application is 1.5 minutes empty bed residence time (EBRT). Each gas compound has a specific gas residence time required for complete oxidation/destruction. A typical residence time is 1 minute. The time chosen here extends that time to account for all odorous compounds the facility may experience from receiving a variety of materials in various states of decomposition.

The system design uses a foul air loading volume of 3 air exchanges per hour for the waste receiving side of the receiving building. For the processing side of the building, the foul air loading volume is 1 air exchange per hour because the material is primarily contained within the processing equipment. This air-handling system achieves negative pressure to capture the odorous foul air. The system will have two fans to enable redundancy maintaining odor control.

The Bohn Biofilter requires operating only the foul air fan and the biofilter irrigation system to maintain proper moisture content. This ease-of-use results in high operational reliability.

Bohn Biofilter provides an operational guarantee for the performance of the odor control system. The system will insure that no odorous compounds will be present at the property line as measured by detectable hydrogen sulfide concentrations. The target performance is for no measurable hydrogen sulfide concentrations at the emission discharge point from the biofilter.

Compliance monitoring will be performed to ensure that the performance is being attained by the biofilter. For the first 6 months of operation, daily monitoring for hydrogen sulfide will be conducted with a handheld gas analyzer. The handheld gas analyzers are more reliable and more accurate than continual emission monitoring instrumentation. The results of the testing will be electronically logged and stored for use in monitoring reports and review by regulatory agencies. The monitoring will be

completed both at the emission discharge point as well as at the most proximate property line. After the first 6 months of successful compliance monitoring, SORT Bioenergy will work with the City to request a reduction in the frequency of monitoring, if appropriate.

The facility will also install a meteorological monitoring station. This data will also be logged and stored and available for use in monitoring reports and review by regulatory agencies.

The biofilter dimensions are approximately 110 feet long by 80 feet wide by 8 feet in height, and are illustrated in the attached figures.

Once the food scrap material has been pre-processed into a liquid slurry, it is pumped into a fully enclosed pre-digestion tank. Slurry material from the pre-digestion tank will be continuously pumped to the anaerobic digesters where the material will have an 18-22 day hydraulic retention time. The anaerobic digestion tanks will operate with a complete internal mix system under mesophilic conditions. The anaerobic digesters will convert volatile solids in the organic materials to biogas. The methane-rich biogas collects in the head-space of the digesters.

Because food scrap waste contains sulfur compounds, biogas may also contain hydrogen sulfide. The digester system manages hydrogen sulfide production by monitoring the sulfur content in the feedstock and adding ferric chloride with the feedstock material as it is introduced into the digesters to chemically bind sulfur compounds and eliminate the production of hydrogen sulfide. This is a common practice for preventing hydrogen sulfide generation in biogas.

Biogas from the digesters will be withdrawn to a sphere to equalize delivery of the gas to the internal combustion engines that convert the biogas into electricity. The electricity will be conveyed to the local PGE supply grid and purchased by PGE under a power purchase agreement. The combustion of biogas in the internal combustion engine oxidizes any potential odorous compounds in the biogas and emissions will be below emission limits as established by the DEQ air-operating permit.

Biogas that is discharged from the headspace of the digesters through the flare will occur during initial startup and then only for upset or emergency conditions. Similar to the internal combustion engines, combustion in the flare oxidizes any potential odorous compounds in the biogas and emissions will be below emission limits as established by the DEQ air-operating permit. There will be no detectable odors from combustion of the biogas in the flare. The onsite monitoring system will ensure that hydrogen sulfide emissions are below detection limits at emission discharge locations and at the property line.

Liquid slurry from the anaerobic digesters will be withdrawn on a continual basis to a post-digestion tank. From the post-digestion tank, the materials will undergo polymer addition and centrifugal separation to liquid and solid materials. The centrifugal separation will be performed inside the receiving building and all air from centrifugal

separation will be contained within odor control system of the receiving building as described in this document.

The liquids from dewatering will first go to beneficial reuse as fertilizer and those liquids that cannot be reused will go through pretreatment and discharge to the City of Wilsonville wastewater treatment facility.

The solids from centrifugal separation will be deposited directly into a dump-truck, covered and taken offsite. If for some reason loading directly into a dump-truck is not available, the solids will be deposited into a roll-off box, covered and placed in the temporary storage area pending offsite transport.

Our technology provider, GE water and Process Technologies, has seven reference facilities that operate under local odor control ordinances and the temporary storage of separated solids does not create odor issues when stored under covered storage facilities. We are proposing to go a step further and temporarily store the material in covered containers prior to be removed from the site. There will be no detectable odors from temporary storage of the solids and the onsite monitoring system will ensure that hydrogen sulfide emissions are below detection limits at emission discharge locations and at the property line.

Night Operations

This facility will have some night operations. But the facility is located much more than the minimum 100 feet from the closest residential district or rural home. The main processing building is designed with the minimum necessary openings (windows & doors) so as to minimize any potential residential disturbance. All loading and unloading vehicles will occur within the building, and are not within 100 feet of any residential district.

It is noted that the adjacent property to the north includes a rural residence, as do some of the property to the west across Garden Acres Road. However, these properties are all zoned FD-20, by Washington County, and are designated for industrial development consistent with the Coffee Creek Industrial Area Master Plan. The closest residence to the proposed operations is more than 700 feet to the northwest.

Heat and Glare

Generally, other than yard lighting, the proposed operations are not of the nature that will produce heat or glare. All operations will be conducted within the main building or enclosed equipment.

The exterior lighting is located and designed in a manner that protects adjacent properties from off-site glare. A Photometric Plan has been provided, which demonstrates compliance consistent with the City's "dark sky" standards.

The methane gas produced from the processing is captured, cleaned and stored for re-use to power the electrical generators. As required by state law this recovery system include an excess gas burner, called a flare.

The flare is located in the northeastern portion of the site and will not be visible from any public street or nearby residence. This structure is designed to burn-off any excess bio-gas that is not being utilized for electrical generation. Consequently it will only function periodically, and is designed within a housing that conceals the flame.

Dangerous Substances

The proposed use does not involve the presence, storage or handling of any explosives, nuclear waste product or any other substance, which would cause a health or safety hazard on any adjacent property. A listing of typical by-products or chemical compounds has been provided.

Health Hazard Details –Vector Control

All source separated food scrap waste will be received into the fully enclosed receiving building. The material will be processed within 24 hours, except in the event of weather, power outage. In the event of equipment break down that cannot be repaired within 24 hours, materials will be transferred to the adjacent WRI facility of offsite transport and disposal and receipt of material will cease until the equipment is proper operating condition.

All liquid food waste material will be received into the receiving pit and immediately pumped into fully enclosed tanks.

Odor control will be conducted as described in previous section.

Vector control for insects, rodents or any other animals will be accomplished by both the material handling procedures described above as well as by a qualified consultant, who sets and maintains bait stations throughout the facility. SORT Bioenergy will contract with the same company that WRI contracts with for this service.

Liquid and Solid Wastes

The facility will be processing wet waste (food products), and will generate liquid waste water (de-watering). The operations utilize this waste water in further processing. But, there will be a net discharge of excess waste water. This waste water will be temporarily stored in an equalization tank (50,000 gals) and will then be metered for discharge to the City sewer system, based on discharge rates approved by the City (Discharge Permit). See more detailed information below.

Noise Mitigation

The proposed site improvements and operations are not anticipated to create any significant new noise impacts, significantly different than those associated with Republic's operations. Noise levels of machinery are designed to operate within the normal decibel range for industrial uses.

This facility is located as far away from the nearby noise sensitive rural residential area as it can be. Other surrounding properties are all industrial and not subject to noise sensitivity. Overall, the net noise impacts will be similar to existing conditions.

The existing trees along the north property line will be preserved as a visual buffer. The rest of Republic's unused portions of the property have and will continue to be maintained as a grassy field consistent with the requirements of this section.

The City's industrial performance standards are actually stricter than DEQ's for air quality, but they rely upon DEQ for noise standards. There are day & night time standards for noise, which are measured at the property line.

There are several, basic acoustical terms that merit definition. As a basic starting point, ambient noise level is defined as the normal or existing level of environmental noise at a given location. Ambient noise is the composite of noise from all sources near and far. Noise itself is measured in decibels (dB). Based on the concepts of ambient noise and decibel measurement, the A-weighted sound level (dBA) refers to the sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighted filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. Thus, noise levels stated in terms of dBA reflect the response of the human ear by filtering out some of the noise in the low- and high-frequency ranges that the ear does not detect well. The A-weighted scale commonly is used in local ordinances and standards.

The effects of noise on people fall into three general categories: (i) subjective effects of annoyance, nuisance, and dissatisfaction; (ii) interference with such activities as speech, sleep, and learning; and (iii) physiological effects such as startling and hearing loss. In most cases, environmental noise produces effects in the first two categories only. However, workers in industrial plants may experience noise effects in the third category. No completely satisfactory way exists to measure the subjective effects of noise or to measure the corresponding reactions of annoyance and dissatisfaction. This lack of a common standard is primarily a result of the wide variation in individual thresholds of annoyance and habituation to noise. Thus, an important way of determining a person's subjective reaction to a new noise is by comparing it with the existing or "ambient" environment to which that person has adapted. In general, the more the level or the tonal (frequency) variations of a noise exceed the previously existing ambient noise level or tonal quality, the less acceptable the new noise will be, as judged by the exposed individual.

To provide a sense of scale, typical sound levels measured in the environment range from a civil defense siren at 100 feet with an A-weighted sound level of 130 dB, which surpasses the pain threshold on a scale of subjective impressions; to a freeway at 100 feet with an A-weighted sound level of 80 dB, which is considered moderately loud; to a soft whisper at 5 feet with an A-weighted sound level of 30 dB, which is considered quiet.

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The following table summarizes applicable state regulations, assuming a new noise source located on a previously unused site:

Maximum Permissible Environmental Noise Levels (dBA)

Statistical Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50	55 or Ambient + 10 dBA	50 or Ambient + 10 dBA
L10	60 or Ambient + 10 dBA	55 or Ambient + 10 dBA
L1	75	60

Note: See also Index Tab for Noise Comparisons.

Relative to the Performance Standards for noise and odor emissions, the PDI zone include basic industrial performance standards, which implement this Plan provision. In addition, the City’s Nuisance Regulations also include more strict performance standards.

Electrical Disturbances

The applicant is proposing to utilize the bio-gas by-product of processing for electrical generation. This system is being designed in cooperation with PGE, and will produce power that will be distributed to the grid. However, the power will be generated by gas-powered generators, which will not create any Except for electrical facilities wherein the City is preempted electrical disturbances.

Discharge Standards

This facility is designed such that it will not emit smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. The detailed discussion below provides technical information about the overall operations and how they meet and will maintain compliance with these performance standards. Additional information is provided in the Technical Memorandum provided by the Facility Engineer, see Index Tab.

(.08) Other Standards:

- A. *Minimum Individual Lot Size: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*
- B. *Maximum Lot Coverage: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).*
- C. *Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned right-of-way shown on any adopted City street plan.*
- D. *Rear and Side yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setback on both streets. Setbacks shall also be maintained from the planned right-of-way shown on any adopted City street plan.*
- E. *No setback is required when side or rear yard abuts on a railroad siding.*
- F. *Corner Vision: Corner lots shall have not sight obstruction to exceed the vision clearance standards of Section 4.177.*
- G. *Off-Street Parking and Loading: As provided in Section 4.155.*
- H. *Signs: As provided in Section 4.156.*

RESPONSE

The overall site has been designed to provide standard 30-foot building setbacks along the perimeter of the site. The building is located with a 30 foot rear yard setback. There will be a media – air filter within the east setback, but the filter is essentially a planted berm, buried piping to filter discharge air through the vegetative media.

Perimeter black fencing will be installed along the north and east perimeters, extending back west to match up with the existing eastern fencing on TL 1400. This fencing will match existing perimeter fencing for security purposes. In addition to the fencing, the perimeter landscaping is designed to meet the high-screen standards.

Off-street parking is addressed below under the General Development Regulations section of this report. No signage, other than on-site directional signs are proposed.

N. Landscaping.

- 1. Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.*
- 2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberry, English ivy, cherry laurel, reed canary grass or other identified invasive species shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located with a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.*
- 3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.*

RESPONSE

The SORT facility is planned on the eastern portion of Republic's property. In conjunction with the annexation, Republic is requesting a Lot Line Adjustment to define the area to be leased to SORT.

SORT's landscaping plan provides for formal landscaping, primarily along the perimeter of the site, and adjacent to the parking area. The un-developed portion of the land to the west will be maintained in its current natural state.

The net area of the adjusted TL 600 will be maintained, by Republic, under existing conditions until such time as they proceed with phased site development. Appropriate erosion control measures will be employed during construction.

Section 4.139.00 Significant Resource Overlay Zone (SROZ)

Section 4.139.01 SROZ - Purpose

The Significant Resource Overlay Zone (SROZ) is intended to be used with any underlying base zone as shown on the City of Wilsonville Zoning Map. The purpose of the Significant Resource Overlay Zone is to implement the goals and policies of the Comprehensive Plan relating to natural resources, open space, environment, flood hazard, and the Willamette River Greenway. In addition, the purposes of these regulations are to achieve compliance with the requirements of the Metro Urban Growth Management Functional Plan (UGMFP) relating to Title 3 Water Quality Resource Areas, and Title 13 Habitat Conservation Areas, and that portion of Statewide Planning Goal 5 relating to significant natural resources. It is not the intent of this ordinance to prevent development where the impacts to significant resources can be minimized or mitigated.

Section 4.139.02 Where These Regulations Apply

The regulations of this Section apply to the portion of any lot or development site, which is within a Significant Resource Overlay Zone and its associated "Impact Areas". The text provisions of the Significant Resource Overlay Zone ordinance take precedence over the Significant Resource Overlay Zone maps. The Significant Resource Overlay Zone is described by boundary lines shown on the City of Wilsonville Significant Resource Overlay Zone Map. For the purpose of implementing the provisions of this Section, the Wilsonville Significant Resource Overlay Zone Map is used to determine whether a Significant Resource Impact Report (SRIR) is required. Through the development of an SRIR, a more specific determination can be made of possible impacts on the significant resources.

Unless otherwise exempted by these regulations, any development proposed to be located within the Significant Resource Overlay Zone and/or Impact Area must comply with these regulations. Where the provisions of this Section conflict with other provisions of the City of Wilsonville Planning and Land Development Ordinance, the more restrictive shall apply.

The SROZ represents the area within the outer boundary of all inventoried significant natural resources. The Significant Resource Overlay Zone includes all land identified and protected under Metro's UGMFP Title 3 Water Quality Resource Areas and Title 13 Habitat Conservation Areas, as currently configured, significant wetlands, riparian corridors, and significant wildlife habitat that is inventoried and mapped on the Wilsonville Significant Resource Overlay Zone Map.

RESPONSE

The Comprehensive Plan does not designate any portion of the property for resource protection (SROZ). Therefore these criteria are not applicable.

4.140 Planned Development Regulations.

(.01) Purpose .

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

B. It is the further purpose of the following Section:

- 1. To take advantage of advances in technology, architectural design, and functional land use design;***
- 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;***
- 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.***
- 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;***
- 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.***
- 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.***
- 7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.***
- 8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.***

RESPONSE

Republic's current development is limited to Tax Lot 1400. The 2015 Stage I Master Plan identified plans for additional facilities to be located on the northern expansion area (Tax Lots 600 & 601, consolidated), subject to annexation prior to development. However, with the expedited CNG conversion, the Master Plan has been updated, and now reflects with the proposed SORT facility. The need to annex has been accelerated to accommodate the SORT facility. Therefore Republic has submitted a Petition to Annex

their adjacent property to the City. The Annexation application includes requested Comp Plan and Zone Map amendments, supported by a New Stage I Master Plan. The New Master Plan reflects the SORT facility, together with other Republic improvements to the west. Therefore the SORT facility is part of a larger master planned industrial area, consistent with the PD purposes.

Consistency with the Comprehensive Plan was addressed in the previous section of this narrative. This section addresses compliance with the general provisions of the zoning regulations and demonstrates how the proposed development is consistent with the stated intent of the PD zoning, which is, *“to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working”*.

The Republic’s new Master Plan provides coordinated development of all of their combined ownership, to the extent that they have been able to identify and prioritize their space and facilities needs over the next 5 years. However, these plans are subject to change, in reaction to the dynamic changes occurring in managing solid waste resources.

The following sections address compliance with the applicable provisions of the Planned Development regulations in general.

(.02) Lot Qualification.

A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.

B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned “PD.” All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City’s PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.

(.03) Ownership.

A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.

B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.

RESPONSE

Republic Services owns 3 tax lots, totaling 23.31 acres. The updated Master Plan identifies phased development for all three properties, including the northern two properties, totaling 9.81 acres.

Therefore the PDI-RSIA apply, as previously discussed and PD regulations continue to apply. The SORT facility is now identified in Republic's master plan, and the facility is designed consistent with the applied zoning.

(.04) Professional Design.

- A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.***
- B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:***
 - 1. An architect licensed by the State of Oregon;***
 - 2. A landscape architect registered by the State of Oregon;***
 - 3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or***
 - 4. A registered engineer or a land surveyor licensed by the State of Oregon.***
- C. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.***
- D. The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.***

RESPONSE

The Planned Development Regulations require a Design Team. The Professional Design Team for this project is listed on Pages 2 & 7 of this report. The team meets the qualifications of this section.

PDI Stage I Master Plan

(.07) Preliminary Approval (Stage One):

- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impacts of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:***
 - a. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.***
 - b. Topographic information as set forth in Section 4.035.***
 - c. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.***
 - d. A staged development schedule demonstrating that the developer intends (et sic) receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.***

- e. *A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.*
- f. *If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.*
- g. *Statement of anticipated waivers from any of the applicable site development standards.*

RESPONSE

Republic has submitted a Petition to Annex, together with Comp Plan and Zone Map amendments, supported by a New Stage I Master Plan, including the subject property. The New Plan reflects the SORT facility, together with other Republic improvements to the west. Therefore the SORT facility is part of a larger master planned industrial area, consistent with the PD purposes. And, the facility has been design consistent with the new master plan.

The Master Plan is also being updated to reflect changes to alignment of Ridder and Garden Acres Roads, consistent with the TSP Amendments being processed by the City. With the realignment of Ridder/Garden Acres, the new Master Plan now shows a planned third access to the site from Garden Acres Road. This future access will be in the area currently shown on the SORT Plans for temporary PGE access and utilities.

The following sections address compliance with the applicable provisions of the PDI-RSIA zoning regulations and the Planned Development regulations in general.

The applicant has assembled a Professional Design Team, as listed on the Fact Sheet at the beginning of this document. For the Planning review the Design Team is led by Ben Altman of Pioneer Design Group.

As previously addressed, the Stage I Master Plan has been revised and is addressed under Republic's Annexation proposal. It is not directly part of this application. However, this application is consistent with Republic's new master plan.

(PDI) Stage II, Final Development Plan

(.09) Final Approval (Stage II).

- A. *Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submissions in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013.*
- B. *After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approved, or disapprove the application.*
- C. *The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:*
 - i. *The location of water, sewerage and drainage facilities;*

- ii. *Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;*
 - iii. *The general type and location of signs;*
 - iv. *Topographic information as set forth in Section 4.035;*
 - v. *A map indicating the types and locations of all proposed uses; and*
 - vi. *A grading plan.*
- D. *The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is separate and more detailed review of proposed design features, subject to the standards of Section 4.400.*
- E. *Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for creation of non-profit homeowner's association, shall be submitted.*

RESPONSE

This application includes a request for a Stage II Final Development Plan. The Stage I plan is part of Republic's concurrent Annexation Petition. Therefore the two-year time line for submitting a Stage II application is met. SORT's proposed Stage II plans substantially conform in all major respects with the Updated Stage I Master Plan.

The Stage II Development Plans include:

1. The location of roads, water, sewer, and storm drainage;
2. Topographic information as set forth in Section 4.035;
3. A Site Plan indicating the types and locations of all proposed uses;
4. A grading plan;
5. Tree Inventory, Removal and Protection Plan;
6. Landscaping Plan; and
7. Building and Equipment Design Plans, Elevations, Materials/Color Board, etc.

SORT Organic Waste Recovery Facility

This facility is somewhat similar to the City's waste water treatment plant, in terms of the anaerobic digester processing. The facility is located immediately north of Republic's MRF, and trucks delivering and exporting products from the site will cross Republic's truck scales.

The facility consists of offices, rest rooms, material tipping floor, employee parking, and the processing equipment. The equipment includes:

- Receiving building (150' x 150'), with 3 receiving bays
- 2 Digesters (total 75,000 tons/annually)
- Digester building
- Waste Water Treatment Plant
- CHP Units
- Digestion Feed Tank
- Post Digestion Tank
- Centrate Storage Tank

- Liquid slurry tank
- FOG tank
- De-watered Solid storage
- Bio-gas handling & Flare
- Bio-mass Air filtration System

Employee parking for the facility is provided at the northeast corner of Republic’s site. A sidewalk will be provided from the parking area to the entry door at the southwest corner of the main receiving building. This design minimizes conflicts with trucks. It is also noted that the employees will arrive before and depart after any schedule truck deliveries, which will help to minimize pedestrian/vehicle conflicts.

Ten (10) standard spaces and 1 ADA space are provided, along with 4 bike racks, located adjacent to the parking area. Pedestrian access from the street (Ridder Road) will be provided by a pathway through the trees along the east edge of TL 1400.

Generally utilities for this facility will be extended from the systems within Republic’s existing development. However, storm drainage will be directed to a new water quality/detention facility located near Garden Acres Road, on Lot 601. A storm line will also need to be extended up Garden Acres Road from Ridder Road to receive the discharge from the detention pond.

Sufficient development details have been provided so as to indicate fully the ultimate operation and appearance of the proposed maintenance facility, together with the existing operations.

This is industrial property not residential, all under single ownership, so there is no homeowner’s association proposed or required.

Therefore, we believe we have satisfied all the Stage II requirements consistent with Code standards.

- I. A planned Development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as the Planned Development Regulations in Section 4.140:***
 - a. The location, design, size, and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.***
 - b. That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level of service “D” defined in the highway capacity manual published by the national Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.***
 - c. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.***

Conclusion – Planned Development Permit and PDI Zoning

Based on the above findings the proposed development is found to comply with the applicable provisions of Section 4.140(.09). The above findings demonstrate that the location, design, size, and uses, both separately and as a whole, are consistent with the Comprehensive Plan.

The findings within this report, together with the previous DKS Traffic Impact Study, including Stage II development further demonstrate that the traffic generated by the maintenance building development will be minimal, and therefore can be accommodated safely and without congestion in excess of level of service “D” on existing arterial and collector streets. Generally traffic trips will be managed to avoid PM Peak hours. Further, this facility, which is non-residential, has direct access to arterial streets, so traversing of local streets will be avoided.

The above findings also demonstrate that the proposed development will be adequately served by all primary public facilities and services. No new City services are required by the proposed SORT Organic Waste Processing facility.

Therefore, Stage II approval should be granted, as requested.

General Development Regulations

Section 4.154. On-site Pedestrian Access and Circulation.

(.01) On-site Pedestrian Access and Circulation

A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

B. Standards. Development shall conform to all of the following standards:

- 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.*
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).*
- 3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.*

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light color concrete inlay between asphalt, or similar contrast).

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

6. All pathways shall be clearly marked with appropriate standard signs.

RESPONSE

The site is located such that reasonable, but limited, access is provided by existing public sidewalks, although it is quite a walk from the site east to 95th Avenue. Bicycle parking provisions are provided, adjacent to the employee parking.

A sidewalk will be provided from the employee parking area to the door at the southwest corner of the main receiving building. The sidewalk will extend to the southwest corner of the building where there is an entry door. In addition, safety stripped walkway will extend across the west face of the building to the office entry door further to the north. By necessity this walkway will cross the truck entry. However, this route is not expected to carry significant pedestrian movement. We note that the employees will arrive before and depart after any schedule truck deliveries, and they will generally enter at the southwest corner of the building, which helps to minimize pedestrian/vehicle conflicts.

The building is located a significant distance north of Ridder Road. There is also the intervening truck scales and significant truck maneuvering activities between the street and the new building. Consequently, a standard sidewalk from Ridder Road to the building is considered to not be feasible or practical.

The applicant believes the underlying intent of the code, regarding sidewalks, is to provide safe non-vehicular access to buildings from public streets. But, in this case, the intervening industrial activities create an un-safe pedestrian environment, which is counter to the intent of the code.

Therefore in order to meet the code requirement, the applicant is proposing a paved pathway through the wood area along the eastern boundary. The southern portion of the area has been landscaped as a memorial park for Richard Brentano, the original owner of United Disposal (now Republic Services). A card-lock gate will be installed in the perimeter fence at Ridder Road for access to the pathway.

There currently is no Smart Transit service to the property. The closest bus route is on 95th Avenue, which is approximately one half mile east of the site.

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.

(.01) Purpose:

A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.

B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.

C. The view from the public right of way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve large expanses of asphalt, they deserve community concern and attention.

(.02) General Provisions:

A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.

2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.

B. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.

C. In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.

D. In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection "E," below.

E. Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. [Amended by Ord. # 674 11/16/09]

F. Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.

G. Off-Site Parking. Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. The right to use the offsite parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them.

(.03) Minimum and Maximum Off-Street Parking Requirements:

A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:

1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.

2. To the greatest extent possible, separate vehicle and pedestrian traffic.

RESPONSE

Consistent with code provisions prior approvals, employee parking spaces are provided at the northeast corner of Republic’s development. This location places the parking as close to the building as possible, without creating significant conflicts with truck access and maneuvering.

The building will be 22,500 square feet, and will contain an office area (864 square feet), plus the materials tipping floor (12,600 square feet), similar to WRI’s MRF. The operation will be staffed by 6 employees. There will be no customers accessing this development, and no trucks permanently stored on-site.

The proposed parking for cars, bikes and trucks is consistent with the code requirements. The parking site configuration is shown on the Site Plan, and summarized in Table 1. Parking for SORT will be provided at the northeast corner of Republic’s site, with modifications to the curbing, and relocation of the diesel fuel pump.

**Table 1
Proposed Parking**

Type Parking	Floor Area	Code Requirement	Proposed	Bike	Bike Proposed
Office/Lab	864 2 nd floor within Equipment Room	2.7/1000 min = 2.33 4.1/1000 max = 3.54	6, plus 1 ADA	1/5000 min 2	2
Cars std.			9		
ADA			1		
Tipping Floor	12,600	.3/1000 min = 3.78 .5/1000 max = 6.3	4	1/20,000 min 2	2
Total Cars		Min 5 Max 10	10, plus 1 ADA		
Truck bays		1:5-30,000	3		
Process Equipment	9,400	0	0	0	0

SORT employees will enter across the truck scales, as a safety and access control provision. This will minimize conflicts with trucks. Pedestrian access from Ridder Road will be provided by a paved pathway meandering through the trees along the eastern boundary.

B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:

1. Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties.

This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.

2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.

- a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B.)3.). A landscape design that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.*
- b. Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity.*

RESPONSE

New employee parking is being provided, together with required shade trees, as reflected on the landscaping plans. Required bicycle parking is provided adjacent to the employee parking area.

Truck delivery is provided in front of the office, and for the tipping/sorting floor, which is similar to WRI's MRF. Trucks delivery waste material to the site, which is dumped on the floor, where recyclable and reject materials are separated. The reject materials are transferred over to WRI's MRF for final processing. However, unlike Republic, SORT does not have any of its own trucks, so there is no truck parking provided.

Therefore compliance is met.

However, Section 4.155(.03)2. provides, "Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount." As discussed under the Waiver request, the required shade trees are being provided to the west and north of the parking area, in order to preserve maximum truck turn radii for the scales.

For the 10 parking stalls, two shade trees are required. The Landscape Plan provides 2 shade trees for the parking area, but within the adjacent landscape strip, rather than in planter islands. This option is allowed under Section 4.155(.03).2., as underlined above. In this case, typical planter islands within the parking area would negatively impact truck turn maneuvers, so it is necessary to provide the trees outside of the paved area.

There are 5 existing trees within this adjacent planter strip, and Kinnickinnick ground cover is being added. This planter strip is (25'x125' = 3,125 sf), thereby far exceeding the 10% minimum parking area landscaping requirements.

As reflected in the Tables 3 & 4 on page 67, the proposed new landscaping (SORT Site) will equal 25.7% of the new development site. As the SORT site is being added to Republic's the combined area landscaping will be 32.2% of the total site area.

(.04) Bicycle Parking:

A. Required Bicycle Parking - General Provisions.

1. *The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.*
2. *Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.*
3. *When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.*
4. *Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.) (9.) and (10.).*

B. Standards for Required Bicycle Parking

1. *Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.*
2. *An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.*
3. *When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.*
4. *Bicycle lockers or racks, when provided, shall be securely anchored.*
5. *Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.*

C. Long-term Bicycle Parking

1. *Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.*
2. *For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:*
 - a. *All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.*
 - b. *All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).*
 - c. *Spaces are not subject to the locational criterion of (B.) (5.).*

RESPONSE

This Facility provides for 4 required bicycle spaces. Therefore the proposed parking meets code standards, and no waiver is necessary or requested.

4.155(.05) A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long, and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased to accommodate the larger vehicles.

RESPONSE

There are two types of truck receiving for this facility, small box vans (office supplies, etc.) and waste haul trucks. The smaller delivery trucks have space provided in front of the office area, while the waste trucks deliver to the tipping/sorting floor at the south end of the building.

With this design, no special truck docks are necessary. The Site Plan provides for safe and convenient truck access and circulation, with adequate turn radii and maneuvering areas provided.

H. Signs: As provided in Section 4.156.

(.08) Sign Permit Requirements in PDC and PDI Zones.

A. Freestanding Signs

- a. One freestanding sign is allowed for the first two-hundred (200) linear feet of site frontage. One additional freestanding sign may be added for through lots having at least two-hundred (200) feet of frontage on one street and one-hundred (100) feet on the other street.*
- b. The maximum height of a freestanding sign shall be twenty (20) feet. If there is a building on the site, the maximum height shall be twenty (20) feet above the average grade of the building footprint.*

B. Signs on Buildings

- a. The total of building signs shall be determined as follows:
 - i. Square feet of all building signs shall not exceed the longest side of the largest building (i.e., on square foot of sign area for each linear foot of building) occupied by the use advertised, up to a maximum of two-hundred (200) square feet, whichever amount is less, except as provided in "ii" and "iii" below. The length of the building is to be measured at the foundation line.*
 - ii. The two-hundred (200) square foot maximum noted in "i" above, shall be increased by twenty (20) percent to allow for building signs at separate building entrances; or*
 - iii. The two-hundred (200) square foot maximum noted in "i" above, shall be increased by fifty (50) percent to allow for building signs at separate building entrances that are located at least fifty (50) feet apart or on different sides of the building.**
- C. Types of signs permitted on buildings include wall flat, fascia, projecting, marquee and awning signs. Roof-top signs are prohibited.*

RESPONSE

No additional signage is proposed at this time, except for on-site directional signs.

4.167 General Regulations - Access, Ingress and Egress

(.01) Each access onto streets shall be at defined points as approved by the City and shall be consistent with the public's health, safety and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.

RESPONSE

Site access from Ridder Road is currently provided via Republic's eastern driveway, which links with the truck scales. This access has been constructed consistent with City standards designed to protect the public's health, safety and general welfare.

This development does not alter the existing access, therefore compliance is maintained.

4.171 General Regulations – Protection of Natural Resources and other Resources

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. To protect the natural environmental and scenic features of the City of Wilsonville.*
- B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.*
- C. To provide ample open space and to create a constructed environment capable and harmonious with the natural environment.*

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:*
 - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.*
 - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.*
 - 3. Existing trees are preserved within any right-of-way when such trees are*
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:*
 - 1. Avoiding disturbance of the roots by grading and/or compacting activity.*
 - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.*
 - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.*
 - 4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.*

RESPONSE

There are no protected resources (SROZ) associated with this property. There are significant trees on the property, as addressed in the Arborist's Report. The Site Plan is designed to preserve a tree buffer along the north and east boundaries. The Landscaping Plan provides for additional west side screening, consistent with code requirements. It is noted, that the adjacent property to the west is also industrial (Republic) and it is not directly visible from the street, which limits screening requirements.

There are no hillsides, floodplains or other significant natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, or views associated with

this part of the property. The overall site design provides a constructed environment compatible and harmonious with the natural environment and the emerging industrial area.

All grading, filling and excavating done in connection with the development will be in accordance with the Uniform Building Code. Therefore the proposed development complies with the provisions of this section.

4.175 Public Safety and Crime Prevention

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

(.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

(.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

(.04) Exterior lighting shall be designed and oriented to discourage crime.

RESPONSE

Both Republic Services and SORT are of course concerned about deterring crime and ensuring public safety throughout the property. Republic operates on a 24 hour per day basis, so there are employees on-site during most parts of the day and evening hours. SORT will also receive night deliveries, such as food waste. Access to such waste material is not available until the restaurant or other businesses are closed, so pick-up and delivery necessarily occurs during the late evening and night hours.

The site has perimeter fencing, which will be extended to encompass the new facility. Site lighting is also designed to provide appropriate security during evening hours.

The existing design for the site provides for appropriate addressing and directional signage designed to assure easy identification of this facility and routing for the various activities. The new building will have its own address, and on-site directional signage will be provided to guide truck deliveries.

Attention has been given to avoid creating areas vulnerable to crime, and to the extent practical the design allows for natural surveillance from the street as well as from the ground level and drive isles. However, perimeter surveillance is limited by screening requirements.

The parking and loading areas have also been designed for relatively easy access and observation by City police in their course of routine patrols. Exterior lighting has been minimized, but designed and oriented to discourage crime. See also Sections 4.199 and 4.400 discussions below.

Therefore the proposed development complies with these standards.

4.176 Landscaping and Buffering

(.02) Landscaping and Screening Standards.

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

B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet.

C. General Landscaping Standard.

1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.

2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:

a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.

b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

D. Low Screen Landscaping Standard.

1. Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.

2. Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three (3) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 22: Low Screen Landscaping).

(.03) Landscaped Area. Not less than fifteen (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten (10%) parking area landscaping required by Section 4.155(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to

buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

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

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

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

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

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

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

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

RESPONSE

The property to the north is currently rural residential (FD-20), even though it is planned for industrial use. So, the high-screen standard must be applied in the interim along the north boundary, at least on an interim basis. But the lands to the south, east and west are all industrial, and this site is not visible from the street. On the east and west perimeters the low-screen standard is applicable.

But, because the SORT facility is functionally linked with the Republic's MRF operational and visual connectivity is important to be maintained. Therefore no screening is proposed in this area. Landscaping is provided consistent with code requirements, as described below.

Perimeter screening consistent with (high screen) requirements is provided along the north and east boundaries. This screening will include preservation of existing trees, plus supplemental tree and understory plantings, and black chain-link fencing, matching existing perimeter fencing is provided for site security.

The Code requires a minimum of 15% of the site must be landscaped. The Landscaping Plan provides 25% directly associated with the SORT improvements, and a combined total landscaping equal to 32% of the gross developed site area.

The landscaping is provided in, at least, 4 areas around the perimeter of the site and building and includes shade tree islands within the parking area. This design is consistent with the established landscape design and is also consistent with code standards. Landscaping consists of a combination of ground covers, ornamental shrubs, and a variety of deciduous and evergreen trees. The existing landscaping is maintained with an automatic irrigation system.

Section 4.176. Landscaping, Screening, and Buffering.

Note: the reader is encouraged to see Section 4.179, applying to screening and buffering of storage areas for solid waste and recyclables.

E. High Screen Landscaping Standard.

1. Intent. The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.

2. Required materials. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six (6) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six (6) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 23: High Screen Landscaping).

RESPONSE

There has been no Buffer/Screening Overlay Zone adopted related to this property. The perimeter landscaping is designed to meet the high screen standards, as previously approved.

Section 4.177. Street Improvement Standards.

(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Transportation Systems Plan and the Public Works Standards, together with the following standards:

A. All street improvements and intersections shall conform to the Public Works Standards and shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.

B. All streets shall be developed with curbs, utility strips and sidewalks on both sides; or a sidewalk on one side and a bike path on the other side.

1. Within a Planned Development the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.

RESPONSE

Site access onto the public streets is already established, and this facility will not require any alteration of access. In conjunction with Republic's concurrent application for annexation and zoning, they are executing a Development Agreement with the City that addresses compliance with public facilities and street improvements anticipated for full development of the property. Therefore these provisions are not applicable.

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

(.01) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables.

(.02) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.

(.03) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(.04) Storage areas for multiple uses on a single site may be combined and shared.

(.05) The specific requirements are based on an assumed storage height of four feet for seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

(.06) The specific requirements for storage area are as follows:

A. Multi-unit residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.

B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:

- 1. Office: Four square feet per 1,000 square feet gross floor area (GFA);*
- 2. Retail: Ten square feet per 1,000 square feet GFA;*
- 3. Wholesale / Warehouse / Manufacturing: Six square feet per 1,000 square feet GFA; and*
- 4. Other: Four square feet per 1,000 square feet GFA.*

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

RESPONSE

This new facility is essentially an extension of Republic's current management of solid waste resources. This is a unique development complex, relative to this code provision, in that the entire site and the existing improvements are all for the purpose of managing solid waste and recycling. Therefore the site does not have any separate storage facility for mixed solid waste and source separated recyclables, which are generated by the on-site operations. All of the on-site generated waste and recyclables are collected in roll carts and delivered directly to the MRF for processing.

Therefore the proposed development plan complies with the standards for mixed solid waste and source separated recyclables.

4.199 OUTDOOR LIGHTING

4.199.20. Applicability:

- (.01) *This Ordinance is applicable to:*
- A. *Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*
 - B. *Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*
- (.02) *Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:*
- A. *Interior lighting*
 - B. *Internally illuminated signs*
 - C. *Building Code required exit path lighting*
 - D. *Lighting specifically for stairs and ramps*
 - E. *Code required Signs*
 - F. *Landscape lighting*

4.199.30 Lighting Overlay Zones.

- (.01) *The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family, or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.*
- (.02) *The Lighting Zones shall be:*
- A. *LZ 0. Critical dark environments.*
 - B. *LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas: developed areas in natural settings; sensitive night environments; and rural areas.*
 - C. *LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
 - D. *LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
 - E. *LZ 4. Reserved for limited applications with special lighting requirements.*

4.199.40. Lighting Systems Standards for Approval.

- (.01) *Non-Residential Uses and Common Residential Areas.*
- A. *All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.*
 - B. *Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.*
 - 1. *The maximum luminaire lamp wattage and shielding shall comply with Table 7.*
 - 2. *The total lighting power for the site shall be less than or equal to the allowed lighting power. The allowed lighting power shall be determined according to Table 8.*
 - 3. *The maximum pole or mounting height shall be consistent with Table 9.*
 - 4. *Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:*
 - e. *Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.*

4.199.60. Major Additions or Modifications to Pre-Existing Sites.

(01.) Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this subsection, the following are considered to be major additions:

A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.

B. Modification or replacement of 50 percent or more of the outdoor lighting luminaries' within a 5-year timeframe existing as of July 2, 2008.

RESPONSE

The City has adopted relatively new outdoor lighting standards, Section 4.199, at least new since the original site development. These new regulations set standards for the intensity of outdoor lighting, and there are also curfew provisions, aimed at lower artificial light levels at night (dark sky).

Section 4.199.30(.02) establishes lighting zones. The site is within LZ 2, as identified on the Lighting Zone Map. This zone applies to low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts, and is the default condition for the majority of the City. This zone has a 10:00 PM curfew, which calls for lower lighting levels after 10:00 PM. However, this section also provides an exception for businesses that operate continuously (Exception 3).

Both Republic and SORT will be receiving materials from Portland and other food and organic waste routes that run at night, with trucks returning to Wilsonville between 3:00 AM and 5:00 AM. The day shift drivers are typically arriving about this time to 6:00 AM. So, there are limited operations occurring on a 24 hour, 7 day/week schedule.

For the SORT facility there will be a total of 17 new lighting fixtures as follows:

- Equipment yard: There will be 10 new lights on 20 foot poles.
- Building mounted: There will also be 7 fixtures.

All of these lights will be at least 60 feet from the property lines. The Photometric Plan has been provided to show compliance with lighting levels at the property lines.

These lights will be photo cell controlled, and will provide necessary safety illumination for night operations. All lighting will be shielded to control off-site glare. As reflected in Table 2, there were 54 existing outdoor lighting throughout the site, prior to adoption of the new lighting regulations.

Therefore this project will push the total combined new lighting up to the 50% threshold, which would constitute a Major Addition, thereby requiring full compliance with these provisions. For Republic's properties, per Section 4.199.60 and prior approvals, the cumulative new lighting count for modifications extends for 5-years, which is February 2019.

Republic proposes to address full compliance for the entire developed site as part of their next application, which most likely will be in the near future, and will include the parking improvements and container storage area to the west of the SORT facility. The scope of this next application is not finalized, but will involve other site modifications related to storm drainage and on-site circulation. Therefore Republic believes that will be an appropriate time to re-evaluate all site lighting.

The following findings and supporting drawings demonstrate that the new external lighting associated with SORT’s development has been designed to comply with this section utilizing the “Prescriptive Option”.

- The subject property abuts property with the same base PDI zone and LZ2 lighting zone. Therefore no setback from the common lot lines is required.
- The new SORT related luminaires are for the purpose of lighting the equipment area and the area in front of the building, to ensure safe truck maneuvering and employee safety.

A total of 10 new fixtures (5 double head poles) were added for the Shop and CNG facilities. The SORT Facility will add an additional 27 fixtures, for a total new fixture count of 27, from the base of 54 prior existing lights.

All of these lights are directionally controlled, with cut-off shielding, which provides essentially (zero intensity) at the adjoining property. The adjoining property to the west is also owned by Republic and is also designated for industrial not residential use.

This limited proposed additional lighting is considered necessary and adequate for general evening hour access safety and security. The site is in LZ 2.

**Table 2
Existing and Cumulative New Lighting**

Type Lighting	Existing Luminaires	Prior Approved, Plus Proposed SORT Luminaires	Net Change, since Code Adopted
Building	23 shielded	7 Shielded (SORT)	+17
Under eave	5 shielded		
Pole	26 shielded	10 shielded (Prior), Plus 10 (SORT)	+20
Total	54	27 Cumulative	+27 +50%

From Code

Table 8: Maximum Lighting Mounting Height In Feet

Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 0	20	8	4
LZ 1	25	12	4
LZ 2	40	18	8

Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 33.33 percent of the horizontal distance of the light from the nearest property line, whichever is less.

CONCLUSION – Outdoor lighting

Based on the above findings and plans submitted this project complies with the outdoor lighting standards.

Section 4.300. General Underground Utilities

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

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

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

Section 4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

Section 4.320. Requirements.

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

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

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

RESPONSE

There are no existing overhead facilities that require undergrounding, as part of this development. All existing utility lines, including water, sewer, storm, power, communication, street lighting, gas, cable television services, and related facilities, are placed underground.

The site improvements will be supplied by underground utilities, consistent with these provisions. The construction plans will also be designed to meet applicable requirements for erosion control and other environmental protection. Appropriate interior easements have already been or will be provided, as needed for storm or sanitary sewers. Therefore the proposed development complies with the provisions of this section.

CONCLUSION – Zoning and Stage II Development Permit

Based on the Plans submitted and the findings provided herein the proposed development plan for the Data Center has been demonstrated to comply with all applicable PDI and Planned Development code standards.

IV. LOT LINE ADJUSTMENT

Section 4.233. Lot Line Adjustments.

(.01) Property owners wishing to alter the location of a property line that separates adjoining properties, without creating a new lot or parcel in the process, may apply for approval of a lot line adjustment. Applications for lot line adjustment shall be processed through either of the following:

- A. Administrative Review, through the procedures outlined in Section 4.035; or*
- B. As part of a partition or subdivision process, where new lots or parcels are being created at the same time as the existing lot lines are being reconfigured.*

(.02) The lots or parcels resulting from a lot line adjustment shall conform to all requirements of the zone. Except, however, if either of the subject properties is a legal non-conforming lot at the time of the application, the requirements of Section 4.192 (Non-Conforming Lots) shall be followed.

(.03) The dedication of property to a unit of government, where the property being dedicated is added to property that is already in public ownership, may be completed by deed without requiring compliance with this Section.

RESPONSE

The applicant has previously processed a Lot Consolidation of Tax Lots 600 & 601 through Washington County. As part of this application, the applicant is proposing a Lot Line Adjustment, to include the new SORT development within Tax Lot 1400. This adjustment will consolidate all development within TL1400.

It is anticipated that as full development of the annexed property occurs, the entire site will be consolidated into a single tax lot.

The existing and proposed lot configuration is as follows:

**Table 3
Lot Areas Existing & Proposed**

Tax Lot	Existing Area	Proposed Area
1400	13.45 acres	18.17
600, Consolidated	9.86 acres	5.14
Total	23.31	23.31

Since neither lot is adjusted by more than 50% the review process is Type I.

This configuration allows private utilities to be extended to the SORT facility from Garden Acres Road. It also accommodates temporary truck access for PGE, for line maintenance for the on-site power generation connection. And, the adjustment accommodates the TVF&R secondary emergency access up the west side of the SORT facility.

V. SITE DESIGN REVIEW

1.400. Purposed.

(.01) Excessive uniformity, inappropriate or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services thereof.

(.02) The City Council declares that the purposes and objectives of site and development requirements and the site design review procedures are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment;*
- B. Encourages originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourages monotonous, drab, unsightly, dreary and inharmonious developments;*
- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provisions of public facilities and services;*
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior – particularly crime;*
- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;*
- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

RESPONSE

This facility is somewhat similar to the City's waste water treatment plant, in terms of the anaerobic digester processing. The facility is located immediately north of Republic's MRF, and trucks delivering and exporting products from the site will cross Republic's truck scales.

The main building will be 22,500 square feet and will consist of: a small office/lab, rest rooms, material tipping floor, employee parking, and the processing equipment. The processing equipment includes:

- Receiving building (150' x 150'), with 3 receiving bays
- 2 Digesters (total 75,000 tons/annually)
- Digester building
- Waste Water Treatment Plant
- CHP Units
- Digestion Feed Tank
- Post Digestion Tank
- Centrate Storage Tank
- Liquid slurry tank
- FOG tank
- De-watered Solid storage
- Bio-gas handling & Flare

The site improvements are designed consistent with the established quality and character of Republic Services' facility. The Materials and Colors for the proposed improvements are reflected on the Elevation drawings, as well as the cut sheet details for the fueling standard.

The overall site design preserves and enhances the City's natural beauty, visual character and charm by assuring that the structures and other improvements are properly related to the site. Due regard has been given to the aesthetic qualities of the existing and natural terrain and landscaping. The design achieves a balance and beneficial influence on maintaining a pleasant environment for working and conducting the company's business operations. In addition, the SORT processing will contribute towards a healthier environment, helping to reduce air pollution from methane gas, resulting from current landfilling of organic waste.

The development plans insure that adequate public facilities are available to serve development. At the same time proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provisions of public facilities and services.

Appropriate water quality and quantity control provisions have been designed into the storm drainage system consistent with the discharge carrying capacity of the storm system in Ridder Road. A storm line will be extended up Garden Acres Road to connect with the new on-site storm water quality/detention facility (tl 601).

The proposed site improvements are designed to complement and enhance Republic's existing site improvements, and therefore will maintain consistency with the Design Review Criteria and Objectives listed above. These improvements will ensure the site functions safely, properly and efficiently.

4.421. Criteria and Application of Design Standards.

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

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*
- B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide buffering from less intensive uses in accordance with Sections 4.139 and 4.139.5. The achievement of such relationship may include enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*
- C. Drives, Parking, and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*
- D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of (et sic) the public storm drainage system.*
- E. Utility Service. Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.*
- F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.*
- G. Special Features. Exposed storage area, exposed mechanical installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.*

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

(.03) The Board shall also be guided by the purposes of Section 4.400 and such objectives shall serve as additional criteria and standards.

RESPONSE

Preservation of Landscape. This site is surrounded on all four sides by planned industrial properties. However, the abutting property to the north is currently rural residential (FU-10, Wash. Co.). And, the property to the east is BPA right-of-way for their high voltage transmissions lines. Perimeter trees are preserved within the 30 setbacks.

This development will be the first phase of improvements on the two parcels being annexed into the City. The land area will be utilized as follows:

Table 4
New Land Area Allocation – SORT Area Only
 (Code requires 15% Minimum Landscaping)

Area Use	Square Footage	Percent of Site
Main Building	22,500	14
Digester Mechanical Bldg.	2,800	.02
Equipment Yard, including Tanks ,WWTP, CHP Units	72,847	45.3
Paved/Parking	23,557	14.7
Landscaping	41,353	25.7
Total	3.69 acres 160,766 sq. ft.	100

*site area includes annexed land (TL 600) and area of TL 1400 with site improvement modifications, such as parking, curbing, etc.

Table 5
Consolidated Land Area Allocation
Total Adjusted TL 1400 area allocation, including SORT

Use Area	Square Footage Existing	Percent of Gross Site - Existing	Gross Site With Lot Adjustment	Square Footage with Lot Adjustment	Percent of Gross Site Proposed
Buildings	83,746	14.3	16.84 ac	106,648	14.5
Equipment Yard			72,847	74,547	9.9
Paved/Parking	307,549	52.5	331,106	333,723	45.1
Existing Landscaping	194,618	33.2		235,971	32.2
Proposed New LS	41,353				
Gross Site Area (TL1400)	585,913	100	733,605		100

Note: Areas are updated based on 94DR18, 99DB03, DB14-0032-35, DB15-0051-53 & 0057, including dedications of rights-of-way; and Annexed properties, including SORT, with Lot Line Adjustment from Consolidated Tax Lot 600.

Relation of Proposed Buildings to Environment. Within the development site, there are no naturally sensitive areas or wildlife habitats that require protection or buffering (SROZ). The only less intensive uses is the rural residential property immediately to the north.

There are no existing structures, as the site is undeveloped. The proposed development includes two buildings, plus the digesters, waste water treatment, and a gas flare. The buildings are located in the east and north portions of the site, and have been located and designed for maximum efficient use of the site. At the same time the building locations assure reasonable harmony with the natural environment, including protection of vegetation and to provide appropriate buffering from less intensive uses to the north in accordance with Sections 4.139 and 4.139.5.

The main receiving building will be 22,500 square feet, with an eave height of 34' 4" (low pitched roof). The digester mechanical building will be 2,800 square feet, with an eave height of 24' 4" (shed roof). Both buildings will be metal sided.

Site buffering has been achieved through retention and perimeter trees (std. PDI 30' setbacks), supplemented with additional (hi-screen) plantings and perimeter security fencing. The north and east perimeter buffers are designed to the high-screen standard, while the other perimeters provided with low-screening.

Drives, Parking, and Circulation. Appropriate attention has been given to location and number of access points, general interior circulation, and the separation of pedestrian and vehicular traffic, to the degree practicable given the site operations. Employee parking has been located as close to the new building as possible, without conflicting with truck access to the tipping floor. A sidewalk is provided from the parking area to the door at the southwest corner of the main receiving building.

The Site Plan provides for a pedestrian connection from Ridder road to the employee parking, then from the parking to the building entry. Appropriate ADA access is also provided consistent with code requirements. As noted, the employees will also arrive before and depart after normal truck deliveries, which further helps to minimize pedestrian/vehicle conflicts.

The Site Plan provides for safe and convenient Truck access and circulation, with minimum turning maneuvers required. To the degree practicable, the existing and proposed new parking configuration provides safe, convenient and direct access and circulation throughout the site. It does not detract from the design of the existing or proposed buildings nor neighboring properties.

Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters does not adversely affect neighboring properties or the public storm drainage system. Necessary water quality treatment and quantity control (detention) have been designed into the system consistent with the City's new standards. The proposed site improvements will provide a new water quality/detention pond

separate from Republic's existing facility. This new pond will ultimately serve all of the annexed property.

New Storm Design Standards: The City has now adopted new storm design standards which emphasize infiltration and on-site water quality treatment over detention. Therefore Republic has commissioned a geo-technical infiltration analysis to determine the feasibility of on-site infiltration. This analysis may result in modifications to the preliminary storm drainage design, which relies upon detention, and will be addressed in detail at the construction plan phase.

Utility Service. All utility serving the site have been undergrounded. The proposed method of sanitary and storm sewage disposal from all buildings has been indicated. Industrial pre-treatment will be provided for waste water prior to discharge to the City's system.

Advertising Features. There is an existing entry sign at the east entrance. The applicant is not proposing any changes to existing signage, except for some on-site directional signs to direct drivers to the MRF versus SORT's facility. Therefore this design criterion is not applicable to this application.

It is noted that at the time Ridder Road frontage improvements are made, the existing Republic Services entry sign will need to be relocated, as it is within the added right-of-way. At that time, adding of SORT information to the new relocated sign will be considered.

Special Features. Appropriate screening and buffering of outdoor equipment areas is provided, as well as roof mounted mechanical installations.

Additional hi-screen plantings will be provided along the north boundary for buffering of the abutting rural residential property.

This facility relies upon existing access through Republic's scales, so there are no new access points created from public streets.

4.420 Location, Design and Access Standards for Mixed Waste and Recycling Areas.

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

(.02) Location Standards.

- A. To encourage its use, the storage for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.**
- B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.**
- C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine both interior and exterior locations.**

- D. *Exterior storage areas can be located within interior side yards or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.*
- E. *Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.*
- F. *Exterior storage areas can be located in a parking area if the proposed use provides at least a minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430(.03), below.*

(.03) Access Standards.

- A. *Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day and to collect service (et sic) personnel on the day and approximate time they are scheduled to provide collection service.*
- B. *Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grad and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance if the storage area is covered.*
- C. *Storage areas shall be accessible to collection vehicles without requiring backing out or a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.*

RESPONSE

These provisions were previously addressed under Section 4.178. As noted, this entire site is devoted to solid waste management, material recovery and recycling. There are no outdoor storage areas.

CONCLUSION – Site and Architectural Design Review

The proposed site development will consist of equipment, materials and color consistent with the existing buildings. The Site Plan is designed to ensure safe and functional on-site operations, consistent with the operational criterion for Republic Services. This report has provided documentation of compliance with the applicable design review standards. Therefore this project should be approved as requested.

V. TREE PRESERVATION AND REMOVAL

Section 4.600. Purpose and Declaration

(.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.

RESPONSE

The Republic property is not within the Willamette River Greenway. There are no significant protected resources (SROZ) and no sensitive wildlife habitat on or adjacent to the development site.

The Project Arborist identified a total of 388 trees scattered or clustered throughout the site. The majority of the trees are in the eastern portion of the property. The Project Arborist has provided general assessment of the quality and health of these trees, and provided recommendations for removal and preservation.

**Table 6
Tree Preservation, Removal and Mitigation**

Total Inventory	Trees Preserved	Trees Removed	Mitigation Planting	Mitigation Tree Fund
388	231	157	59, plus 78 (pond)	20

A total of 157 trees will be removed to accommodate the development and remove poor quality trees. The Landscaping Plan provides for planting of 137 trees for mitigation, with an additional 20 mitigation trees covered by payment to the City's Tree Fund.

VI. FINAL CONCLUSION

Based on the findings presented herein, and supported by the accompanying documentation and plans, the proposed development has been demonstrated to comply with all applicable Comprehensive Plan and Development Code provisions and standards.

Compliance has been demonstrated for updated Stage I Master Plan, Stage II Final Development Plans, Design Review, and Outdoor Lighting.

Therefore the applicant respectfully requests approval as requested.

March 18, 2016

Daniel Pauly, Associate Planner
City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, OR 97070

RE: Response to Letter of Incomplete Application, DB16-0004-0011, Republic Services/SORT BioEnergy, (Tax Lot 600 (consolidate), T3S R1W 2C), City of Wilsonville, Washington County, Oregon.

Pioneer Project No.: 999-174

Dear Daniel:

This letter summarizes our responses to the items listed in your letter, dated March 2, 2015. We have Revised the Compliance Narrative, various Plan Drawings and the Arborist's Report, plus provided additional plan details to address the various items listed. Three sets of complete revised packets have been provided for your review. We will provide the additional distribution copies, once you have determined the application is "Complete."

Use and Performance Standards

1. Insufficient information to evaluate performance standards. Uses violating the performance standards specified in Subsection 4.135.5 (.06) are prohibited. Insufficient information has been provided to determine whether the use by SORT violates any performance standards listed and thus whether it is a permitted use. See Subsections 4.135.5 (.04) and 4.135.5 (.06). Specifically, the following information is needed to allow the City to evaluate the performance standards and thus whether the proposed use is allowed:

a. Odor Control: While a general description of the method is provided, sufficient technical details are needed to allow experts in odor control technology to evaluate the proposed system and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval. See Subsection 4.135.5 (.06) C.

RESPONSE:

Additional processing details have been provided, which explain in more technical terms how the facility is designed and how the operations provide for appropriate control of odor emissions. The fabric curtain doors have been replaced with metal doors. Details

describing operational protocol, and well as complaint response protocol have also been provided.

Essentially, the main building is designed with a vacuum system (creating negative pressure), which retains any potential odor emission within the building. Additional processing of materials is then managed within enclosed structures, pipes, etc. so it is not exposed to the ambient air. Separated dry solids are stored in bins, within the solids storage structure, then transported off-site. And, in addition, a bio-filter system is used for final air handling to ensure no objectionable odors are emitted.

b. Flare: An open flare is proposed which would violate the performance options that operations producing heat and glare be conducted entirely within an enclosed building and prohibition on open burning. Information on a design that would not violate these performance options is needed. See Subsection 4.135.5 (.06) F. 1. and L.

RESPONSE:

Additional details, including the perspective elevations have been provided, which reflect the design of the Flare. The Flare is necessary to burn-off excess bio-gas, but it only functions when needed, so there is no continuous burn. The flare is housed within a screening structure so that the flare is not visible, thereby meeting the performance standard relative to heat & glare. The flare is also located in the northeastern portion of the site, far from view from any streets, and is visually buffered along the north by the trees retained within the 30 foot setback.

c. Health Hazard: Details on how waste will be managed so as to not attract rodents or insects or otherwise create a health hazard. See Subsection 4.135.5(.06) H. 1.

RESPONSE:

Additional details have been provided regarding facility design and operations protocol that explain how the facility meets this performance standards.

d. Liquid and Solid Waste: Sufficient technical details are to needed to allow experts in sewer and waste water treatment to evaluate proposed discharge from the use and its impact in terms of constituents of discharge, strengths of discharge, and volume on the City's waste water collection and treatment facilities and assist the City in drafting, if use is determined to be allowed, specific technical performance measures and conditions of approval related to sewer discharge. See Subsection 4.135.5(.06) H. 2. through 6.

RESPONSE:

Additional technical details have been provided explaining the types of material, quantities, flow and strength of sewer discharge. The system is designed to manage flows, for which rates of discharged will be closely coordinated with the City.

Pedestrian Circulation

2. Insufficient information about pedestrian path connecting to a destination. Currently the path appears to dead end at a wall without a door. Pedestrian path should terminate where employees would go either arriving via the path from Ridder Road or coming from the employee parking area. See Section 4.154.

RESPONSE:

The Building Plans (floor & elevations) have been revised to provide a door at the southwest corner of the building, which links with the sidewalk from the parking area. This door was inadvertently deleted, but has now been added back. In addition we have added safety stripping along the front of the building to the office entry.

Design Drawings and Details

3. Identification of all site features on site drawings, including feature below Digester #1 and the features with number labelling. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01)C.

RESPONSE:

A revised site plan (Sheet A1.0) has been provided which clearly identifies all structures and equipment. Revised Perspective Elevation drawings have also been provided which clearly identify the scope, scale, bulk of the site improvements.

4. Information of surface material of entire site.

RESPONSE:

This information has been added to the Site Plan. The main truck entry to the site will be paved. The entire equipment yard will be gravel (not compacted base). Landscaping and trees are provided within the 30 foot perimeter setbacks.

5. Information on "Solids Storage" architectural design, details, function.

RESPONSE:

Additional details have been provided to clarify the management and storage of solids. Separated dry solids are temporarily stored in bins, within the solids storage structure (canopy cover, with side walls), then transported off-site.

6. Sample of material, additional details of the performance as a barrier of the fabric doors for the receiving building and how they operate. See Subsection 4.440 (.01) D.

RESPONSE:

Additional details have been provided clarifying how the curtain wall functions within the main receiving building.

7. Elevation of all exposed piping, equipment and towers. Perspective drawings of entire SORT Bioenergy Complex. See Subsections 4.035 (.04) A. 6. e. and 4.440 (.01) C.

RESPONSE:

A revised site plan (Sheet A1.0) has been provided which clearly identifies all structures and equipment. Revised Perspective Elevation drawings have also been provided which clearly identify the scope, scale, bulk of the site improvements.

Trees

8. Sufficient information regarding whether trees can be preserved. If not possible to preserve these trees please provide more details of why grading, site planning, etc. will not allow preservation. The following trees have been specifically identified for further review for potential preservation. See Subsections 4.171 (.04) A. and 4.610.10 (.01) H. 1.

Tree 11477, 38" Douglas fir in excellent condition

Other Douglas fir in good condition 24" and greater dbh

RESPONSE:

The Project Arborist has revised her Report to provide additional details related to the basis for removal of larger Firs that were evaluated as good condition. Generally, site grading and the relatively tight spacing of structures and equipment create direct conflicts with preservation of these trees. The Report maintains the same tree count (retained and removed as the original.

Stormwater

9. Information on a stormwater system designed in accordance with the 2015 PW Standards. Low Impact Development is required to be used to the maximum extent practicable and integrated into the development site. The stormwater facilities need to be designed with the BMP Sizing Tool. Note: the current standards no longer require the 25-year storm event to be detained.

RESPONSE:

The preliminary plans and Storm Drainage Report were prepared based on the City's old Storm design Standards, as this work was completed prior to the formal adoption of the

new design standards. The new standards prioritize on-site infiltration and bio-filtration of storm water over detention, where possible.

Republic Services has initiated a geo-technical infiltration analysis. Once the results of the study are available, we will revise the Storm Drainage Report and on-site storm system consistent with the new Design Standards.

The applicant fully understands that the new standards will be applicable for Final Construction Design.

Sincerely,

Pioneer Design Group, Inc.

Ben Altman
Senior Planner/Project Manager

Attached:

Cc: Paul Woods, SORT BioEnergy
Brian May, Republic Services

SB462 Compliance

**SORT BIOENERGY, LLC
ORGANICS RECYCLING FACILITY
ANAEROBIC DIGESTER
PUBLIC INFORMATION REVIEWS & PERMITS**

In partnership with Republic Services SORT BIOENERGY, LLC is proposing to develop an organics recycling facility adjacent to Republic Services Material Recovery Waste Transfer Station located at 10295 SW Ridder Road in Wilsonville, Oregon 97070.

This facility will include an anaerobic digester that will convert food scraps and other organic waste material into renewable energy in the form of bio-gas. The facility will also produce nutrient-rich by-products re-useable for agricultural applications.

As this proposal moves forward there will be multi opportunities for public information and review. The review process will include the following:

1. Initial pre-application meeting with City of Wilsonville; **DONE**
2. Formal follow-up pre-application meeting with City of Wilsonville; **DONE**
3. Joint-jurisdictional pre-application meeting including affected permitting agencies: City of Wilsonville, Washington County, Metro, and DEQ; **DONE**
4. Community Public Information meeting, with notice to owners and occupants within ½ mile radius of the site; **DONE**



5. City of Wilsonville hearings for Annexation and Plan/Zone Map amendments before;
 - a. Development Review Board; and
 - b. City Council



6. City of Wilsonville Development Review Board hearing, for Site Development and Architectural review;
7. DEQ Permit, including public comment period;
8. Metro franchise/contract hearing before Metro Council



Memorandum

To: Chris Naemtzu, Planning Director, City of Wilsonville

From: Paul Woods, Managing Member, SORT Bioenergy

Date: February 3, 2016

RE: Summary of Public Open House for SORT Bioenergy Project

This memorandum summarizes the Public Meeting of SORT Bioenergy in compliance with Senate Bill 462 notification requirements.

The first week of January 2015, SORT Bioenergy sent out a mailing to owners and occupants of property within a ½ mile radius of the project site informing them of the date, time, location, project information and contact information for special access needs for the public meeting. A legal notice with the same information was published in the Wilsonville Spokesman on January 6, 2016. A press release was sent out on January 11, 2016 and a front-page article on the open house appeared in the Wilsonville Spokesman on January 20, 2016. All communication provided contact information and the project maintained a website with the project and public meeting information.

On January 27, 2016, SORT Bioenergy held the public meeting at the Al Kader Shrine Center in Wilsonville from 5 to 7pm. There were no requests for special access needs prior to the meeting and there were no participants requiring special access needs.

The meeting was held as an open house to enable people to drop in anytime and learn about the project in depth. A reception area greeted participants and they were handed a one-page tri-fold flyer explaining elements of the project. A sign in sheet was also provided and all participants signed in.

There were four stations in the open house. The first station was an overview of the project with display boards and a looping 4-minute video of a reference facility

designed and operated by our technology partner, GE Process and Water Technologies. I was the representative at the first station.

The second station explained what food waste material is and how it is collected and transported to the site. Republic Services staff were the official representatives at the second station.

The third station explained the technology of anaerobic digestion. Display boards were used to help understand the technology. Mr. Enos Stover of the Stover Group, our contract operating partners was the official representative at this station.

The fourth station explained the odor control efforts of the project. Display boards were used to help understand the methods of odor control. Mr Karl Bohn of Bohn Biofilter was the official representative of this station.

As participants moved from the final station to the exit, there was an aisle with a display board outlining the next steps in the permitting process.

All of the comments on the project were positive and there were no objections to the project from open house participants. Attachments of the materials referred to in this email are being transmitted electronically with this email. Please contact me if you require additional information.



**REPUBLIC
SERVICES**

Name	City	Email	Phone
Dominic Vacca	Eugene	domvacca@gmail.com	541 234-2339
Jeffrey Lippert	Albany	jefflippert24@hotmail.com	541-740-7234
Dave Moldal	Portland	dave.moldal@evangelist.org	503-445-2476
Dean Kampfer	Portland	DKampfer@wm.com	503-495-7831
Jerry Greenfield	Wilsonville	jer.greenfield@gmail.com	503-705-3109
Lila Ritter	Portland	lila.ritter@oregonmetro.gov	503-797-1862
MARY MACPHERSON	Portland	macpherson@eq-grp.com	503-522-5339
CHERYL GRABHAM	PORTLAND	grabham.cheryl@deg.state.or.us	503-504-7906
KILLIAN CONDON	" "	killian.condon@state.or.us	503-229-5562
Jeff Murray	Portland	jeenvironmental@hotmail.com	503 977 9929

SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY™



Resourceful Thinking!

Welcome to the  **ORGANICS RECYCLING Open House**

**Please sign in if you would like and take an
Open House guide and informational brochure.**

Thank you for your participation.

SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY



Resourceful Thinking!



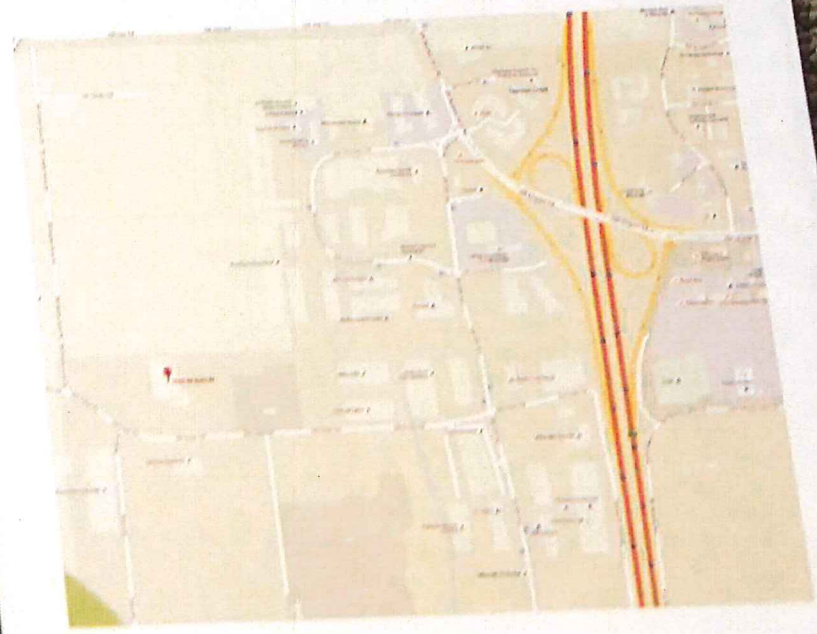
**SORT BIOENERGY has partnered
with General Electric Water and Process
Technologies to bring their considerable
experience with similar operating plants to
build a state-of-the-art facility here in Wilsonville.**

SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY



Resourceful Thinking!

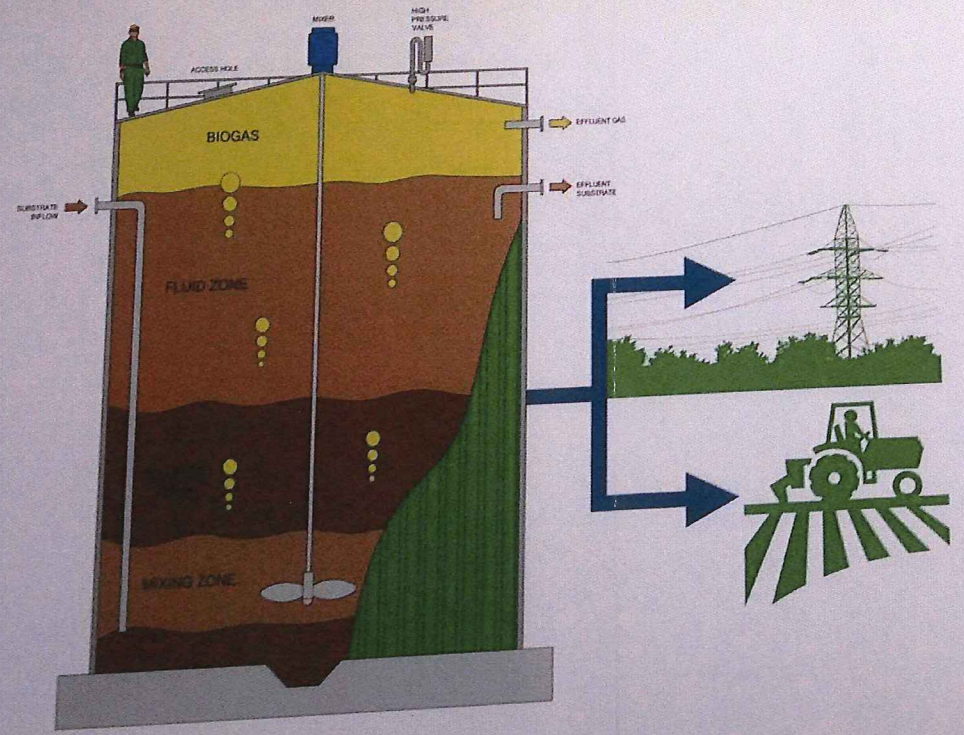
SORT BIOENERGY - VICINITY MAP



VICINITY MAP



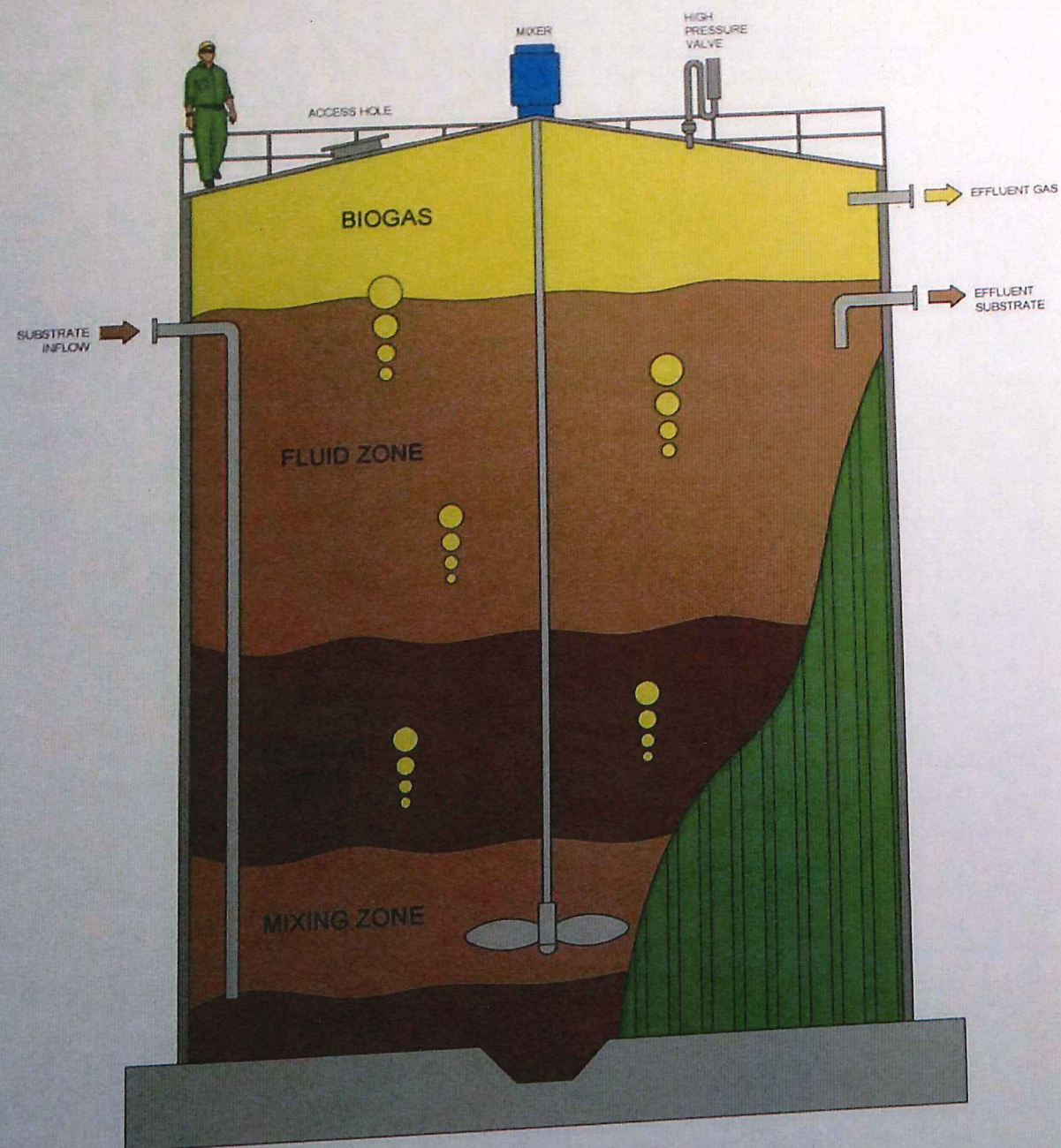
WHY ANAEROBIC DIGESTION?



It is the only process that is a net producer of energy in handling organic materials.

The Anaerobic Digestion process converts organics to renewable energy and valuable by-products.

Anaerobic Digestion System



De-packaged organics prepared for pumping into Anaerobic Digester

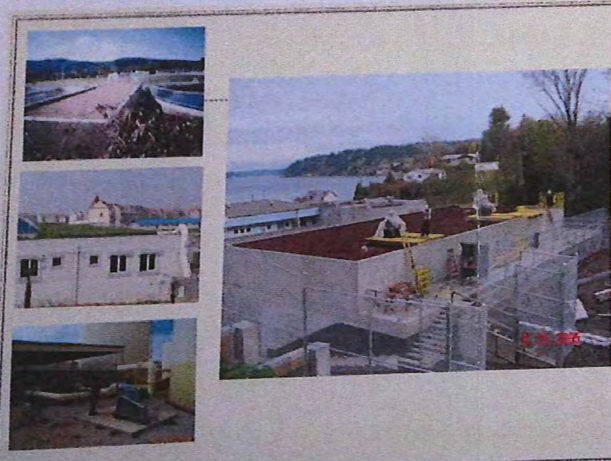


After Anaerobic Digestion: A renewable soil nutrient product



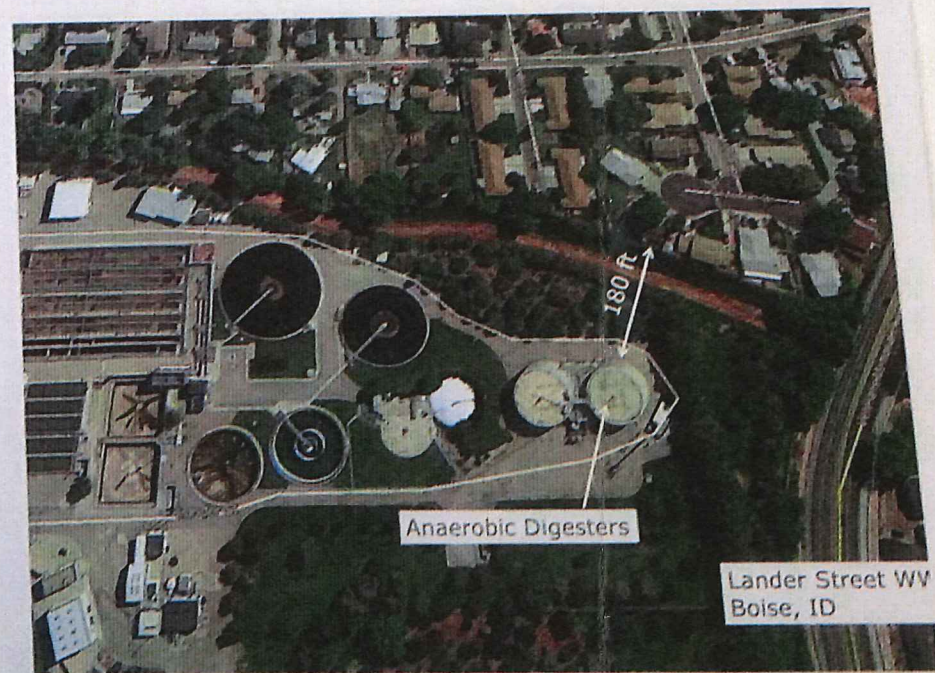
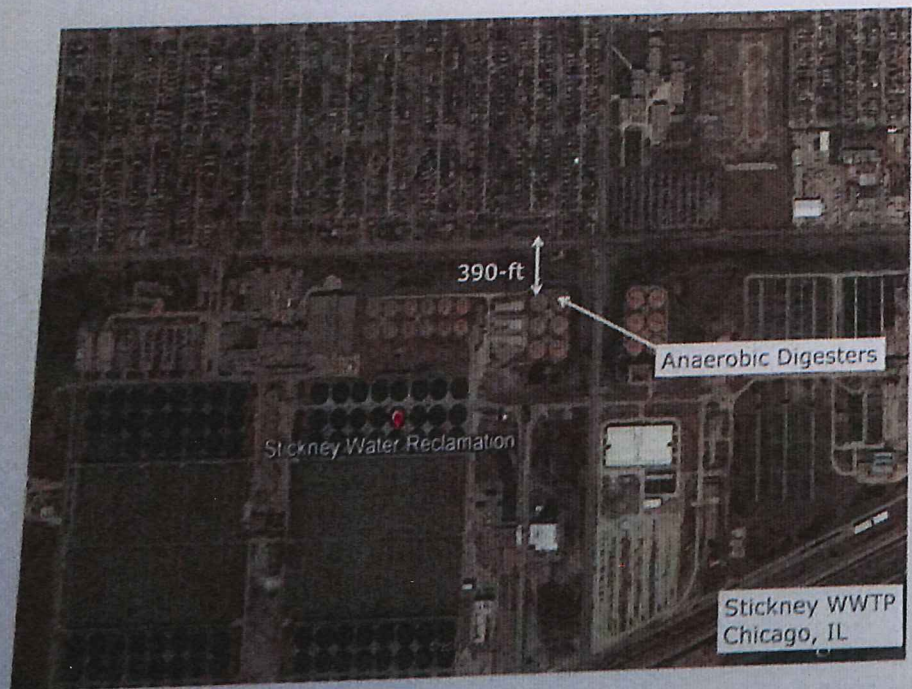
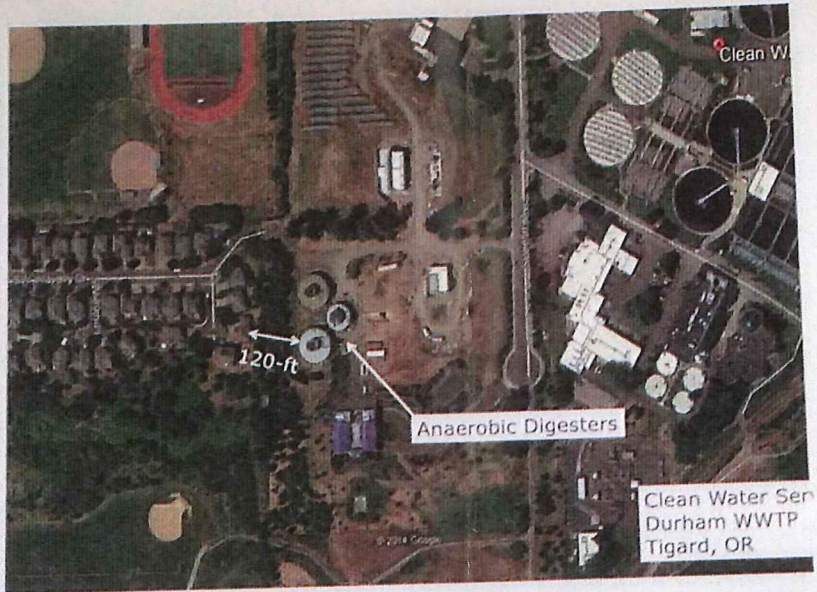
Key Advantages

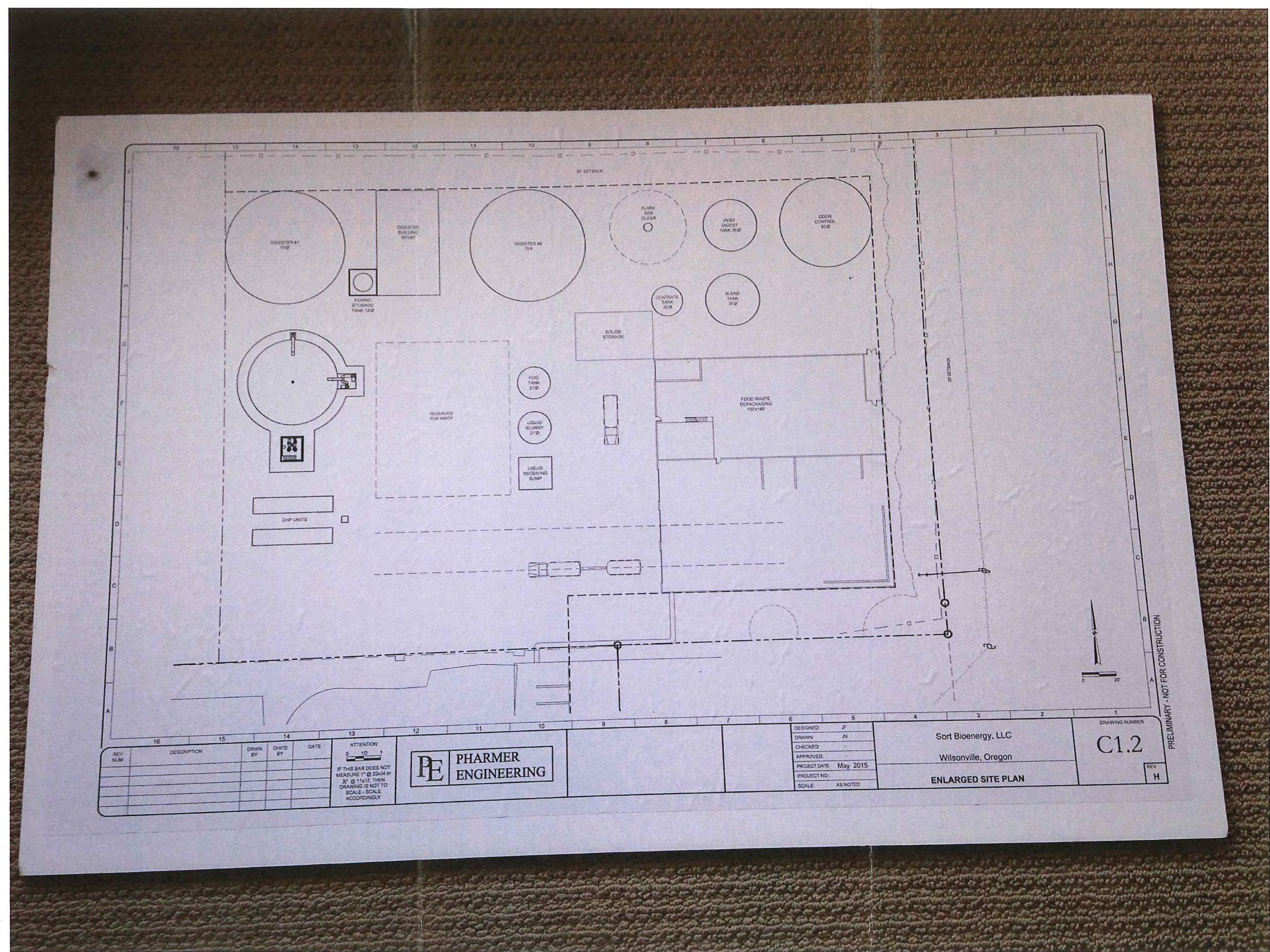
- Long-life soil media.
- Withstands water failure.
- Has constant, uniform airflow.
- Responds automatically to gas changes without gauges and controls.



The Applications

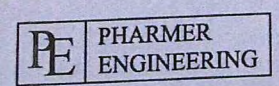
- Odor control; wastewater, food processors
- VOCs; i.e. wood products, printing presses,
- Hydrocarbon/BTEX air emissions
- Biogas and Composting





REV. NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 IF THIS BAR DOES NOT MEASURE 1" @ 20x24 or 20" @ 11x17, THIS DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

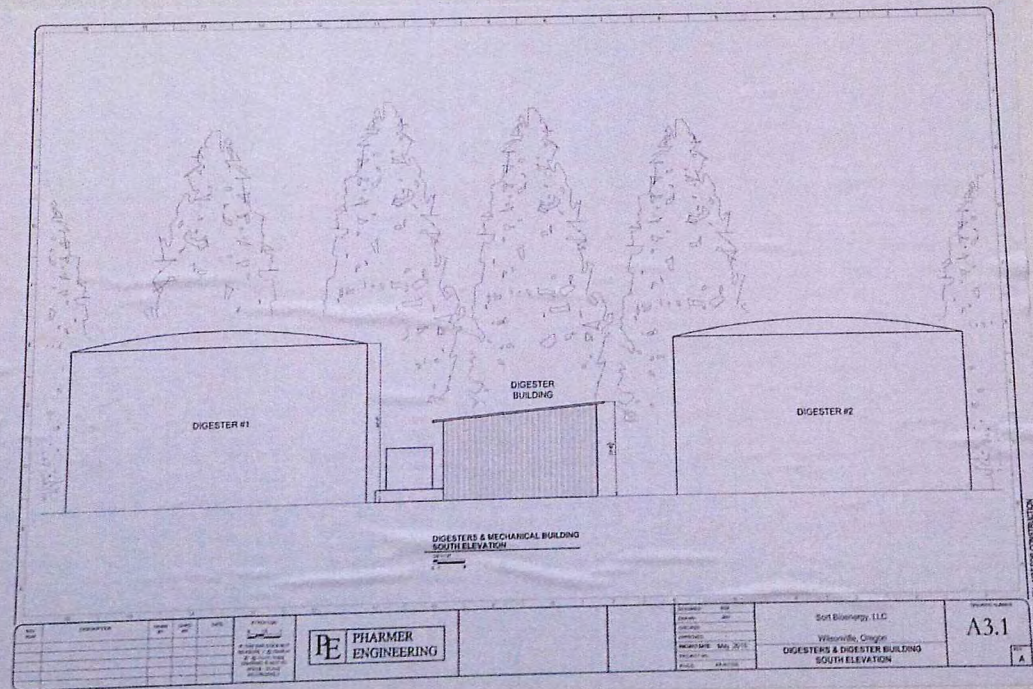
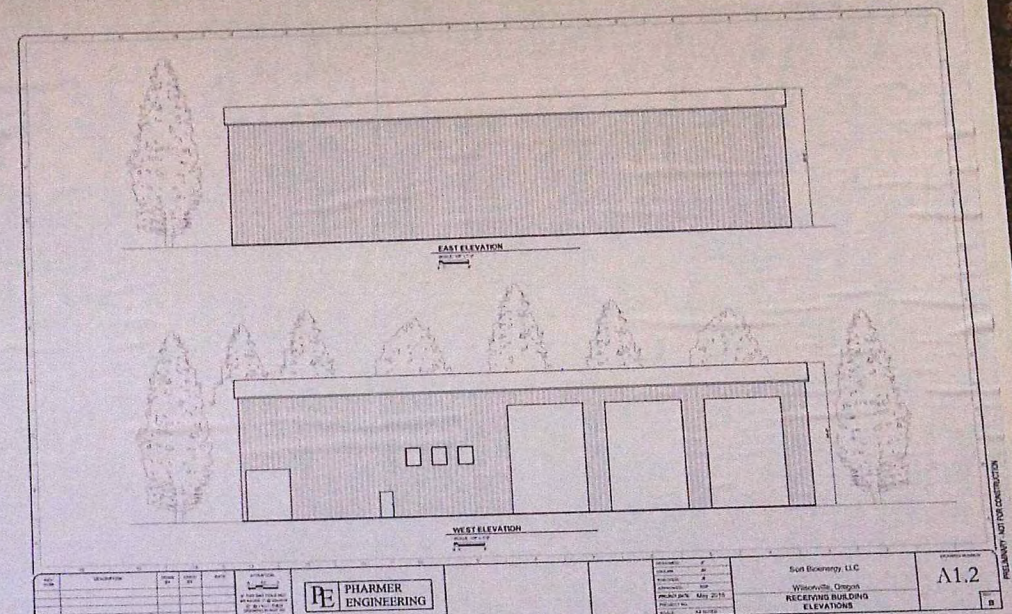
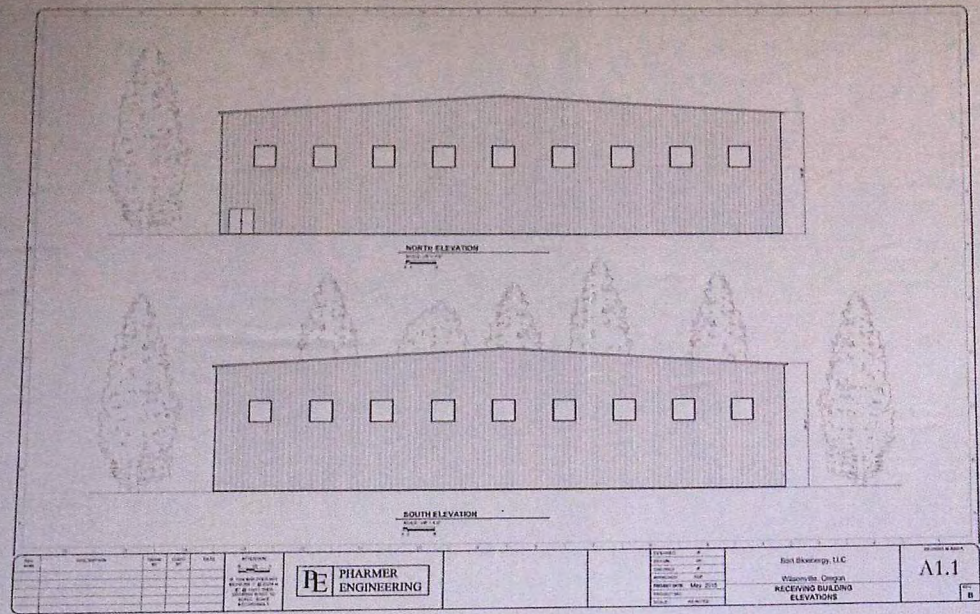


DESIGNED	JF
DRAWN	JN
CHECKED	
APPROVED	
PROJECT DATE	May 2015
PROJECT NO.	
SCALE	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
ENLARGED SITE PLAN

DRAWING NUMBER
C1.2
 REV
H

PRELIMINARY - NOT FOR CONSTRUCTION



Sustainable Organics Recycling Technology (SORT) Bioenergy is a proposed organics recycling facility that seeks to be a leader in environmental sustainability by providing an alternative to sending food scraps to the landfill.

FOOD SCRAPS DIVERTED



From Landfill for Organics Recycling

SORT BIOENERGY'S PROCESS



Enclosed Anaerobic Digestion Creates:

LOCAL COMMUNITY



Renewable Energy

VALUABLE SOURCE OF



Nutrients for Farm & Agricultural Reuse



SORT Bioenergy's proposed facility will be located at:
10295 SW Ridder Road,
Wilsonville, Oregon 97070



HOW DO I FIND OUT MORE ABOUT THE PROJECT?



For more information on the facility layout, anaerobic digestion, and the status of the project, please email: paul@sortbioenergy.com or visit: www.sortbioenergy.com



Printed on a non-coated, recycled and acid-free substrate that meets several third party environmental certifications.

2015 © Sustainable Organics Recycling Technology (SORT) Bioenergy, LLC.



Leadership in protecting the environment through:

- Landfill Diversion
- Energy Recovery
- Nutrient Recycling

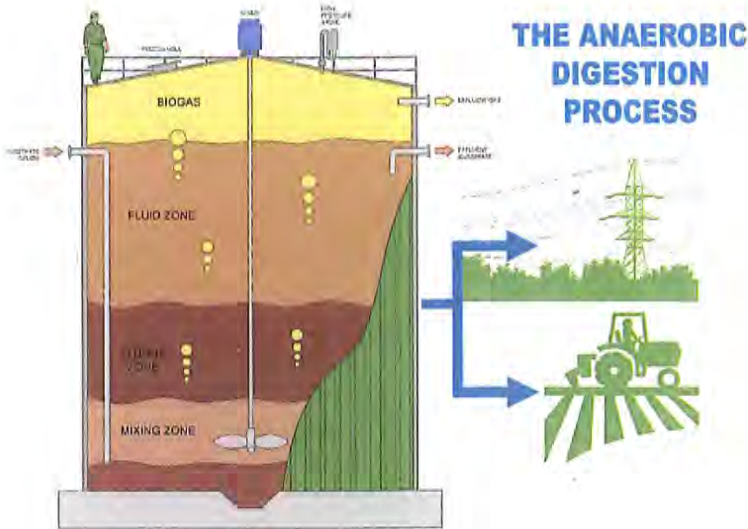
SUSTAINABLE ORGANICS RECYCLING TECHNOLOGY

SORTTM
BIOENERGY

Resourceful Thinking!

THE SORT BIOENERGY FACILITY WILL RECEIVE AND PROCESS:

- Food scrap materials from businesses such as grocery stores, restaurants, cafeterias, bakeries, breweries or other food scrap materials from commercial food facilities
- Grease-trap liquids from commercial businesses that serve foods prepared with fry grease
- Milk, juice or yogurt products that are not safe for consumption



SORT Bioenergy will use anaerobic digestion, a process that has been in use for over 100 years, to convert the organic food scrap material to renewable energy and soil nutrient products. Anaerobic digestion uses naturally occurring microorganisms in an oxygen free environment to convert food scrap materials to energy.

The food scrap material will be processed the same day it arrives at the proposed **SORT Bioenergy** facility. The food scrap materials go through a screening and blending process, then are watered down so they can be pumped into completely-enclosed anaerobic digestion tanks. In the tanks, the methane that is generated from the food is collected for renewable energy use. Once the food scrap material goes through the digestion process, a nutrient-rich liquid and a fibrous mulch-like material remain and can be used at farms as a sustainable alternative to man-made fertilizers.

The anaerobic digesters create biogas that can be used as a fuel source to make renewable electricity or upgraded to natural gas and used as a transportation fuel.

ECONOMIC BENEFITS TO WILSONVILLE

Wilsonville's residents and businesses benefit by having a community facility that brings capital investment and demonstrates real leadership in environmental sustainability. It will provide new jobs and new investments that will benefit the whole community. Cities that demonstrate a real commitment to environmental sustainability are seeing huge investments from a wide variety of businesses (not just environmental) that create jobs and improve the community as a whole. **SORT Bioenergy** provides an opportunity to demonstrate real leadership and attract new community investments for those residents and businesses that value the protection of our environment.

Businesses in Wilsonville will also have a sustainable alternative for their food scraps disposal.

COMMUNITY ENVIRONMENTAL BENEFITS

According to the EPA, food makes up over 19% of landfills and is the biggest source of carbon emissions. Through **SORT Bioenergy's** anaerobic digestion process, every part of the food scrap material has a beneficial use.

- Generation of renewable energy
- Liquid from the anaerobic digestion process is full of nutrients and can be used as a soil amendment instead of man-made fertilizers, which decreases the mining of phosphorus and the production of ammonium fertilizer
- The solid material that remains from food scraps processed can also be used at farms and for other agricultural uses



SORT BIOENERGY, LLC
10295 SW Ridder Road
Wilsonville, OR 97070

PRSR STD
U.S. POSTAGE
PAID
D.M.S.

**NOTICE OF
COMMUNITY MEETING**

**PROPOSED:
SORT BIOENERGY, LLC**

See reverse or visit:
www.SORTBIOENERGY.com



Printed on a non-coated, recycled and acid-free substrate
that meets several third party environmental certifications.

2015 © Sustainable Organics Recycling Technology (SORT) Bioenergy, LLC. SORT &
design are a Trademark of Sustainable Organics Recycling Technology Bioenergy.



**JOIN US FOR AN INFORMAL
OPEN HOUSE TO LEARN MORE
ABOUT THE PROPOSED:**

SORT BIOENERGY, LLC FACILITY

**WE ENCOURAGE THE
COMMUNITY TO PARTICIPATE!**

NOTICE IS HEREBY GIVEN, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

The purpose of the community meeting is to share information on the proposed project and answer questions from the public. The proposed facility will use anaerobic digestion, a natural biological process commonly in use throughout the United States, to convert liquified food scraps to energy-rich biogas that is then converted into renewable electricity. Materials removed after anaerobic digestion are a perfect nutrient product for agricultural reuse. All project activities will be fully enclosed and no organic material will be stored on site. The project requires authorization by the Oregon Department of Environmental Quality and the city of Wilsonville. The project activities protect the environment and will not create nuisance conditions.

This is an opportunity to learn about anaerobic digestion technology and the exciting progress being made across the U.S. in terms of beneficial reuse of organic material. The meeting will be an open house format where there will be an introductory project overview followed by specific stations explaining project components.

Public comment, both oral and written form, is invited. Additional information on the project can be found at: www.SORTBIOENERGY.com

Questions should be directed to SORT BIOENERGY, LLC by:

e-mail: paul@sortbioenergy.com

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



www.SORTBIOENERGY.com | paul@sortbioenergy.com | 208.859.8257 | 10295 SW Ridder Rd, Wilsonville, OR 97070

For Immediate Release
January 11, 2016

Contact: Paul Woods
(208) 859-8257

Organics Recycling Facility Open House Announcement

Wilsonville-----Developers for the SORT Bioenergy (SORT) project, that would provide an alternative to sending food scraps to the landfill, will outline their proposal for the public at a community meeting on Wednesday, January 27th. The public is invited to attend the open house meeting format from 5 pm to 7:00pm at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070

SORT proponents will share information regarding the proposed food scrap to renewable energy facility to be located on the Republic Services Transfer Station Site at 10295 SW Ridder Road in Wilsonville, Oregon. This is an opportunity for the public to learn about anaerobic digestion technology and the exciting progress being made across the U.S. of the beneficial reuse of organic material. The meeting will be an open house format where, after a brief project overview, there will be specific stations explaining project components.

SORT will use anaerobic digestion to convert food scraps to energy-rich biogas that is then converted into renewable energy. Materials removed after anaerobic digestion are then recycled as a nutrient product for agricultural reuse. All project activities will be fully enclosed and the process utilizes natural bacteria to convert the material to energy.

The project, which demonstrates real leadership in environmental sustainability, will provide new jobs and new investments that will benefit the entire community. Perhaps more importantly, SORT will provide countless environmental benefits. Food makes up around 18% of material going into landfills in Oregon and is the greatest source of carbon emissions. Through SORT's anaerobic digestion process, every part of the food scrap material has a beneficial use.

SORT is inviting both oral and written comments. More information on the project can be found at: www.sortbioenergy.com. Questions concerning the project or the meetings can be directed to Paul Woods at SORT, (208) 859-8257 or paul@sortbioenergy.com.

SORT Bioenergy Legal Notice

Notice is hereby given that pursuant to ORS 193.020 of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon.

Public comment, both oral and written form, is invited. Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.

Posted in Wilsonville Spokesman January 6, 2016.



6605 SE Lake Road, Portland, OR 97222
 PO Box 22109, Portland, OR 97269-2109
 Phone: 503-684-0360 Fax: 503-620-3433
 E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the *Wilsonville Spokesman*, a newspaper of general circulation, published at Wilsonville, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**Marketing By Design
 Legal Notice – SORT Bioenergy
 WS293**

a copy of which is hereto annexed, was published in the entire issue of said newspaper for

1
 week in the following issue:
January 6, 2016

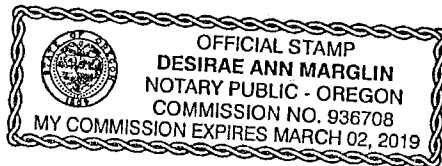
Charlotte Allsop

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
 January 6, 2016.

Desirae Ann Marglin
 NOTARY PUBLIC FOR OREGON

Acct # 601453
Attn: Kristi Simmons
 Marketing by Design
 509 North 13th Street
 Boise ID 83702



Size: 2 x 3.5"

Amount Due \$60.55*

*Please remit to the address above.

SORT Bioenergy Legal Notice

Notice is hereby given that pursuant to ORS 193.020 of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon.

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Public comment, both oral and written form, is invited. Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.
 Publish 01/06/2016. WS293



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



Guide to Composting Facility Notification under Senate Bill 462 (2013)

January 6, 2014

In 2013, the Oregon Legislature passed Senate Bill 462, which became effective on June 26, 2013. This bill requires cities and counties to hold a pre-application conference for certain composting facilities before an applicant may submit an application for land use approval. The bill is in response to negative public reaction to odors generated by a large composting facility receiving type 3 feedstocks and legislative concern that public input should be accommodated before the approval of such facilities.

This guide was prepared by DLCD in coordination with the Oregon Department of Environmental Quality (DEQ), and summarizes the provisions of SB 462 in a question and answer format. Refer to Senate Bill 462 for additional detail. The guide is not intended to provide legal advice or to be a substitute for rulemaking.

Q and A:

Q: What types of composting facilities are subject to SB 462?

A: SB 462 applies to all composting operations that require a DEQ permit and involve either: 1) a new operation that sells its product or 2) an existing operation that sells its product and either expands significantly or accepts certain non-vegetative materials (type 3 feedstock).

Q: What zones does SB 462 apply to?

A: SB 462 applies to all zones in cities and counties in which composting facilities, or uses that include composting facilities, are allowed.

Q: What does SB 462 require of cities and counties?

A: SB 462 requires cities and counties to hold a pre-application conference before an applicant may submit an application for land use approval for a composting facility.

Q: What does SB 462 require of applicants?

A: SB 462 requires applicants to hold a community meeting following a pre-application conference and before the submittal of an application for land use approval.

Q: Does SB 462 impose any new or changed plan review criteria for composting facilities?

A: No

Q: Does SB 462 involve any other requirements?

A: Yes. For proposed composting sites that require metropolitan service district (Metro) approval, DEQ and Metro are prohibited from permitting a composting facility within 1,500 feet of a school that is within an exception area for rural residential uses.

If you have further questions about implementation of these new provisions, please contact Katherine Daniels, DLCD Farm and Forest Lands Specialist, at 503-934-0069 or katherine.daniels@state.or.us or Bob Barrows, DEQ Solid Waste Policy Analyst, at 541-687-7354 or barrows.bob@deq.state.or.us.

Enrolled
Senate Bill 462

Sponsored by Senators STARR, OLSEN, ROBLAN, DEVLIN; Representatives PARRISH, UNGER

CHAPTER

AN ACT

Relating to composting; creating new provisions; amending ORS 268.318; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. (1) As used in this section:

- (a) "Compost" has the meaning given that term in ORS 459.005.
- (b) "Disposal site" has the meaning given that term in ORS 459.005.
- (c) "Local government" has the meaning given that term in ORS 174.116.

(2) Before an applicant may submit an application under ORS 215.402 to 215.438 for land use approval to establish or modify a disposal site for composting that requires a permit issued by the Department of Environmental Quality, as provided in subsection (3) of this section, the applicant shall:

(a) Request and attend a preapplication conference described in subsections (4) to (6) of this section; and

(b) Hold a preapplication community meeting described in subsections (7) to (9) of this section.

(3) Subsection (2) of this section applies to an application to:

(a) Establish a disposal site for composting that sells, or offers for sale, resulting product; or

(b) Allow an existing disposal site for composting that sells, or offers for sale, resulting product to:

(A) Accept as feedstock nonvegetative materials, including dead animals, meat, dairy products and mixed food waste; or

(B) Increase the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.

(4) During the preapplication conference:

(a) The applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(b) The county with land use jurisdiction over the proposed disposal site for composting and the other representatives described in subsection (5) of this section shall inform the applicant of permitting requirements to establish and operate the proposed disposal site for composting and provide all application materials to the applicant.

(5) The applicant shall submit a written request to the county with land use jurisdiction to request a preapplication conference. A representative of the planning department of the

county and a representative of the Department of Environmental Quality shall attend the conference along with representatives, as determined necessary by the county, of the following entities:

(a) Any other state agency or local government that has authority to approve or deny a permit, license or other certification required to establish or operate the proposed disposal site for composting.

(b) A state agency, a local government or a private entity that provides or would provide to the proposed disposal site for composting one or more of the following:

(A) Water systems.

(B) Wastewater collection and treatment systems, including storm drainage systems.

(C) Transportation systems or transit services.

(c) A city or county with territory within its boundaries that may be affected by the proposed disposal site for composting.

(d) The Department of Land Conservation and Development.

(e) The State Department of Agriculture.

(6) The county with land use jurisdiction may use preapplication procedures, if any, in the acknowledged land use regulations of the county, consistent with the requirements that the county shall:

(a) Provide notice of the preapplication conference to the entities described in subsection (5) of this section by mail and, as appropriate, in any other manner that ensures adequate notice and opportunity to participate;

(b) Hold the preapplication conference at least 20 days and not more than 40 days after receipt of the applicant's written request; and

(c) Provide preapplication notes to each attendee of the conference and the other entities described in subsection (5) of this section for which a representative does not attend the preapplication conference.

(7) After the preapplication conference and before submitting the application for land use approval, the applicant shall:

(a) Hold a community meeting within 60 days after the preapplication conference:

(A) In a public location in the county with land use jurisdiction; and

(B) On a business day, or Saturday, that is not a holiday, with a start time between the hours of 6 p.m. and 8 p.m.

(b) Provide notice of the community meeting to:

(A) The owners of record, on the most recent property tax assessment roll, of real property located within one-half mile of the real property on which the proposed disposal site for composting would be located;

(B) The resident or occupant that receives mail at the mailing address of the real property described in subparagraph (A) of this paragraph if the mailing address of the owner of record is not the mailing address of the real property;

(C) Neighborhood and community organizations recognized by the governing body of the county if a boundary of the organization is within one-half mile of the proposed disposal site for composting;

(D) A newspaper that meets the requirements of ORS 193.020 for publication;

(E) Local media in a press release; and

(F) The entities described in subsection (5) of this section.

(8) During the community meeting, the applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(9) The applicant's notice provided under subsection (7)(b) of this section must include:

(a) A brief description of the proposed disposal site for composting;

(b) The address of the location of the community meeting; and

(c) The date and time of the community meeting.

SECTION 2. (1) As used in this section:

(a) "Compost" has the meaning given that term in ORS 459.005.

(b) "Disposal site" has the meaning given that term in ORS 459.005.

(c) "Local government" has the meaning given that term in ORS 174.116.

(2) Before an applicant may submit an application under ORS 227.160 to 227.186 for land use approval to establish or modify a disposal site for composting that requires a permit issued by the Department of Environmental Quality, as provided in subsection (3) of this section, the applicant shall:

(a) Request and attend a preapplication conference described in subsections (4) to (6) of this section; and

(b) Hold a preapplication community meeting described in subsections (7) to (9) of this section.

(3) Subsection (2) of this section applies to an application to:

(a) Establish a disposal site for composting that sells, or offers for sale, resulting product; or

(b) Allow an existing disposal site for composting that sells, or offers for sale, resulting product to:

(A) Accept as feedstock nonvegetative materials, including dead animals, meat, dairy products and mixed food waste; or

(B) Increase the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.

(4) During the preapplication conference:

(a) The applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(b) The city with land use jurisdiction over the proposed disposal site for composting and the other representatives described in subsection (5) of this section shall inform the applicant of permitting requirements to establish and operate the proposed disposal site for composting and provide all application materials to the applicant.

(5) The applicant shall submit a written request to the city with land use jurisdiction to request a preapplication conference. A representative of the planning department of the city and a representative of the Department of Environmental Quality shall attend the conference along with representatives, as determined necessary by the city, of the following entities:

(a) Any other state agency or local government that has authority to approve or deny a permit, license or other certification required to establish or operate the proposed disposal site for composting.

(b) A state agency, a local government or a private entity that provides or would provide to the proposed disposal site for composting one or more of the following:

(A) Water systems.

(B) Wastewater collection and treatment systems, including storm drainage systems.

(C) Transportation systems or transit services.

(c) A city or county with territory within its boundaries that may be affected by the proposed disposal site for composting.

(d) The Department of Land Conservation and Development.

(e) The State Department of Agriculture.

(6) The city with land use jurisdiction may use preapplication procedures, if any, in the acknowledged land use regulations of the city, consistent with the requirements that the city shall:

(a) Provide notice of the preapplication conference to the entities described in subsection (5) of this section by mail and, as appropriate, in any other manner that ensures adequate notice and opportunity to participate;

(b) Hold the preapplication conference at least 20 days and not more than 40 days after receipt of the applicant's written request; and

(c) Provide preapplication notes to each attendee of the conference and the other entities described in subsection (5) of this section for which a representative does not attend the preapplication conference.

(7) After the preapplication conference and before submitting the application for land use approval, the applicant shall:

(a) Hold a community meeting within 60 days after the preapplication conference:

(A) In a public location in the city with land use jurisdiction; and

(B) On a business day, or Saturday, that is not a holiday, with a start time between the hours of 6 p.m. and 8 p.m.

(b) Provide notice of the community meeting to:

(A) The owners of record, on the most recent property tax assessment roll, of real property located within one-half mile of the real property on which the proposed disposal site for composting would be located;

(B) The resident or occupant that receives mail at the mailing address of the real property described in subparagraph (A) of this paragraph if the mailing address of the owner of record is not the mailing address of the real property;

(C) Neighborhood and community organizations recognized by the governing body of the city if a boundary of the organization is within one-half mile of the proposed disposal site for composting;

(D) A newspaper that meets the requirements of ORS 193.020 for publication;

(E) Local media in a press release; and

(F) The entities described in subsection (5) of this section.

(8) During the community meeting, the applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.

(9) The applicant's notice provided under subsection (7)(b) of this section must include:

(a) A brief description of the proposed disposal site for composting;

(b) The address of the location of the community meeting; and

(c) The date and time of the community meeting.

SECTION 3. Sections 1 and 2 of this 2013 Act apply to applications for permits that are submitted on or after the effective date of this 2013 Act.

SECTION 4. Section 5 of this 2013 Act is added to and made a part of ORS 459.205 to 459.385.

SECTION 5. (1) As used in this section:

(a) "Property line" has the meaning given that term in ORS 92.010.

(b) "School" means:

(A) A public or private institution of learning providing instruction in kindergarten through grade 12, or any combination of those grade levels; and

(B) The surrounding buildings, other structures, playgrounds, athletic fields, parking lots and any other areas of the institution that are accessed by students of the institution on a regular basis.

(2) The Department of Environmental Quality may not issue a disposal site permit under ORS 459.245 to establish a commercial disposal site for composting if:

(a) The property line of the proposed disposal site for composting is located within 1,500 feet of a property line of a school that is within an exception area for rural residential uses; and

(b) The proposed disposal site for composting requires approval from a metropolitan service district under ORS 268.318.

SECTION 6. ORS 268.318 is amended to read:

268.318. (1) No public or private disposal, transfer or resource recovery site or facility in the **metropolitan service** district shall be established, modified or extended without the prior approval of the district. The district may deny an application for the establishment, modification or extension of a site or facility if pursuant to its solid waste management plan the district has either:

(a) Entered into contracts obligating the district to supply or direct minimum quantities of solid wastes to sites or facilities designated in the contract in order that those sites or facilities will operate economically and generate sufficient revenues to liquidate any bonded or other indebtedness incurred by reason of those sites or facilities; or

(b) Adopted a franchise system for the disposal of solid or liquid wastes.

(2) In considering an application for the establishment, modification or extension of a site or facility, the **metropolitan service** district may take into account the location and number of existing sites or facilities and their remaining capacities, whether the proposed establishment, modification or extension complies with the district's solid waste management plan and whether the applicant has complied with all other applicable regulatory requirements.

(3)(a) **As used in this subsection:**

(A) "Compost" has the meaning given that term in ORS 459.005.

(B) "Disposal site" has the meaning given that term in ORS 459.005.

(C) "Property line" has the meaning given that term in ORS 92.010.

(D) "School" has the meaning given that term in section 5 of this 2013 Act.

(b) The metropolitan service district may not approve the establishment of a commercial disposal site for composting if the property line of the proposed disposal site for composting is located within 1,500 feet of a property line of a school that is within an exception area for rural residential uses.

SECTION 7. Section 5 of this 2013 Act and the amendments to ORS 268.318 by section 6 of this 2013 Act apply to applications pending on or filed on or after January 1, 2013.

SECTION 8. This 2013 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2013 Act takes effect on its passage.

Passed by Senate April 29, 2013

Received by Governor:

Repassed by Senate June 18, 2013

.....M.,....., 2013

Approved:

.....
Robert Taylor, Secretary of Senate

.....M.,....., 2013

.....
Peter Courtney, President of Senate

.....
John Kitzhaber, Governor

Passed by House June 13, 2013


Filed in Office of Secretary of State:

.....
Tina Kotek, Speaker of House

.....M.,....., 2013

.....
Kate Brown, Secretary of State

Proposed facility to turn food scraps into energy

Created on Wednesday, 20 January 2016 00:00 | Written by [Jake Bartman](#) | 

[0 Comments](#)

Project would be one of the first in the Northwest

Don't worry, Wilsonville: The proposed new food scrap processing facility on Ridder Road is not expected to smell.

Proposed by Sustainable Organics Recycling Technology (SORT) Bioenergy, the facility would involve an anaerobic digester built on a lot adjacent to Republic Services' Wilsonville campus on Ridder Road. SORT plans to hold an open house to solicit public comment on the project Jan. 27, before it goes to the City's Development Review Board and the City Council for approval. Construction could begin as early as December 2016, setting the facility up to open in 2018.

Unlike the open-air Nature's Needs facility in North Plains where residential food scraps are turned into compost — with all the unpleasant smells that can be involved in composting — the commercial food scraps processed on Ridder Road would be processed inside of a giant, air-tight digester.

"It's completely enclosed," said Paul Woods, president of SORT Bioenergy. "There are no emissions from the tank."

The digester would be a massive cylinder of approximately 30 feet in height and 70 feet in diameter, Woods said. Dairy products and other types of food waste from hospital, restaurant and other kitchens are among the food scraps that would be used, filling the digester to around 80 percent of its capacity.

That food waste would be mixed with water, seeded with bacteria, and kept in the tank at an even 96 degrees Fahrenheit to partially break down and produce methane gas. The methane would be collected and used to power a generator that produces energy to be sold to Portland General Electric. In total, the facility would produce 2.4 megawatts of electricity per hour, 24 hours per day — enough to power some 800 homes for one hour, according to cleanenergyauthority.com.

After being used in the digester, what remains of the food scraps could be transported to another facility where they can be used as fertilizer, among other uses. Because they would have been partially broken down, the scraps' volume would have decreased, making for less space taken up in landfills. In total, the facility would process between 50,000 and 70,000 tons of food waste per year.

"This is nothing new or cutting edge or innovative. It's technology that's been around for a long time," Woods said. "But you're seeing it become more and more common."

Woods said that SORT's partnership with Republic Services — one of the largest waste management companies in the country — would see Republic help to transport new food waste to the digester. Some of the methane produced by the project will also be converted to natural gas that will help to power Republic's natural gas truck fleet.

Metro, the area's regional government, directs the flow of trash in the metro area to certain facilities for processing. Spokesperson Ken Ray said that the agency is interested to see the result of the project.

"We're looking at ways to reduce the amount of garbage that we throw away, and one of the most significant ways we can have an impact on that is food scraps," he said, adding that 18 percent of landfill waste is food scraps — and the bulk of those food scraps come from commercial, rather than residential, kitchens.

Right now, Ray said, businesses' food scraps are taken for anaerobic digestion at JC-Biomethane's plant in Junction City. That plant was the first to anaerobically digest food scraps in the Pacific Northwest when it began operations in late 2013.

"But it's one facility, and we need to see where we can have more of those facilities," Ray said.

Chris Neamtzu, planning director for the City of Wilsonville, said in an email that there is a chance that the new facility could promote economic development in the city.

"There are instances around the globe where these facilities exist and another industry chooses to locate next door to take advantage of a waste stream that is generated by the other business," he said. "So, there is a possibility."



**JOIN US FOR AN INFORMAL
OPEN HOUSE TO LEARN MORE
ABOUT THE PROPOSED:**

**SORT BIOENERGY, LLC FACILITY
WE ENCOURAGE THE
COMMUNITY TO PARTICIPATE!**

NOTICE IS HEREBY GIVEN, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7:30 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

The purpose of the community meeting is to share information on the proposed project and answer questions from the public. The proposed facility will use anaerobic digestion, a natural biological process commonly in use throughout the United States, to convert liquified food scraps to energy-rich biogas that is then converted into renewable electricity. Materials removed after anaerobic digestion are a perfect nutrient product for agricultural reuse. All project activities will be fully enclosed and no organic material will be stored on site. The project requires authorization by the Oregon Department of Environmental Quality and operating permits will require that project activities protect the environment and do not create nuisance conditions.

This is an opportunity to learn about anaerobic digestion technology and the exciting progress being made across the U.S. in terms of beneficial reuse of organic material. The meeting will be an open house format where there will be an introductory project overview followed by specific stations explaining project components.

Public comment, both oral and written form, is invited. Additional information on the project can be found at: www.SORTBIOENERGY.com

Questions should be directed to SORT BIOENERGY, LLC by:
phone: 208-859-8257
e-mail: paul@sortbioenergy.com

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



PRSR STD
U.S. POSTAGE
PAID
D.M.S.

SORT BIOENERGY, LLC
10295 SW Ridder Road
Wilsonville, OR 97070

**NOTICE OF
COMMUNITY MEETING**

PROPOSED:

SORT BIOENERGY, LLC

See reverse or visit:

www.SORTBIOENERGY.com



Printed on a non-coated, recycled and acid-free substrate that meets several third party environmental certifications.

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SORT Bioenergy Legal Notice

Notice is hereby given, pursuant to ORS 193.020, of a community meeting to be held by SORT BIOENERGY, LLC to share information regarding the food scrap to renewable energy facility to be located at 10295 SW Ridder Road, Wilsonville, Oregon 97070.

The community meeting will be held on Wednesday, January 27, 2016 from 5 pm to 7:30 pm. The informal, open house meeting will be held at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070.

Public comment, both oral and written form, is invited. Additional information on the project can be found at www.sortbioenergy.com.

Auxiliary aids or services are available upon request. Please call Paul Woods at (208) 859-8257 at least three days prior to the meetings so that arrangements can be made.



www.SORTBIOENERGY.com | paul@sortbioenergy.com | 208.859.8257 | 10295 SW Ridder Rd, Wilsonville, OR 97070

For Immediate Release
January 11, 2016

Contact: Paul Woods
(208) 859-8257

Organics Recycling Facility Open House Announcement

Wilsonville-----Developers for the SORT Bioenergy (SORT) project, that would provide an alternative to sending food scraps to the landfill, will outline their proposal for the public at two community meetings at the St. Helens Armory. The public is invited to attend meetings at the Al Kader Shrine Center located at 25100 SW Parkway Ave, Wilsonville, Oregon 97070 on Wednesday, January 27th from 5 pm to 7:30pm.

SORT proponents will share information regarding the proposed food scrap to renewable energy facility to be located on the Republic Services Transfer Station Site at 10295 SW Ridder Road in Wilsonville, Oregon. This is an opportunity for the public to learn about anaerobic digestion technology and the exciting progress being made across the U.S. of the beneficial reuse of organic material. Each meeting will be an open house format where, after a brief project overview, there will be specific stations explaining project components.

SORT will use anaerobic digestion to convert food scraps to energy-rich biogas that is then converted into renewable energy. Materials removed after anaerobic digestion are then recycled as a nutrient product for agricultural reuse. All project activities will be fully enclosed and the process utilizes natural bacteria to convert the material to energy.

The project, which demonstrates real leadership in environmental sustainability, will provide new jobs and new investments that will benefit the entire community. Perhaps more importantly, SORT will provide countless environmental benefits. Food makes up around 20% of material going into landfills and is the greatest source of carbon emissions. Through SORT's anaerobic digestion process, every part of the food scrap material has a beneficial use.

SORT is inviting both oral and written comments. More information on the project can be found at: www.sortbioenergy.com. Questions concerning the project or the meetings can be directed to Paul Woods at SORT, (208) 859-8257 or paul@sortbioenergy.com.



SORT BIOENERGY Open House Guide



Please sign in and take an informational brochure.

STATION 1 Project Concept Overview Video (looping)

STATION 2 What is the material, where does it come from and how does it get here?

STATION 3 What is Anaerobic Digestion and how does it create renewable energy and soil nutrient by-products?

STATION 4 How is the material received and prepared for the Anaerobic Digestion process?

Thank you for your participation.

Learn more at: www.SORTBIOENERGY.com



SORT BIOENERGY Open House Guide



Please sign in and take an informational brochure.

STATION 1 Project Concept Overview Video (looping)

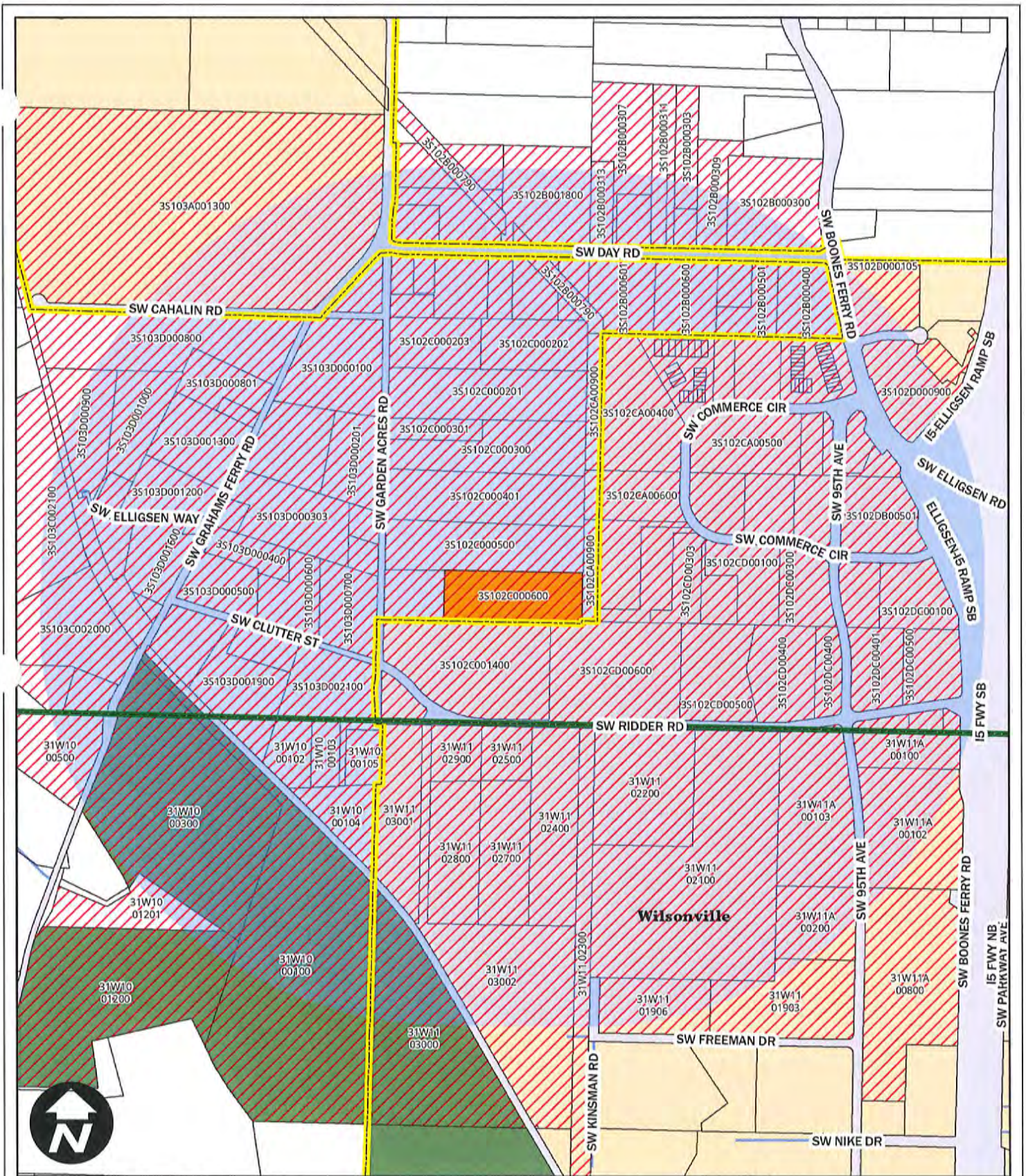
STATION 2 What is the material, where does it come from and how does it get here?

STATION 3 What is Anaerobic Digestion and how does it create renewable energy and soil nutrient by-products?

STATION 4 How is the material received and prepared for the Anaerobic Digestion process?

Thank you for your participation.

Learn more at: www.SORTBIOENERGY.com



Public Notification Search

- Notification
- Parks and/or Natural Areas
- County boundary
- Radius
- Incorporated city
- Subject
- City limits

0.5

Miles

Prepared by: Fidelity National Title
 Data: CoreLogic, Metro RLIS
 Date: 10/27/2015
 This information is reliable, but not guaranteed. It is not a survey.

31W10 00100
Metropolitan Serv District
600 NE Grand Ave
Portland, OR 97232

31W10 00101
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00102
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00103
Pacific Tempered Glass Corp
Po Box 1856
Lake Oswego, OR 97035

31W10 00104
Glass Co Oregon
10450 SW Ridder Rd
Wilsonville, OR 97070

31W10 00105
Oregon Glass Company
10450 SW Ridder Rd
Wilsonville, OR 97070

31W10 00200
Industrial Properties LLC
Po Box 4322
Tualatin, OR 97062

31W10 00300
Metropolitan Serv District
600 NE Grand Ave
Portland, OR 97232

31W10 00500
David Andrews
22025 SW 70th Ave
Tualatin, OR 97062

31W10 01200
Metro
600 NE Grand Ave
Portland, OR 97232

31W10 01201
Ronald & Karen Garst
26340 SW Grahams Ferry Rd
Sherwood, OR 97140

31W11A 00100
Gsb II LLC
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31W11 02200
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31W11 02500
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31W11 02700
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31W11 02800
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31W11 03000
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31W11 03001
Nick Sciola
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Wilsonville, OR 97070

31W11 03002
Specht Wilsonville LLC
15325 SW Beaverton Creek Ct
Beaverton, OR 97003

31W11A 00800
Rebco Properties LLC
26700 SW 95th Ave
Wilsonville, OR 97070

31W11 01903
North Wilsonville Associate
26755 SW 95th Ave
Wilsonville, OR 97070

31W11A 00200
Rak Properties LLC
5684 NW Skycrest Pkwy
Portland, OR 97229

31W11A 00102
Tpg Capital LP
301 Commerce St #3300
Ft Worth, TX 76102

31W11A 00103
Prologis Tif LLC
851 SW 6th Ave #1200
Portland, OR 97204

31W11 01906
Marginal Way Partnership
6600 SW 105th Ave #175
Beaverton, OR 97008

3S102B0 00300
Bob Jonas
Po Box 1130
Wilsonville, OR 97070

DKS Traffic Report

SORT BIOENERGY, LLC TRIP GENERATION INFORMATION

The unique characteristics of SORT BIOENERGY's facility does not easily lend itself to trip generation data in the ITE manual. Our estimate of trip generation herein is intended to help the City of Wilsonville with its analysis of traffic impacts of SORT Bioenergy's proposed project. The project calls for construction of the first anaerobic digester (digester) in the metro region. This facility will utilize vacant land at the site of Republic Services, Inc.'s material recovery and transfer station—Willamette Resources, Inc. (WRI)—located at 10295 SW Ridder Road.

The capacity of the digester is limited by the amount material that can be processed by two Anaerobic Digestion units. The design capacity of the digester at WRI's site will process 75,000 tons per year of feedstock material. This material must be processed in a uniform manner.

The feedstock supply for the project is limited to commercial food scrap waste and organic liquids from commercial food preparation facilities. WRI currently receives yearly approximately 10,000 tons of commercial food scrap waste and no organic liquid waste. The food scrap waste material is reloaded in a large trailer and transported to Republic Services, Inc.'s Pacific Regional Compost Facility, about 10-miles north of Corvallis. When the SORT BIOENERGY Facility is in operation, this material will be processed where the number of in-bound truck trips will be the same as existing and the number of out-bound trips will be reduced by 90%.

Commercial food scrap waste is collected in the late evening and early morning hours due to the nature of waste generation and the difficulty of access associated with commercial facilities. The collection and delivery of this material by route trucks now routinely avoids both am and pm peak hour trip generation.

A significant portion of the anticipated food scrap waste will be from trips originating from Metro's Central transfer station. These loads will be 25-30 tons per load trip. The trips will be scheduled for off-peak hours to avoid traffic conflicts as well as minimize transportation costs.

Liquid organic material from commercial food preparation facilities will be transported to SORT Bioenergy in 20-ton vacuum trucks. These trucks are the industry standard for handling this type of material.

The number of in-bound daily trips Monday through Friday for a facility that processes 75,000 tons per year or 250 tons per day is as follows:

<u>Vehicle Type</u>	<u>Capacity</u>	<u>Number of Trips per day</u>	<u>Tons per Day</u>
Route Truck	8 tons	10	80
Transfer Truck	25 tons	5	125
<u>Liquids Truck</u>	<u>20 tons</u>	<u>2</u>	<u>40</u>
Total		17	245

The number of out-bound trips will be only 1-2 trips per day due to the fact that approximately 80% of food scrap waste is liquid. After processing this liquid is treated and conveyed to the City's wastewater treatment facility. The Anaerobic Digestion processing reduces the solids volume by 60%.

Employee trips will consist of 6 full time employees to serve shifts that begin and end outside of both the am and pm peak hour trips.

Republic Services' current permitted tonnage limit and need for traffic study.

Republic Services, Inc. was authorized in 1994 to accept annually 196,000 tons of solid waste at its material recovery and transfer station facility – Willamette Resources, Inc. (WRI). WRI has received varying quantities of solid waste tonnage over the past 20-years. For example, WRI received 160,300 tons in 2007 and 100,500 tons in 2009.

The 196,000 tons per year limitation was one of several conditions established at the time of the initial approval of WRI Waste Transfer Station under 94DR18. For the record, at no time in the past 20-years of operation has WRI received 196,000 tons of solid waste. Republic is authorized to annually process waste volumes up to the maximum 196,000 tons without any further land use approvals. Everything Republic is doing on-site relates to operations within this tonnage limit.

However, for every application submitted for various site development projects Republic is required to pay for a Traffic Impact Analysis, even though these various site improvements all relate back to the processing capability capped at 196,000 tons.

So, if Republic can, in fact, operate up to the 196,000 ton limit, without any additional land use permits or traffic reports, why are they required to pay for traffic reports for site improvements that functionally remain within the 196,000 ton limit?

Prior Traffic Reports

1. 1991 Kittelson & Associate analyzed impacts for the material recovery and waste transfer facility (United Disposal/Willamette Resources, Inc.). The analysis was based on a start-up volume of 120,000 tons (1995), projected to increase to 196,000 by 2003.

This report found there would be no significant impacts at all measured intersections, except the then un-signalized intersection of Boones Ferry Road/Elligsen Road.

However, since that intersection LOS was not specifically degraded by the WRI facility, no mitigation was required. Subsequently ODOT has made two separate improvements to that intersection, which now operates at the "A/B" PM Peak level of service (LOS).

The trip generation assigned at that time included:

- 34 daily employee trips;
- 158 daily truck trips; and
- 132 public self-haul trips (recycling)
- With projected 46% increase to the 2003 max volume (196,000 tons).

Specific improvements conditioned for WRI related to widening and re-alignment of Ridder Road, to form a continuous collector with Clutter Road. These required improvements included dedication 10 feet of additional right-of-way along the Ridder

frontage, up to the realignment curve, and a full 60 feet through the re-alignment section.

2. In 2014 with the construction of the fleet maintenance shop a traffic report was prepared by DKS, which found that all of the measured intersections were operating at “A/B” PM Peak LOS, which is well within the “D” LOS standard for permit approval. These findings included the planned operations office addition, west of the new maintenance shop, together with additional employee parking on the west side.

As a Condition of Approval for the Maintenance Shop, which shifted operations from Sherwood to Wilsonville, Republic was required to dedicate additional rights-of-way (11.5 feet) along their frontages on Ridder and Garden Acres Roads. Frontage improvements were not required, but we anticipated to be attached to the planned operations office expansion.

It is noted that between the 1994 approval and the 2014 approval, the City’s Transportation System Plan changed the design standard for Collector Streets, from 60 foot right-of-way to 69-93 feet. The required additional dedication allows for the addition of a bike lane, which previously was not part of the design standard.

The anticipated improvement requirement (office expansion phase) is based on the City’s conclusion related to bicycle safety. This conclusion was drawn even though no existing employees ride bikes to work, and no customers ride bikes to this facility.

3. Most recently (Sept. 2015) we submitted a request for a Traffic Study Waiver, for the proposed SORT Bioenergy facility, which will be located on Republic’s property, and will utilize WRI’s scales. SORT Bioenergy will be processing commercial and industrial food and organic waste, utilizing anaerobic digestion technology, currently not available to the solid waste industry in the metro region. The facility is being designed with a processing capacity of 75,000 tons per year.

Republic currently receives annually 10,000 tons of commercial food scrap waste. Republic reloads this material in trailers and transfers it to Republic’s Pacific Regional Compost Facility located approximately 10-miles north of the City of Corvallis. When the SORT Bioenergy facility comes on-line, the current 10,000 tons of commercial food scrap waste now delivered to WRI will be re-directed to SORT Bioenergy for processing.

The total tonnage of food scrap waste received annually by SORT Bioenergy will not exceed 75,000 tons. With the SORT Bioenergy processing this waste, out-bound truck trips will be reduced by 90%.

Since the traffic study has not yet been prepared, we do not know what conditions of approval may be attached to the development permit. But, we do know, based on the

2014 study, that all key measured intersections are currently operating in the “A/B” PM Peak LOS range.

TVF&R

Ben Altman

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Thursday, January 28, 2016 12:16 PM
To: Ben Altman
Subject: RE: SORT Bioenergy Emergency Access
Attachments: SKMBT_C652_16012813070.pdf

Ben,

Since you have elected to install a fire sprinkler system I am allowed to modify our access requirements. With that be said, I am willing to accept two access point from the North. I have shown what it might look like on the attached plan.

Please let me know if this will work?

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Thursday, January 28, 2016 9:54 AM
To: Arn, Jason S.
Subject: RE: SORT Bioenergy Emergency Access

Jason, the existing building is equipped with sprinklers, as well the proposed building, does that help at all, on the location of the secondary access, per #2 below? Just trying to save some costs.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
PIONEER DESIGN GROUP, INC. CIVIL | LAND USE PLANNING | SURVEY
9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 pd-grp.com

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From: Arn, Jason S. [<mailto:Jason.Arn@tvfr.com>]
Sent: Thursday, January 28, 2016 9:46 AM
To: Ben Altman
Subject: RE: SORT Bioenergy Emergency Access

Hi Ben,

Yes, it is best if we have separation between access points (see attached pdf. and code requirements below).

1. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
2. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as

identified by the Fire Code Official), measured in a straight line between accesses. (OFC D104.3) Exception: Buildings equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).

Let me know if you need further.

Sincerely,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]

Sent: Thursday, January 28, 2016 8:53 AM

To: Arn, Jason S.

Subject: SORT BioEnergy Emergency Access

Jason: If I understand, the alternative Secondary Access I showed, extending north of the existing MRF building, will not work, because it won't meet the separation standard (1/2 the diagonal), so the secondary access would have to be from Garden Acres Road. Please confirm.

We were just trying to reduce the cost, by utilizing as much existing paved area as possible.

Thanks for your assistance.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258

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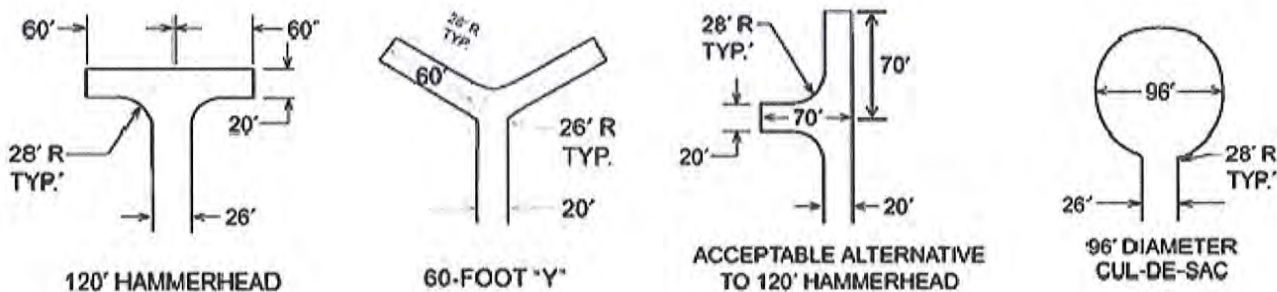
Ben Altman

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Wednesday, January 27, 2016 10:01 AM
To: Ben Altman
Subject: RE: Sort Bioenergy Updated site plan

Hi Ben,

The width of the proposed secondary access road looks good, however it would be better if it extended closer to the Digester building. The current fire department access road is approximately 850' in length and will require a turnaround.

DEAD END ROADS AND TURNAROUNDS: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams of approved turnarounds are shown below: (OFC 503.2.5 & D103.1)



TURNING RADIUS: The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

Please let me know if you have any additional questions,

Sincerely,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]

Sent: Tuesday, January 26, 2016 7:35 AM

To: Arn, Jason S.

Subject: FW: Sort Bioenergy Updated site plan

Jason, here is our revised Site Plan, with Secondary Emergency Access from Garden Acres Road.

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258

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Disclaimer:

Ben Altman

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Monday, January 25, 2016 10:41 AM
To: Ben Altman
Subject: RE: SORT BioEnergy Facility - Ridder Rd

Hi Ben,

The Fire District requires 20' feet for access road that serve commercial building.

1. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
2. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
3. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)

Please let me know if you have any questions or need further.

Sincerely,

Jason Arn | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1510

www.tvfr.com

From: Ben Altman [<mailto:baltman@pd-grp.com>]
Sent: Monday, January 25, 2016 9:39 AM
To: Arn, Jason S.
Subject: SORT BioEnergy Facility - Ridder Rd

Jason: Thanks for your review on the SORT facility. I forgot to confirm the width for the temp access from Garden Acres Road. Can this temp access be 15 feet, or does it need to be 20 feet?

Ben Altman SENIOR PLANNER | PROJECT MANAGER | D 971.708.6258
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DEQ Noise Standards

TABLE 5
(340-035-030)

Ambient Standards for Vehicles Operated Near Noise Sensitive Property

Allowable Noise Limits

<u>Time</u>	<u>Maximum Noise Level</u>
7 am – 10 pm	60
10 pm – 7 am	55

TABLE 6
(340-35-030)

Auxiliary Equipment Driven by Primary Engine Noise Standards

Stationary test at 50 feet (15.2 meters) or greater

<u>Model Year</u>	<u>Maximum Noise Level dBA</u>
Before 1976	88
1976-1978	85
After 1978	82

TABLE 7
(340-35-035)

Existing Industrial and Commercial Noise Source Standards

Allowable Statistical Noise Levels in Any One Hour

<u>7am – 10 pm</u>	<u>10 pm – 7am</u>
L ₅₀ – 55 dBA	L ₅₀ – 50 dBA
L ₁₀ – 60 dBA	L ₁₀ – 55 dBA
L ₁ – 75dBA	L ₁ – 60 dBA

TABLE 8
(340-35-035)

New Industrial and Commercial Noise Source Standards

Allowable Statistical Noise Levels in Any One Hour

<u>7 am – 10 pm</u>	<u>10 pm – 7am</u>
L ₅₀ – 55 dBA	L ₅₀ – 50 dBA
L ₁₀ – 60 dBA	L ₁₀ – 55 dBA
L ₁ - 75 dBA	L ₁ – 60 dBA

TABLE 9
(340-35-035)

Industrial and Commercial Noise Source Standards for Quiet Areas

Allowable Statistical Noise Levels in Any One Hour

<u>7 am – 10 pm</u>	<u>10 pm – 7 am</u>
L ₅₀ – 50 dBA	L ₅₀ – 45 dBA
L ₁₀ – 55 dBA	L ₁₀ – 50 dBA
L ₁ – 60 dBA	L ₁ – 55 dBA

TABLE 10
(340-35-035)

Median Octave Band Standards for Industrial and Commercial Noise Sources

Allowable Octave Band Sound Pressure Levels

<u>Octave Band Center Frequency, Hz</u>	<u>7am – 10 pm</u>	<u>10 pm – 7 am</u>
31.5	68	65
63	65	62
125	61	56
250	55	50
500	52	46
1000	49	43
2000	46	40
4000	43	37
8000	40	34



Noise Basics and Metrics

- [Basics of Sound](#)
- [What can I learn about Sound Perception and Hearing?](#)
- [What has been done to reduce Aircraft Noise?](#)
- [What are the Federal Aviation Regulations that deal with Aircraft Noise?](#)
- [What models and metrics are used to measure Community Noise Exposure?](#)
- [How does Weather affect Aviation Operations?](#)

Noise is unwanted sound. Sound is all around us; sound becomes noise when it interferes with normal activities, such as sleep or conversation.

Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air, and are sensed by the human ear. Whether that sound is interpreted as pleasant (e.g., music) or unpleasant (e.g., jackhammers) depends largely on the listener's current activity, past experience, and attitude toward the source of that sound.

The measurement and human perception of sound involves three basic physical characteristics: intensity, frequency, and duration. First, intensity is a measure of the acoustic energy of the sound vibrations and is expressed in terms of sound pressure. The greater the sound pressure, the more energy carried by the sound and the louder the perception of that sound. The second important physical characteristic of sound is frequency, which is the number of times per second the air vibrates or oscillates. Low-frequency sounds are characterized as rumbles or roars, while high-frequency sounds are typified by sirens or screeches. The third important characteristic of sound is duration or the length of time the sound can be detected.

Video Link:

For more on the basics of sound, check out this [NASA Video](#)

How is Sound Measured?

Sound intensity or level is measured by a unit called a decibel. But what is a decibel?

The loudest sounds that can be detected comfortably by the human ear have intensities that are a trillion times higher than those of sounds that can barely be detected. Because of this vast range, using a linear scale to represent the intensity of sound becomes very unwieldy. As a result, a logarithmic unit known as the decibel (abbreviated dB) is used to represent the intensity of a sound. Such a representation is called a sound level. A sound level of 0 dB is approximately the threshold of human hearing and is barely audible under extremely quiet listening conditions. Normal speech has a sound level of approximately 60 dB; sound levels above 120 dB begin to be felt inside the human ear as discomfort. Sound levels between 130 to 140 dB are felt as pain (Berglund and Lindvall 1995).

Because of the logarithmic nature of the decibel unit, sound levels cannot be arithmetically added or subtracted and are somewhat cumbersome to handle mathematically. However, some simple rules are useful in dealing with sound levels. First, if a sound's intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. For example:

$$60 \text{ dB} + 60 \text{ dB} = 63 \text{ dB}, \text{ and } 80 \text{ dB} + 80 \text{ dB} = 83 \text{ dB}$$

Second, the total sound level produced by two sounds of different levels is usually only slightly more than the higher of the two. For example:

$$60.0 \text{ dB} + 70.0 \text{ dB} = 70.4 \text{ dB}$$

Because the addition of sound levels is different than that of ordinary numbers, such addition is often referred to as "decibel addition" or "energy addition." The latter term arises from the fact that what we are really doing when we add decibel values is first converting each decibel value to its corresponding acoustic energy, then adding the energies using the normal rules of addition, and finally converting the total energy back to its decibel equivalent.

The minimum change in the sound level of individual events that an average human ear can detect is about 3 dB. On average, a person perceives a change in sound level of about 10 dB as a doubling (or halving) of the sound's loudness, and this relation holds true for loud and quiet sounds. A decrease in sound level of 10 dB actually represents a 90% decrease in sound intensity but only a 50% decrease in perceived loudness because of the nonlinear response of the human ear (similar to most human senses).

Comparative Sound Levels

- Saturn Rocket = 200 dB
- Walkman (1/2 volume) = 94 dB
- MD-80 takeoff - 1,500 ft. alt. = 85 dB
- Dial tone = 80 dB
- Talking at 3 feet = 65 dB
- Quiet urban daytime = 50 dB
- Quiet urban nighttime = 40 dB
- Quiet rural nighttime = 25 dB



Figure 1. Comparative Sound Levels.

Click [here](#) for a larger version of this image.

Sound Frequency

Sound frequency is measured in terms of cycles per second (cps), or hertz (Hz), which is the standard unit for cps. The normal human ear can detect sounds that range in frequency from about 20 Hz to about 15,000 Hz. All sounds in this wide range of frequencies, however, are not heard equally by the human ear, which is most sensitive to frequencies in the 1,000 to 4,000 Hz range. Weighting curves have been developed to correspond to the sensitivity and perception of different types of sound. A-weighting and C-weighting are the two most common weightings. A-weighting accounts for frequency dependence by adjusting the very high and very low frequencies (below approximately 500 Hz and above approximately 10,000 Hz) to approximate the human ear's lower sensitivities to those frequencies. C-weighting is nearly flat throughout the range of audible frequencies, hardly de-emphasizing the low frequency sound while approximating the human ear's sensitivity to higher intensity sounds. The two curves shown in Figure 2 are also the most adequate to quantify environmental noises.

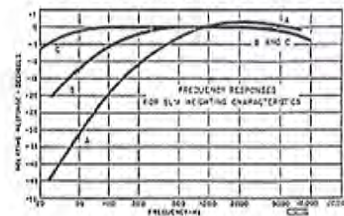


Figure 2. Frequency Response Characteristics of A and C Weighting Networks.

Click [here](#) for a larger version of this image.

A-weighted Sound Level

Sound levels that are measured using A-weighting, called A-weighted sound levels, are often denoted by the unit dBA or dB(A) rather than dB. In written documents, once it is clear that the A-weighting is being used, the adjective "A-weighted" is often omitted and the measurements are simply expressed as dB. This is often the case in many environmental impact documents, and the use of the term dB units refers to A-weighted sound levels.

Noise potentially becomes an issue when its intensity exceeds the ambient or background sound pressures. Ambient background noise in metropolitan, urbanized areas typically varies from 60 to 70 dB and can be as high as 80 dB or greater; quiet suburban neighborhoods experience ambient noise levels of approximately 45-50 dB (U.S. Environmental Protection Agency 1978).

Figure 1 (see above) is a chart of A-weighted sound levels from typical sounds. Some noise sources (air conditioner, vacuum cleaner) are continuous sounds which levels are constant for some time. Some (automobile, heavy truck) are the maximum sound during a vehicle pass-by. Some (urban daytime, urban nighttime) are averages over extended periods. A variety of noise metrics have been developed to describe noise over different time periods, as discussed below.

Aircraft noise consists of two major types of sound events: aircraft takeoffs and landings, and engine maintenance operations. The former can be described as intermittent sounds and the latter as continuous. Noise levels from flight operations exceeding background noise typically occur beneath main

approach and departure corridors, in local air traffic [patterns](#) around the airfield, and in areas immediately adjacent to parking ramps and aircraft staging areas. As aircraft in flight gain altitude, their noise contribution drops to lower levels, often becoming indistinguishable from the background.

C-weighted Sound Level

Sound levels measured using a C-weighting are most appropriately called C-weighted sound levels (and denoted [dBC](#)). C-weighting is nearly flat throughout the audible [frequency](#) range, hardly de-emphasizing the low frequency. This weighting scale is generally used to describe impulsive sounds. Sounds that are characterized as impulsive generally contain low frequencies. Impulsive sounds may induce secondary effects, such as shaking of a structure, rattling of windows, inducing [vibrations](#). These secondary effects can cause additional annoyance and complaints. The following definitions in the American National Standards Institute (ANSI) Report S12.9, Part 4 provide general concepts helpful in understanding impulsive sounds (American National Standards Institute 1996).

Noise Metrics

As used in environmental [noise](#) analyses, a metric refers to the unit or quantity that quantitatively measures the effect of noise on the environment. For further information, see [Noise Models and Metrics](#)

Noise and Land use Guidelines

[Noise](#) and Land use guidelines are associated with the development of [Day Night Level \(DNL\)](#) measurements. Such guidelines include the compatibility of certain aviation noise levels with residential areas, schools, and commercial development. Acceptable DNL levels for residential areas and schools are 65DNL, and 70DNL if sound insulated. In commercially developed areas, 75 DNL is acceptable. [Noise contour maps](#) are used to determine appropriate land use planning strategies such as overlay zoning, based on compatibility of the land uses at a particular noise level and the DNL levels at the areas surrounding the airport. [Contour maps](#) help to show which areas are experiencing high noise levels and are used to determine which areas are considered for zoning [ordinances](#) and airport overlay zones.

The [FAA](#) has developed an Airport Noise Compatibility Planning Toolkit, which presents the Land Use Planning Initiative's (LUPI) short-term recommendations. For more information please see: [FAA Airport Noise Compatibility Planning Toolkit](#)

Federal Aviation Regulations (FARs)

[Federal Aviation Regulations \(FARs\)](#) have been adopted in an effort to alleviate [noise](#) problems.

[FAR, Part 36](#) discusses [noise](#) standards for aircraft. It establishes the noise certification of aircraft and categorizes them into stages based on noise level.

[FAR, Part 150](#) was created to implement the [Aviation Safety and Noise Abatement Act](#). This Act ([ASNA](#)) directed the [FAA](#) to develop regulations on conducting an airport noise compatibility study. Airport sponsors could apply for Federal money to help them conduct the study. The Part 150 regulation provides the standards and procedures for developing [noise exposure maps](#). These maps show the noise levels around the airport in 5 dB increments (65, 70, and 75 [DNL](#) or [CNEL](#)). The noise exposure maps are used in two ways. The maps help to determine the compatible land uses for different noise levels. The airport sponsor uses these maps to identify noise-sensitive land uses. The maps are also used to propose noise-mitigating measures in an associated noise compatibility program. This can include such things as changes in flight procedures.

The [Airport Noise and Capacity Act of 1990](#) ([ANCA](#)), also known as the Noise Act, instituted several things. Among the most significant, the ANCA required a phase out of [Stage 2](#) aircraft weighing 75,000 pounds or greater and that fly in the continental United States. The phase out had to be completed by December 31, 2000. These aircraft types are older and louder than [Stage 3](#) aircraft, which are now in use. ANCA also mandated that [FAA](#) develop a regulation called the [FAR, Part 161](#).

The [FAR Part 161](#) regulation includes the procedures that airport sponsors must follow if they propose to restrict operations of [Stage 2 aircraft](#). This currently applies to aircraft weighing less than 75,000 pounds, which were not phased out, or [Stage 3 aircraft](#) (of any weight).

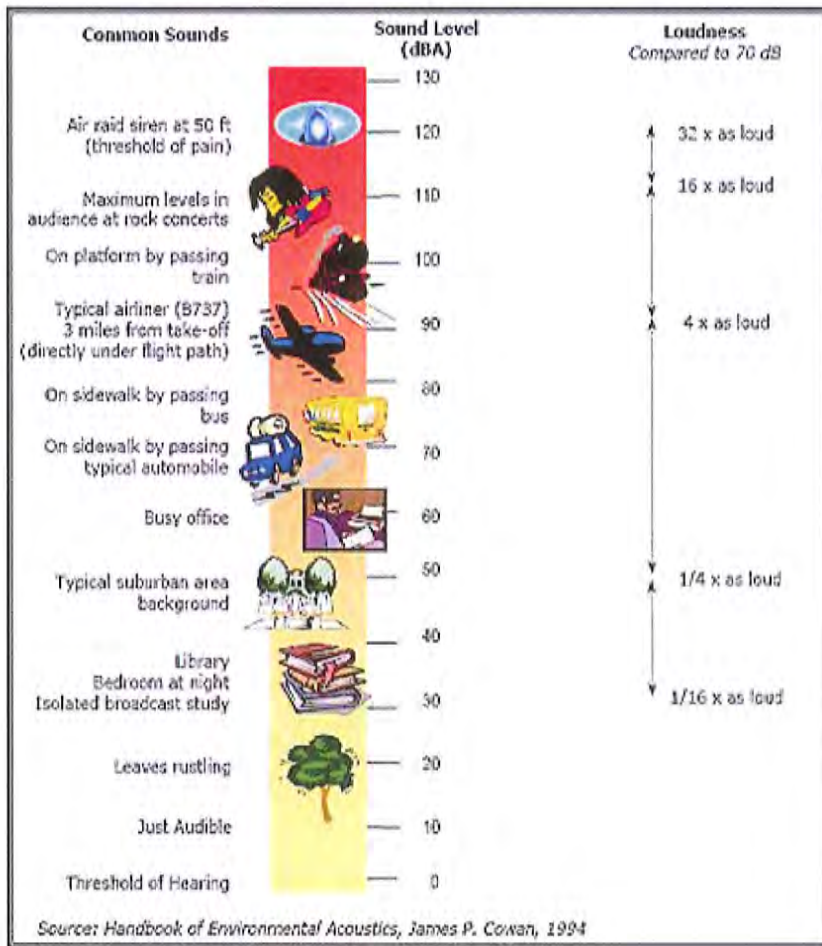
These factors are important when airport sponsors evaluate environmental impact. They are used to conduct environmental assessments. They are also included in environmental impact statements and the [Airport Master Plan](#). The Airport Master Plan is a plan for an individual airport that is created as an outlook for the future. Not all airports have Master Plans.

For a PDF version of this page, click [here](#).

Glossary Words:

[abatement](#), Airport Noise and Capacity Act of 1990, Aviation Safety and Noise Abatement Act, A-weighted scale ([dBA](#)), contour map, [Day Night Level \(DNL\)](#), [decibel](#) (dB), [Equivalent Noise Level \(LEQ\)](#), [FAA](#), [FAR Part 36](#), [FAR Part 150](#), [FAR Part 161](#), Federal Aviation Regulations (FAR), [Integrated Noise Model \(INM\)](#), Maximum Noise Level (Lmax), noise exposure map, [noise](#), [Sound Exposure Level \(SEL\)](#), [Stage 2](#), [Stage 3](#).

For definitions of words used in this section go to the NoiseQuest [Glossary of Terms](#).



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[Examples of noise](#)
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SOLUTIONS!

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Noise Level Chart

A noise level chart showing examples of sounds with dB levels ranging from 0 to 180 decibels.

dBA	Example	Home & Yard Appliances Workshop & Construction	
0	healthy hearing threshold		
10	a pin dropping		
20	rustling leaves		
30	whisper		
40	babbling brook	computer	
50	light traffic	refrigerator	
60	conversational speech	air conditioner	
70	shower	dishwasher	
75	toilet flushing	vacuum cleaner	
80	alarm clock	garbage disposal	
85	passing diesel truck	snow blower	
90	squeeze toy	lawn mower	arc welder
95	inside subway car	food processor	belt sander
100	motorcycle (riding)		handheld drill
105	sporting event		table saw
110	rock band		jackhammer
115	emergency vehicle siren		riveter
120	thunderclap		oxygen torch
125	balloon popping		
130	peak stadium crowd noise		
135	air raid siren		
140	jet engine at takeoff		
145	firecracker		
150	fighter jet launch		
155	cap gun		
160	shotgun		
165	.357 magnum revolver		
170	safety airbag		
175	howitzer cannon		
180	rocket launch		
...			
194	sound waves become shock waves		

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Most noise levels are given in **dBA**, which are decibels adjusted to reflect the ear's response to different frequencies of sound. Sudden, brief impulse sounds, like many of those shown at 120 dB or greater, are often given in dB (no adjustment).

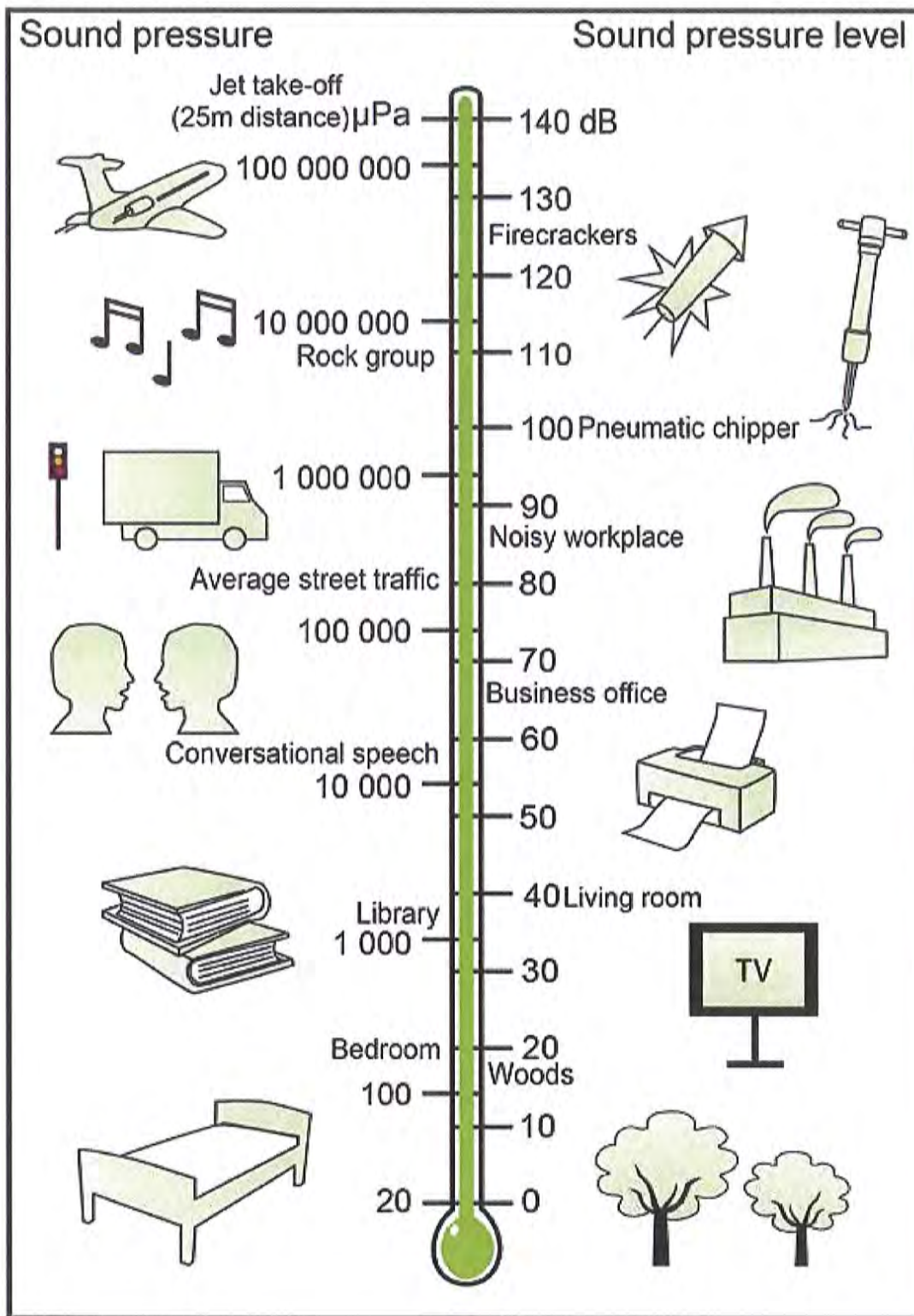
Noise Chart

Specifics about the measurement of a particular sound source can be found in the [Noise Navigator® Sound Level Database, E-A-R 88-34/HP](#), by Elliott H Berger, Rick Neitzel, and Cynthia A Kladden, E-A-RCAL Laboratory, 3M Occupational Health & Environmental Safety Division, an extensive compilation of data on noise level measurements, including many of the values appearing on this chart.

Learn more:
[What is a decibel?](#)
[What are the safe noise exposure limits?](#)

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INC Library (/Inc-Library) | Comparitive Examples of Noise Levels

COMPARITIVE EXAMPLES OF NOISE LEVELS

Noise Source	Decibel Level	Decibel Effect
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure.
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage in 8 hour exposure.
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 hour exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 feet.	60	Half as loud as 70 dB. Fairly quiet.



Noise Source	Decibel Level	Decibel Effect
Quiet suburb, conversation at home. Large electrical transformers at 100 feet.	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area.	30	One-sixteenth as loud as 70 dB. Very Quiet.
Whisper, rustling leaves	20	
Breathing	10	Barely audible

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Controlling Noise in Every Environment

401 AIRPORT RD | NORTH AURORA, IL 800-954-1998 | FAX 630-966-9710

[SITEMAP \(/sitemap\)](#)

Comparative Noise Levels

Decibel Levels of Common Sounds

Sound intensities are typically measured in decibels (dB). A decibel is defined as 10 times the logarithm of the power ratio (power ratio is the ratio of the intensity of the sound to the intensity of an arbitrary standard point.) Normally a change of 1 dB is the smallest volume change detectable by the human ear.

Sound intensity is also defined in terms of energy (ergs) transmitted per second over a 1 square centimeter surface. This energy is proportional to the velocity of propagation of the sound.

Decibels (dB)	Degree	Sound Source
225	Deafening	12" Cannon @ 12' in front and below
195	Deafening	Saturn rocket
180	Deafening	Aircraft at take-off
160	Deafening	Ram jet
150	Deafening	Turbo jet
140	Deafening	Artillery fire
130	Deafening	Threshold of pain, decibels at or above 130 cause immediate ear damage. Hydraulic press, pneumatic rock drill
120	Deafening	Riveter, chipper, thunder, diesel engine room, <u>fireworks display</u>
110	Deafening	Punch press, close to a train, ball mill
100	Very Loud	Passing truck, home lawn mower, car horn @ 5 meters, wood saw, boiler factory
90	Very Loud	Decibels at or above 90 regularly cause ear damage. Noisy factory, truck without muffler
80	Loud	Noisy office, electric shaver, alarm clock, police whistle
70	Loud	Average radio, normal street noise
60	Moderate	Conversational speech

50	Moderate	Normal office noise, quiet stream
45	Moderate	To awaken a sleeping person
40	Faint	Average residence, normal private office
30	Faint	Recording studio, quiet conversation
20	Very Faint	Whisper, empty theater, ticking of watch
10	Very Faint	Threshold of good hearing
0		Threshold of excellent youthful hearing

Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
	50	

Quiet suburb, conversation at home. Large electrical transformers at 100 ft		One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from <http://www.wenet.net/~hpb/dblevels.html>] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and *Federal Agency Review of Selected Airport Noise Analysis Issues*, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.



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HOW-TO's

Decibel (Loudness) Comparison Chart

Here are some interesting numbers, collected from a variety of sources, that help one to understand the volume levels of various sources and how they can affect our hearing.

Environmental Noise	
Weakest sound heard	0dB
Whisper Quiet Library at 6'	30dB
Normal conversation at 3'	60-65dB
Telephone dial tone	80dB
City Traffic (inside car)	85dB
Train whistle at 500', Truck Traffic	90dB
Jackhammer at 50'	95dB
Subway train at 200'	95dB
<i>Level at which sustained exposure may result in hearing loss</i>	<i>90 - 95dB</i>
Hand Drill	98dB
Power mower at 3'	107dB
Snowmobile, Motorcycle	100dB
Power saw at 3'	110dB
Sandblasting, Loud Rock Concert	115dB
<i>Pain begins</i>	<i>125dB</i>
Pneumatic riveter at 4'	125dB
<i>Even short term exposure can cause permanent damage - Loudest recommended exposure WITH hearing protection</i>	<i>140dB</i>
Jet engine at 100'	140dB
12 Gauge Shotgun Blast	165dB
Death of hearing tissue	180dB
Loudest sound possible	194dB

OSHA Daily Permissible Noise Level Exposure	
Hours per day	Sound level
8	90dB
6	92dB
4	95dB
3	97dB
2	100dB
1.5	102dB
1	105dB
.5	110dB

.25 or less	115dB
-------------	-------

NIOSH Daily Permissible Noise Level Exposure	
Hours per day	Sound level
8	85dBA
6	86dBA
4	88dBA
3	89dBA
2	90dBA
1.5	92dBA
1	94dBA
.5	97dBA
.25 or less	100dBA
0	112dBA

Perceptions of Increases in Decibel Level	
Imperceptible Change	1dB
Barely Perceptible Change	3dB
Clearly Noticeable Change	5dB
About Twice as Loud	10dB
About Four Times as Loud	20dB

Sound Levels of Music	
Normal piano practice	60 -70dB
Fortissimo Singer, 3'	70dB
Chamber music, small auditorium	75 - 85dB
Piano Fortissimo	84 - 103dB
Violin	82 - 92dB
Cello	85 -111dB
Oboe	95-112dB
Flute	92 -103dB
Piccolo	90 -106dB
Clarinet	85 - 114dB
French horn	90 - 106dB
Trombone	85 - 114dB
Tympani & bass drum	106dB
Walkman on 5/10	94dB
Symphonic music peak	120 - 137dB
Amplifier, rock, 4-6'	120dB
Rock music peak	150dB

NOTES:

- One-third of the total power of a 75-piece orchestra comes from the bass drum.
- High frequency sounds of 2-4,000 Hz are the most damaging. The uppermost octave of the piccolo is 2,048-4,096 Hz.
- Aging causes gradual hearing loss, mostly in the high frequencies.

- Speech reception is not seriously impaired until there is about 30 dB loss; by that time severe damage may have occurred.
- Hypertension and various psychological difficulties can be related to noise exposure.
- The incidence of hearing loss in classical musicians has been estimated at 4-43%, in rock musicians 13-30%.
- Recent NIOSH studies of sound levels from weapons fires have shown that they may range from a low of 144 dB SPL for small caliber weapons such as a 0.22 caliber rifle to as high as a 172 dB SPL for a 0.357 caliber revolver. *Double* ear protection is recommended for shooters, combining soft, insertable ear plugs and external ear muffs.

Statistics for the Decibel (Loudness) Comparison Chart were taken from a study by Marshall Chasin , M.Sc., Aud(C), FAAA, Centre for Human Performance & Health, Ontario, Canada. There were some conflicting readings and, in many cases, authors did not specify at what distance the readings were taken or what the musician was actually playing. In general, when there were several readings, the higher one was chosen.

Additional Resources

The National Institute for Occupational Safety and Health (NIOSH)
-<http://www.cdc.gov/niosh/topics/noise/>

[American Tinnitus Association](#) – Information and help for those with tinnitus

[Hear Tomorrow](#) – The Hearing Conservation Workshop

[H.E.A.R.](#) – Hearing Education and Awareness for Rockers

[American Tinnitus Association](#) – for musicians and music lovers

[Turn It to the Left](#) – from the American Academy of Audiology

[Listen to Your Buds](#) – from the American Speech-Language-Hearing Association

[Binge Listening: Is exposure to leisure noise causing hearing loss in young Australians? \[pdf\]](#) – report from Australian Hearing, National Acoustic Laboratories

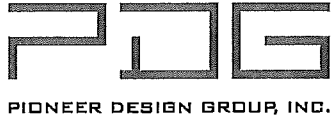
[Hearing Aids and Music: Interview with Marshall Chasin, AuD](#) – from the American Academy of Audiology

[Safe Listening Resources](#) – from the National Hearing Conservation Association

[OSHA Noise and Hearing Conservation](#) -

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Storm Drainage Report



CIVIL LAND USE PLANNING SURVEY

P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

February 3, 2016

City of Wilsonville

RE: SORT Bioenergy, Storm Drainage Analysis
PDG Project No.: 999-174

To Whom It May Concern:

I am writing concerning the stormwater management proposed for the SORT Bioenergy project. The development plans for the site include buildings, gravel and paved surfaces, and a gravel access road. This site is located at 10295 SW Ridder Rd, in the City of Wilsonville.

The development of the SORT Bioenergy facilities on the property will create new impervious surfaces. We are proposing to construct a water quality swale to treat the collected stormwater runoff. We will be managing the peak flows from the impervious surfaces within a detention pond located at the southwest corner of the site. The detained stormwater will be released at a rate matching predeveloped flows.

The stormwater will discharge from the proposed detention pond through a flow control structure, into a proposed public stormwater system in SW Garden Acres Rd., and into the existing public stormwater system located within SW Ridder Rd. Once in the public system the stormwater will ultimately be released into the Coffee Lake Wetlands. Please refer to the attached exhibits and calculations.

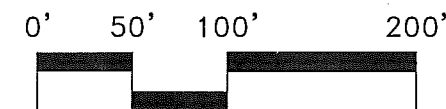
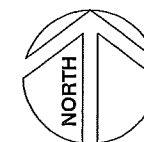
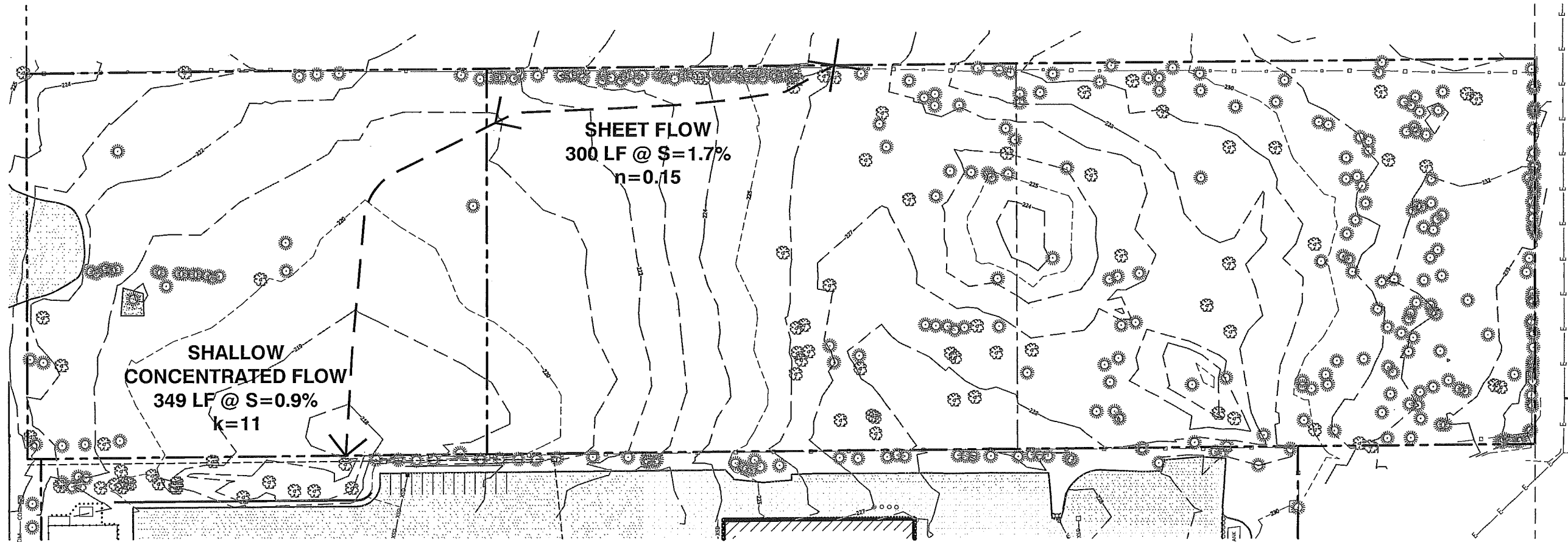
Through the use of the water quality swale and detention pond we have managed the stormwater collected on site to meet the City of Wilsonville's 2014 Stormwater & Surface Water Design & Construction Standards. We understand the City is adopting new (2015) stormwater standards, which will be accounted for during design of the construction plans.

Sincerely,
Pioneer Design Group, Inc.

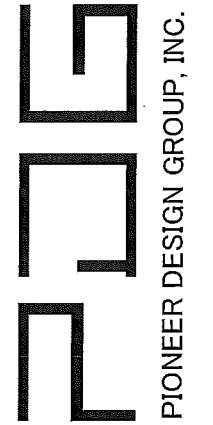
Prepared by: Tristan Wear, E.I.T.
Reviewed by: Brent E. Fitch, P.E.

PREDEVELOPED TIME OF CONCENTRATION

SORT BIOENERGY



9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
p 503.643.8286
f 844.715.4743
www.pd-grp.com



Designed by	BEF	Date	1/28/2016
Drawn by	TSW	Date	1/28/2016
Reviewed by	BEF	Date	1/28/2016
Project No.	999-174	REF.	
Horiz. Scale:		1"=100' (H)	
Vert. Scale:		N/A	

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Project
SORT BIOENERGY

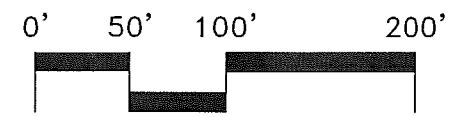
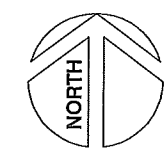
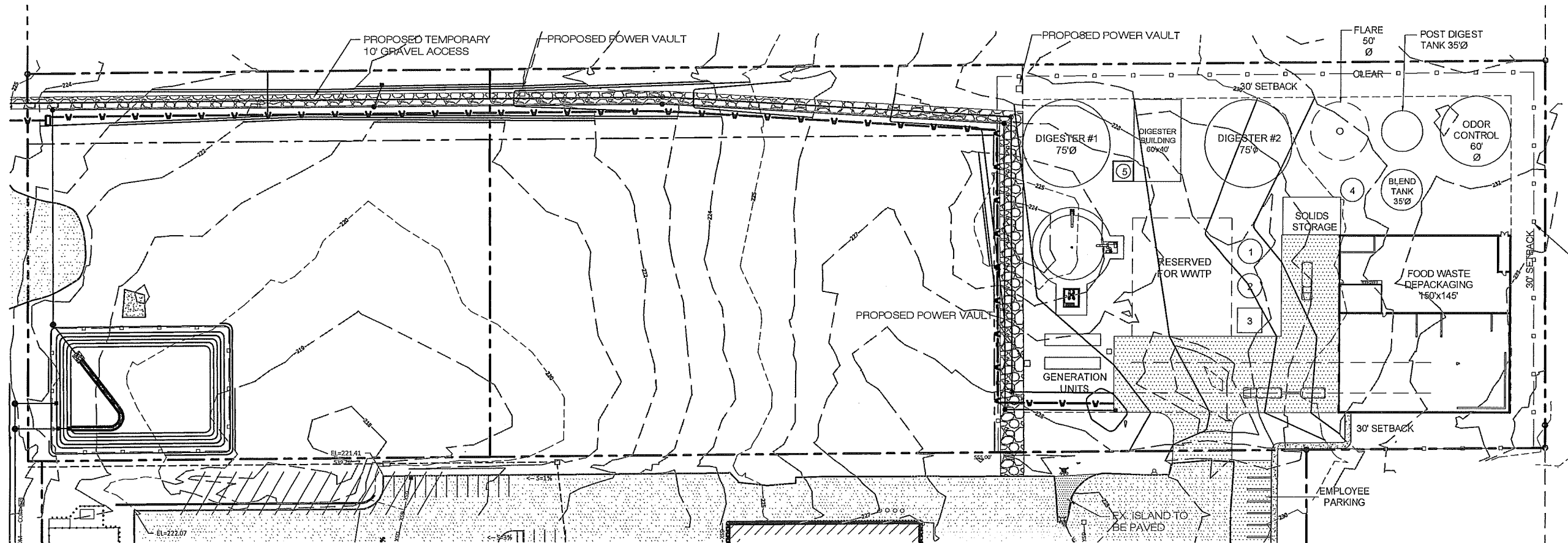
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999-174

Type
EXHIBIT

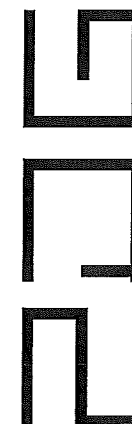
Sheet

PRELIMINARY SITE PLAN

SORT BIOENERGY



9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.843.8286
 f 844.715.4743
 www.pd-grp.com



PIONEER DESIGN GROUP, INC.

Designed by	BEF	Date	01/29/2016
Drawn by	TSW	Date	01/29/2016
Reviewed by	BEF	Date	01/29/2016
Project No.	999-174	REF.	
Horiz. Scale:		1"=100' (H)	
Vert. Scale:		N/A	

999174_site.dwg

Project
 SORT BIOENERGY

No.
 999-174

Type
 EXHIBIT

Sheet

Hydrologic Soil Group—Washington County, Oregon
(SORT BIOENERGY)





































Map Scale: 1:2,240 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator. Corner coordinates: WGS84. Edge tics: UTM Zone 10N WGS84

MAP LEGEND

 Area of Interest (AOI)	 C
 Soils	 C/D
 Soil Rating Polygons	 D
 A	 Not rated or not available
 A/D	Water Features
 B	 Streams and Canals
 B/D	Transportation
 C	 Rails
 C/D	 Interstate Highways
 D	 US Routes
 Not rated or not available	 Major Roads
Soil Rating Lines	 Local Roads
 A	Background
 A/D	 Aerial Photography
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Total Site Area 9.86 ac

Hydrologic Soil Group— Summary by Map Unit — Washington County, Oregon (OR067)					
Map unit symbol	Map unit name	Rating	CN	Acres in AOI	Percent of AOI
2	Amity silt loam	C/D	74	2.4	23.5%
45A	Woodburn silt loam, 0 to 3 percent slopes	C	74	0.0	0.5%
62B	Salem silt loam, 0 to 7 percent slopes	B	61	4.6	44.1%
63B	Salem gravelly silt loam, 0 to 7 percent slopes	B	61	3.3	32.0%
Totals for Area of Interest				10.3	100.0%

site Acres
2.31
0.05
4.35
3.15

Description Predeveloped Composite CN = $\frac{(2.31 \times 74) + (0.05 \times 74) + (4.35 \times 61) + (3.15 \times 61)}{9.86} = 64$

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas¹

Cover description		CN for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ²	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ⁵	77	86	91	94	
Idle lands (CNs are determined using cover types similar to those in table 2-2c)					

1: Average runoff condition, and $I_a = 0.2S$.

2: The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3: CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4: Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5: Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c: Runoff curve numbers for other agricultural lands ¹

Cover description	Hydrologic condition	Curve numbers for hydrologic soil group				
		A	B	C	D	
Pasture, grassland, or range -- continuous forage for grazing						
<50% ground cover or heavily grazed with no mulch.	Poor	68	79	86	89	
50% to 75% ground cover and not heavily grazed.	Fair	49	69	79	84	
>75% ground cover and lightly or only occasionally grazed.	Good	39	61	74	80	PRE
Meadow -- continuous grass, protected from grazing and generally mowed for hay	--	30	58	71	78	
Brush -- weed-grass mixture with brush as the major element						
<50% ground cover	Poor	48	67	77	83	
50% to 75% ground cover	Fair	35	56	70	77	
>75% ground cover	Good	30 ²	48	65	73	
Woods -- grass combination (orchard or tree farm) ³						
	Poor	57	73	82	86	
	Fair	43	65	76	82	
	Good	32	58	72	79	
Woods						
Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.	Poor	45	66	77	83	
Woods are grazed but not burned, and some forest litter covers the soil.	Fair	36	60	73	79	
Woods are protected from grazing, and litter and brush adequately cover the soil.	Good	30 ²	55	70	77	
Farmsteads -- buildings, lanes, driveways, and surrounding lots	--	59	74	82	86	

1: Average runoff condition, and $I_a = 0.2S$.

2: Actual curve number is less than 30; use CN = 30 for runoff computations.

3: CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

MANNING'S "n" VALUES

SHEET FLOW EQUATION MANNING'S VALUES

	n_s
Smooth Surfaces (concrete, asphalt, gravel, or bare hand packed soil)	0.011
Fallow Fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover ($\leq 20\%$)	0.06
Cultivated soil with residue cover ($> 20\%$)	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grasses	0.41
Range (natural)	0.13
Woods or forrest with light underbrush	0.40
Woods or forrest with dense underbrush	0.80

SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, $R = 0.1$)

	k_s
Forrest with heavy ground litter and meadows ($n = 0.010$)	3
Brushy ground with some trees ($n = 0.060$)	5
Fallow or minimum tillage cultivation ($n = 0.040$)	8
High grass ($n = 0.035$)	9
Short grass, pasture and lawns ($n = 0.030$)	11
Nearly bare ground ($n = 0.25$)	13
Paved and gravel areas ($n = 0.012$)	27

CHANNEL FLOW (Intermittent) (At the beginning of all visible channels, $R = 0.2$)

	k_c
Forested swale with heavy ground cover ($n = 0.10$)	5
Forested drainage course/ravine with defined channel bed ($n = 0.050$)	10
Rock-lined waterway ($n = 0.035$)	15
Grassed waterway ($n = 0.030$)	17
Earth-lined waterway ($n = 0.025$)	20
CMP pipe ($n = 0.024$)	21
Concrete pipe ($n = 0.012$)	42
Other waterways and pipe $0.508/n$	

CHANNEL FLOW (continuous stream, $R = 0.4$)

	k_c
Meandering stream ($n = 0.040$)	20
Rock-lined stream ($n = 0.035$)	23
Grass-lined stream ($n = 0.030$)	27
Other streams, man-made channels and pipe ($n = 0.807/n$)	



IMPERVIOUS AREA CALCULATIONS

JOB NUMBER: 999-174
 PROJECT: SORT BIOENERGY
 FILE: 999174_Hydro_Preliminary.xls

NEW IMPERVIOUS AREA

BUILDINGS/ PARKING LOT	78913 ft ²	
PUBLIC STREETS	0 ft ²	
PRIVATE STREETS	0 ft ²	
GRAVEL AT 60% IMPERVIOUS	32141 ft ²	
	111054 ft²	2.55 ac

EXISTING IMPERVIOUS AREA

BUILDINGS	0 ft ²	
PUBLIC STREETS	0 ft ²	
PRIVATE STREETS	0 ft ²	
GRAVEL AT 60% IMPERVIOUS	0 ft ²	
	0 ft²	0.00 ac

Total Shed Area	429353 ft²	9.86 ac
Existing Impervious Area	111054 ft²	2.55 ac
% Impervious		25.9 %
Proposed Impervious Area	111054 ft²	2.55 ac
% Impervious		25.9 %

PREDEVELOPED TIME OF CONCENTRATION

JOB NUMB: 999-174
 PROJECT: SORT BIOENERGY
 FILE: 999174_Hydro_Preliminary.xls

LAG ONE: SHEET FLOW (FIRST 300 FEET)

Accum.
Tc

Tt = Travel time
 Manning's "n" = 0.15
 Flow Length, L = 300 ft (300 ft. max.)

I = 2-year, 24hr storm = 2.5 in
 Slope, S₀ = 0.017 ft/ft

$$T_t = (0.93L^{0.6} \times n^{0.3}) / (I^{0.4} \times S^{0.3}) \quad 38.18 \text{ min.} \quad 38.18 \text{ min.}$$

LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 349 FEET)

Tc Velocity factor, k = 11
 Slope, S₀ = 0.009 ft/ft
 $V = k \sqrt{S_0} = 1.02 \text{ ft/s}$
 Flow Length, L = 349 ft
 $T = \frac{L}{(60)(V)} = 5.70 \text{ min.}$

43.88 min.

TOTAL PREDEVELOPED TIME OF CONCENTRATION = 43.9 min.



DEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 999-174
PROJECT: SORT BIOENERGY
FILE: 999174_Hydro_Preliminary.xls

Catchment Time	5 min.
Longest Run of Pipe	908 ft
Velocity of Flow	3 ft/s
Time in Pipe = (908 ft)/(3.00 ft/s) =	303 s

TOTAL DEVELOPED Tc = **10 min.**



WATER QUALITY SWALE CALCULATIONS

JOB NUMBER: 999-174
 PROJECT: SORT BIOENERGY
 FILE: 999174_Hydro_Preliminary.xls

REFERENCES:

1. Clean Water Services R&O 04-7.
2. Discussions with Clean Water Services.

REQUIRED WATER QUALITY TREATMENT: 65% Phosphorus Removal.

PROPOSED TREATMENT METHODS:

1. Sumped Catch Basins	15%
2. Bio-Filtration Swale	50%
total	65%

DESIGN STORM:

Precipitation:	0.36 inches
Storm Duration:	4 hours
Storm Return Period:	96 hours
Storm Window:	2 weeks

IMPERVIOUS AREA:

Watershed Area:	9.86 acres
Percent imp:	25.9 %
Impervious Area:	2.55 acres

Design Inflow = $(2.55 \text{ ac}) * (43560 \text{ ft}^2/\text{ac}) * (0.36 \text{ in} / 4.0 \text{ hrs}) =$ **0.23 cfs**

BIOFILTRATION SWALE DESIGN CRITERIA:

Max Velocity:	0.9 ft/s
Side Slopes:	4 :1 (treatment area)
Base:	2 feet (2' min)
n Factor:	0.24 (plantings)

SWALE CHARACTERISTICS:

Q=	0.23 Design Storm Discharge (determined above)
N=	0.24 Plantings
B=	4 ft Base width of channel
Z=	4 :1 Side slopes
SLOPE=	0.005 ft/ft Slope of channel (0.005 minimum)

ASS. Y= 0.5 ft Assumed depth to begin analysis (0.5 ft maximum)

ITERATIVE SOLUTION OF MANNING'S EQUATION FOR NORMAL DEPTH:

ITERATION	Y (FT)	P (FT)	A (FT ²)	R	Q (CFS)	% ERROR	V (FPS)
1	0.50	8.12	3.00	0.37	0.68	194.75	0.23
2	0.24	6.01	1.21	0.20	0.18	-20.68	0.15
3	0.28	6.34	1.46	0.23	0.24	4.41	0.16
4	0.28	6.27	1.41	0.22	0.23	-0.82	0.16
5	0.28	6.29	1.42	0.23	0.23	0.16	0.16
6	0.28	6.28	1.42	0.23	0.23	-0.03	0.16
7	0.28	6.28	1.42	0.23	0.23	0.01	0.16
8	0.28	6.28	1.42	0.23	0.23	0.00	0.16
9	0.28	6.28	1.42	0.23	0.23	0.00	0.16
10	0.28	6.28	1.42	0.23	0.23	0.00	0.16
11	0.28	6.28	1.42	0.23	0.23	0.00	0.16
12	0.28	6.28	1.42	0.23	0.23	0.00	0.16
13	0.28	6.28	1.42	0.23	0.23	0.00	0.16
14	0.28	6.28	1.42	0.23	0.23	0.00	0.16
15	0.28	6.28	1.42	0.23	0.23	0.00	0.16

NORMAL DEPTH = 0.28 ft
FLOW WIDTH = 6.22 ft
VELOCITY = 0.16 ft/s
TREATMENT TIME = 9.00 min
TREATMENT LENGTH = 87.75 ft Actual Design Length=108.03 ft



STORMWATER CONVEYANCE CALCULATIONS

JOB NUMBER: 999-174
 PROJECT: SORT BIOENERGY
 FILE: 999174_Hydro_Preliminary.xls
 Design Storm: 25 YR
 Storm Duration: 24 HRS
 Precipitation: 3.9 IN
 Manning's "n": 0.013

LINE	INC. AREA (AC)	AREA TOTAL (AC)	% IMP.	AREA PERV. (AC)	CN PER.	AREA IMP. (AC)	CN IMP.	TIME (MIN)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)
SHED	0	9.86	25.9	7.31	64	2.55	98	10.00	3.21	15	0.0050	4.58	0.70	3.73	0.901	3.36
SITE FULL BUILD OUT	0	9.86	85	1.48	64	8.38	98	10.00	7.84	21	0.0050	11.23	0.70	4.67	0.898	4.19

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Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SBUH Runoff	-----	-----	0.20	-----	-----	0.44	0.69	-----	-----	Predeveloped
2	SBUH Runoff	-----	-----	0.63	-----	-----	1.90	2.64	-----	-----	Developed
3	Reservoir	2	-----	0.08	-----	-----	0.44	0.68	-----	-----	Pond

42% of Predeveloped 2 yr peak

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.20	6	1122	9,667	----	-----	-----	Predeveloped
2	SBUH Runoff	0.63	6	486	20,316	----	-----	-----	Developed
3	Reservoir	0.08	6	1452	20,270	2	218.66	16,583	Pond
Pond_SBUH.gpw					Return Period: 2 Year		Wednesday, Feb 3 2016, 12:13 PM		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

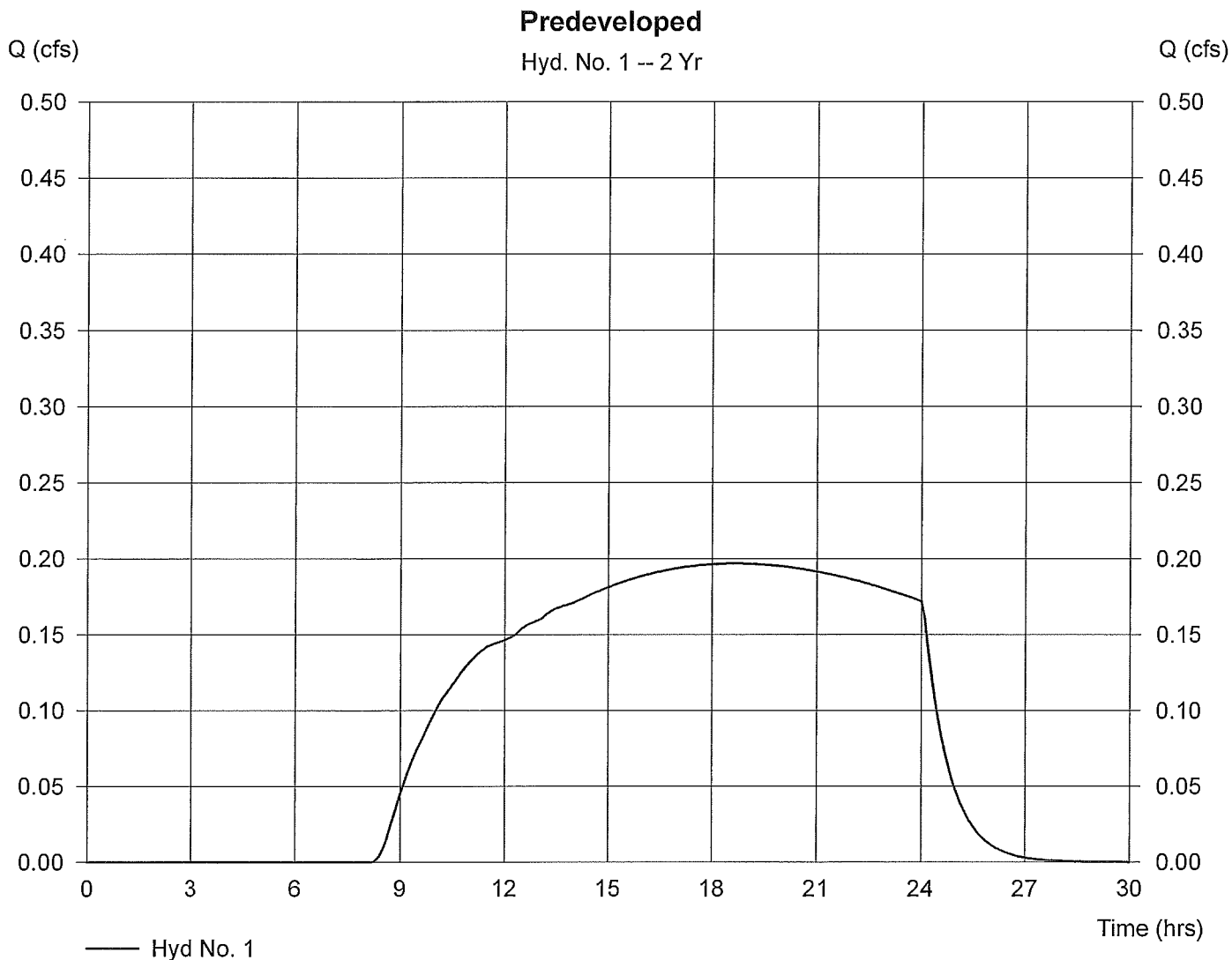
Hyd. No. 1

Predeveloped

Hydrograph type = SBUH Runoff
 Storm frequency = 2 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 2.50 in
 Storm duration = 24 hrs

Peak discharge = 0.20 cfs
 Time interval = 6 min
 Curve number = 64
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 43.90 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 9,667 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

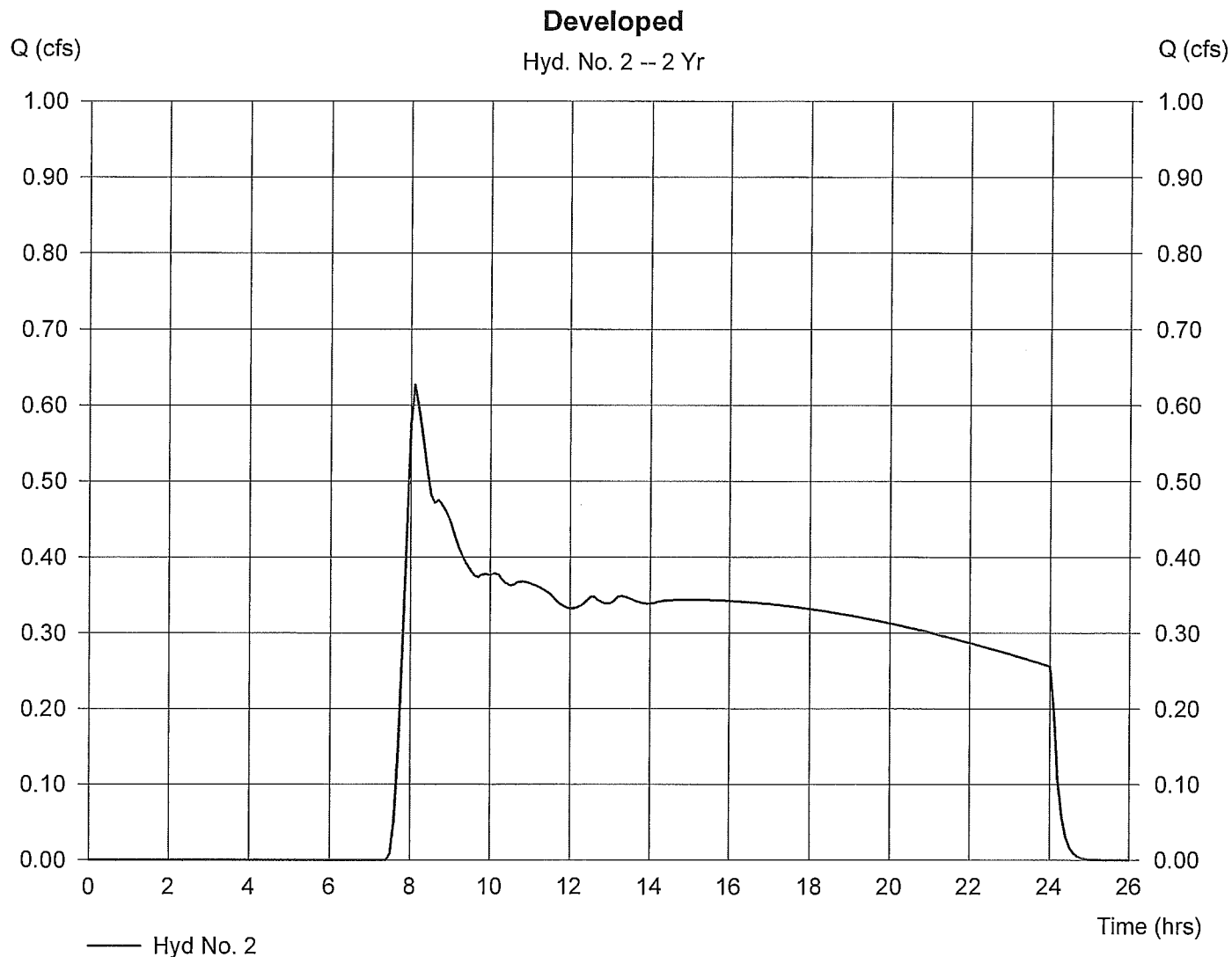
Hyd. No. 2

Developed

Hydrograph type = SBUH Runoff
 Storm frequency = 2 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 2.50 in
 Storm duration = 24 hrs

Peak discharge = 0.63 cfs
 Time interval = 6 min
 Curve number = 73
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 20,316 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Hyd. No. 3

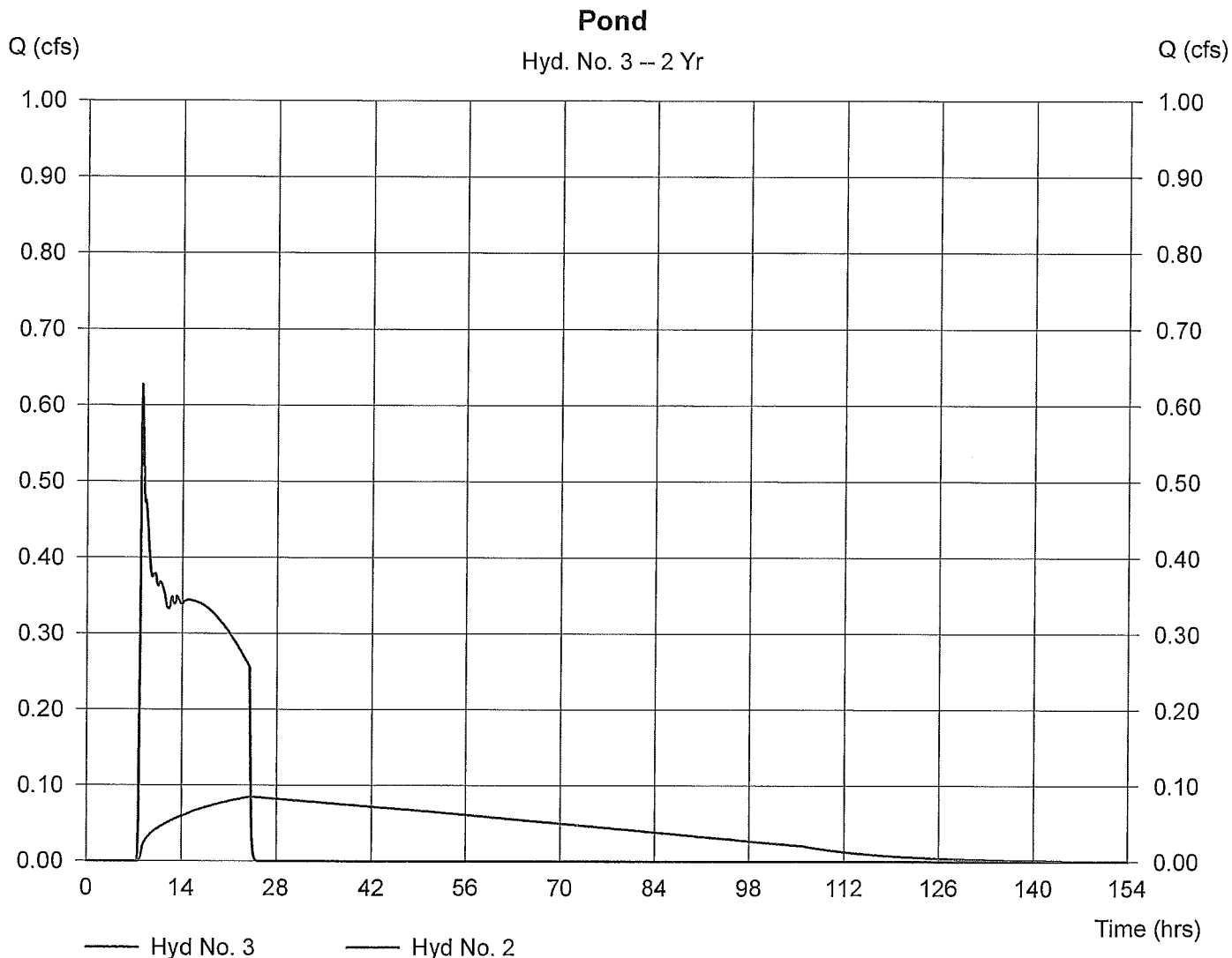
Pond

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Inflow hyd. No. = 2
 Reservoir name = Pond

Peak discharge = 0.08 cfs
 Time interval = 6 min
 Max. Elevation = 218.66 ft
 Max. Storage = 16,583 cuft

Storage Indication method used.

Hydrograph Volume = 20,270 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	217.00	8,868	0	0
1.00	218.00	10,068	9,468	9,468
2.00	219.00	11,340	10,704	20,172
3.00	220.00	12,684	12,012	32,184
4.00	221.00	14,100	13,392	45,576
4.50	221.50	14,835	7,234	52,810

Culvert / Orifice Structures

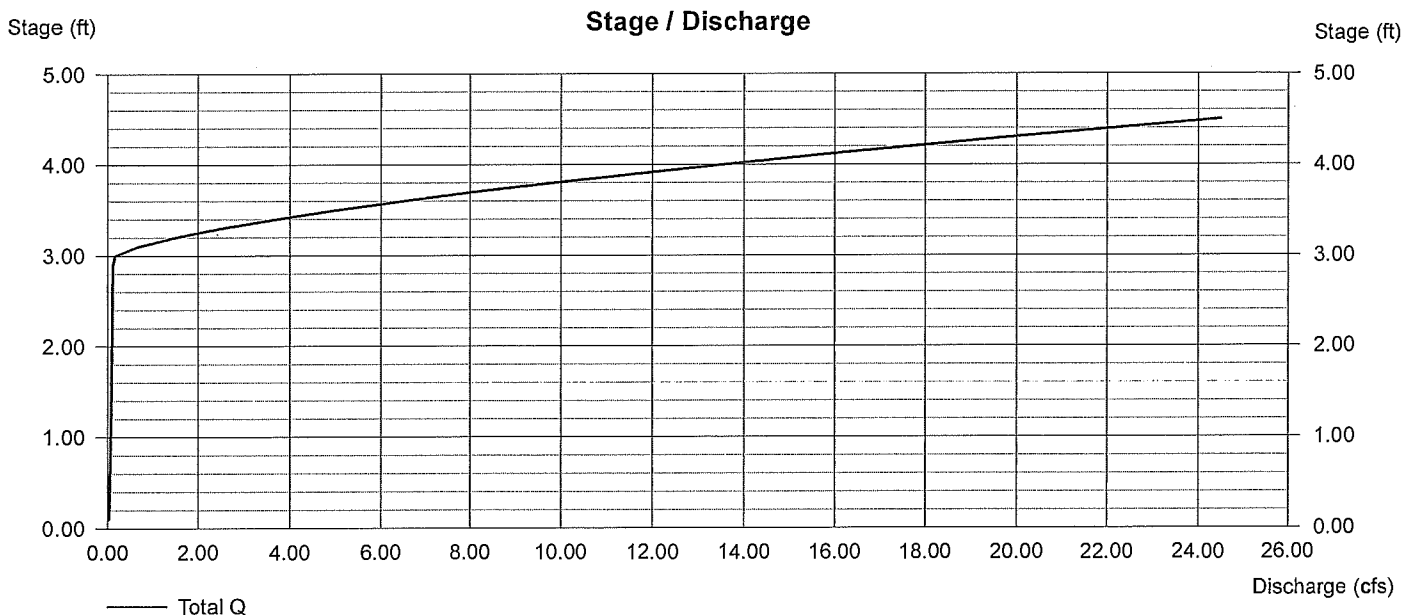
	[A]	[B]	[C]	[D]
Rise (in)	= 21.00	1.58	0.00	0.00
Span (in)	= 21.00	1.58	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 214.49	212.49	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 219.98	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	0.00	0.00
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.44	6	612	24,337	---	-----	-----	Predeveloped
2	SBUH Runoff	1.90	6	480	41,023	---	-----	-----	Developed
3	Reservoir	0.44	6	1428	40,977	2	220.06	32,962	Pond
Pond_SBUH.gpw					Return Period: 10 Year		Wednesday, Feb 3 2016, 12:13 PM		

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

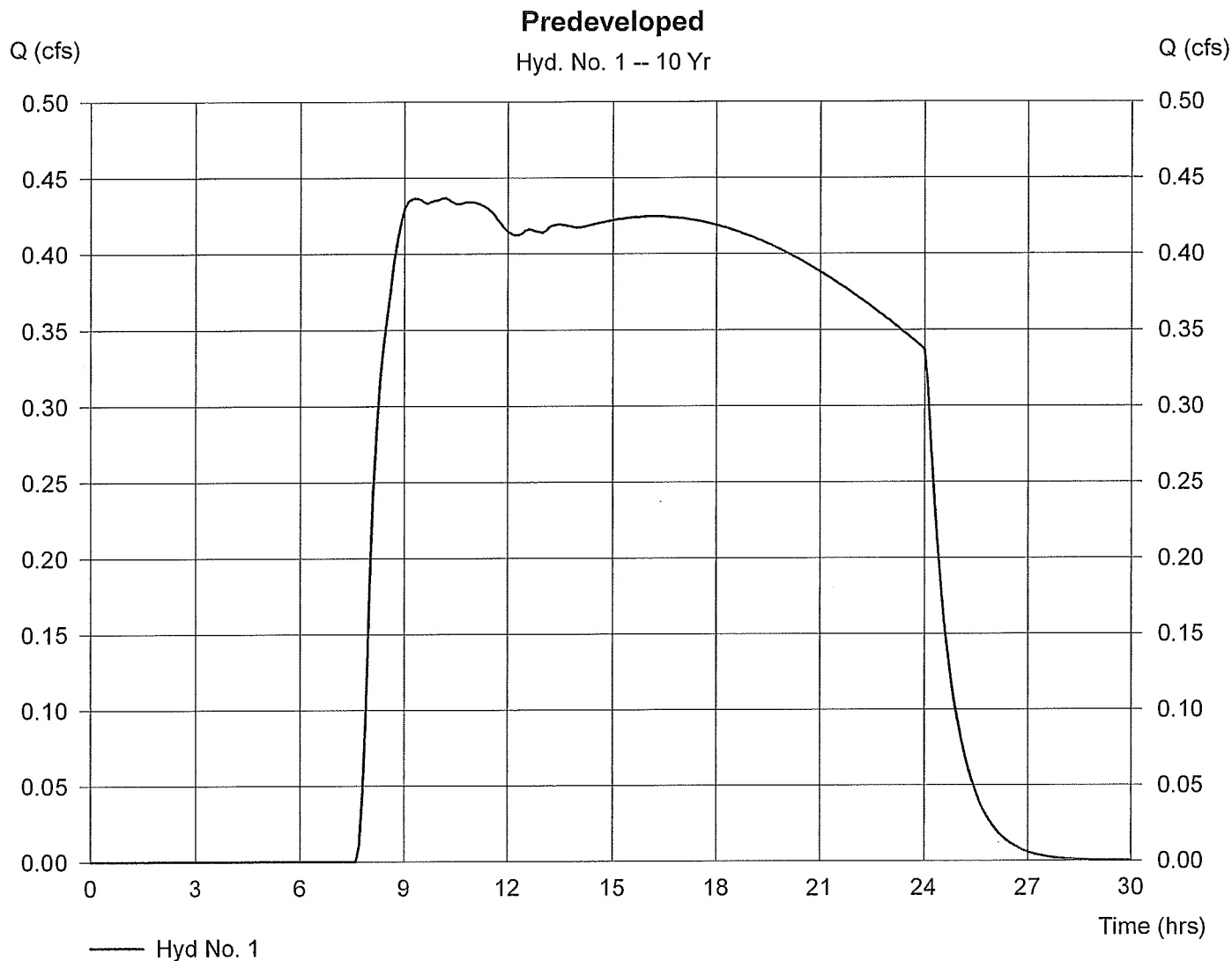
Hyd. No. 1

Predeveloped

Hydrograph type = SBUH Runoff
 Storm frequency = 10 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 3.45 in
 Storm duration = 24 hrs

Peak discharge = 0.44 cfs
 Time interval = 6 min
 Curve number = 64
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 43.90 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 24,337 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

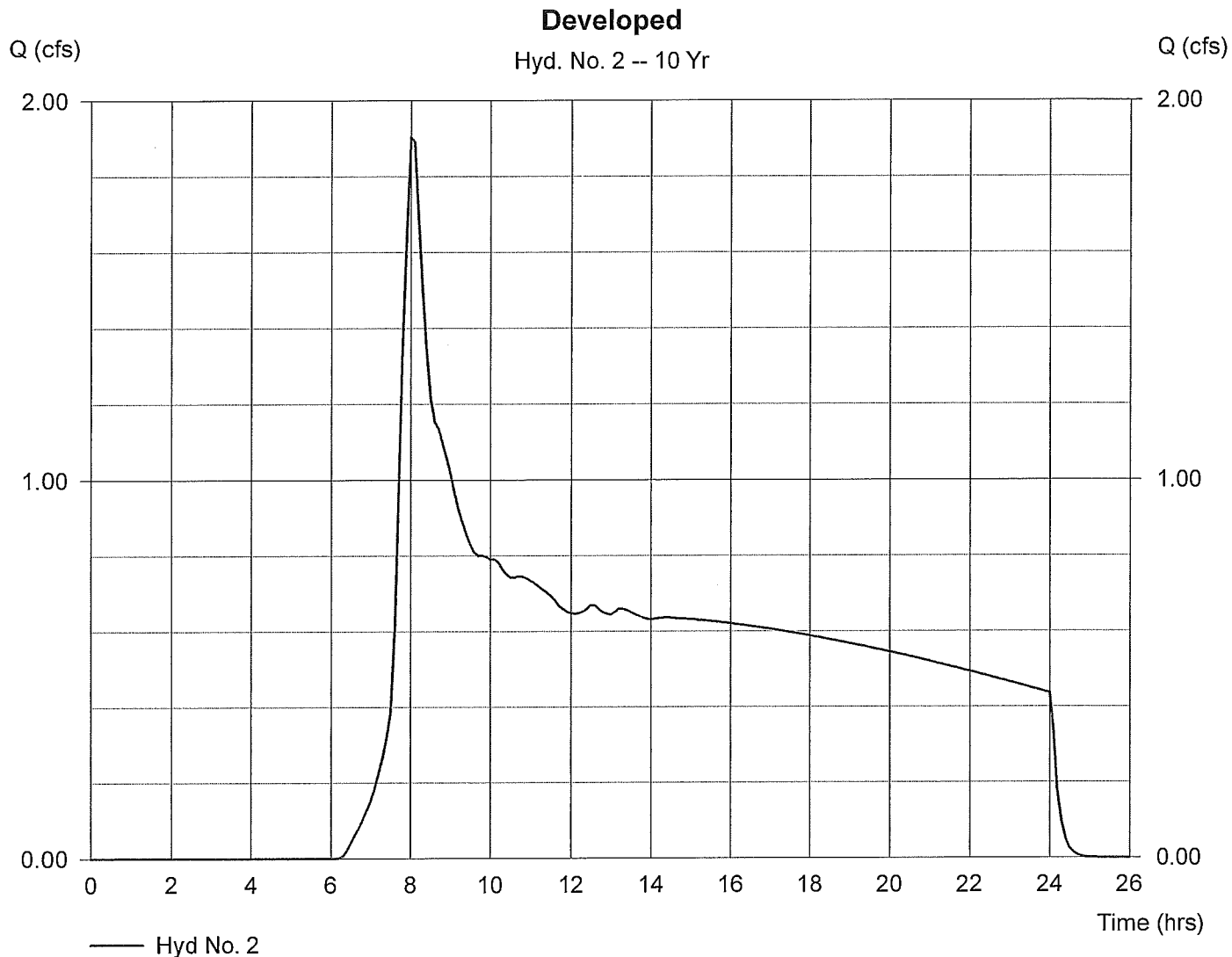
Hyd. No. 2

Developed

Hydrograph type = SBUH Runoff
 Storm frequency = 10 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 3.45 in
 Storm duration = 24 hrs

Peak discharge = 1.90 cfs
 Time interval = 6 min
 Curve number = 73
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 41,023 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Hyd. No. 3

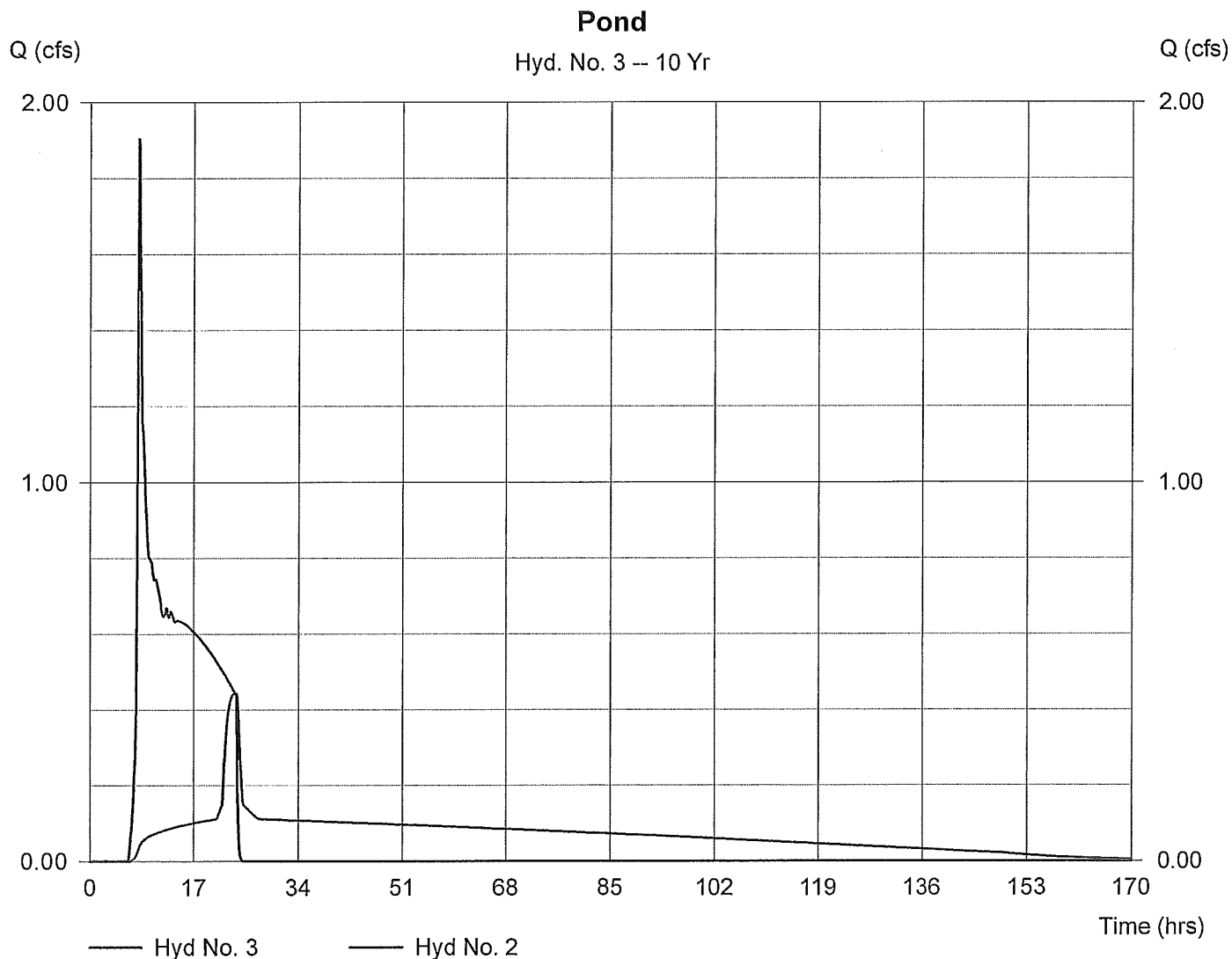
Pond

Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Inflow hyd. No. = 2
 Reservoir name = Pond

Peak discharge = 0.44 cfs
 Time interval = 6 min
 Max. Elevation = 220.06 ft
 Max. Storage = 32,962 cuft

Storage Indication method used.

Hydrograph Volume = 40,977 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	217.00	8,868	0	0
1.00	218.00	10,068	9,468	9,468
2.00	219.00	11,340	10,704	20,172
3.00	220.00	12,684	12,012	32,184
4.00	221.00	14,100	13,392	45,576
4.50	221.50	14,835	7,234	52,810

Culvert / Orifice Structures

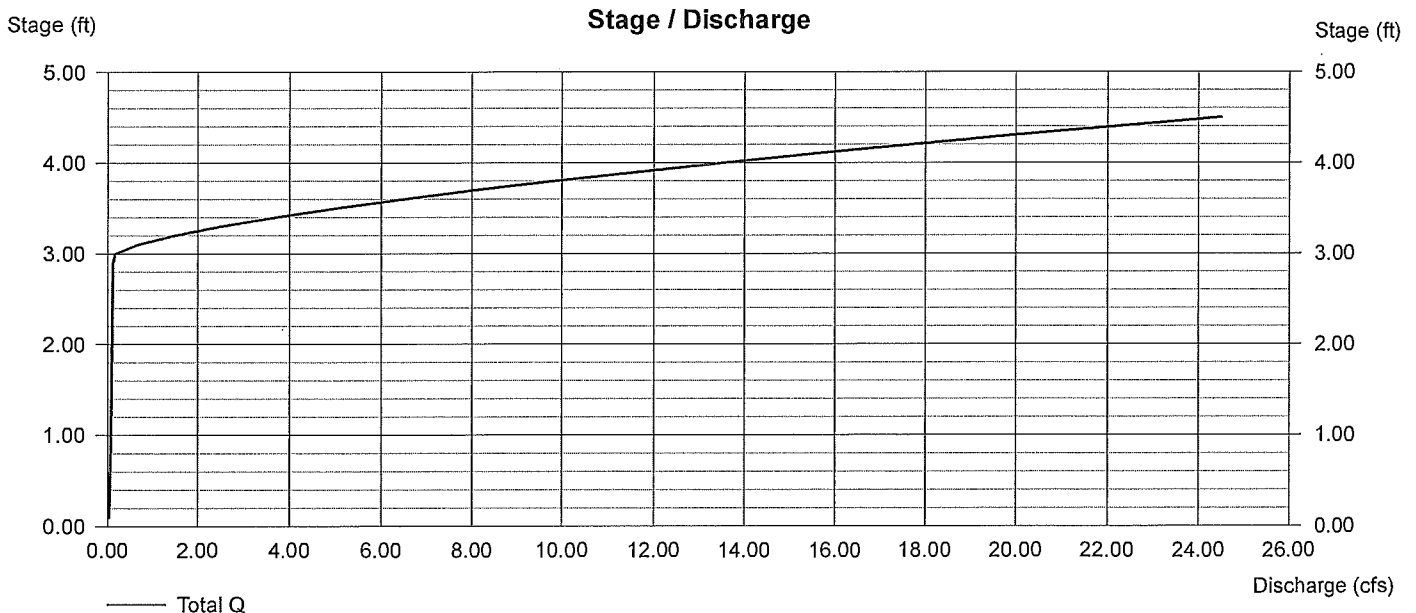
	[A]	[B]	[C]	[D]
Rise (in)	= 21.00	1.58	0.00	0.00
Span (in)	= 21.00	1.58	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 214.49	212.49	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 219.98	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	0.00	0.00
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Summary Report

lyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description	
1	SBUH Runoff	0.69	6	540	32,812	----	-----	-----	Predeveloped	
2	SBUH Runoff	2.64	6	480	52,117	----	-----	-----	Developed	
3	Reservoir	0.68	6	1152	52,071	2	220.10	33,568	Pond	
Pond_SBUH.gpw					Return Period: 25 Year		Wednesday, Feb 3 2016, 12:13 PM			

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

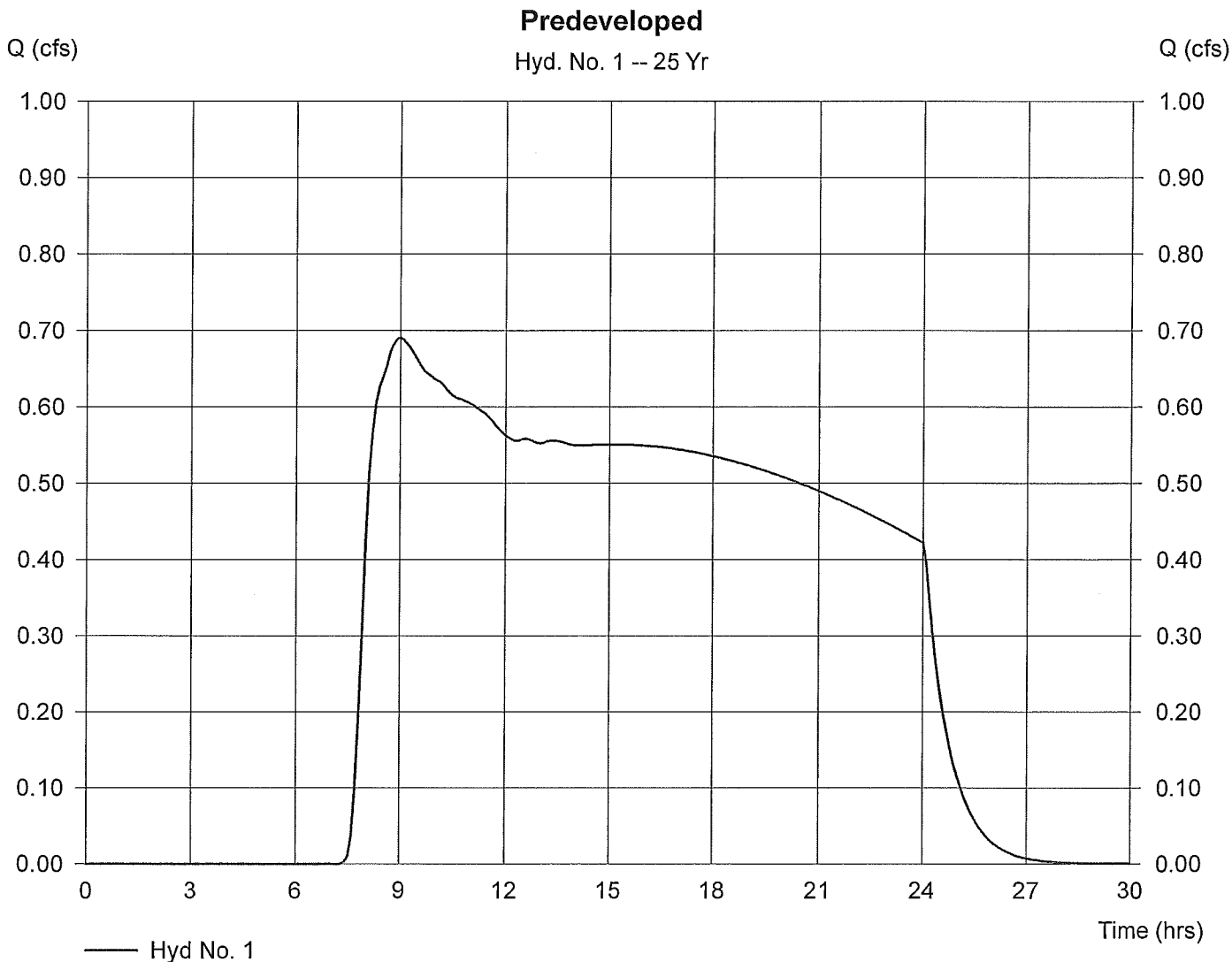
Hyd. No. 1

Predeveloped

Hydrograph type = SBUH Runoff
 Storm frequency = 25 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 3.90 in
 Storm duration = 24 hrs

Peak discharge = 0.69 cfs
 Time interval = 6 min
 Curve number = 64
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 43.90 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 32,812 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

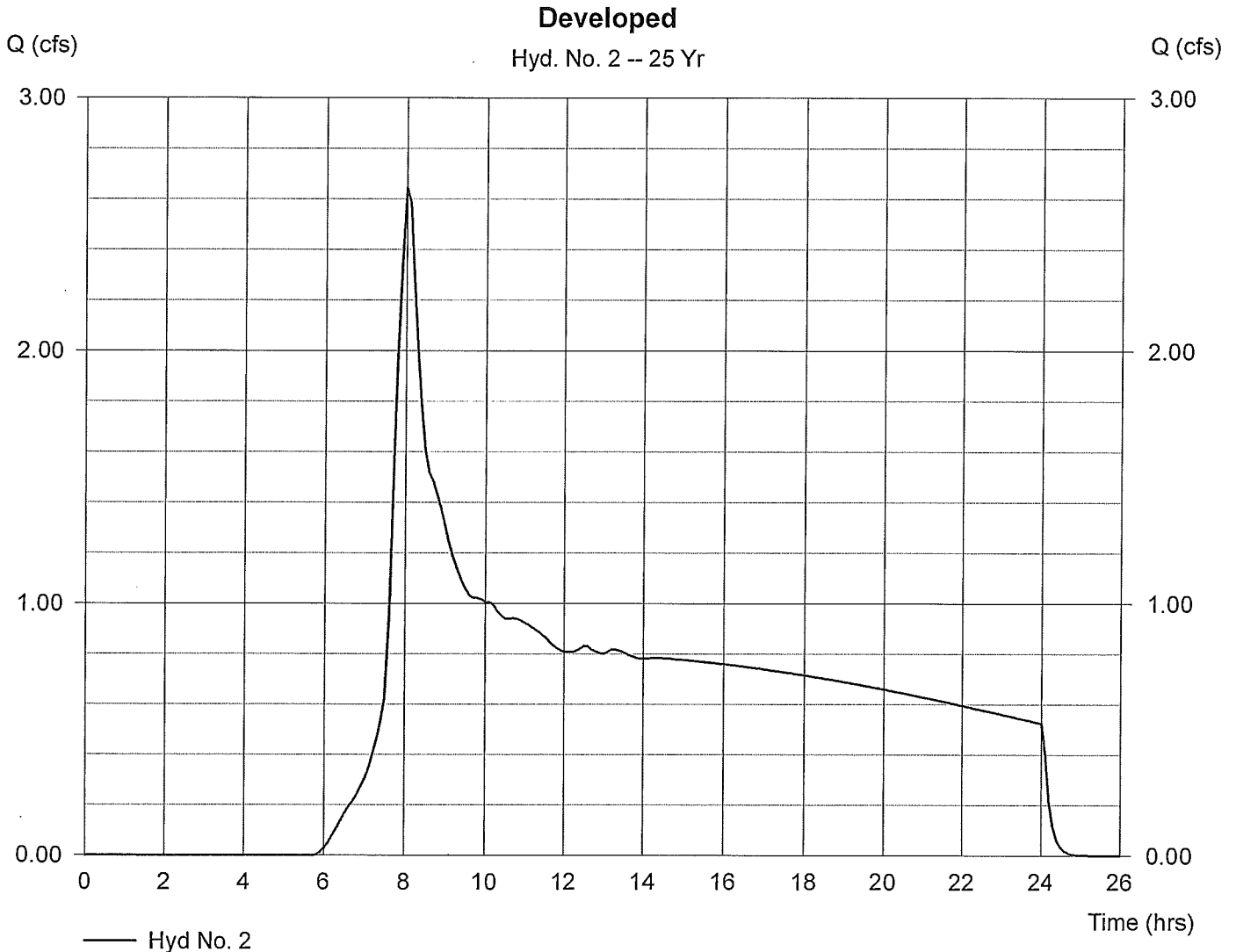
Hyd. No. 2

Developed

Hydrograph type = SBUH Runoff
 Storm frequency = 25 yrs
 Drainage area = 9.860 ac
 Basin Slope = 0.0 %
 Tc method = USER
 Total precip. = 3.90 in
 Storm duration = 24 hrs

Peak discharge = 2.64 cfs
 Time interval = 6 min
 Curve number = 73
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type IA
 Shape factor = N/A

Hydrograph Volume = 52,117 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Hyd. No. 3

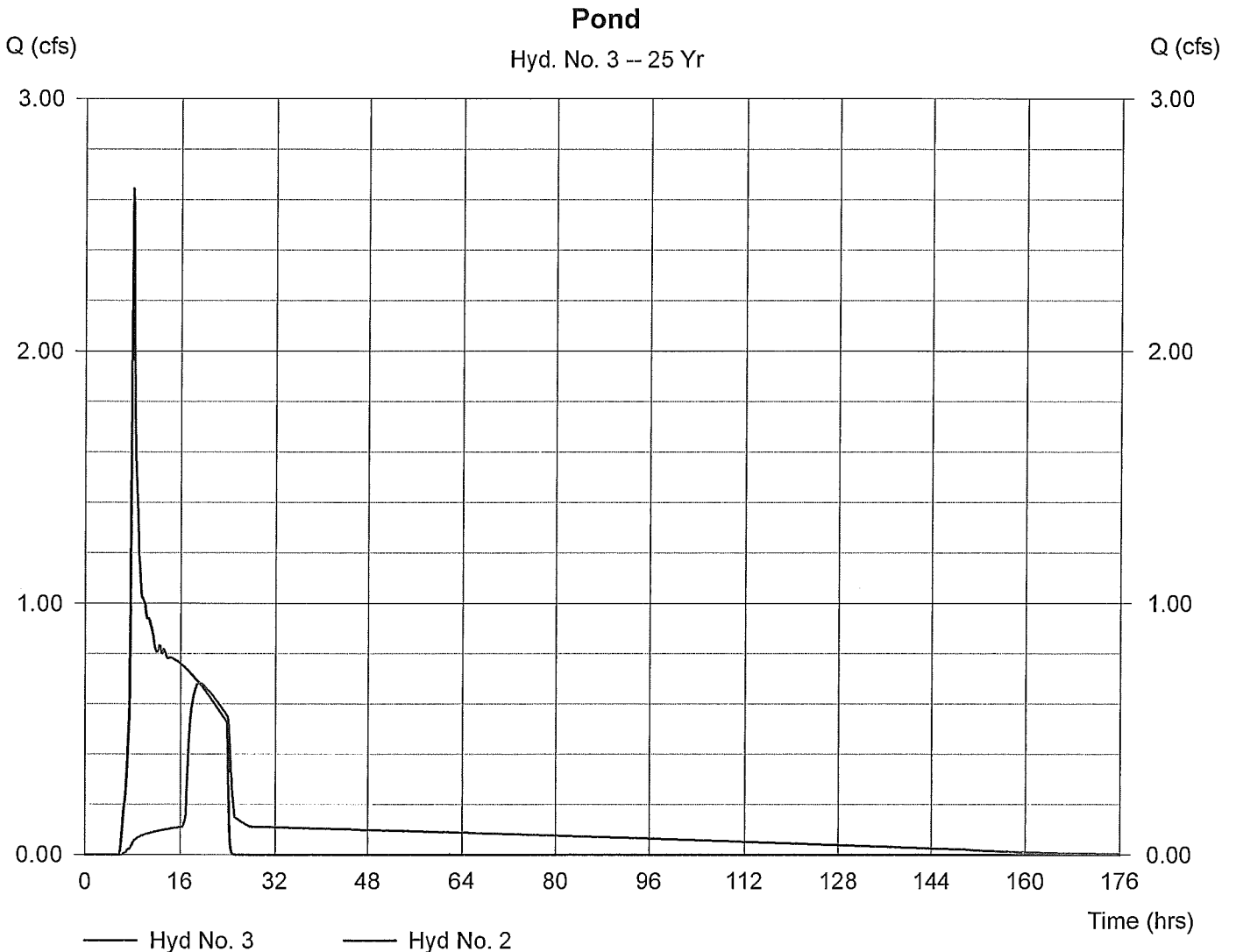
Pond

Hydrograph type = Reservoir
 Storm frequency = 25 yrs
 Inflow hyd. No. = 2
 Reservoir name = Pond

Peak discharge = 0.68 cfs
 Time interval = 6 min
 Max. Elevation = 220.10 ft
 Max. Storage = 33,568 cuft

Storage Indication method used.

Hydrograph Volume = 52,071 cuft



Pond Report

Hydraflow Hydrographs by Intelisolve

Wednesday, Feb 3 2016, 12:13 PM

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	217.00	8,868	0	0
1.00	218.00	10,068	9,468	9,468
2.00	219.00	11,340	10,704	20,172
3.00	220.00	12,684	12,012	32,184
4.00	221.00	14,100	13,392	45,576
4.50	221.50	14,835	7,234	52,810

Culvert / Orifice Structures

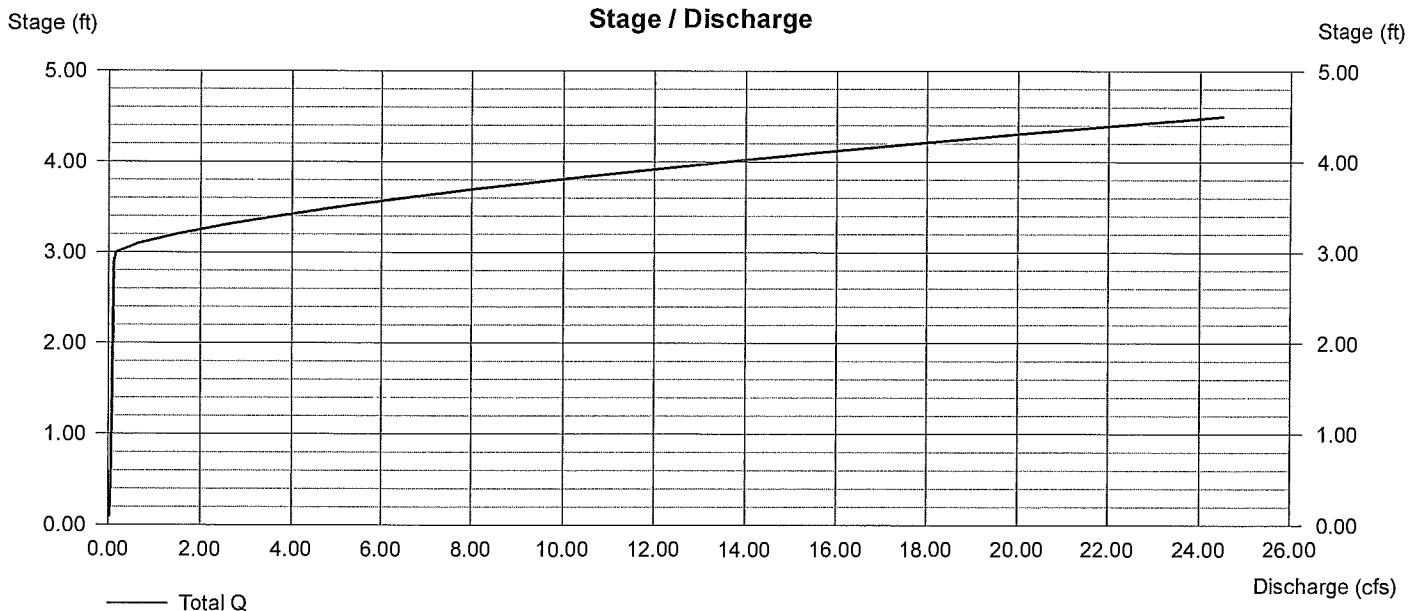
	[A]	[B]	[C]	[D]
Rise (in)	= 21.00	1.58	0.00	0.00
Span (in)	= 21.00	1.58	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 214.49	212.49	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 219.98	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	0.00	0.00
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Arborist Report

**SORT Bioenergy – Wilsonville, Oregon
Tree Maintenance and Protection Plan
February 4, 2016
Revised: March 10, 2016**

MHA15059

Purpose

This Tree Maintenance and Protection Plan for the SORT Bioenergy food scrap to renewable energy project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code Section 4.610.40. This arborist report describes the existing trees located on and directly adjacent to the project site, as well as recommendations for tree removal, retention, mitigation, and protection. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on December 15, 2015. This report was revised on March 10, 2016 to provide additional details of why protection of tree #11477 and other Douglas-firs in good condition measuring 24-inches and larger in diameter is not possible as requested in the City's March 2, 2016 incompleteness letter to the applicant.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by SORT Bioenergy to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project in collaboration with Pioneer Design Group. Prior to our fieldwork, a preliminary site plan was provided by Pioneer Design Group illustrating the location of trees and tree survey point numbers, and potential construction impacts.

Visual Tree Assessment (VTA) was performed on individual trees located across the site. VTA is the standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality. Trees were evaluated in terms species, size, general condition, and potential construction impacts. Following the inventory fieldwork, we coordinated with Pioneer Design Group to discuss and finalize treatment recommendations based on the current site plan.

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The SORT Bioenergy food scrap to renewable energy project site is located at 10295 SW Ridder Road in Wilsonville and includes two lots north of the existing Republic Services site, tax lots 600 and 601. The project site is undeveloped and relatively natural and heavily treed. The proposed development is primarily limited to tax lot 600, although a water quality facility, 10-foot utility easement, 10-foot temporary access road, and 20-foot TVF&R secondary access road are proposed on tax lot 601.

In all, 388 trees measuring 6-inches and larger in diameter were inventoried including 26 tree species and 56 trees located off-site. The off-site trees include one tree located in the public right-of-way adjacent to the northwest corner of the project site and 55 trees located along the southern boundary of the SORT Bioenergy project site on Republic Services property, which were previously inventoried for Republic Services in 2014, but are included herein because of their proximity to the proposed development. Table 1 provides a summary of the count of trees by species. A complete description of individual trees is provided in the enclosed tree data. No Oregon white oak (*Quercus garryana*), native yews (*Taxus* spp.), or any species listed by either the state or federal government as rare or endangered were found on the site.

Table 1. Count of Trees by Species – SORT Bioenergy, Wilsonville, OR.

Common Name	Species Name	SORT Site	Republic Site	ROW	Total	%
Austrian pine	<i>Pinus nigra</i>	2	8		10	3%
bay laurel	<i>Laurus nobilis</i>	1			1	0.3%
bigleaf maple	<i>Acer macrophyllum</i>	7	1		8	2%
black cottonwood	<i>Populus trichocarpa</i>		1		1	0.3%
black hawthorn	<i>Crataegus douglasii</i>	4			4	1%
casara	<i>Rhamnus purshiana</i>	2			2	0.5%
curly willow	<i>Salix matsudana</i>	1			1	0.3%
deciduous	unknown	4			4	1%
Douglas-fir	<i>Pseudotsuga menziesii</i>	180	32		212	55%
English hawthorn	<i>Crataegus monogyna</i>	1			1	0.3%
English walnut	<i>Juglans regia</i>	1			1	0.3%
giant sequoia	<i>Sequoiadendron giganteum</i>	2			2	0.5%
grand fir	<i>Abies grandis</i>	3	2		5	1%
lodgepole pine	<i>Pinus contorta</i>	3	2		5	1%
madrone	<i>Arbutus menziesii</i>	6			6	2%
Oregon ash	<i>Fraxinus latifolia</i>	1			1	0.3%
ponderosa pine	<i>Pinus ponderosa</i>	14	4		18	5%
Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>		3		3	0.8%
red alder	<i>Alnus rubra</i>	3			3	0.8%
red maple	<i>Acer rubrum</i>	1			1	0.3%
redwood	<i>Sequoia sempervirens</i>	1			1	0.3%
serviceberry	<i>Amelanchier alnifolia</i>	2			2	0.5%
spruce	<i>Picea</i> spp.	17			17	4%
sweet cherry	<i>Prunus avium</i>	18	1	1	20	5%
western redcedar	<i>Thuja plicata</i>	49	1		50	13%
willow	<i>Salix</i> spp.	9			9	2%
Total		332	55	1	388	100%
Percent		86%	14%	<1%		

Note: Total percent by species may not sum to 100% due to rounding.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating defined as follows:

- D: Dead
- P: Poor Condition
- M: Moderate Condition
- G: Good Condition
- E: Excellent Condition

Of the 388 inventoried trees, the project necessitates removal of 157 (40%) trees for grading, building, and other site improvements, including eight trees on the Republic Services property to the south. It is not possible to provide adequate protection for these trees due to their proximity to grading, building, emergency access, utilities, parking, and other site improvements within the critical root protection zone. This includes 53 Douglas-firs in good condition that are 20-inches and larger in diameter; additional detail is provided below:

- Four of the 53 trees are located on the Republic Services property to the south, including: trees #6616 and #6617 that must be removed to accommodate grading that is necessary for emergency access; tree #6727 that will be impacted by grading and paving for access between the SORT Bioenergy and Republic Services sites; and, tree #7047 which is located in the proposed new parking lot on the Republic Services property.
- The other 49 Douglas-firs in good condition that are 20-inches or larger in diameter are located on the SORT Bioenergy project site and include:
 - Two trees located within the 10-foot PGE easement and temporary gravel access that must be removed for access and utilities (trees #11441 and #11444). Trees #11441-11444 are a dense group of Douglas-firs that are only suitable for retention as an intact and undisturbed group because removal of one or more trees from this group will impact the protection of adjacent trees and create an increased potential for failure. Therefore, trees #11442 and #11443 are also recommended for removal;
 - Two trees located directly within the 20-foot TVF&R emergency access road (trees #11436 and #11536);
 - Two trees that will be impacted by site grading located near the southwest corner of the food waste depackaging building (trees #12069 and #12080). Tree #12069 will also be impacted by paving to the north and tree #12080 will also be impacted by sidewalk construction to the east;
 - One tree located directly within the footprint of the bio-gas filter storage for the generators (tree #11552);
 - Two trees located directly adjacent to or within the footprint of digester #2 (trees #11473 and #11477), two trees located adjacent to the blend tank (trees #12028 and #12031), and six trees located adjacent to the flare, post digest tank and odor control (trees #12011, #12012, #12018, #12019, #12021 and #12022). These trees will all be impacted by grading that is necessary to level the area for this equipment. Removal is also necessary to provide access to use this equipment;

- Three trees located directly within the paved access area (trees #12070, #12071 and #17072) and one tree directly adjacent to the paved area that will be impacted by grading (tree #11702);
- One tree located in the area impacted by grading and paving for access between the SORT Bioenergy and Republic Services sites (tree #11722);
- Four trees located directly adjacent to the food waste depackaging building that will be impacted by foundation excavation (trees #12032, #12074, #12087 and #12090);
- 15 trees located within the footprint of the food waste depackaging building (trees #12033, #12034, #12035, #12039, #12077, #12094, #12095, #12096, #12098, #12104, #12106, #12107, #12109, #12201, and #12202); and
- Five trees located within the area reserved for a future waste water treatment plant (trees #11708, #11710, #11715, #11716 and #11719). The area where these trees are located will be graded and prepared for future construction at the time of the current project.

The remaining 231 (60%) trees may be retained for the purposes of the proposed construction, including one tree located in the public right-of-way and 44 trees located on the Republic Services property to the south, as well as a dense row of trees along the eastern boundary of the SORT Bioenergy project site, scattered trees along the north and south boundaries of the project site, and most of the trees on tax lot 601 except where construction of the 10-foot temporary access road, 20-foot TVF&R secondary access road, and utilities necessitate removal. Table 2 provides a summary of the count of trees by treatment recommendation and general condition rating.

Table 2. Count of Trees by Treatment Recommendation and General Condition Rating.

Treatment Recommendation	General Condition Rating					Total
	D	P	M	G	E	
Remove	1	36	62	57	1	157
SORT Bioenergy Site	1	35	56	53	1	146
Republic Services Property	0	1	6	4	0	11
Retain	1	34	70	115	11	231
SORT Bioenergy Site	1	33	47	94	11	186
Public Right-of-Way	0	0	1	0	0	1
Republic Services Property	0	1	22	21	0	44
Total	2	70	132	172	12	388
Percent	1%	18%	33%	45%	3%	100%

Mitigation Requirements

All 388 inventoried trees are greater than 6-inches in diameter. Two hundred and thirty one trees will be retained and protected throughout construction and 157 trees will be removed for the purposes of construction. Removal of these 157 trees requires mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 157 trees measuring at least 2-inch in diameter are required to be planted as mitigation for tree removal. Where it is not feasible to replant trees on site or at another City-approved location, Section 4.620.000.06 provides that the applicant may be allowed to pay into the City Tree Fund a value equivalent to the replacement trees that would otherwise be required.

Tree Protection Standards

Trees designated for retention will need special consideration to assure their protection during construction. We recommend a preconstruction meeting with the owner, contractors, and project arborist to review tree protection measures and address questions or concerns on site. Tree protection measures include:

1. **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing to prevent injury to tree trunks or roots, or soil compaction within the root protection area, which generally coincides with tree driplines (or the limits of disturbance where construction is necessary beneath tree driplines and work will be monitored by the project arborist). Fences shall be 6-foot high chain link on steel posts or orange plastic construction fencing on metal stakes. The project arborist shall determine the exact location and type of tree protection fencing. Trees located more than 30-feet from construction activity shall not require fencing.
2. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - a. Grade change or cut and fill;
 - b. New impervious surfaces;
 - c. Utility or drainage field placement;
 - d. Staging or storage of materials and equipment; or
 - e. Vehicle maneuvering.

Root protection zones may be entered for tasks like surveying, measuring, and sampling. Fences must be closed upon completion of these tasks.

3. **Tree Removal.** Stumps of removed trees located within 30-feet of protected trees should be left in place, removed by stump grinding, or if needed, extracted from the ground under the direction of the project arborist to help minimize underground impacts to potentially interconnected roots.
4. **Pruning.** Pruning may be needed to provide for overhead clearance and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees planned for removal have been removed and the site is staked and prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
5. **Soil Protection.** The stripping of topsoil around retained trees shall be restricted, except under the guidance of the project arborist. No fill (including temporary storage of spoils) shall be placed beneath the dripline of protected trees, except as otherwise directed by the project arborist. *Coordinate with the project arborist prior to construction of the temporary access road beneath the outer edge of protected tree driplines.*
6. **Excavation.** The project arborist shall provide on-site consultation during all excavation activities beneath the dripline of protected trees. Excavation immediately adjacent to roots larger than 2-inches in diameter within the root protection zone of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling, boring, or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the project arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

- 7. **Surfacing.** Where surfacing is proposed beneath the dripline of protected trees, coordinate with the project arborist to provide recommendations for adjustments to protection fencing and to monitor construction in the tree protection zone. Avoid excavation and use a modified profile to build up from existing grade (Figure 1). The profile includes a layer of permeable geotextile fabric on the ground surface and crushed rock to raise the grade as needed. Surfacing may include asphalt, concrete, or other materials. If excavation is necessary, work shall be performed under arborist supervision.

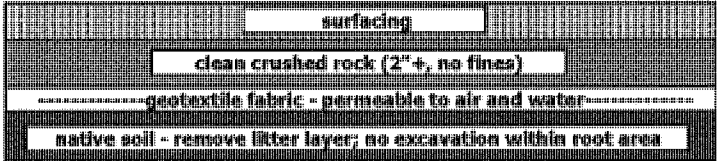


Figure 1. Sample profile for areas within Critical Root Zones. Depth of rock is dependent on grading. Technique based on best management practices.

- 8. **Quality Assurance.** The project arborist should supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City on a regular basis throughout construction.

Summary

In summary, 231 trees are planned for retention with construction and 157 trees are planned for removal for the purposes of construction. The 157 trees planned for removal will require mitigation on a one-for-one basis.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the SORT Bioenergy food scrap to renewable energy project. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC

Morgan E. Holen, Owner
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: MHA15059 SORT Bioenergy – Tree Data 12-15-15



No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
6541	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	G	off-site	protect
6542	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	G	off-site	protect
6543	western redcedar	<i>Thuja plicata</i>	14	8	M	off-site	protect
6544	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	8	G	off-site	protect
6545	Austrian pine	<i>Pinus nigra</i>	8	8	M	off-site	protect
6546	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	G	off-site	protect
6547	ponderosa pine	<i>Pinus ponderosa</i>	36	20	G	few dead branches	retain
6548	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	M	off-site	protect
6549	Austrian pine	<i>Pinus nigra</i>	10	8	M	off-site, sequoia pitch moth	protect
6550	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	G	off-site	protect
6551	lodgepole pine	<i>Pinus contorta</i>	14	8	M	off-site	protect
6594	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	14	G	off-site, broken branches	protect
6595	Austrian pine	<i>Pinus nigra</i>	14	8	G	off-site, good condition as a group	protect
6596	Austrian pine	<i>Pinus nigra</i>	20	12	G	off-site, good condition as a group	protect
6597	Austrian pine	<i>Pinus nigra</i>	20	12	G	off-site, good condition as a group	protect
6598	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M	off-site	protect
6600	grand fir	<i>Abies grandis</i>	13	8	M	off-site, one-sided crown to west	protect
6601	Austrian pine	<i>Pinus nigra</i>	16	12	M	off-site, off-center leader to north	protect
6602	Austrian pine	<i>Pinus nigra</i>	22	14	M	off-site, mechanical damage lower trunk south face	protect
6603	Austrian pine	<i>Pinus nigra</i>	15	12	M	off-site, high one-sided crown to south	protect
6604	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	2x8	8	M	off-site, codom stems at 1'	protect
6605	ponderosa pine	<i>Pinus ponderosa</i>	20	12	M	off-site, forked top	protect
6606	grand fir	<i>Abies grandis</i>	11	8	M	off-site, mechanical damage lower trunk south face	protect
6607	ponderosa pine	<i>Pinus ponderosa</i>	22	14	M	off-site, multiple leaders, extensive ivy, old wound lower trunk south face	protect
6608	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	14	M	off-site, broken branches, extensive ivy	protect

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
6609	ponderosa pine	<i>Pinus ponderosa</i>	14	8	M	off-site, extensive ivy	protect
6610	ponderosa pine	<i>Pinus ponderosa</i>	18	8	M	off-site, extensive ivy	protect
6611	lodgepole pine	<i>Pinus contorta</i>	14	6	M	off-site, small live crown	protect
6612	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	G	off-site	protect
6614	Douglas-fir	<i>Pseudotsuga menziesii</i>	39	14	G	off-site	protect
6615	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	14	G	off-site	protect
6616	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	14	G	off-site	remove off-site
6617	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	14	G	off-site	remove off-site
6618	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G	off-site	protect
6711	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	6	M	off-site	protect
6712	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	G	off-site	protect
6713	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	12	G	off-site	protect
6714	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G	off-site	protect
6715	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	18	G	on property boundary, same as point 11694	protect
6720	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	22	G	off-site	protect
6721	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	16	10	M	off-site	remove off-site
6722	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	15	10	M	off-site	remove off-site
6727	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	18	G	also point 11723, on property boundary, ivy, some dead branches, dieback	remove off-site
7047	Douglas-fir	<i>Pseudotsuga menziesii</i>	46	22	G	few dead branches	remove off-site
7050	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	P	overtopped, lean to north, cracking bark, some risk potential	remove off-site
7055	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	30	G	off-site, somewhat one-sided to west, assessment limited to west face	protect
7056	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M	off-site	protect
7057	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	16	G	off-site	protect
7058	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	14	G	off-site	protect

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
7059	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	M	off-site, small high live crown, dead branches, one-sided to west, increased risk potential	remove off-site
7060	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	8	M	off-site, ivy recently removed from main stem, narrow crown, some dieback, mechanical damage lower trunk	remove off-site
7061	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	14	M	off-site, history of branch failure, small high live crown, increased risk potential	remove off-site
7062	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	18	M	off-site, dead and broken branches	protect
7565	black cottonwood	<i>Populus trichocarpa</i>	2x24	18	P	off-site, poor structure, inherent species limitations	protect
11080	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	20	G	rotting stump at base	retain
11081	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	22	M	some dieback, dead and broken branches	retain
11082	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	24	G		retain
11085	sweet cherry	<i>Prunus avium</i>	6,8	14	M	off-site, topped, crown decay	protect
11093	red maple	<i>Acer rubrum</i>	6	7	G		retain
11100	ponderosa pine	<i>Pinus ponderosa</i>	36	25	E		retain
11101	ponderosa pine	<i>Pinus ponderosa</i>	28	25	E		retain
11102	ponderosa pine	<i>Pinus ponderosa</i>	36	25	E		retain
11170	madrone	<i>Arbutus menziesii</i>	14	8	P	broken top, advanced decay	retain
11171	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	26	G	old broken top, new leaders	retain
11178	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	22	G		retain
11194	ponderosa pine	<i>Pinus ponderosa</i>	40	16	E		retain
11195	ponderosa pine	<i>Pinus ponderosa</i>	22	12	P	topped	retain
11196	bay laurel	<i>Laurus nobilis</i>	26	18	M	codom leaders	retain
11198	sweet cherry	<i>Prunus avium</i>	10	12	P	invasive species, topped	retain
11238	sweet cherry	<i>Prunus avium</i>	8	12	M	off-site	protect
11250	western redcedar	<i>Thuja plicata</i>	28	16	G		retain

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
11252	bigleaf maple	<i>Acer macrophyllum</i>	24	24	G	some branch decay	retain
11254	Douglas-fir	<i>Pseudotsuga menziesii</i>	46	20	G	codom leaders	retain
11269	spruce	<i>Picea</i> spp.	16	12	G	dense row	retain
11270	spruce	<i>Picea</i> spp.	8	12	P	dense row	retain
11271	spruce	<i>Picea</i> spp.	14	12	G	dense row	retain
11272	spruce	<i>Picea</i> spp.	14	12	G	dense row	retain
11273	spruce	<i>Picea</i> spp.	12	12	P	dense row	retain
11274	spruce	<i>Picea</i> spp.	14	12	G	dense row	retain
11277	ponderosa pine	<i>Pinus ponderosa</i>	32	20	M	codom leaders	retain
11280	spruce	<i>Picea</i> spp.	12	12	M	trunk decay	retain
11281	spruce	<i>Picea</i> spp.	12	12	M	trunk decay	retain
11283	spruce	<i>Picea</i> spp.	6	12	P	one-sided crown, dense row	retain
11284	spruce	<i>Picea</i> spp.	18	12	G	one-sided crown, dense row	retain
11285	spruce	<i>Picea</i> spp.	12	12	G	one-sided crown, dense row	retain
11286	spruce	<i>Picea</i> spp.	16	12	G	one-sided crown, dense row	retain
11287	spruce	<i>Picea</i> spp.	20	12	G	one-sided crown, dense row	retain
11288	spruce	<i>Picea</i> spp.	8	12	P	one-sided crown, dense row	retain
11289	spruce	<i>Picea</i> spp.	14	12	G	one-sided crown, dense row	retain
11292	redwood	<i>Sequoia sempervirens</i>	72	34	G	codom leaders	retain
11303	curly willow	<i>Salix matsudana</i>	12	10	P	mostly dead, advanced decay	retain
11304	ponderosa pine	<i>Pinus ponderosa</i>	32	20	G	codom leaders	retain
11305	ponderosa pine	<i>Pinus ponderosa</i>	30	22	E		retain
11325	ponderosa pine	<i>Pinus ponderosa</i>	30	25	M	codom leaders	retain
11357	bigleaf maple	<i>Acer macrophyllum</i>	12,2x14	24	P	very poor structure, complete visual assessment inhibited by dense invasive vegetation	retain
11365	ponderosa pine	<i>Pinus ponderosa</i>	26	26	M	poor structure and vigor	retain
11366	ponderosa pine	<i>Pinus ponderosa</i>	18	16	M	codom leaders, dieback	retain

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11367	ponderosa pine	<i>Pinus ponderosa</i>	14	12	P	crowded by adjacent trees	retain
11368	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	8	P	high live crown, okay in dense row	retain
11369	Austrian pine	<i>Pinus nigra</i>	10	0	D	dead	retain
11370	ponderosa pine	<i>Pinus ponderosa</i>	22	24	E		retain
11371	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	P	suppressed	retain
11372	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	22	G	dense row	retain
11373	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	22	G	dense row, unidentified mushroom clusters in root zone	retain
11374	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	22	G	dense row, unidentified mushroom clusters in root zone	retain
11375	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	G	dense row, unidentified mushroom clusters in root zone	retain
11376	madrone	<i>Arbutus menziesii</i>	8	16	M	poor structure, good vigor	retain
11377	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	22	G	dense row	retain
11378	grand fir	<i>Abies grandis</i>	18	10	G	dense row	retain
11379	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	22	G	dense row	retain
11380	black hawthorn	<i>Crataegus douglasii</i>	6	6	P	very poor structure, small live crown	retain
11381	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	20	G	dense row	retain
11382	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	5	P	dense row	retain
11383	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	M	dense row	retain
11384	grand fir	<i>Abies grandis</i>	18	10	P	broken top, trunk decay	retain
11385	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	22	G	dense row	retain
11386	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	12	P	very poor structure, lean	retain
11387	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	16	M	dense row	retain
11388	Austrian pine	<i>Pinus nigra</i>	12	24	M	dense row, poor structure	retain
11389	grand fir	<i>Abies grandis</i>	24	14	P	dense row, dieback	retain
11390	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	22	G	dense row	retain
11391	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	G	dense row	retain

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11392	madrone	<i>Arbutus menziesii</i>	6	0	P	mostly dead	retain
11393	madrone	<i>Arbutus menziesii</i>	12	30	M	poor structure, good vigor	retain
11394	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	20	G	dense row	retain
11395	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	20	G	dense row	retain
11396	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	20	M	dense row	retain
11397	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	20	M	dense row	retain
11398	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	20	M	dense row	retain
11399	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	22	G	dense row, codom leaders	retain
11400	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	18	M	dense row	retain
11401	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	18	M	dense row	retain
11402	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	M	dense row	retain
11403	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	18	M	dense row	retain
11404	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	18	P	dense row, suppressed	retain
11405	giant sequoia	<i>Sequoiadendron giganteum</i>	28	16	M	dense row	retain
11406	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	M	dense row, self-correcting lean S	retain
11407	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	M	dense row	retain
11408	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	M	dense row	retain
11409	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	G	dense row	retain
11410	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	20	M	dense row	retain
11411	lodgepole pine	<i>Pinus contorta</i>	2x8	8	P	poor structure	retain
11412	madrone	<i>Arbutus menziesii</i>	2x12	30	M	poor structure, some dieback	retain
11413	lodgepole pine	<i>Pinus contorta</i>	20	20	M	dense row, moderate structure	retain
11414	English hawthorn	<i>Crataegus monogyna</i>	10	14	M	invasive species, poor structure	remove
11415	caspara	<i>Rhamnus purshiana</i>	6	10	G		retain
11416	caspara	<i>Rhamnus purshiana</i>	6	10	G		retain
11417	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	E		retain
11421	willow	<i>Salix</i> spp.	6	6	P	poor structure, advanced decay	retain

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11422	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	26	M	ivy infestation, no buttress roots visible on NW side	retain
11423	serviceberry	<i>Amelanchier alnifolia</i>	8	16	P	poor structure, advanced decay	remove
11424	deciduous	unknown	14	0	D	dead, advanced decay	remove
11425	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	30	E		retain
11428	sweet cherry	<i>Prunus avium</i>	12	16	M	invasive species, self-correcting lean	retain
11429	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	22	G		retain
11431	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	22	G	dense row	retain
11432	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	22	G	dense row	retain
11434	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	16	P	dense row, suppressed	remove
11435	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	22	M	dense row, history of lateral limb failure	remove
11436	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	22	G	dense row	remove
11437	sweet cherry	<i>Prunus avium</i>	8	8	P	invasive species, mostly dead	remove
11439	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	M	poor lateral limb distribution, forked top	remove
11441	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	22	G	okay in group, some dieback	remove
11442	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	G	okay in group	remove
11443	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	22	G	okay in group	remove
11444	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	22	G	okay in group	remove
11446	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	22	M	some history of lateral limb failure, epicormic sprouts	retain
11447	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	P	decline	remove
11448	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	20	M	poor structure and rooting	remove
11449	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	6	M	intermediate crown class, moderate structure	remove
11450	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	24	M	dead and broken branches, epicormic sprouts, resin flow on E face	retain
11451	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	18	M	poor vigor, some dieback	remove
11456	serviceberry	<i>Amelanchier alnifolia</i>	6	20	M	one-sided crown, poor structure	remove

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11458	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	G	dead and broken branches, resin flow on W face	retain
11460	bigleaf maple	<i>Acer macrophyllum</i>	10	16	P	poor structure, broken branches, branch decay	remove
11461	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	16	P	poor vigor, dieback	remove
11463	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	14	P	reduced vigor, dieback	remove
11464	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	M	reduced vigor	retain
11465	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	M	reduced vigor	retain
11466	willow	<i>Salix</i> spp.	12	14	P	decrepit, advanced decay	remove
11468	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	22	E		retain
11469	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	20	M	reduced vigor	retain
11473	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	20	G	trunk resin flow	remove
11475	bigleaf maple	<i>Acer macrophyllum</i>	6	14	P	poor crown structure	remove
11477	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	20	E		remove
11482	willow	<i>Salix</i> spp.	14	10	P	poor structure	remove
11486	willow	<i>Salix</i> spp.	10	10	P	trunk decay	remove
11492	sweet cherry	<i>Prunus avium</i>	8	8	M	invasive species, forked leaders	retain
11494	red alder	<i>Alnus rubra</i>	12	16	M		retain
11495	red alder	<i>Alnus rubra</i>	14	18	M	lower trunk decay	retain
11498	madrone	<i>Arbutus menziesii</i>	2x8	10	M	high live crown, moderate vigor	retain
11499	sweet cherry	<i>Prunus avium</i>	10	8	P	invasive species, poor structure	retain
11500	sweet cherry	<i>Prunus avium</i>	8	8	P	invasive species, poor structure	retain
11501	sweet cherry	<i>Prunus avium</i>	8	8	P	invasive species, poor structure	retain
11502	spruce	<i>Picea</i> spp.	16	6	P	broken top	retain
11504	spruce	<i>Picea</i> spp.	16	12	M	one-sided crown	retain
11506	sweet cherry	<i>Prunus avium</i>	12	16	M	invasive species, poor structure	retain

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11508	Douglas-fir	<i>Pseudotsuga menziesii</i>	60	40	G	large diameter upright scaffold branches, codom leaders, structure presents some increased risk potential	retain
11515	sweet cherry	<i>Prunus avium</i>	8	6	P	invasive species, poor structure, dead and broken branches	retain
11516	sweet cherry	<i>Prunus avium</i>	6,10	6	P	invasive species, poor structure, dead and broken branches	retain
11517	deciduous	unknown	8	6	P	very poor structure, dead branches	retain
11521	deciduous	unknown	6	12	P	poor structure, advanced decay	retain
11523	willow	<i>Salix</i> spp.	6	6	P	basal decay	retain
11524	black hawthorn	<i>Crataegus douglasii</i>	6	10	P	poor structure	retain
11525	deciduous	unknown	12	28	P	decrepit, advanced decay	retain
11526	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		retain
11527	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	G		retain
11528	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		retain
11529	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	G		retain
11531	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	M		retain
11536	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	G		remove
11537	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M		remove
11538	black hawthorn	<i>Crataegus douglasii</i>	2x6	22	P	poor structure, dead and broken branches	remove
11539	black hawthorn	<i>Crataegus douglasii</i>	3x6	14	P	poor structure	retain
11546	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	G		remove
11549	sweet cherry	<i>Prunus avium</i>	8	10	M	invasive species	remove
11552	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	16	G		remove
11554	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	P	poor vigor	remove
11555	willow	<i>Salix</i> spp.	12	12	P	poor structure, advanced decay	remove
11683	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	18	P	reduced vigor	remove
11684	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	18	M	reduced vigor, resin flow	remove

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11688	Douglas-fir	<i>Pseudotsuga menziesii</i>	52	22	M	advanced basal decay, increased risk	remove
11700	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M		remove
11701	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
11702	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	14	G		remove
11703	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
11705	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
11706	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	M		remove
11708	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	15	G		remove
11710	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	15	G		remove
11715	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G		remove
11716	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	G		remove
11717	willow	<i>Salix</i> spp.	8	12	P		remove
11719	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G		remove
11722	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	18	G	ivy, some dead branches and dieback	remove
11734	Douglas-fir	<i>Pseudotsuga menziesii</i>	6,10	12	M	below dominant canopy, trunk sweep	remove
11739	sweet cherry	<i>Prunus avium</i>	6	6	P	invasive species, poor structure, some ivy	remove
11741	red alder	<i>Alnus rubra</i>	10	14	M	extensive ivy	remove
11743	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	16	M	codominant crown class	remove
11751	willow	<i>Salix</i> spp.	8,10	14	P	poor structure	remove
11753	willow	<i>Salix</i> spp.	12	16	M	branch decay	remove
12010	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	16	M	intermediate crown class	remove
12011	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	24	G	old broken top, new leaders, moderate structure	remove
12012	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G	dense group	remove
12013	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	M	dense group	remove
12014	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	M	dense group	remove
12015	Douglas-fir	<i>Pseudotsuga menziesii</i>	46	28	E		retain
12016	bignone maple	<i>Acer macrophyllum</i>	8	16	M	poor structure	remove

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12017	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	M		remove
12018	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	G		remove
12019	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	G		remove
12020	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	7	P		remove
12021	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G		remove
12022	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove
12023	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	M	poor structure	remove
12024	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M		remove
12025	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M		remove
12026	bigleaf maple	<i>Acer macrophyllum</i>	8	8	M	dead and broken branches, branch decay	remove
12027	Douglas-fir	<i>Pseudotsuga menziesii</i>	8,32	16	G		remove
12028	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	15	G		remove
12029	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	G	intermediate crown class	remove
12030	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	suppressed	remove
12031	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G	codominant crown class	remove
12032	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G	codominant crown class	remove
12033	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G	codominant crown class	remove
12034	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	12	G	<i>P. pini</i> infection, hazard potential, codominant crown class	remove
12035	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	16	G	codominant crown class	remove
12036	Oregon ash	<i>Fraxinus latifolia</i>	22	16	M	moderate structure, branch decay	remove
12037	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	7	P	suppressed	remove
12038	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	P	intermediate crown class, poor structure	remove
12039	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G		remove
12040	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	7	P		remove
12041	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	M	codominant crown class	remove
12042	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	M	codominant crown class	remove
12043	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	M	codominant crown class	remove

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12044	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
12045	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	P	suppressed	remove
12046	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	M	codominant crown class	remove
12048	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	M	okay in group	remove
12049	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	okay in group, individual trees with structural defects	remove
12050	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	P	okay in group, individual trees with structural defects	remove
12051	Douglas-fir	<i>Pseudotsuga menziesii</i>	8,30	15	P	okay in group, individual trees with structural defects	remove
12052	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	okay in group, individual trees with structural defects	remove
12053	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	P	okay in group, individual trees with structural defects	remove
12054	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	P	okay in group, individual trees with structural defects	remove
12055	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M	okay in group, individual trees with structural defects	remove
12056	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	P	broken top, poor structure	remove
12057	sweet cherry	<i>Prunus avium</i>	8,12	12	M	invasive species, poor structure	remove
12058	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M	broken top	remove
12066	bigleaf maple	<i>Acer macrophyllum</i>	8	12	P	poor structure, crown decay	remove
12069	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	15	G		remove
12070	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	15	G		remove
12071	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	G		remove
12072	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	G		remove
12073	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M		remove
12074	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
12077	Douglas-fir	<i>Pseudotsuga menziesii</i>	32	14	G		remove
12080	Douglas-fir	<i>Pseudotsuga menziesii</i>	42	16	G		remove
12081	sweet cherry	<i>Prunus avium</i>	6	10	M	invasive species	remove
12082	bigleaf maple	<i>Acer macrophyllum</i>	10	11	M	on property boundary, codom stems	remove off-site
12085	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	0	P	snag with lean to north	remove
12087	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove
12088	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	15	G		retain
12090	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove
12091	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M		remove
12092	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	M		remove
12093	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
12094	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	G		remove
12095	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove
12096	Douglas-fir	<i>Pseudotsuga menziesii</i>	34	15	G		remove
12097	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
12098	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	12	G		remove
12100	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	10	M		remove
12101	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	M		remove
12102	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	M		remove
12104	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	G		remove
12105	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	8	M		remove
12106	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	14	G		remove
12107	Douglas-fir	<i>Pseudotsuga menziesii</i>	8,16	20	G	codominant crown class	remove
12109	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	12	G		remove
12110	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	8	M		remove
12112	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	10	P	rooted on old decaying stump	remove
12114	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	12	M		remove
12115	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	12	M		remove

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
12201	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	12	G		remove
12202	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	14	G		remove
12207	western redcedar	<i>Thuja plicata</i>	14	21	G	dense row	retain
12208	western redcedar	<i>Thuja plicata</i>	10	21	G	dense row	retain
12209	western redcedar	<i>Thuja plicata</i>	8	21	G	dense row	retain
12210	western redcedar	<i>Thuja plicata</i>	18	21	G	dense row	retain
12211	western redcedar	<i>Thuja plicata</i>	12	21	G	dense row	retain
12212	western redcedar	<i>Thuja plicata</i>	20	21	G	dense row	retain
12213	western redcedar	<i>Thuja plicata</i>	8	21	G	dense row	retain
12214	western redcedar	<i>Thuja plicata</i>	12	21	G	dense row	retain
12215	western redcedar	<i>Thuja plicata</i>	12	21	G	dense row	retain
12221	western redcedar	<i>Thuja plicata</i>	8,18	18	G	dense row	retain
12225	western redcedar	<i>Thuja plicata</i>	6	16	G	dense row	retain
12226	western redcedar	<i>Thuja plicata</i>	18	16	G	dense row	retain
12227	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	G	codominant crown class	remove
12228	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	10	G	codominant crown class	remove
12229	sweet cherry	<i>Prunus avium</i>	8	14	M	invasive species	remove
12230	sweet cherry	<i>Prunus avium</i>	6,10	10	M	invasive species	remove
12231	western redcedar	<i>Thuja plicata</i>	18	18	G	dense row	retain
12235	lodgepole pine	<i>Pinus contorta</i>	10	8	P	poor structure, dead branches, high live crown	remove
12236	western redcedar	<i>Thuja plicata</i>	16	21	G	dense row	retain
12237	western redcedar	<i>Thuja plicata</i>	16	21	G	dense row	retain
12239	western redcedar	<i>Thuja plicata</i>	10	21	G	dense row	retain
12240	western redcedar	<i>Thuja plicata</i>	20	21	G	dense row	retain
12241	western redcedar	<i>Thuja plicata</i>	10,12	21	G	dense row, codom leaders	retain
12242	western redcedar	<i>Thuja plicata</i>	14	21	G	dense row	retain
12244	western redcedar	<i>Thuja plicata</i>	14,16	21	G	dense row, codom leaders	retain

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No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
12245	western redcedar	<i>Thuja plicata</i>	10,16	21	G	dense row, codom leaders	retain
12246	western redcedar	<i>Thuja plicata</i>	6,8	21	G	dense row, codom leaders	retain
12247	western redcedar	<i>Thuja plicata</i>	12	21	G	dense row	retain
12248	western redcedar	<i>Thuja plicata</i>	22	21	G	dense row, codom leaders	retain
12251	giant sequoia	<i>Sequoiadendron giganteum</i>	32	14	M	old broken top	remove
12252	western redcedar	<i>Thuja plicata</i>	38	18	G	dense row, codom leaders	retain
12253	western redcedar	<i>Thuja plicata</i>	12	18	G	dense row	retain
12254	western redcedar	<i>Thuja plicata</i>	36	18	G	dense row, codom leaders	retain
12255	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	M	intermediate crown class, okay in group	retain
12258	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	26	M	moderate vigor, some trunk resin, one-sided to west because of power line pruning	retain
12260	western redcedar	<i>Thuja plicata</i>	14	18	G	dense row	retain
12261	western redcedar	<i>Thuja plicata</i>	18	18	G	dense row	retain
12262	western redcedar	<i>Thuja plicata</i>	10	18	G	dense row	retain
12263	western redcedar	<i>Thuja plicata</i>	14	18	G	dense row	retain
12264	western redcedar	<i>Thuja plicata</i>	10	18	G	dense row	retain
12267	western redcedar	<i>Thuja plicata</i>	14,18	18	G	dense row	retain
12268	western redcedar	<i>Thuja plicata</i>	18	18	G	dense row	retain
12270	western redcedar	<i>Thuja plicata</i>	8	18	M	dense row	retain
12271	western redcedar	<i>Thuja plicata</i>	18	18	G	dense row	retain
12273	western redcedar	<i>Thuja plicata</i>	16	18	G	dense row	retain
12275	western redcedar	<i>Thuja plicata</i>	2x18	18	G	dense row	retain
12277	western redcedar	<i>Thuja plicata</i>	12	18	G	dense row	retain
12284	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	16	G	okay with dominant tree 12015	retain
12289	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	23	E		retain
12292	sweet cherry	<i>Prunus avium</i>	12	14	G	invasive species	remove
12293	sweet cherry	<i>Prunus avium</i>	8	8	M	invasive species	remove
12294	western redcedar	<i>Thuja plicata</i>	12	20	G	dense row	retain

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12295	western redcedar	<i>Thuja plicata</i>	26	20	G	dense row	retain
12296	western redcedar	<i>Thuja plicata</i>	16	18	G	dense row	retain
12297	western redcedar	<i>Thuja plicata</i>	20	18	G	dense row	retain
12298	western redcedar	<i>Thuja plicata</i>	7	18	G	dense row	retain
12299	western redcedar	<i>Thuja plicata</i>	25	18	G	dense row	retain
12305	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	21	G	dense row	retain
12306	western redcedar	<i>Thuja plicata</i>	2x16	20	G	dense row	retain
12307	western redcedar	<i>Thuja plicata</i>	22	20	G	dense row	retain
12308	western redcedar	<i>Thuja plicata</i>	6,12	20	G	dense row	retain
12309	English walnut	<i>Juglans regia</i>	10	10	M	poor structure	retain

¹DBH is tree diameter measured at 4.5-feet above the ground level in inches; multiple trunks splitting below DBH are measured separately and individual trunk measurements are separated by a comma, except multiple trunks of the same size are indicated with an asterisk (quantity x size).

²C-Rad is the average crown radius measured in feet;

³Cond is an arborist assigned rating to generally describe the condition of individual trees as follows- Dead; Poor Condition; Moderate Condition; Good Condition; and Excellent Condition.

EXISTING TREE TABLE

NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI
5596	FI	28"	6720	FI	32"	7553	MA	6"	11387	FI	24"	11526	FI	20"
5597	DE	7"	6721	CE	12"	7554	MA	6"	11388	FI	12"	11527	FI	24"
5598	FI	12"	6722	CE	12"	7555	MA	10"	11389	FI	24"	11528	FI	20"
5599	FI	25"	6727	FI	22"	7556	MA	8"	11390	FI	18"	11529	FI	24"
5600	FI	26"	6836	DE	20"	7557	MA	8"	11391	FI	22"	11531	DE	12"
5601	FI	25"	6846	FI	30"	7558	MA	8"	11392	DE	6"	11536	FI	28"
5603	DE	7"	6851	FI	27"	7559	MA	12"	11393	DE	12"	11537	FI	18"
5604	FI	18"	6852	FI	26"	7560	DE	8"	11394	FI	24"	11538	DE	2x6"
5607	DE	10"	6853	FI	26"	7561	DE	16"	11395	FI	18"	11539	DE	6"
5608	FI	17"	6854	FI	24"	7562	DE	24"	11396	FI	14"	11546	DE	14"
5610	DE	6"	6855	FI	29"	7563	DE	12"	11397	FI	14"	11549	DE	8"
5674	MA	12"	6856	FI	36"	7564	DE	12"	11398	FI	14"	11552	FI	42"
5675	MA	10"	6857	FI	20"	7565	DE	18"	11399	FI	26"	11554	FI	16"
5676	MA	10"	6858	FI	12"	11080	FI	22"	11400	FI	16"	11555	DE	12"
5677	MA	12"	6859	FI	8"	11081	FI	30"	11401	FI	14"	11635	FI	56"
5679	MA	9"	6860	DE	15"	11082	FI	30"	11402	FI	18"	11636	FI	22"
5680	MA	8"	6864	DE	14"	11085	DE	6" 8"	11403	FI	10"	11683	FI	22"
5681	MA	8"	7047	FI	48"	11093	MA	6"	11404	FI	10"	11684	FI	32"
5729	OA	14"	7050	FI	10"	11100	PI	36"	11405	EV	28"	11688	FI	52"
5789	DE	6"	7055	FI	46"	11101	PI	28"	11406	FI	20"	11694	FI	24"
5798	DE	10"	7056	FI	18"	11102	PI	36"	11407	FI	14"	11700	FI	16"
5801	DE	10"	7057	FI	24"	11170	DE	14"	11408	FI	14"	11701	FI	20"
5823	DE	10"	7058	FI	27"	11171	FI	42"	11409	FI	22"	11702	FI	30"
5827	DE	6"	7059	FI	22"	11172	FI	32"	11410	FI	18"	11703	FI	20"
5912	DE	7"	7060	FI	21"	11173	FI	18"	11411	PI	2x8"	11705	FI	20"
5915	DE	6"	7061	FI	23"	11174	MA	6"	11412	DE	2x12"	11706	FI	14"
5916	DE	8"	7062	FI	32"	11175	FI	16"	11413	PI	20"	11708	FI	36"
5917	DE	6"	7064	FI	28"	11176	MA	8"	11414	DE	10"	11710	FI	36"
5918	DE	7"	7065	FI	24"	11178	FI	28"	11415	DE	6"	11715	FI	32"
5919	DE	8"	7066	FI	29"	11194	FI	34"	11416	DE	6"	11716	FI	24"
5921	DE	12"	7067	FI	13"	11195	FI	22"	11417	FI	22"	11717	DE	8"
5956	OA	16"	7068	FI	10"	11196	DE	26"	11421	DE	6"	11719	FI	32"
6264	PI	9"	7069	FI	32"	11198	DE	10"	11422	FI	36"	11722	FI	28"
6265	PI	8"	7073	FI	60"	11212	MA	6"	11423	DE	8"	11723	FI	24"
6267	PI	10"	7074	FI	36"	11213	MA	6"	11424	FI	14"	11734	FI	12"
6270	PI	8"	7076	FI	10"	11214	MA	6"	11425	FI	38"	11739	DE	6"
6271	PI	8"	7079	FI	20"	11215	MA	8"	11428	DE	12"	11741	DE	10"
6272	PI	8"	7080	FI	18"	11216	MA	6"	11429	FI	26"	11743	FI	26"
6273	PI	12"	7081	FI	32"	11217	MA	3x6"	11431	FI	26"	11751	DE	8", 10"
6368	DE	6"	7082	FI	28"	11233	MA	8"	11432	FI	28"	11753	DE	12"
6369	FI	18"	7261	FI	16"	11234	MA	12"	11434	FI	12"	12010	FI	18"
6370	FI	18"	7262	FI	12"	11235	MA	8" 12"	11435	FI	24"	12011	FI	38"
6371	FI	6"	7263	FI	24"	11250	CE	28"	11436	FI	36"	12012	FI	26"
6372	FI	10"	7264	FI	12"	11252	MA	24"	11437	DE	8"	12013	FI	22"
6373	FI	16"	7265	FI	16"	11254	FI	42"	11439	FI	12"	12014	FI	6"
6383	PI	10"	7266	FI	16"	11269	FI	16"	11441	FI	24"	12015	FI	46"
6384	PI	8"	7267	FI	22"	11270	FI	8"	11442	FI	22"	12016	MA	8"
6385	DE	8"	7268	FI	10"	11271	FI	14"	11443	FI	20"	12017	FI	10"
6386	FI	10"	7272	FI	25"	11272	FI	14"	11444	FI	28"	12018	FI	22"
6387	PI	12"	7273	FI	36"	11273	FI	12"	11446	FI	20"	12019	FI	22"
6388	PI	8"	7274	FI	36"	11274	FI	14"	11447	FI	18"	12020	FI	8"
6541	FI	10"	7275	FI	36"	11277	FI	32"	11448	FI	26"	12021	FI	32"
6542	FI	12"	7276	FI	21"	11280	FI	12"	11449	FI	8"	12022	FI	26"
6543	CE	12"	7277	FI	36"	11281	FI	12"	11450	FI	26"	12023	FI	14"
6544	FI	12"	7278	FI	22"	11283	FI	6"	11451	FI	16"	12024	FI	16"
6545	PI	8"	7279	FI	24"	11284	FI	18"	11456	DE	6"	12025	FI	18"
6546	FI	9"	7280	FI	12"	11285	FI	12"	11458	FI	30"	12026	DE	8"
6547	PI	32"	7281	FI	28"	11286	FI	16"	11460	DE	10"	12027	FI	8", 32"
6548	FI	10"	7282	FI	22"	11287	FI	20"	11461	FI	18"	12028	FI	34"
6549	PI	8"	7283	FI	12"	11288	FI	8"	11462	DE	16"	12029	FI	16"
6550	FI	10"	7284	FI	28"	11289	FI	14"	11463	FI	12"	12030	FI	14"
6551	PI	12"	7285	FI	28"	11292	FI	72"	11464	FI	14"	12031	FI	26"
6594	FI	32"	7286	FI	26"	11303	DE	12"	11465	FI	16"	12032	FI	26"
6595	FI	20"	7301	FI	10"	11304	PI	32"	11466	DE	12"	12033	FI	26"
6596	FI	13"	7302	FI	16"	11305	PI	30"	11468	FI	32"	12034	FI	28"
6597	FI	16"	7303	FI	18"	11325	PI	30"	11469	FI	28"	12035	FI	44"
6598	FI	12"	7304	FI	24"	11357	MA	12", 2x14"	11473	FI	30"	12036	MA	22"
6600	FI	10"	7305	FI	12"	11365	FI	26"	11475	DE	6"	12037	FI	8"
6601	FI	14"	7306	FI	20"	11366	FI	18"	11477	FI	38"	12038	FI	28"
6602	FI	20"	7307	FI	16"	11367	FI	14"	11482	DE	14"	12039	FI	32"
6603	FI	12"	7393	AP	12"	11368	FI	14"	11486	DE	10"	12040	FI	8"
6604	CE	6"	7407	DE	20"	11369	FI	10"	11492	DE	8"	12041	FI	28"
6605	FI	18"	7418	PI	10"	11370	FI	22"	11494	DE	12"	12042	FI	28"
6606	FI	10"	7427	DE	10"	11371	FI	10"	11495	DE	14"	12043	FI	24"
6607	PI	20"	7428	FI	10"	11372	FI	36"	11498	DE	2x8"	12044	FI	20"
6608	FI	36"	7429	FI	8"	11373	FI	30"	11499	DE	10"	12045	FI	12"
6609	PI	15"	7432	FI	8"	11374	FI	30"	11500	DE	8"	12046	FI	22"
6610	PI	15"	7433	DE	8"	11375	FI	22"	11501	DE	8"	12048	FI	24"
6611	PI	14"	7448	FI	9"	11376	DE	8"	11502	FI	16"	12049	FI	14"
6612	FI	10"	7451	FI	9"	11377	FI	20"	11504	FI	16"	12050	FI	16"
6614	FI	36"	7454	FI	10"	11378	FI	18"	11506	DE	12"	12051	FI	8", 30"
6615	FI	30"	7461	FI	8"	11379	FI	20"	11508	FI	60"	12052	FI	14"
6616	FI	30"	7472	DE	32"	11380	DE	6"	11515	DE	8"	12053	FI	14"
6617	FI	34"	7544	FI	36"	11381	FI	28"	11516	DE	10"	12054	FI	12"
6618	FI	30"	7545	DE	8"	11382	FI	10"	11517	DE	8"	12055	FI	18"
6711	FI	8"	7546	FI	24"	11383	FI	14"	11521	DE	8"	12056	FI	18"
6712	FI	21"	7547	FI	16"	11384	FI	18"	11523	DE	6"	12057	DE	8", 12"
6713	FI	24"	7548	DE	6"	11385	FI	24"	11524	DE	6"	12058	FI	18"
6714	FI	28"	7549	MA	8"	11386	FI	10"	11525	DE	12"	12066	DE	8"
6715	FI	22"	7552	MA	7"									

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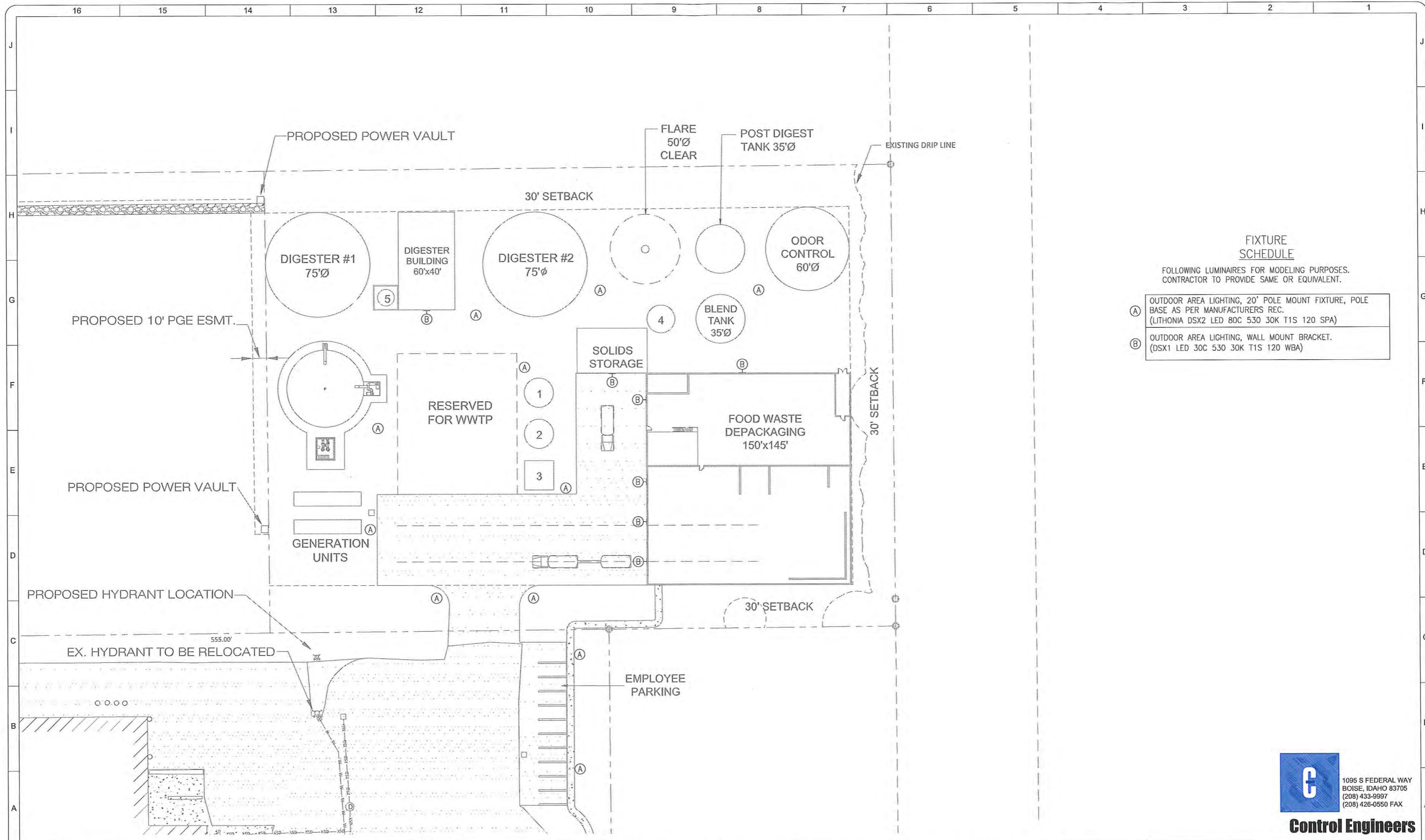
**EXISTING CONDITIONS
TREE TABLE**

PROJECT: SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

Designed by: BA Drawn by: TCC Reviewed by: BA Project No.: 999-174 Horiz. Scale: AS NOTED Vert. Scale: 9991/4, 64/100	Date: 10/2015 Date: 10/2015 Date: 10/2015 REF.	Revision:
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Project: SORT BIOENERGY
No.: 999-174
Type: PLANNING
Sheet: 4 of XX

Lighting Details



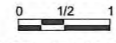
FIXTURE SCHEDULE

FOLLOWING LUMINAIRES FOR MODELING PURPOSES. CONTRACTOR TO PROVIDE SAME OR EQUIVALENT.

(A)	OUTDOOR AREA LIGHTING, 20' POLE MOUNT FIXTURE, POLE BASE AS PER MANUFACTURERS REC. (LITHONIA DSX2 LED 80C 530 30K T1S 120 SPA)
(B)	OUTDOOR AREA LIGHTING, WALL MOUNT BRACKET. (DSX1 LED 30C 530 30K T1S 120 WBA)



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
A	PRELIMINARY DESIGN	MTJ	-	2/2/2016

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

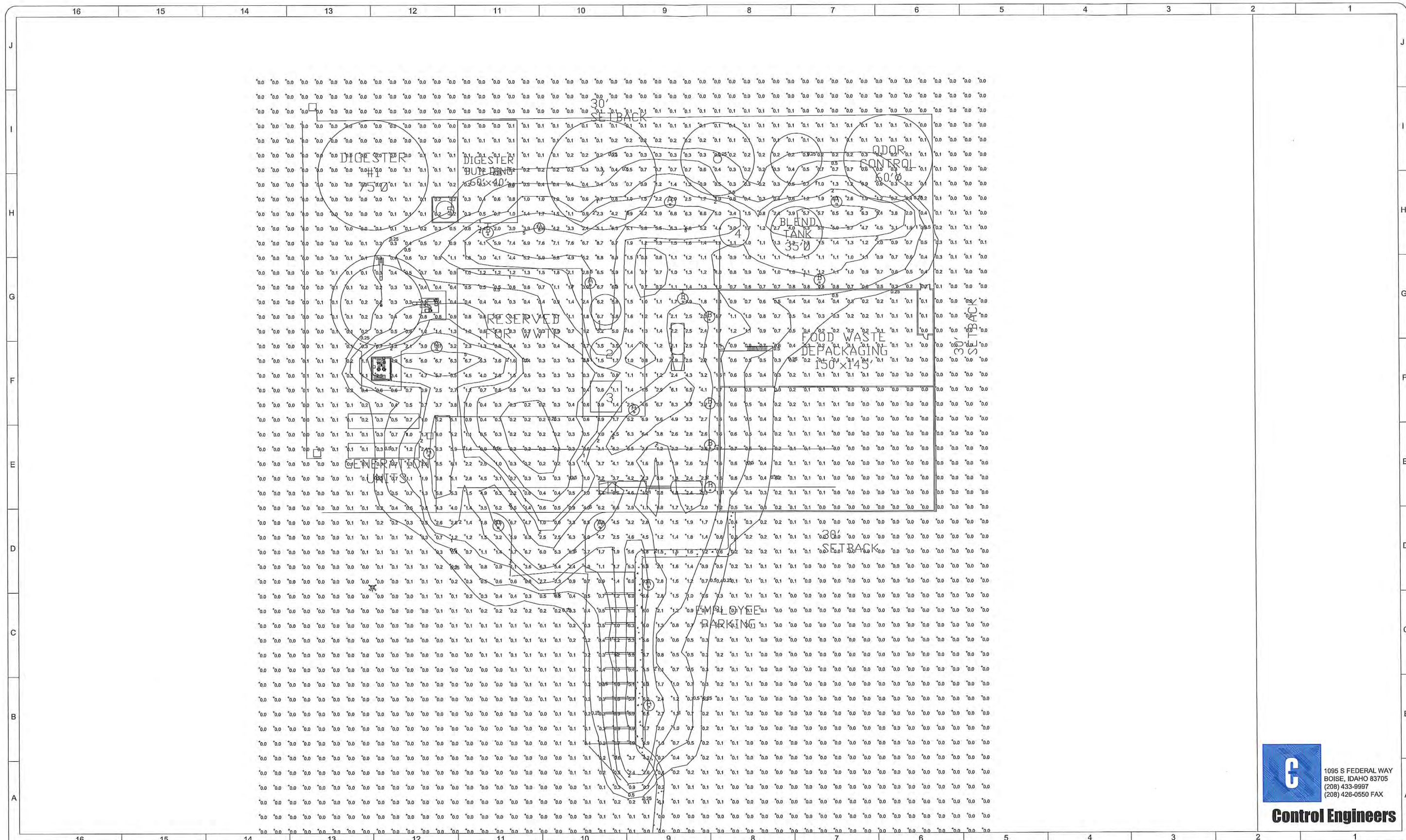


DESIGNED:	MTJ
DRAWN:	MTJ
CHECKED:	PCC
APPROVED:	PCC
PROJECT DATE:	Feb. 2015
PROJECT NO.:	10387
SCALE:	N/A

Sort Bioenergy, LLC.
 Wilsonville, Oregon
 SITE LIGHTING PLAN
 BIOGAS GENERATING STATION

DRAWING NUMBER	REV
E2.0	A

PRELIMINARY - NOT FOR CONSTRUCTION




1095 S FEDERAL WAY
BOISE, IDAHO 83705
(208) 433-9997
(208) 426-0550 FAX

Control Engineers

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
A	PRELIMINARY DESIGN	MTJ	-	2/2/2016

ATTENTION:
0 1/2" = 1'

IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



DESIGNED:	MTJ
DRAWN:	MTJ
CHECKED:	PCC
APPROVED:	PCC
PROJECT DATE:	Feb. 2015
PROJECT NO.:	10387
SCALE:	N/A

Sort Bioenergy, LLC.
Wilsonville, Oregon
SITE LIGHTING CALCULATIONS
BIOGAS GENERATING STATION

DRAWING NUMBER	
E2.1	
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION



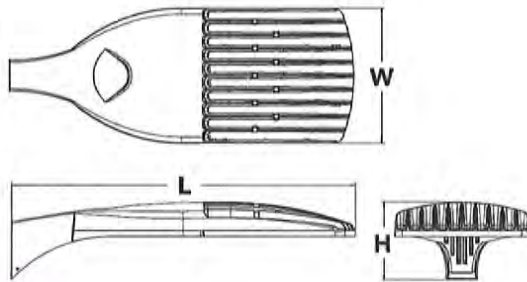
D-Series Size 1 LED Area Luminaire

d^{series}



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog
Number

Notes

Type

Use the table key or mouse-over the page to see all attributes throughout.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	MVOLT ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁵ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II Short	120 ³	
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K	T2M Type II Medium	208 ³	
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ¹	T3S Type III Short	240 ³	
	Rotated optics¹			T3M Type III Medium	277 ³	
	60C 60 LEDs (two engines)			T4M Type IV Medium	347 ⁴	
				TFTM Forward Throw Medium	480 ⁴	
				T5V5 Type V Very Short		

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) ²
PER5	Five-wire receptacle only (no controls) ^{2,8}
PER7	Seven-wire receptacle only (no controls) ^{2,8}
DMG	0-10V dimming driver (no controls) ²
DCR	Dimmable and controllable via ROAM [®] (no controls) ¹⁰
DS	Dual switching ^{11,12}
PIR	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹³

PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹³
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³
BL30	Bi-level switched dimming, 30% ^{12,14}
BL50	Bi-level switched dimming, 50% ^{12,14}
PNMTDD3	Part night, dim till dawn ¹⁵
PNMTSD3	Part night, dim 5 hrs ¹⁵
PNMT6D3	Part night, dim 6 hrs ¹⁵
PNMT7D3	Part night, dim 7 hrs ¹⁵

Other options

Shipped installed

HS	House-side shield ¹⁶
WTB	Utility terminal block ¹⁷
SF	Single fuse (120, 277, 347V) ¹⁸
DF	Double fuse (208, 240, 480V) ¹⁸
L90	Left rotated optics ¹⁹
R90	Right rotated optics ¹⁹

Finish (specify)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Controls & Shields

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
SC U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

NOTES

- Rotated optics available with 60C only.
- AMBPC not available with 530mA, 700mA, BLC, LCCO or RCCO.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A with PIR options DS, PER5, PER7, BL30, BL50 or PNMT options.

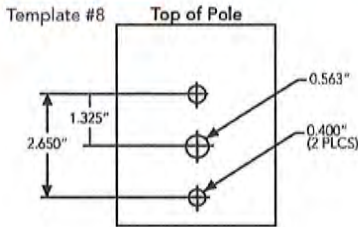
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIRH1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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DSX1-LED
Rev. 01/14/16
Page 1 of 5

Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° **
DM28AS	2 at 180°	DM39AS	3 at 60° **
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

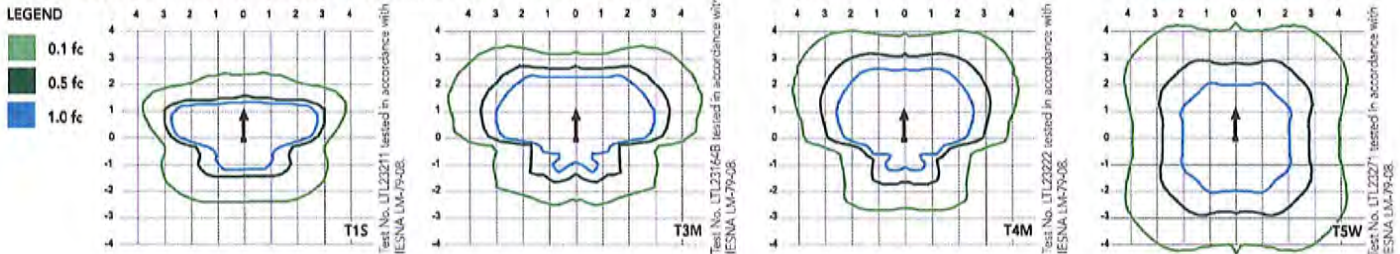
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.02
10°C / 50°F	1.01
20°C / 68°F	1.00
25°C / 77°F	1.00
30°C / 86°F	1.00
40°C / 104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.98	0.96	0.91
	DSX1 LED 60C 700			
	1.0	0.99	0.99	0.99



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	530 mA	52 W	T1S	5,948	1	0	1	114	6,387	1	0	1	123	6,427	1	0	1	124	3,640	1	0	1	70
			T2S	6,132	1	0	1	118	6,585	2	0	2	127	6,626	2	0	2	127	3,813	1	0	1	73
			T2M	5,992	1	0	2	115	6,434	1	0	2	124	6,475	1	0	2	125	3,689	1	0	1	71
			T3S	5,985	1	0	1	115	6,427	1	0	2	124	6,467	1	0	2	124	3,770	1	0	1	73
			T3M	6,039	1	0	2	116	6,485	1	0	2	125	6,525	1	0	2	125	3,752	1	0	1	72
			T4M	6,121	1	0	2	118	6,573	1	0	2	126	6,614	1	0	2	127	3,758	1	0	1	72
			TF1M	6,030	1	0	2	116	6,475	1	0	2	125	6,515	1	0	2	125	3,701	1	0	1	71
			TSVS	6,370	2	0	0	123	6,840	2	0	0	132	6,883	2	0	0	132	3,928	2	0	0	76
			TSS	6,417	2	0	0	123	6,890	2	0	0	133	6,933	2	0	0	133	3,881	2	0	0	75
			TSM	6,428	3	0	1	124	6,902	3	0	1	133	6,945	3	0	1	134	3,930	2	0	1	76
			TSW	6,334	3	0	1	122	6,801	3	0	1	131	6,844	3	0	1	132	3,820	3	0	1	73
			BLC	4,735	1	0	1	91	5,085	1	0	2	98	5,116	1	0	1	98					
	LCCO	4,600	1	0	2	88	4,940	1	0	2	95	4,971	1	0	2	96							
	RCCO	4,600	1	0	2	88	4,940	1	0	2	95	4,971	1	0	2	96							
	T1S	7,554	1	0	1	111	8,112	2	0	2	119	8,163	2	0	2	120	4,561	1	0	1	67		
	T2S	7,789	2	0	2	115	8,364	2	0	2	123	8,416	2	0	2	124	4,777	1	0	1	70		
	T2M	7,610	1	0	2	112	8,172	2	0	2	120	8,223	2	0	2	121	4,622	1	0	2	68		
	T3S	7,601	1	0	2	112	8,162	2	0	2	120	8,213	2	0	2	121	4,724	1	0	1	69		
	T3M	7,670	1	0	2	113	8,236	2	0	2	121	8,288	2	0	2	122	4,701	1	0	2	69		
	T4M	7,774	1	0	2	114	8,348	2	0	2	123	8,400	2	0	2	124	4,709	1	0	2	69		
	TF1M	7,658	1	0	2	113	8,223	1	0	2	121	8,275	1	0	2	122	4,638	1	0	2	68		
	TSVS	8,090	2	0	0	119	8,687	3	0	1	128	8,742	3	0	1	129	4,922	2	0	0	72		
	TSS	8,150	2	0	0	120	8,751	3	0	0	129	8,806	3	0	0	130	4,863	2	0	0	72		
	TSM	8,164	3	0	1	120	8,767	3	0	2	129	8,821	3	0	2	130	4,924	3	0	1	72		
	TSW	8,044	3	0	1	118	8,638	3	0	2	127	8,692	3	0	2	128	4,787	3	0	1	70		
	BLC	6,028	1	0	2	89	6,473	1	0	2	95	6,514	1	0	2	96							
	LCCO	5,856	1	0	2	86	6,289	1	0	2	92	6,328	1	0	2	93							
	RCCO	5,856	1	0	2	86	6,289	1	0	2	92	6,328	1	0	2	93							
	T1S	10,331	2	0	2	98	11,094	2	0	2	106	11,163	2	0	2	106							
	T2S	10,652	2	0	2	101	11,438	2	0	2	109	11,510	2	0	2	110							
	T2M	10,408	2	0	2	99	11,176	2	0	3	106	11,246	2	0	3	107							
	T3S	10,395	2	0	2	99	11,163	2	0	2	106	11,233	2	0	2	107							
	T3M	10,490	2	0	2	100	11,264	2	0	2	107	11,335	2	0	2	108							
	T4M	10,632	2	0	2	101	11,417	2	0	2	109	11,488	2	0	2	109							
	TF1M	10,473	2	0	2	100	11,247	2	0	3	107	11,317	2	0	3	108							
	TSVS	11,064	3	0	1	105	11,881	3	0	1	113	11,955	3	0	1	114							
TSS	11,145	3	0	1	106	11,968	3	0	1	114	12,043	3	0	1	115								
TSM	11,165	3	0	2	106	11,989	4	0	2	114	12,064	4	0	2	115								
TSW	11,001	3	0	2	105	11,813	4	0	2	113	11,887	4	0	2	113								
BLC	7,960	1	0	2	76	8,548	1	0	2	81	8,601	1	0	2	82								
LCCO	7,734	1	0	2	74	8,305	1	0	2	79	8,357	1	0	2	80								
RCCO	7,734	1	0	2	74	8,305	1	0	2	79	8,357	1	0	2	80								

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40C (40 LEDs)	530 mA	68W	T1S	7,861	1	0	1	116	8,441	2	0	2	124	8,494	2	0	2	125	4,794	1	0	1	71
			T2S	8,105	2	0	2	119	8,704	2	0	2	128	8,758	2	0	2	129	5,021	1	0	1	74
			T2M	7,920	2	0	2	116	8,504	2	0	2	125	8,557	2	0	2	126	4,858	1	0	2	71
			T3S	7,910	1	0	2	116	8,494	2	0	2	125	8,547	2	0	2	126	4,966	1	0	1	73
			T3M	7,982	2	0	2	117	8,571	2	0	2	126	8,625	2	0	2	127	4,941	1	0	2	73
			T4M	8,090	1	0	2	119	8,687	2	0	2	128	8,741	2	0	2	129	4,950	1	0	2	73
			TFTM	7,969	1	0	2	117	8,558	2	0	2	126	8,611	2	0	2	127	4,875	1	0	2	72
			TSVS	8,419	2	0	0	124	9,040	3	0	1	133	9,097	3	0	1	134	5,174	2	0	0	76
			TSS	8,481	2	0	0	125	9,107	3	0	1	134	9,164	3	0	1	135	5,111	2	0	0	75
			TSM	8,496	3	0	1	125	9,123	3	0	2	134	9,180	3	0	2	135	5,175	3	0	1	76
			TSW	8,371	3	0	2	123	8,989	3	0	2	132	9,045	3	0	2	133	5,031	3	0	1	74
			BLC	6,255	1	0	2	92	6,717	1	0	2	99	6,759	1	0	2	99					
			LCCO	6,077	1	0	2	89	6,526	1	0	2	96	6,566	1	0	2	97					
			RCCO	6,077	1	0	2	89	6,526	1	0	2	96	6,566	1	0	2	97					
			T1S	9,984	2	0	2	112	10,721	2	0	2	120	10,788	2	0	2	121	6,014	1	0	1	68
			T2S	10,294	2	0	2	116	11,054	2	0	2	124	11,123	2	0	2	125	6,299	2	0	2	71
			T2M	10,059	2	0	2	113	10,801	2	0	3	121	10,869	2	0	3	122	6,094	2	0	2	68
			T3S	10,046	2	0	2	113	10,788	2	0	2	121	10,855	2	0	2	122	6,229	1	0	2	70
			T3M	10,137	2	0	2	114	10,886	2	0	2	122	10,954	2	0	2	123	6,198	2	0	2	70
			T4M	10,275	2	0	2	115	11,033	2	0	2	124	11,102	2	0	2	125	6,209	1	0	2	70
	TFTM	10,122	2	0	2	114	10,869	2	0	2	122	10,937	2	0	2	123	6,115	1	0	2	69		
	TSVS	10,693	3	0	1	120	11,482	3	0	1	129	11,554	3	0	1	130	6,490	2	0	0	73		
	TSS	10,771	3	0	1	121	11,566	3	0	1	130	11,639	3	0	1	131	6,411	2	0	0	72		
	TSM	10,790	3	0	2	121	11,587	4	0	2	130	11,659	4	0	2	131	6,492	3	0	1	73		
	TSW	10,632	3	0	2	119	11,417	4	0	2	128	11,488	4	0	2	129	6,311	3	0	2	71		
	BLC	7,963	1	0	2	89	8,551	1	0	2	96	8,605	1	0	2	97							
	LCCO	7,736	1	0	2	87	8,308	1	0	2	93	8,359	1	0	2	94							
	RCCO	7,736	1	0	2	87	8,308	1	0	2	93	8,359	1	0	2	94							
	T1S	13,655	2	0	2	99	14,663	3	0	3	106	14,754	3	0	3	107							
	T2S	14,079	2	0	2	102	15,118	3	0	3	110	15,212	3	0	3	110							
	T2M	13,756	2	0	3	100	14,772	3	0	3	107	14,864	3	0	3	108							
	T3S	13,739	2	0	2	100	14,754	2	0	2	107	14,846	3	0	3	108							
	T3M	13,864	2	0	2	100	14,888	3	0	3	108	14,981	3	0	3	109							
	T4M	14,052	2	0	2	102	15,090	3	0	3	109	15,184	3	0	3	110							
	TFTM	13,842	2	0	3	100	14,864	2	0	3	108	14,957	2	0	3	108							
	TSVS	14,623	3	0	1	106	15,703	4	0	1	114	15,801	4	0	1	115							
	TSS	14,731	3	0	1	107	15,818	3	0	1	115	15,917	3	0	1	115							
	TSM	14,757	4	0	2	107	15,846	4	0	2	115	15,945	4	0	2	116							
	TSW	14,540	4	0	2	105	15,614	4	0	2	113	15,711	4	0	2	114							
	BLC	10,516	1	0	2	76	11,292	1	0	2	82	11,363	1	0	2	82							
LCCO	10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80								
RCCO	10,216	2	0	3	74	10,971	2	0	3	80	11,039	2	0	3	80								

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LEDs	Drive Current (mA)	System Watts	Disc. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Ambient Phosphor Converted)				
				Lumens	R	U	G	LPW	Lumens	R	U	G	LPW	Lumens	R	U	G	LPW	Lumens	R	U	G	LPW
60C (60 LEDs)	530 mA	99W	T1S	11,569	2	0	2	117	12,423	2	0	2	125	12,501	2	0	2	126	7,167	2	0	2	72
			T2S	11,928	2	0	2	120	12,809	3	0	3	129	12,889	3	0	3	130	7,507	2	0	2	76
			T2M	11,655	2	0	2	118	12,516	2	0	3	126	12,594	2	0	3	127	7,263	2	0	2	73
			T3S	11,641	2	0	2	118	12,500	2	0	2	126	12,579	2	0	2	127	7,424	2	0	2	75
			T3M	11,747	2	0	2	119	12,614	2	0	2	127	12,693	2	0	2	128	7,387	2	0	2	75
			T4M	11,906	2	0	2	120	12,785	2	0	2	129	12,865	2	0	2	130	7,400	2	0	2	75
			IFTM	11,728	2	0	2	118	12,594	2	0	3	127	12,673	2	0	3	128	7,288	1	0	2	74
			TSVS	12,390	3	0	1	125	13,305	3	0	1	134	13,388	3	0	1	135	7,734	3	0	1	78
			TSS	12,481	3	0	1	126	13,402	3	0	1	135	13,486	3	0	1	136	7,641	3	0	0	77
			TSM	12,503	3	0	2	126	13,426	4	0	2	136	13,510	4	0	2	136	7,737	3	0	2	78
			TSW	12,320	4	0	2	124	13,229	4	0	2	134	13,312	4	0	2	134	7,522	3	0	2	76
			BLC	9,212	1	0	2	93	9,892	1	0	2	100	9,954	1	0	2	101					
	LCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98							
	RCCO	8,950	1	0	2	90	9,611	2	0	2	97	9,671	2	0	2	98							
	T1S	14,694	2	0	2	112	15,779	3	0	3	120	15,877	3	0	3	121	8,952	2	0	2	68		
	T2S	15,150	3	0	3	116	16,269	3	0	3	124	16,370	3	0	3	125	9,377	2	0	2	72		
	T2M	14,803	2	0	3	113	15,896	3	0	3	121	15,995	3	0	3	122	9,072	2	0	2	69		
	T3S	14,785	2	0	2	113	15,877	3	0	3	121	15,976	3	0	3	122	9,273	2	0	2	71		
	T3M	14,919	2	0	2	114	16,021	3	0	3	122	16,121	3	0	3	123	9,227	2	0	2	70		
	T4M	15,122	2	0	2	115	16,238	3	0	3	124	16,340	3	0	3	125	9,243	2	0	2	71		
	IFTM	14,896	2	0	3	114	15,996	2	0	3	122	16,096	2	0	3	123	9,103	2	0	2	69		
	TSVS	15,736	3	0	1	120	16,898	4	0	1	129	17,004	4	0	1	130	9,661	3	0	1	74		
	TSS	15,852	3	0	1	121	17,022	4	0	1	130	17,129	4	0	1	131	9,544	3	0	1	73		
	TSM	15,880	4	0	2	121	17,052	4	0	2	130	17,159	4	0	2	131	9,665	3	0	2	74		
	TSW	15,647	4	0	2	119	16,802	4	0	2	128	16,907	4	0	2	129	9,395	4	0	2	72		
	BLC	11,728	1	0	2	90	12,594	1	0	2	96	12,672	3	0	3	97							
	LCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	RCCO	11,394	2	0	3	87	12,235	2	0	3	93	12,311	2	0	3	94							
	T1S	20,095	3	0	3	96	21,579	3	0	3	103	21,714	3	0	3	104							
	T2S	20,720	3	0	3	99	22,249	3	0	3	106	22,388	3	0	3	107							
	T2M	20,245	3	0	3	97	21,740	3	0	3	104	21,876	3	0	3	105							
	T3S	20,220	3	0	3	97	21,713	3	0	3	104	21,849	3	0	3	105							
	T3M	20,404	3	0	3	98	21,910	3	0	4	105	22,047	3	0	4	105							
	T4M	20,681	3	0	3	99	22,207	3	0	4	106	22,346	3	0	4	107							
	IFTM	20,372	3	0	3	97	21,876	3	0	4	105	22,013	3	0	4	105							
	TSVS	21,521	4	0	1	103	23,110	4	0	1	111	23,254	4	0	1	111							
TSS	21,679	4	0	1	104	23,280	4	0	1	111	23,425	4	0	1	112								
TSM	21,717	4	0	2	104	23,321	5	0	3	112	23,466	5	0	3	112								
TSW	21,399	4	0	3	102	22,979	5	0	3	110	23,122	5	0	3	111								
BLC	15,487	2	0	2	74	16,630	2	0	2	80	16,734	2	0	3	80								
LCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								
RCCO	15,046	2	0	3	72	16,157	2	0	3	77	16,258	2	0	3	78								

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (70 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at

25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





D-Series Size 2 LED Area Luminaire

d^{series}



Catalog
Number

Notes

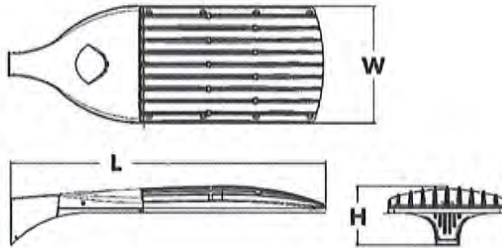
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Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.



Specifications

EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting		
DSX2 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	TFTM Forward Throw Medium	MVOLT ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ³ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴	
		700 700 mA	40K 4000 K	T2S Type II Short	TSVS Type V Very Short	120 ³		
		1000 1000 mA (1 A)	50K 5000 K	T2M Type II Medium	TSS Type V Short	208 ³		
	Rotated optics¹	100C 100 LEDs (four engines)	1200 1200 mA ² (1.2 A)	AMBPC Amber phosphor converted	T3S Type III Short	TSM Type V Medium		240 ³
					T3M Type III Medium	TSW Type V Wide		277 ³
					T4M Type IV Medium			347 ⁴
	90C 90 LEDs					480 ⁴		

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) ⁷
PERS	Five-wire receptacle only (no controls) ^{7,8}
PER7	Seven-wire receptacle only (no controls) ^{7,8}
DMG	0-10V dimming driver (no controls) ⁹
DCR	Dimmable and controllable via ROAM [®] (no controls) ¹⁰
DS	Dual switching ^{11,12}
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹³
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹³

BL30	Bi-level switched dimming, 30% ^{12,14}
BL50	Bi-level switched dimming, 50% ^{12,14}
PNMTDD3	Part night, dim till dawn ¹⁵
PNMT5D3	Part night, dim 5 hrs ¹⁵
PNMT6D3	Part night, dim 6 hrs ¹⁵
PNMT7D3	Part night, dim 7 hrs ¹⁵
FAO	Field Adjustable Output ¹⁶

Other options

Shipped installed

HS	House-side shield ¹⁷
SF	Single fuse (120, 277, 347V) ³
DF	Double fuse (208, 240, 480V) ³
L90	Left rotated optics ¹⁸
R90	Right rotated optics ¹⁸

Finish (required)

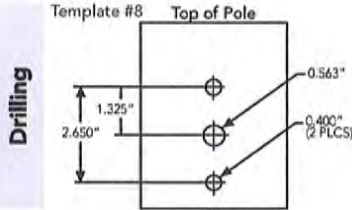
DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLTXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

NOTES

- Rotated optics option (L90 or R90) required for 90C.
- 1200 mA not available in AMBPC.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available with BL30, BL50 or PNMT options.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories Information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Mounting must be restricted to +/- 45 degrees from horizontal aim per ANSI C136.10-2010.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PIRH, PERS, PER7, BL30, BL50 or PNMT options.

- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PERS, PER7, DCR, BL30, BL50 or PNMT options.
- Requires an additional switched circuit.
- PIRH and PIRH1FC3V specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS, PERS or PER7.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PERS, PER7, BL30 or BL50.
- Dimming driver standard. Not available with PERS, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options.
- Also available as a separate accessory; see Accessories information.
- Available with 90 LEDs (90C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.





DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180° *	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Controls & Shields

Accessories
Ordered and shipped separately.

DLL127E 1.5 JU	Photocell - SSL twist-lock (120-277V) 11
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (147V) 11
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (1480V) 11
DSHORT SDB U	Shorting cap 19
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 90C U	House-side shield for 90 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Max arm mounting bracket adaptor (specify finish) 4

For more control options, visit [DTL](#) and [RCAM](#) online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)				40K (4000 K, 70 CRI)				50K (5000 K, 70 CRI)				AMBPC (Amber Phosphor Converted)							
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	530 mA	137W	T1S	15,779	3	0	3	115	16,599	3	0	3	121	16,701	3	0	3	122	10,752	2	0	2	78
			T2S	16,270	3	0	3	119	17,115	3	0	3	125	17,220	3	0	3	126	10,554	2	0	2	77
			T2M	15,897	3	0	3	116	16,723	3	0	3	122	16,826	3	0	3	123	10,571	2	0	2	77
			T3S	15,877	3	0	3	116	16,702	3	0	3	122	16,805	3	0	3	123	10,548	2	0	2	77
			T3M	16,021	3	0	3	117	16,854	3	0	3	123	16,958	3	0	3	124	10,569	2	0	2	77
			T4M	16,239	3	0	3	119	17,083	3	0	3	125	17,188	3	0	3	125	10,547	2	0	2	77
			TF1M	15,996	3	0	3	117	16,827	3	0	3	123	16,931	3	0	3	124	10,741	1	0	2	78
			TSVS	16,899	4	0	1	123	17,776	4	0	1	130	17,886	4	0	1	131	11,155	3	0	0	81
			T5S	17,024	4	0	1	124	17,908	4	0	1	131	18,019	4	0	1	132	11,149	3	0	0	81
			T5M	17,053	4	0	2	124	17,939	4	0	2	131	18,050	4	0	2	132	11,096	3	0	2	81
			TSW	16,802	5	0	3	123	17,675	5	0	3	129	17,784	5	0	3	130	10,957	3	0	2	80
			BLC	12,283	1	0	2	90	13,190	1	0	2	96	13,272	2	0	2	97					
			LCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			RCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			T1S	20,018	3	0	3	106	21,058	3	0	3	112	21,188	3	0	3	113	13,362	2	0	2	71
			T2S	20,640	3	0	3	110	21,712	3	0	3	115	21,846	3	0	3	116	13,116	2	0	2	70
			T2M	20,167	3	0	3	107	21,215	3	0	3	113	21,346	3	0	3	114	13,138	2	0	2	70
			T3S	20,142	3	0	3	107	21,188	3	0	3	113	21,319	3	0	3	113	13,110	2	0	2	70
			T3M	20,325	3	0	4	108	21,381	3	0	4	114	21,513	3	0	4	114	13,135	2	0	3	70
			T4M	20,601	3	0	4	110	21,672	3	0	4	115	21,805	3	0	4	116	13,108	2	0	2	70
	TF1M	20,293	3	0	4	108	21,348	3	0	4	114	21,479	3	0	4	114	13,349	2	0	2	71		
	TSVS	21,438	4	0	1	114	22,551	4	0	1	120	22,690	4	0	1	121	13,864	3	0	1	74		
	T5S	21,596	4	0	1	115	22,718	4	0	1	121	22,859	4	0	1	122	13,856	3	0	1	74		
	T5M	21,634	5	0	3	115	22,758	5	0	3	121	22,898	5	0	3	122	13,790	3	0	2	73		
	TSW	21,316	5	0	3	113	22,423	5	0	3	119	22,561	5	0	3	120	13,617	4	0	2	72		
	BLC	15,637	2	0	2	83	16,791	2	0	2	89	16,896	2	0	2	90							
	LCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87							
	RCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87							
	T1S	27,547	3	0	3	98	28,978	3	0	3	103	29,157	3	0	3	103	18,125	2	0	2	64		
	T2S	28,403	3	0	3	101	29,879	4	0	4	106	30,063	4	0	4	107	17,791	3	0	3	63		
	T2M	27,753	3	0	4	98	29,195	3	0	4	104	29,375	3	0	4	104	17,821	3	0	3	63		
	T3S	27,718	3	0	4	98	29,158	3	0	4	103	29,338	3	0	4	104	17,782	2	0	2	63		
	T3M	27,970	3	0	5	99	29,423	4	0	5	104	29,605	4	0	5	105	17,817	3	0	3	63		
	T4M	28,350	3	0	4	101	29,823	3	0	5	106	30,007	3	0	5	106	17,779	2	0	3	63		
	TF1M	27,927	3	0	4	99	29,377	3	0	4	104	29,559	3	0	4	105	18,107	2	0	3	64		
	TSVS	29,501	5	0	1	105	31,034	5	0	1	110	31,225	5	0	1	111	18,805	3	0	1	67		
	T5S	29,720	5	0	2	105	31,264	5	0	2	111	31,457	5	0	2	112	18,794	3	0	1	67		
	T5M	29,772	5	0	3	106	31,318	5	0	3	111	31,512	5	0	3	112	18,705	4	0	2	66		
	TSW	29,333	5	0	4	104	30,857	5	0	4	109	31,048	5	0	4	110	18,740	4	0	2	66		
	BLC	20,649	2	0	3	73	22,174	2	0	3	79	22,313	2	0	3	79							
	LCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77							
	RCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77							
	T1S	30,431	3	0	3	95	32,011	4	0	4	99	32,209	4	0	4	100							
	T2S	31,376	4	0	4	97	33,006	4	0	4	103	33,210	4	0	4	103							
	T2M	30,658	4	0	4	95	32,251	4	0	4	100	32,450	4	0	4	101							
	T3S	30,620	3	0	4	95	32,210	3	0	4	100	32,409	3	0	4	101							
	T3M	30,898	4	0	5	96	32,503	4	0	5	101	32,703	4	0	5	102							
	T4M	31,318	3	0	5	97	32,945	3	0	5	102	33,148	3	0	5	103							
	TF1M	30,850	3	0	4	96	32,452	3	0	5	101	32,652	3	0	5	101							
	TSVS	32,589	5	0	1	101	34,282	5	0	1	106	34,494	5	0	1	107							
	T5S	32,830	5	0	2	102	34,536	5	0	2	107	34,749	5	0	2	108							
	T5M	32,888	5	0	4	102	34,596	5	0	4	107	34,810	5	0	4	108							
	TSW	32,404	5	0	4	101	34,087	5	0	4	106	34,297	5	0	4	107							



Performance Data

Forward Optics (continued)

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)				40K (4000 K, 70 CRI)				50K (5000 K, 70 CRI)				AMBPC (Amber Phosphor Converted)								
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
				100C (100 LEDs)																				
530 mA	175W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75		
		T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73		
		T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74		
		T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73		
		T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74		
		T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73		
		TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75		
		TSVS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78		
		TSS	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78		
		TSM	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77		
		TSW	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76		
		BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118							
		LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114							
		RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114							
		700 mA	232W	T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
				T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
				T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
				T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
				T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
				T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
				TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71
				TSVS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74
				TSS	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73
				TSM	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73
TSW	26,854			5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72		
BLC	24,229			2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113							
LCCO	23,539			3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
RCCO	23,539			3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110							
1000 mA	360W			T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62
				T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61
				T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61
				T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60
				T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61
				T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60
				TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62
				TSVS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64
				TSS	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64
				TSM	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64
		TSW	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63		
		BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96							
		LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
		RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93							
		1200 mA	400W	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100					
				T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103					
				T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100					
				T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100					
				T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101					
				T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103					
				TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101					
				TSVS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107					
				TSS	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108					
				TSM	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108					
TSW	40,109			5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106							



Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				90C (90 LEDs)																			
90C (90 LEDs)	530 mA	150 W	T1S	17,539	3	0	3	117	18,451	3	0	3	123	18,564	3	0	3	124	11,475	3	0	3	76
			T2S	18,084	3	0	3	121	19,024	3	0	3	127	19,141	3	0	3	128	11,448	3	0	3	76
			T2M	17,670	3	0	3	118	18,588	3	0	3	124	18,703	3	0	3	125	11,467	3	0	3	76
			T3S	17,648	3	0	3	118	18,565	3	0	3	124	18,680	3	0	3	125	11,442	3	0	3	76
			T3M	17,808	3	0	3	119	18,734	3	0	4	125	18,849	3	0	4	126	11,464	4	0	4	76
			T4M	18,051	3	0	4	120	18,988	3	0	4	127	19,106	3	0	4	127	11,440	4	0	4	76
			FTFM	17,781	3	0	3	119	18,704	3	0	3	125	18,820	3	0	3	125	11,651	4	0	4	78
			TSVS	18,783	4	0	1	125	19,759	4	0	1	132	19,881	4	0	1	133	12,289	3	0	1	82
			TSS	18,923	4	0	1	126	19,906	4	0	1	133	20,028	4	0	1	134	11,978	3	0	1	80
			TSM	18,956	4	0	2	126	19,940	4	0	2	133	20,063	4	0	2	134	12,301	4	0	2	82
			TSW	18,677	5	0	3	125	19,647	5	0	3	131	19,768	5	0	3	132	12,109	4	0	2	81
			BLC	16,949	4	0	4	113	18,200	4	0	4	121	18,314	4	0	4	122					
			LCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			RCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			T1S	22,323	3	0	3	108	23,483	3	0	3	114	23,628	3	0	3	115	14,387	3	0	3	70
			T2S	23,017	3	0	3	112	24,213	3	0	3	118	24,362	3	0	3	118	14,354	3	0	3	70
			T2M	22,490	3	0	3	109	23,658	3	0	3	115	23,804	3	0	3	116	14,378	4	0	4	70
			T3S	22,462	3	0	3	109	23,629	3	0	3	115	23,774	3	0	3	115	14,347	4	0	4	70
	T3M	22,666	3	0	4	110	23,843	3	0	4	116	23,990	3	0	4	116	14,374	4	0	4	70		
	T4M	22,974	3	0	4	112	24,167	3	0	4	117	24,317	3	0	4	118	14,344	4	0	4	70		
	FTFM	22,630	3	0	4	110	23,806	3	0	4	116	23,953	3	0	4	116	14,609	4	0	4	71		
	TSVS	23,906	5	0	1	116	25,148	5	0	1	122	25,304	5	0	1	123	15,408	4	0	1	75		
	TSS	24,084	4	0	2	117	25,335	5	0	2	123	25,491	5	0	2	124	15,019	4	0	1	73		
	TSM	24,126	5	0	3	117	25,379	5	0	3	123	25,536	5	0	3	124	15,424	4	0	2	75		
	TSW	23,770	5	0	3	115	25,005	5	0	4	121	25,160	5	0	4	122	15,182	4	0	2	74		
	BLC	21,577	4	0	4	105	23,170	4	0	4	112	23,315	4	0	4	113							
	LCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110							
	RCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110							
	T1S	30,621	3	0	3	96	32,212	4	0	4	101	32,411	4	0	4	101	19,288	4	0	4	60		
	T2S	31,573	4	0	4	99	33,213	4	0	4	104	33,418	4	0	4	104	19,243	4	0	4	60		
	T2M	30,850	4	0	4	96	32,453	4	0	4	101	32,653	4	0	4	102	19,275	4	0	4	60		
	T3S	30,812	3	0	4	96	32,412	3	0	4	101	32,612	3	0	4	102	19,233	4	0	4	60		
	T3M	31,091	4	0	5	97	32,706	4	0	5	102	32,908	4	0	5	103	19,270	4	0	4	60		
	T4M	31,514	3	0	5	98	33,151	3	0	5	104	33,356	3	0	5	104	19,230	4	0	4	60		
	FTFM	31,043	3	0	4	97	32,656	3	0	5	102	32,857	3	0	5	103	19,585	4	0	4	61		
	TSVS	32,793	5	0	1	102	34,497	5	0	1	108	34,710	5	0	1	108	20,656	4	0	1	65		
TSS	33,036	5	0	2	103	34,752	5	0	2	109	34,967	5	0	2	109	20,135	4	0	1	63			
TSM	33,094	5	0	4	103	34,813	5	0	4	109	35,028	5	0	4	109	20,677	4	0	2	65			
TSW	32,607	5	0	4	102	34,301	5	0	4	107	34,512	5	0	4	108	20,354	5	0	3	64			
BLC	28,493	4	0	4	89	30,597	5	0	4	96	30,788	5	0	4	96								
LCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93								
RCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93								
T1S	33,523	4	0	4	92	35,265	4	0	4	97	35,483	4	0	4	98								
T2S	34,565	4	0	4	95	36,361	4	0	4	100	36,585	4	0	4	101								
T2M	33,774	4	0	4	93	35,528	4	0	4	98	35,748	4	0	4	98								
T3S	33,732	3	0	4	93	35,484	3	0	4	98	35,703	3	0	4	98								
T3M	34,038	4	0	5	94	35,806	4	0	5	99	36,027	4	0	5	99								
T4M	34,501	4	0	5	95	36,293	4	0	5	100	36,517	4	0	5	101								
FTFM	33,985	3	0	5	94	35,750	3	0	5	98	35,971	3	0	5	99								
TSVS	35,901	5	0	1	99	37,766	5	0	1	104	37,999	5	0	1	105								
TSS	36,167	5	0	2	100	38,046	5	0	2	105	38,281	5	0	2	105								
TSM	36,230	5	0	4	100	38,112	5	0	4	105	38,348	5	0	4	106								
TSW	35,697	5	0	4	98	37,551	5	0	4	103	37,783	5	0	4	104								

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
Lumen Maintenance Factor	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

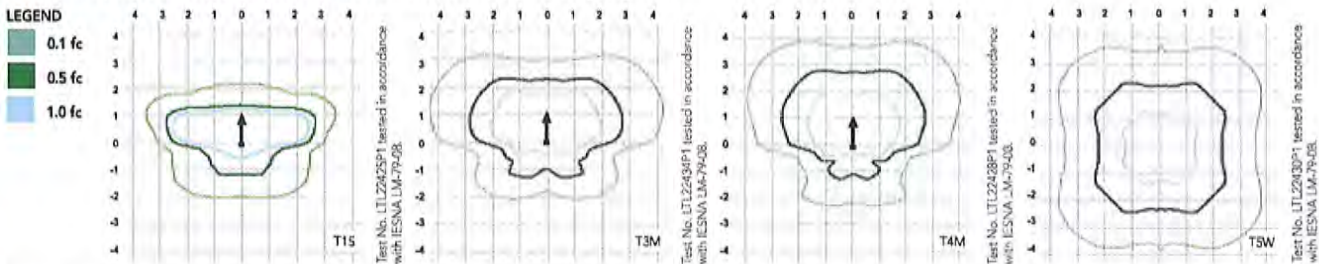
Electrical Load

LEDs	Drive Current (mA)	Typical Watts	Current (A)					
			120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
	1000	360W	3.03	1.72	1.49	1.3	1.05	0.77

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.equitybrands.com/CustomResources/terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Wastewater Engineering Report



1998 W. Judith Lane
Boise, Idaho 83705
Phone (208) 433-1900
Fax (208) 433-1901
www.pharmereng.com

March 15, 2016

Paul Woods
SORT Bioenergy, LLC
3668 La Fontana Way
Boise, ID 83702

Re: Preliminary Engineering Report
Wastewater Pretreatment System Preliminary Design

Dear Mr. Woods:

This letter serves as a preliminary engineering report for a wastewater pretreatment system to treat centrate from a food waste digestion processing facility. Pharmer Engineering was retained by SORT Bioenergy, LLC to scope and design a wastewater pretreatment system for the proposed Food Waste Processing facility to be constructed at 10295 SW Ridder Road in Wilsonville, Oregon.

Pharmer Engineering has extensive experience in wastewater treatment facility design including:

1. McCain Foods sequencing batch reactor (SBR) design and construction administration
2. Sorrento Lactalis sequencing batch reactor (SBR) design
3. Clear Springs Foods sequencing batch reactor (SBR) evaluation and recommendations
4. City of Fruitland wastewater treatment plant design and construction administration
5. Heinz Fremont, OH Wastewater System Upgrade
6. Kealakehe WWTP Temporary Aeration Project
7. Nestle Purina Wastewater Pretreatment System
8. Idaho Falls Primary Treatment Upgrades
9. Idaho Falls Secondary Treatment Upgrades

Bob Pharmer will serve as the project manager leading Pharmer Engineering. Bob will be supported by project engineer, Carl Hipwell, P.E. (Oregon License Number 74782PE).

The development of the preliminary wastewater treatment design is based on the past experience of Pharmer Engineering as well as our experience with several reference facilities operated by Monsal, a division of GE Water and Process Technologies.

Background

SORT Bioenergy LLC is proposing to construct and operate a food waste processing facility in partnership with Republic Services. The location of the proposed facility is undeveloped land immediately northwest of the wet waste transfer station owned and operated by Republic Services.

The facility will receive source separated food scrap waste that is collected from within the Metro Region. The main components in food scrap wastes are proteins, carbohydrates and fats, which contain various combinations of carbon, hydrogen, oxygen, nitrogen and sulfur. These materials will be

processed using mesophilic anaerobic digestion and the end-product of the digestion will be a slurry material that will be divided into solids and liquids via centrifuge separation.

The liquids of centrifuge separation will undergo pretreatment prior to discharge to the City of Wilsonville sanitary sewer. From other Monsal reference facilities that currently receive and process source separated food scrap waste, we know that the liquids from centrifuge separation have the following physical and chemical characteristics:

Total Volume	Up to 50,000 gallons per day, Monday-Friday
Dry matter	0.2%
COD	7,000 mg/l
Total N	5,000 mg/l
NH3	4,000 mg/l
Total P	300 mg/l

Effluent Requirements

The effluent discharge parameters requested by SORT Bioenergy LLC are concentrations not to exceed 250 mg/L for BOD and for TSS prior to discharge to the City of Wilsonville sewer collection system.

In addition to the effluent quality, SORT Bioenergy requested that the facility have the ability to equalize and selectively discharge effluent on a schedule to be determined by the City of Wilsonville.

Pharmer Engineering selected a sequencing batch reactor with jet aeration as the treatment process for COD removal and nitrification. A process flow diagram is developed as Exhibit A and includes the following unit processes:

- Centrate piping from the centrifuge dewatering activities to the Pre-EQ Centrate Tank
- Pre-EQ Centrate Tank, 25' in diameter and 20' tall with 62,387 gallon usable capacity and 3' freeboard, complete with level monitoring
- Centrate pump suction piping (6")
- Centrate centrifugal solids handling pump, 300 gpm with 40' total dynamic head pumping to the SBR Tank
- Centrate pump discharge piping (4"), plug valve and check valve with recirculating piping (3") back to Pre-EQ Centrate Tank to interior tank educator (3")
- SBR Tank, 67' in diameter and 25' tall with 550,000 gallon usable capacity and 3.5' freeboard, complete with level monitoring and foam control
- SBR decanting system to decant a 50,000 gallon per day volume
- SBR decanting piping (8")
- SBR Aeration Blowers, three Positive Displacement 150 HP each designed for N-1 redundancy
- Aeration piping (14")
- Aeration will cycle on/off to promote denitrification during the react cycle
- SBR Jet Aeration Pump, Submersible 40 HP
- Jet Aeration Pump discharge piping (6")
- Magnesium Hydroxide will be added to supplement alkalinity lost due to nitrification
- Foam control nozzles (3/4" piping with nozzles)
- Sodium hypochlorite foam control connection at SBR base with carrier effluent water
- Post-EQ Effluent Tank, 25' in diameter and 20' tall with 62,387 gallon usable capacity and 3' freeboard, complete with level monitoring

-
-
- Effluent solids handling submersible pump, 100 gpm with 20' total dynamic head pumping through the flow meter to the compliance manhole

Pharmer Engineering developed a preliminary concept for an above ground monitoring station for flow measurement and sample collection as requested by SORT Bioenergy. The above ground station will allow the Post-EQ Effluent tank to flow by gravity through the effluent solids handling pump and into the adjacent compliance building. The flow will be controlled by a flow control valve in the compliance building which will modulate off a downstream magnetic flow meter. Between the flow control valve and the flow meter will be a 3" recycle line to allow pumped effluent to return to the Post-EQ Tank for mixing as may be required. The components within the above ground monitoring station include:

- Effluent pump discharge piping (4"), plug valve, check valve and flow control valve with recirculating piping (3") and back to Post-EQ Effluent Tank to interior tank educator
- Effluent system allows for 8.3 hr typical discharge to City along with flow control valve and recycle to lengthen discharge time as may be required.
- Magnetic flow meter (4")
- Compliance manhole (48" diameter) with lid and vented to atmosphere
- Composite sampler

The SBR is sized with operational flexibility to allow the Pre-EQ Centrate to be fed into the SBR during any time of day to coordinate with the SBR cycle. The SBR is designed for the following cycle:

React/Fill: 20.5 hrs (Note: aeration will cycle on/off to promote denitrification)

Settle: 1.5 hrs

Decant: 2 hrs

The design SRT for the SBR is conservatively sized at 11 days which provides an F:M ratio of 0.14 . The SBR tank working volume is 550,000 gallons. This volume allows is designed for a mixed liquor solids when full around 2,600.. Additional precipitate solids may increase this concentration up to 4,500 mg/l without adverse impact to the treatment system performance.

Total oxygen required varies during seasonal changes but will require 11,300 lb/day of oxygen when accounting for a denitrification credit equivalent to 60% denitrification. Three SBR Blowers (Positive Displacement) is sized for 150 HP each and will be equipped with variable frequency drives (VFD) to allow for higher aeration capacities during fill and early react cycles and speed and aeration capacity reduction as the react cycle matures.

Nitrification will require approximately 9,100 lbs per day of alkalinity as CaCO₃ when accounting for 60% denitrification which will require about 14,000 gallons of magnesium hydroxide per month. This assumes a fully nitrified effluent as listed in the expected effluent quality.

Expected effluent:

Effluent: 50,000 gallons per day

BOD: less than 250 mg/l

TSS: less than 250 mg/l

Total Nitrogen: 2,800 mg/l

Nitrate/Nitrite Nitrogen: 2,660 mg/l

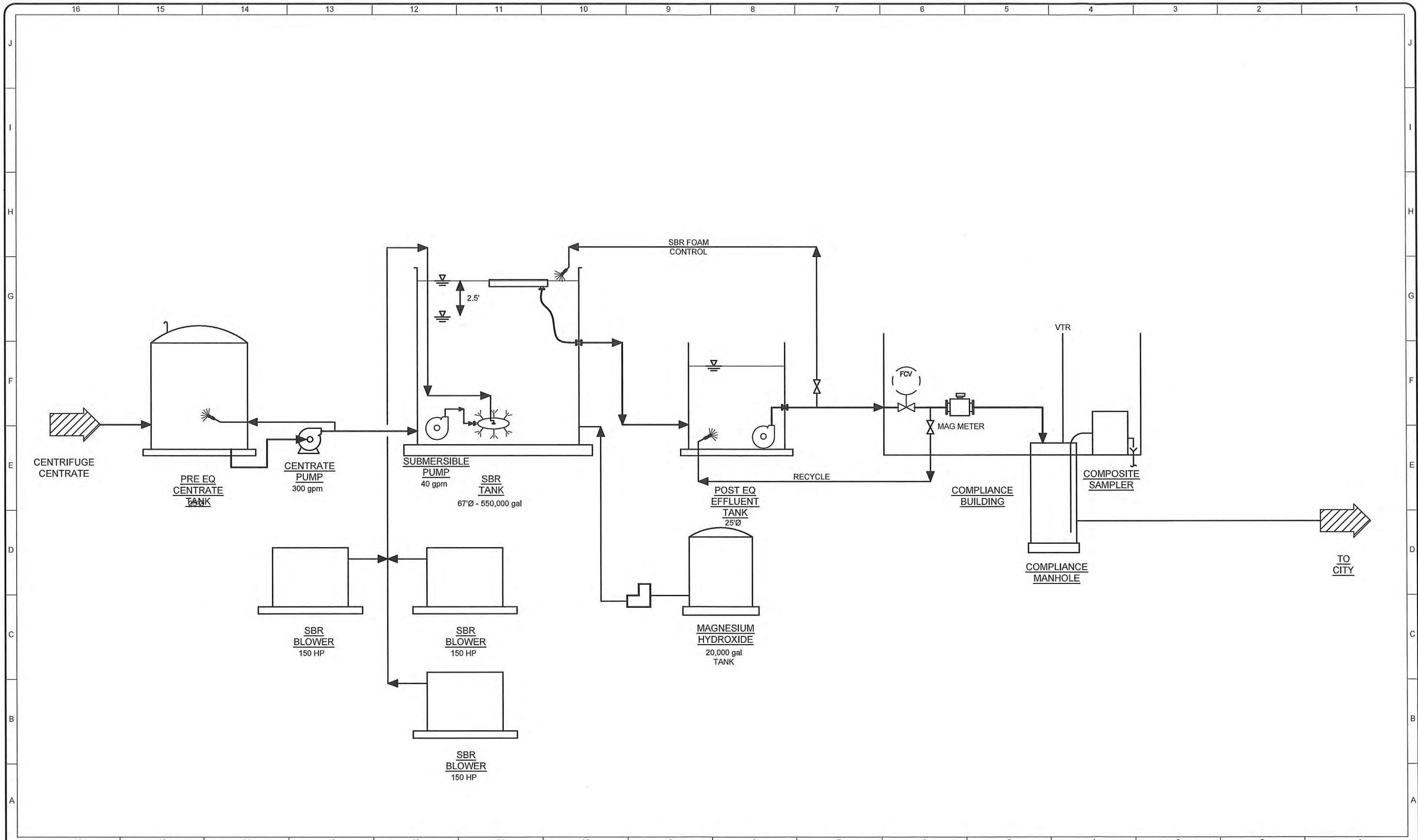
TKN-N: 140 mg/l

Pharmer Engineering is pleased to provide this preliminary engineering report to SORT Bioenergy for the proposed food waste processing facility in Wilsonville, Oregon. Please contact us if you have any questions regarding this report.

Sincerely,

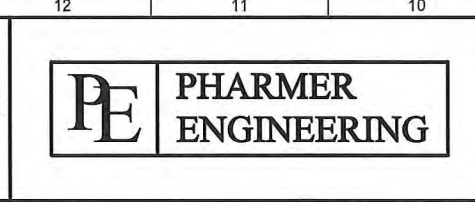
A handwritten signature in blue ink, appearing to read "Robert D. Pharmer", written over a horizontal line.

Robert D. Pharmer, P.E.
Senior Process Engineer
Pharmer Engineering, LLC



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



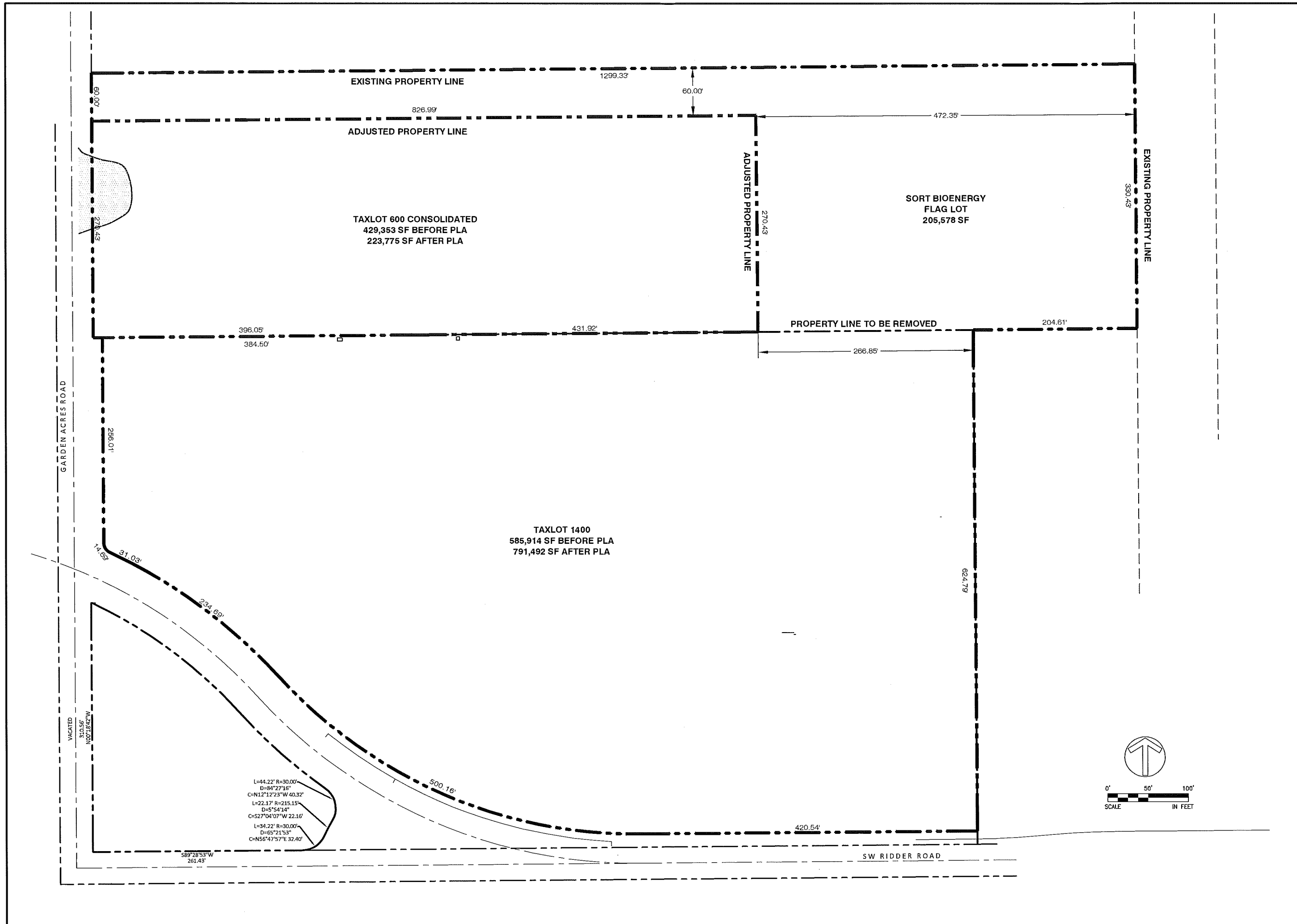
DESIGNED:	CWH
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	NTS

Sort Bioenergy, LLC
 Wilsonville, Oregon
**WASTE WATER PRETREATMENT SYSTEM
 PROCESS FLOW DIAGRAM**

DRAWING NUMBER	G2.0
REV	B

PRELIMINARY - NOT FOR CONSTRUCTION

Lot Line Adjustment



9500 SW WASHINGTON SQUARE RD.
PORTLAND, OREGON 97223
P 503.643.8286
F 503.643.8286
www.pdg.com

PDG
PIONEER DESIGN GROUP, INC.

PROPERTY LINE ADJUSTMENT

SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	02/2016
Drawn by	TCC	Date	02/2016
Reviewed by	BA	Date	02/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174 0158		

Project
SORT BIOENERGY

No.
999-174

Type
PLANNING

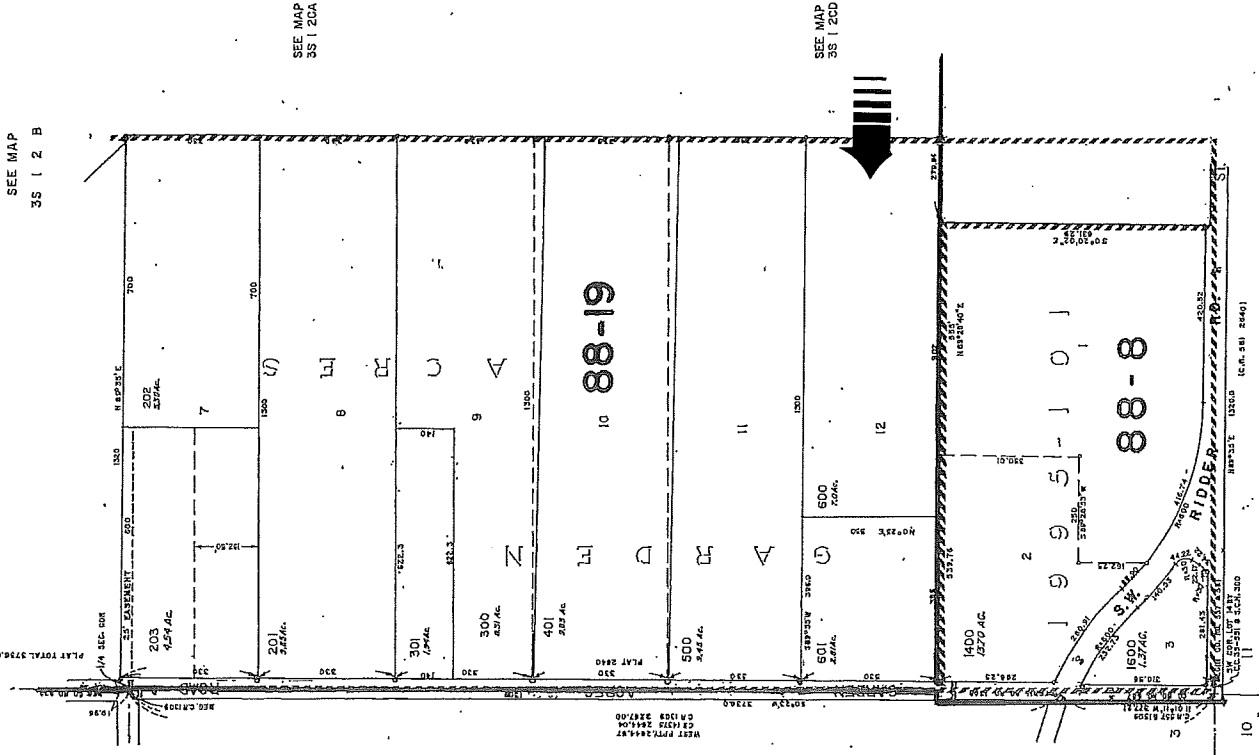
Sheet
1 of 1

Tax Map & Consolidation

WASHINGTON OREGON
SCALE: 1"=200'

CANCELLED "K" LOTS
101, 102, 103, 104, 105, 106,
107, 108, 109, 110, 111, 112,
113, 114, 115, 116, 117, 118,
119, 120, 121, 122, 123, 124,
125, 126, 127, 128, 129, 130,
131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142,
143, 144, 145, 146, 147, 148,
149, 150, 151, 152, 153, 154,
155, 156, 157, 158, 159, 160,
161, 162, 163, 164, 165, 166,
167, 168, 169, 170, 171, 172,
173, 174, 175, 176, 177, 178,
179, 180, 181, 182, 183, 184,
185, 186, 187, 188, 189, 190,
191, 192, 193, 194, 195, 196,
197, 198, 199, 200

SEE MAP
35 1 2 B



SEE MAP
35 1 30



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

CASEFILE: 15-465-PLA

**NOTICE OF DECISION
& STAFF REPORT**

APPLICANT:
 Republic Services
 10245 SW Ridder Road
 Wilsonville, OR 97070

PROCEDURE TYPE: I

APPLICANT'S REPRESENTATIVE:
 Pioneer Design Group
 9020 SW Washington Square Road, #170
 Portland, OR 97223

CPO: 5 COMMUNITY PLAN: County
PROPERTY DESCRIPTION:
ASSESSOR MAP NO.: 3S1 02C
TAX LOT NO: 600 / 601
SITE SIZE: 3.004 acres / 6.853 acres
LAND USE DISTRICT(S):
Future Development 20 Acre Minimum (FD-20)

PROPERTY OWNER OF TAX LOTS: 8700, 9000
 Willamette Resources, Inc.
 PO Box 29246
 Phoenix, AZ 85038

LOCATION:
East of SW Garden Acres Road and north of
SW Clutter Street

PROPOSED DEVELOPMENT ACTION: PROPERTY LINE ADJUSTMENT- LOT CONSOLIDATION

DECISION:

Approval X Denial _____

Signature Wayne Hayson Date 1/25/2016
 Wayne Hayson, Principal Planner Current Planning
 Staff: Anne Elvers 503-846-3833

- Attachments:**
- A. Summary of Code Requirements
 - B. Staff Report
 - C. Site Plan

Appeal Information: Approval or denial of this request or any conditions may be appealed if a written appeal is filed with the Washington County Department of Land Use and Transportation within twelve (12) days of the date this notice is provided. A motion for reconsideration may be filed within seven (7) days of the date this notice was provided. This decision will be final if no appeal is filed by the due date and a motion for reconsideration is not granted by the review authority. For further information about an appeal, contact the Appeal Secretary at 503-846-8134.

APPEAL PERIOD: Date mailed: 1-5-16 to 4:00 pm on 2-8-16 (Appeal Due Date).

I. SUMMARY OF CODE REQUIREMENTS:

- A. A Record of Survey shall be submitted to the Washington County Surveyor, if determined to be necessary by the Survey Division. If any easement(s) exist along the property line(s) they are to be adjusted and shall be vacated and rededicated along the new property line(s). (A survey must be filed with the Survey Division, contact (503) 846-8723 for required procedures) It is the property owner's responsibility to have this completed.
- B. The property line adjustment shall be filed and recorded with the Washington County Department of Records and Elections within four years of this approval. This approval shall **expire after four years** unless the property line adjustment has been filed and recorded or an extension has been requested and granted.
- C. To record the property line adjustment, a deed transferring the property must be recorded with the Washington County Department of Records and Elections. To consolidate properties, the deed must specify that the described property is to be consolidated with the adjoining parcel; state which tax lot it is. Contact the Cartography Department at (503) 846-8871 if further information is required.

II. ADDITIONAL INFORMATION:

If any of the following conditions exist, the property line adjustment cannot be completed. Contact the Washington County Cartography Department prior to recording the property line adjustment to determine if one of these situations exist:

- A. Delinquent taxes on one or all of the subject properties;
- B. A mortgage on one or all of the properties which requires that the mortgagor provide the Cartography Department with a written authorization to release or add land into the property on which they hold the mortgage;
- C. The owners' names are not identical on the existing and the proposed deeds.

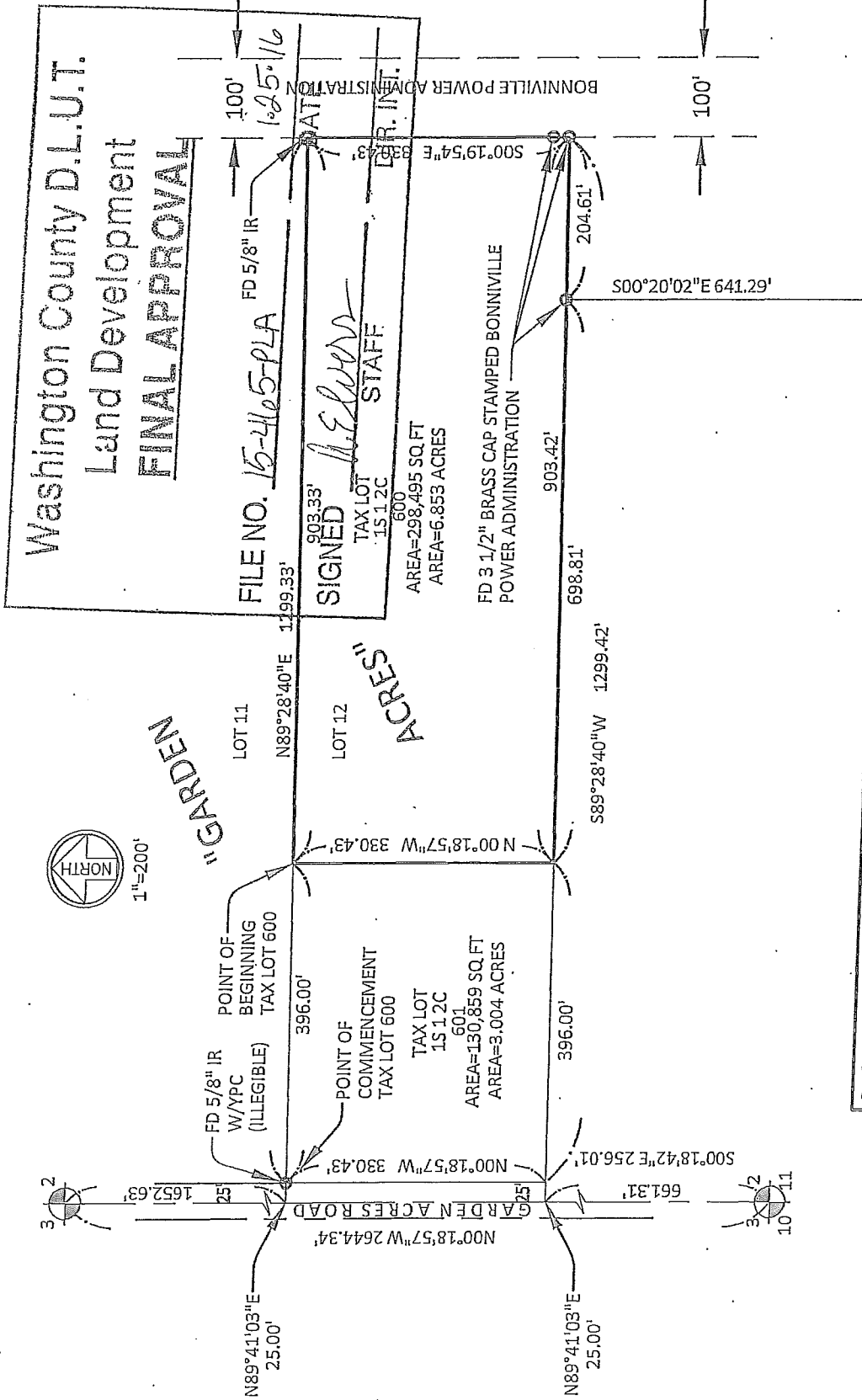
ATTACHMENT "B" -- Staff Report**I. FINDINGS OF FACT: (Mark applicable findings)**

- A. The applicant has submitted the information required for property line adjustment as listed in Section 605-1 of the Code.
- B. The proposed property line adjustment is permitted in the FD-20 District through the Type I procedure.
- C. The subject properties are all lots of record.
- D. The proposed lot configurations meet the dimensional and lot area requirements of the FD-20 District.
- E. The existing structure(s) on the lots will meet the district's minimum required setbacks after the proposed boundary adjustment.
- F. The proposed property line adjustment meets the access standards of Section 409.
- G. The request is in compliance with previous land use actions which have been approved on the subject properties, _____.
- H. The request complies with the property line adjustment review standards of Sections 605-1 and 610-1 of the Code.
- I. The request complies with the standards of the County Community Plan.
- J. The Washington County Surveyor has determined a Survey is required to be submitted for this Property Line Adjustment.
- K. Other: A property line adjustment is the relocation or consolidation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created. The purpose of this Property Line Adjustment is to consolidate Tax Lots 600 and 601 of Tax Map 3S1 02C.

II. CONCLUSION:

Information submitted by the applicant demonstrates that the request complies with the applicable regulations of the Community Development Code and the Community Plan. Based upon the findings, final approval of this request is granted subject to the listed conditions.

LOT CONSOLIDATION EXHIBIT



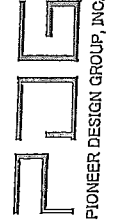
Project REP. SERV. ANNEXATION No. 999-158B	Designed by TKV Drawn by TKV Horiz. Scale: 1"=200' 999-158B PH2 ILLA EXHIBIT	Date 2015-11-03 Date 2015-11-03 Vert. Scale: Type EXHIBIT	Sheet 2 of 2  PIONEER DESIGN GROUP, INC. 8000 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223 P 503.642.2819 F 503.642.4790 WWW.PDS-GRP.COM
	2		

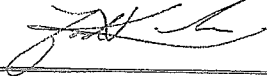
EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON AND BEING A PORTION OF LOT 12, "GARDEN ACRES", WASHINGTON COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH AN ILLEGABLE YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF SAID LOT 12, SAID POINT BEARS SOUTH 00°18'57" EAST, 1652.63 FEET AND NORTH 89°41'03" EAST, 25.00 FROM THE QUARTER CORNER COMMON TO SECTIONS 2 AND 3, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN ACRES ROAD, (25.00 FEET FROM THE CENTERLINE THEREOF, MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID LOT 12 NORTH 89°28'40" EAST, A DISTANCE OF 396.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ON SAID NORTH LINE NORTH 89°28'40" EAST, A DISTANCE OF 903.33 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID NORTH LINE ALONG THE EAST LINE OF SAID LOT 12 SOUTH 00°19'54 WEST, A DISTANCE OF 330.43 FEET TO A 3 1/2" BRASS CAP STAMPED "BONNIVILLE POWER ADMINISTRATION" MARKING THE SOUTHEAST CORNER OF SAID LOT 12; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID LOT 12 SOUTH 89°28'40" WEST, A DISTANCE OF 903.42 FEET TO A POINT ON SAID SOUTH LINE; THENCE LEAVING SAID SOUTH LINE NORTH 00°18'57" WEST, 330.43 FEET TO THE **POINT OF BEGINNING**.

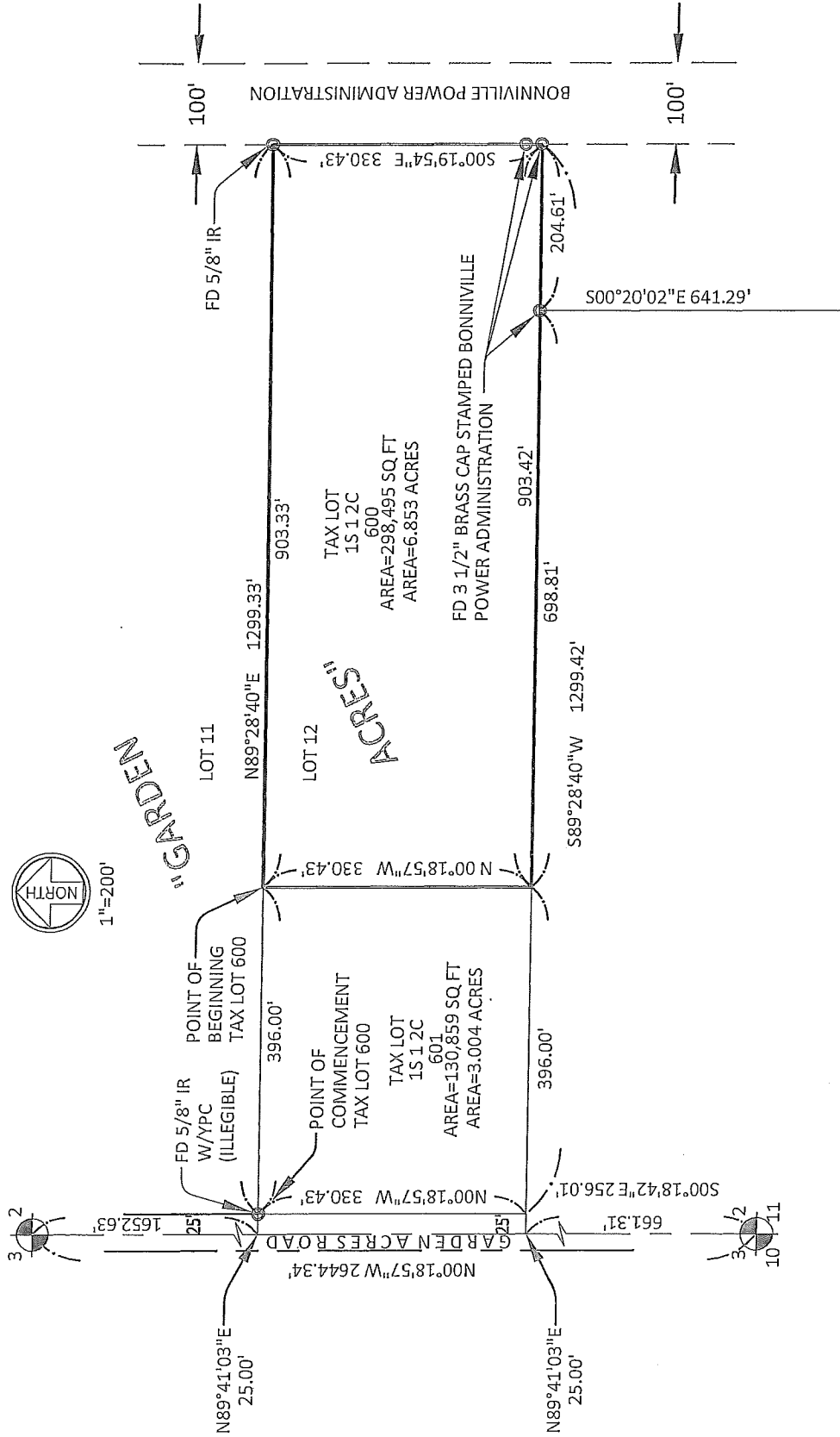
CONTAINS 298,495 SQUARE FEET OR 6.853 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 15, 2003
TOD V. KELSO
50701

EXPIRATION DATE: 6/30/17

LOT CONSOLIDATION EXHIBIT



Project REP. SERV. ANNEXATION No. 999-158B	Designed by TVK Drawn by TVK Horiz. Scale: 1"=200' Vert. Scale: 1"=200' Type EXHIBIT	Date 2015-11-03 Date 2015-11-03	Sheet 2 of 2

187

10012

Portland General Electric Company
Portland, Oregon.

Gentlemen:

In consideration of Ten \$10⁰⁰ Dollars, you are hereby given permission to install and maintain on my property, Lot 13 Garden Acres, situated in the S.W. 1/4 of the S.W. 1/4 of Section 2, Township 2 South, Range 1 West, of the Willamette Meridian, Washington County, Oregon, and adjacent to the east side of County Road No. 1309, guy wires and anchors for the purpose of supporting your transmission pole line located on the said Road.

This permit is granted with the understanding that you will extend the said guy wires and anchors upon, over and across my property for only such distance 45 feet, in order to support said pole line.

Yours truly,

J. Vandemere
Louise Vandemere

Dated April 14, 1954.

188

STATE OF OREGON }
County of Washington } ss.

On this the 14th day April A.D., 1944,
personally appeared before me the undersigned, a Notary Public
in and for said County and State the within named _____
R. Vandemare and Louise Vandemare

to me personally known to be the identical person described
therein and who executed the within instrument, and acknowledged
to me that they executed the same freely and voluntar-
ily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have herunto set my hand and
official seal the day and year last above written.

C. E. Robertson
Notary Public for Oregon.



My Commission Expires May 18, 1954

May 18, 1954
C. E. Robertson
Singing Rock, Oregon

7588-0

(b) become danger trees hereafter (hereinafter called "future danger trees").

2. The right to top, limb or fell danger trees outside of said strips (hereinafter called "additional danger trees") may only be exercised within 3 years after all present danger trees have been cut, and the UNITED STATES OF AMERICA shall pay the person who is the owner thereof at the date of cutting such additional danger trees the market value prevailing at the date of cutting under authority of the UNITED STATES OF AMERICA, such payment to be made within a reasonable period of time after they have been so cut.

The owner covenants to and with the Government and its assigns that the title in all present danger trees existing upon the above described strips of land on _____ shall vest in the United States of America on that date, and that title to any additional danger trees shall vest in the United States of America upon their being cut pursuant to the terms hereof, and that title to all future danger trees cut pursuant to the terms hereof shall remain in the owner thereof at the date of cutting, and that the consideration stated herein is accepted by the owner as full compensation for all damages incidental to the exercise of said danger tree rights, except payment for any additional danger trees as defined hereinabove which may be cut under authority of the Government as herein provided.

It is further understood that all limbs and other slash shall be disposed of by the Government.

The consideration to be paid to the owner by the Government for this grant is the sum of *One hundred fifty and no/100* Dollars (*150.00*).

This grant is made with the understanding that due care will be exercised by the Government to avoid damage to surrounding timber, trees, fences, and other property.

No member of, or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract or to any benefit that may arise therefrom unless it be made with a corporation for its general benefit.

WITNESS our hands this *18* day of *March*, 196*0*.

Harriet W. Koster } Husband
Shelby Koster } & Wife
Ernest K. Bloch } Husband
Maamie Bloch } & Wife

ACCEPTED: APR 20 1960, XXIX

For the United States of America

H. Karma
H. Karma
Principal Negotiator
Branch of Land

75883

DPA 371
Rev. 9-19-52

(Standard form of acknowledgment, approved for use with all conveyances in Washington and Oregon)

STATE OF Oregon
COUNTY OF Washington) ss:

On the 28 day of April, 1960, personally came before me, a notary public in and for said County and State, the within-named Kenneth W. Kjersten and Shirley A. Kjersten, husband and wife to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



W.E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon
My commission expires: 9/20/61

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss:

On the 28th day of March, 1960, personally came before me, a notary public in and for said County and State, the within-named Ernest H. Block and Harriet Block, husband and wife, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



W.E. Helman
Notary Public in and for the
State of Oregon
Residing at Portland, Oregon
My commission expires: 9/20/61

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss:

I CERTIFY that the within instrument was received for the record on the 18 day of May, 1960, at 8:30 A.M., and recorded in book 430 on page 657, records of Sales of said County.

Witness my hand and seal of County affixed.

ROGER THOMSEN, Clerk

By Ingvald Hammen
Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 2, OREGON

BOOK 430 PAGE 657



01367988200900471070030031

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

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



After recording return to:
Portland General Electric Company
Attn: Jennifer Mulalley, Property Services
121 SW Salmon Street, 1WTC0401
Portland, OR 97204

ANCHOR EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, Willamette Resources, Inc., an Oregon corporation ("Grantors") hereby convey to PORTLAND GENERAL ELECTRIC COMPANY ("PGE"), an Oregon corporation, a perpetual easement over, under, upon and across the following described property (the "Property"), situated in Washington County, State of Oregon, being a strip of land ten (10) feet in width, extending five (5) feet on each side of a center line, more particularly described as follows:

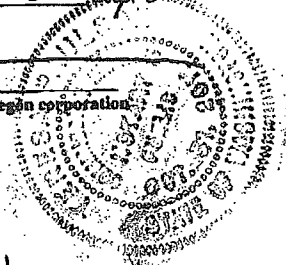
Situated in the Southwest quarter of section 2, Township 3 South, Range 1 West; Willamette Meridian; Beginning at a point on the West line of Lot 12, Garden Acres; said point Bears North 00°20'00" West 18.07 feet from the Southeast corner of said Lot 12; thence along said centerline South 89°15'57" West 16.00 feet to the terminus of said centerline. The above-described centerline is shown on P.G.E. Drawing P-10641, attached hereto, which by reference thereto is made a part hereof.

TERMS, CONDITIONS, AND COVENANTS

1. This easement shall be for the non-exclusive right to enter upon the Property and to install, maintain, extend and locate anchors and guy wires over, under, upon and across the Property to support electric line structures and poles, and all uses directly or indirectly necessary thereto.
2. The purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to this easement, including, but not limited to the value of all growing crops, brush, timber, or structures on the Property damaged or removed during any installation, repairs or rebuilding.
3. Grantors shall have the right to use the Property for all purposes not inconsistent with the uses and purposes of this easement, except Grantors shall not allow any encroachments which could interfere with or compromise PGE's ability to exercise its rights under this easement. In the event any such encroachment occurs, Grantors shall have no right to claim additional compensation based upon the removal or damage to the source of the encroachment.
4. The Grantors warrant that they have marketable title to the Property and that PGE may peaceably enjoy the rights and benefits of this easement.
5. As used herein, the singular shall include the plural and vice versa.
6. This easement inures to the benefit of and binds the parties hereto, their heirs, devisees, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this easement this 2 day of April, 2009


Willamette Resources, Inc., an Oregon corporation



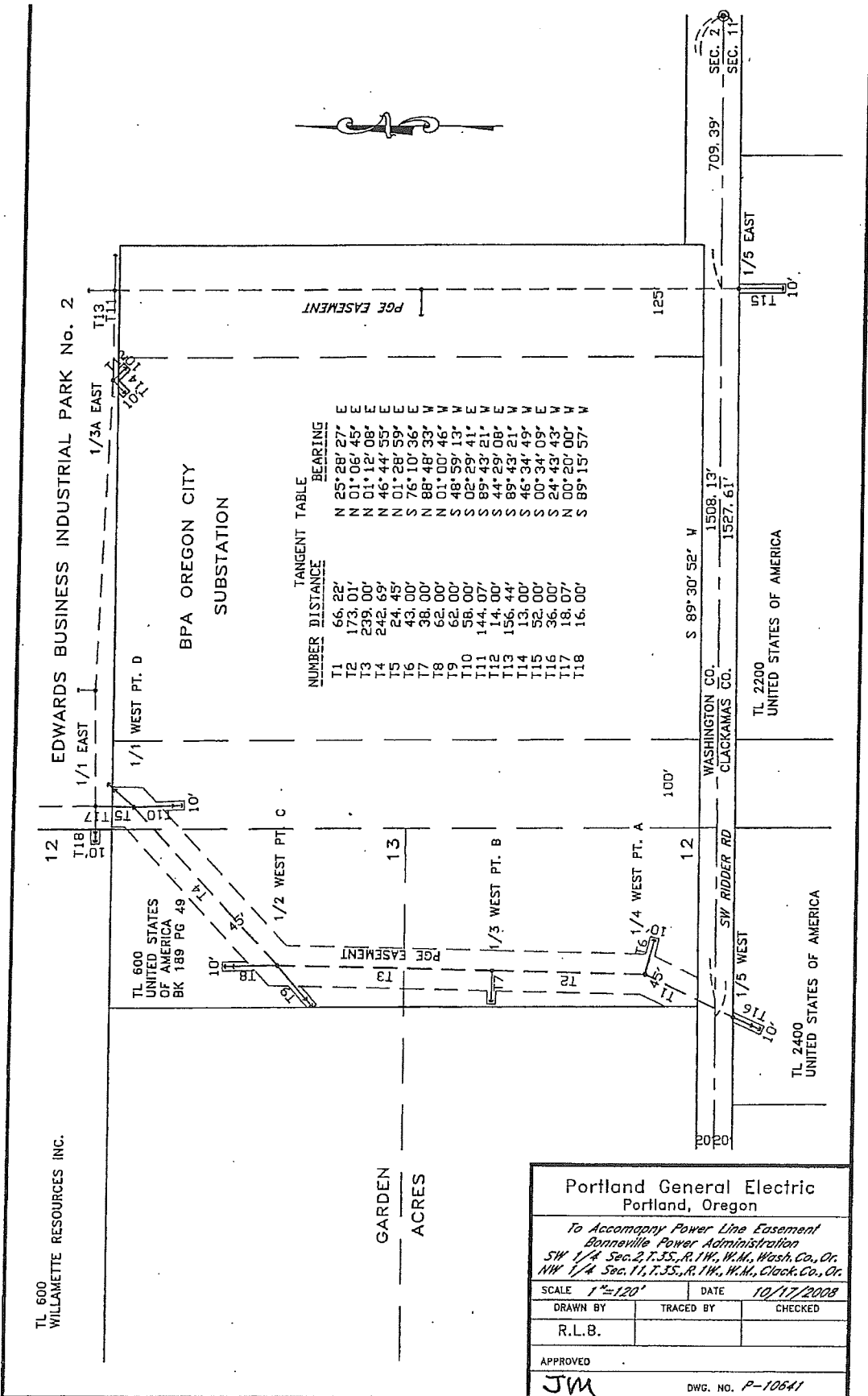
REPRESENTATIVE ACKNOWLEDGEMENT

State of Washington
County of King

On the 14th day of April, 2009, the above-named Justin Stewart
an authorized agent for Willamette Resources, Inc., an Oregon corporation personally appeared before me and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 10-31-11

JM
Job 23521
Audit 52708-00



TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	66.22'	N 25°28'27" E
T2	173.01'	N 01°06'45" E
T3	239.00'	N 01°12'08" E
T4	242.69'	N 46°44'55" E
T5	24.45'	N 01°28'59" E
T6	43.00'	S 76°10'36" E
T7	38.00'	N 88°48'33" W
T8	62.00'	N 01°00'46" W
T9	62.00'	S 48°59'13" W
T10	38.00'	S 02°29'41" E
T11	144.07'	S 89°43'21" W
T12	14.00'	S 44°29'08" E
T13	156.44'	S 89°43'21" W
T14	13.00'	S 46°34'49" W
T15	52.00'	S 00°34'09" E
T16	36.00'	S 24°43'43" W
T17	18.07'	N 00°20'00" W
T18	16.00'	S 89°15'57" W

EDWARDS BUSINESS INDUSTRIAL PARK No. 2

BPA OREGON CITY
SUBSTATION

TL 600
WILLAMETTE RESOURCES INC.

TL 600
UNITED STATES
OF AMERICA
BK 189 PG 49

GARDEN
ACRES

WASHINGTON CO.
CLACKAMAS CO.

TL 2200
UNITED STATES OF AMERICA

TL 2400
UNITED STATES OF AMERICA

Portland General Electric Portland, Oregon		
<i>To Accompany Power Line Easement Bonneville Power Administration SW 1/4 Sec. 2, T. 3S., R. 1W., W.M., Wash. Co., Or. NW 1/4 Sec. 11, T. 3S., R. 1W., W.M., Clack. Co., Or.</i>		
SCALE 1"=120'	DATE 10/17/2008	
DRAWN BY	TRACED BY	CHECKED
R.L.B.		
APPROVED		
JIM		
DWG. NO. P-10641		

JOB 23521

AUDIT 52708-00

AGREEMENT FOR EASEMENT

84017939

THIS AGREEMENT, Made and entered into this _____ day of _____, 19 84, by and between Richard C. Vandemarr and Louise L. Vandemarr, husband & wife hereinafter called the first party, and Richard C. Vandemarr and Louise Vandemarr, husband & wife, hereinafter called the second party;

WITNESSETH:

WHEREAS: The first party is the record owner of the following described real estate in Washington County, State of Oregon, to-wit: All of lot thirteen (13) "Garden Acres" except a strip 5 feet wide across the western end for road purposes and except also the easterly 200 feet thereof conveyed to United States of America by deed recorded in Book 189, Page 47, Deed Records and except also that portion of lot 13 described in deed recorded as fee #78044308.

and has the unrestricted right to grant the easement hereinafter described relative to said real estate;

NOW, THEREFORE, in view of the premises and in consideration of One Dollar (\$1) by the second party to the first party paid and other valuable considerations, the receipt of all of which hereby is acknowledged by the first party, they agree as follows:

The first party does hereby grant, assign and set over to the second party a non-exclusive ingress-egress and utility easement over and across the following described tract beginning at the northwest corner of said lot 12 being N 89° 28' 24" E 20.00 feet from the west line of Section 2, T35, R1W, W.M.; thence N 89° 28' 24" E along the north line of said lot 446 feet; thence S 00° 31' 36" E 25.00 feet; thence S 89° 28' 24" W 446 feet; thence N 00° 19' 07" W 25.00 feet to the point of beginning.

(Insert here a full description of the nature and type of the easement granted to the second party.)

The second party shall have all rights of ingress and egress to and from said real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party hereby agrees to hold and save the first party harmless from any and all claims of third parties arising from second party's use of the rights herein granted.

The easement described above shall continue for a period of FOREVER always subject, however, to the following specific conditions, restrictions and considerations: The second party shall use said easement to benefit only the following described tract to-wit: Lot 12 "Garden Acres" except the westerly 396 feet heretofore conveyed, as recorded in Book 447, Page 234 Deed Records.

If this easement is for a right of way over or across first party's said real estate, the center line of said easement is described as follows:

and second party's right of way shall be parallel with said center line and not more than _____ feet distant from either side thereof.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators and successors in interest as well.

In construing this agreement and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter; and generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this, the _____ day and year first hereinabove written.

Richard C. Vandemarr
Louise I. Vandemarr

(If the above named first party is a corporation, use the form of acknowledgment opposite.)

1085 93.4921

STATE OF OREGON,)
County of Washington,) ss.

Personally appeared the above named Richard C. Vandemarr & Louise I. Vandemarr and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of _____) ss.
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

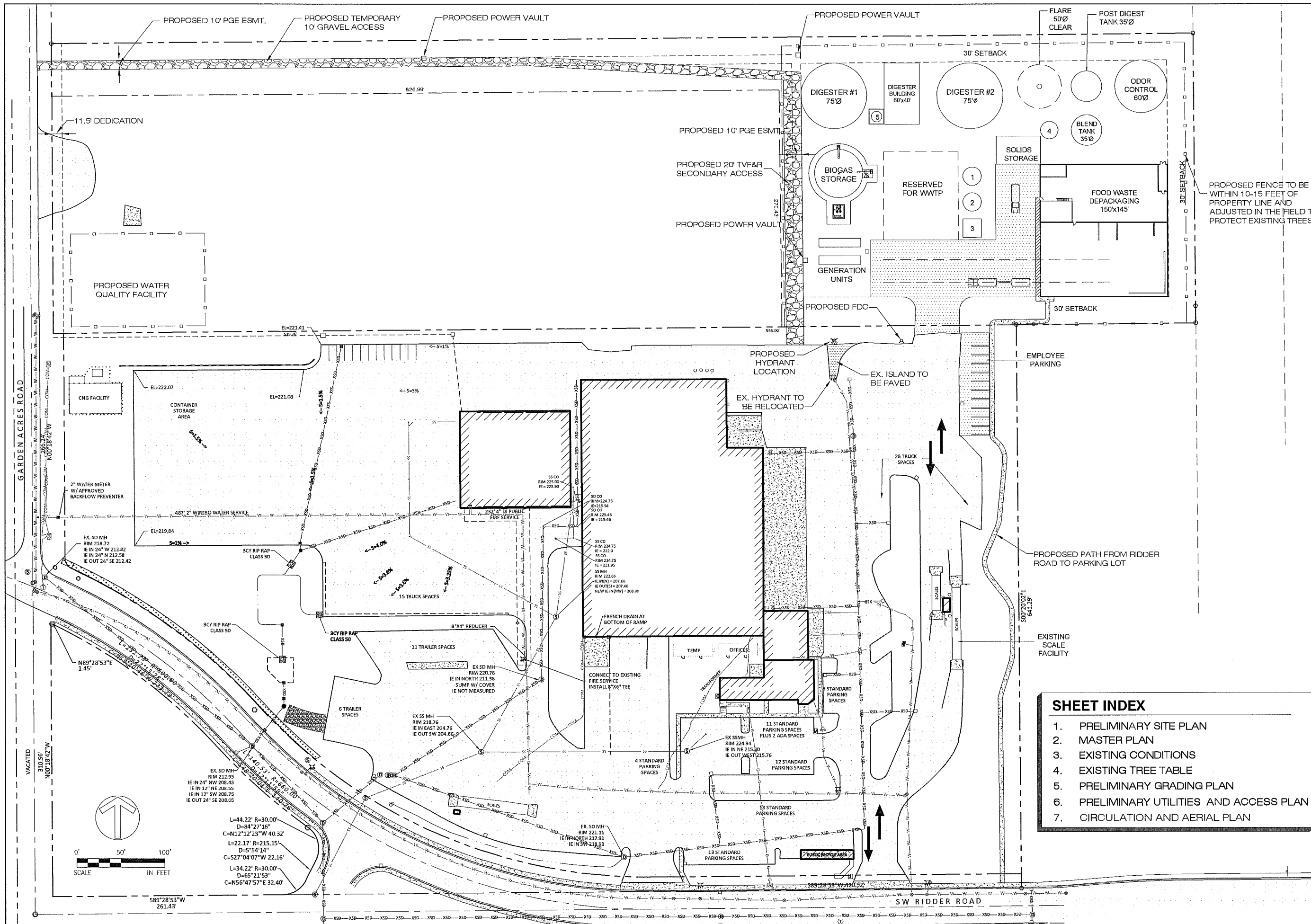
Before me: *Barbara J. ...*
Notary Public for Oregon
My commission expires: 4-20-87

Before me: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

AGREEMENT FOR EASEMENT
BETWEEN
Richard C. Vandemarr
Louise I. Vandemarr
AND
Richard C. Vandemarr
Louise I. Vandemarr
AFTER RECORDING RETURN TO
Richard C. Vandemarr
25750 SW Garden Acres Rd.
Sherwood, OR, 97140

STATE OF OREGON
County of Washington) ss.
I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.
Donald W. Mason, Director of Assessment and Taxation, Ex-Officio Chief Deputy Clerk
SPACE RESERVED FOR RECORDS & USE
MAY 1 1987

Reduced Plans



PRELIMINARY SITE PLAN

6020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97239
P 503.439.8888
F 503.439.8888
www.pioneerdesign.com

PIONEER DESIGN GROUP, INC.

Designed by	BA	Date	03/2016
Drawn by <td>TCC <td>Date <td>03/2016</td> </td></td>	TCC <td>Date <td>03/2016</td> </td>	Date <td>03/2016</td>	03/2016
Reviewed by <td>BA <td>Date <td>03/2016</td> </td></td>	BA <td>Date <td>03/2016</td> </td>	Date <td>03/2016</td>	03/2016
Project No. <td>999-174 <td>REF. <td></td> </td></td>	999-174 <td>REF. <td></td> </td>	REF. <td></td>	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_03sht		

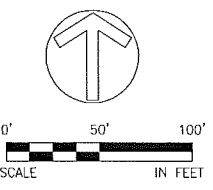
By	Revision	Date	No.	Project
				SORT BIOENERGY
				999-174
				PLANNING
				Sheet

SHEET INDEX

1. PRELIMINARY SITE PLAN
2. MASTER PLAN
3. EXISTING CONDITIONS
4. EXISTING TREE TABLE
5. PRELIMINARY GRADING PLAN
6. PRELIMINARY UTILITIES AND ACCESS PLAN
7. CIRCULATION AND AERIAL PLAN

SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

PROPOSED FENCE TO BE WITHIN 10-15 FEET OF PROPERTY LINE AND ADJUSTED IN THE FIELD TO PROTECT EXISTING TREES.

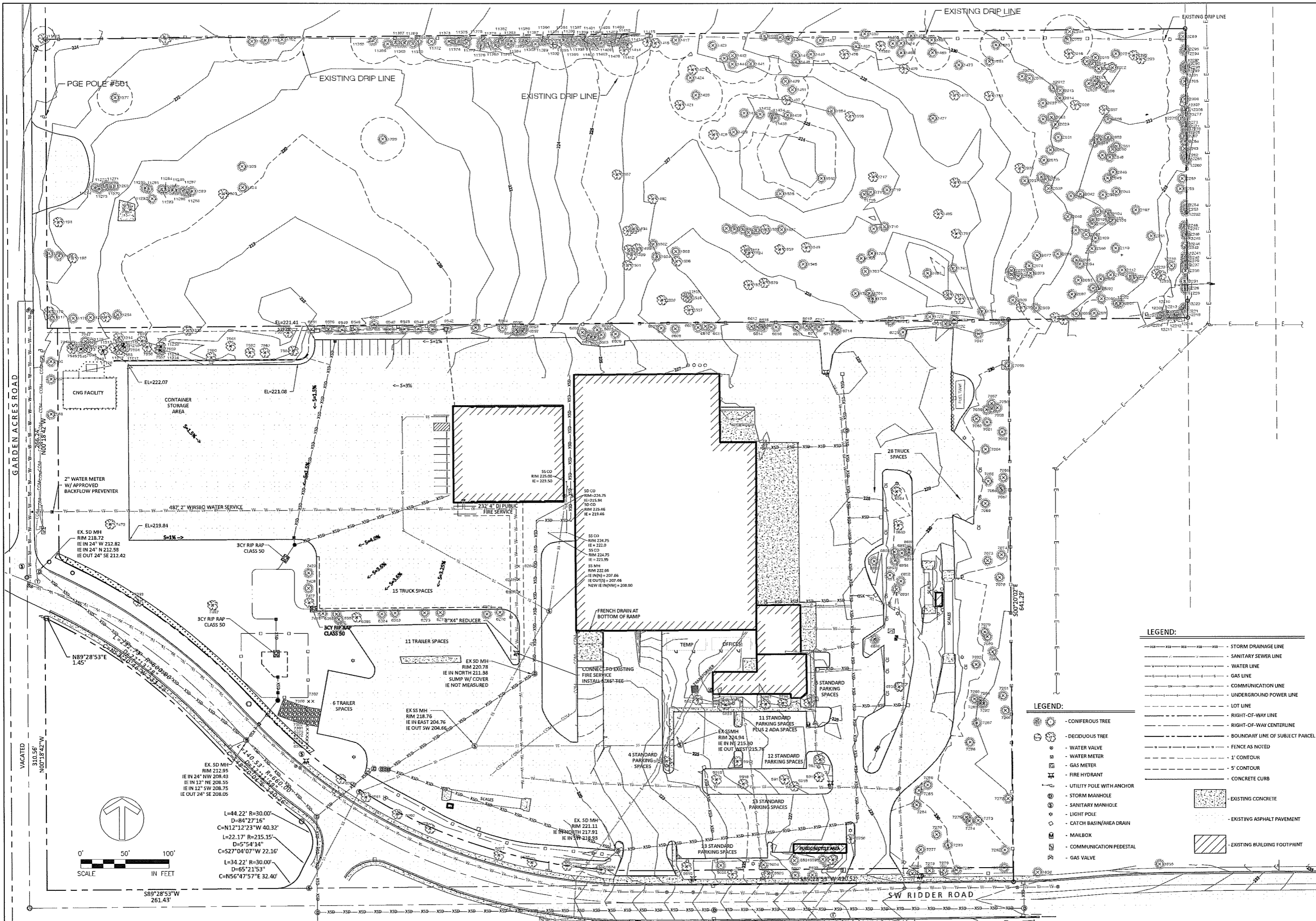


L=44.22' R=30.00'
D=84°27'16"
C=N12°12'23"W 40.32'
L=22.17' R=215.15'
D=5°54'14"
C=S27°04'07"W 22.16'
L=34.22' R=30.00'
D=65°21'53"
C=N56°47'57"E 32.40'

589°28'53"W
261.43'

589°28'53"W 420.52'

SW RIDDER ROAD



EXISTING CONDITIONS

Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horizontal Scale:	AS NOTED		
Vertical Scale:	AS NOTED		
Revision		Date	

Project	Sort Bioenergy
No.	999-174
Type	PLANNING
Sheet	3 of 7

6030 SW WASHINGTON SQUARE RD.
SUITE 100
PORTLAND, OREGON 97239
P 503.643.8288
F 844.715.4743
www.pdg-inc.com

PIONEER DESIGN GROUP, INC.

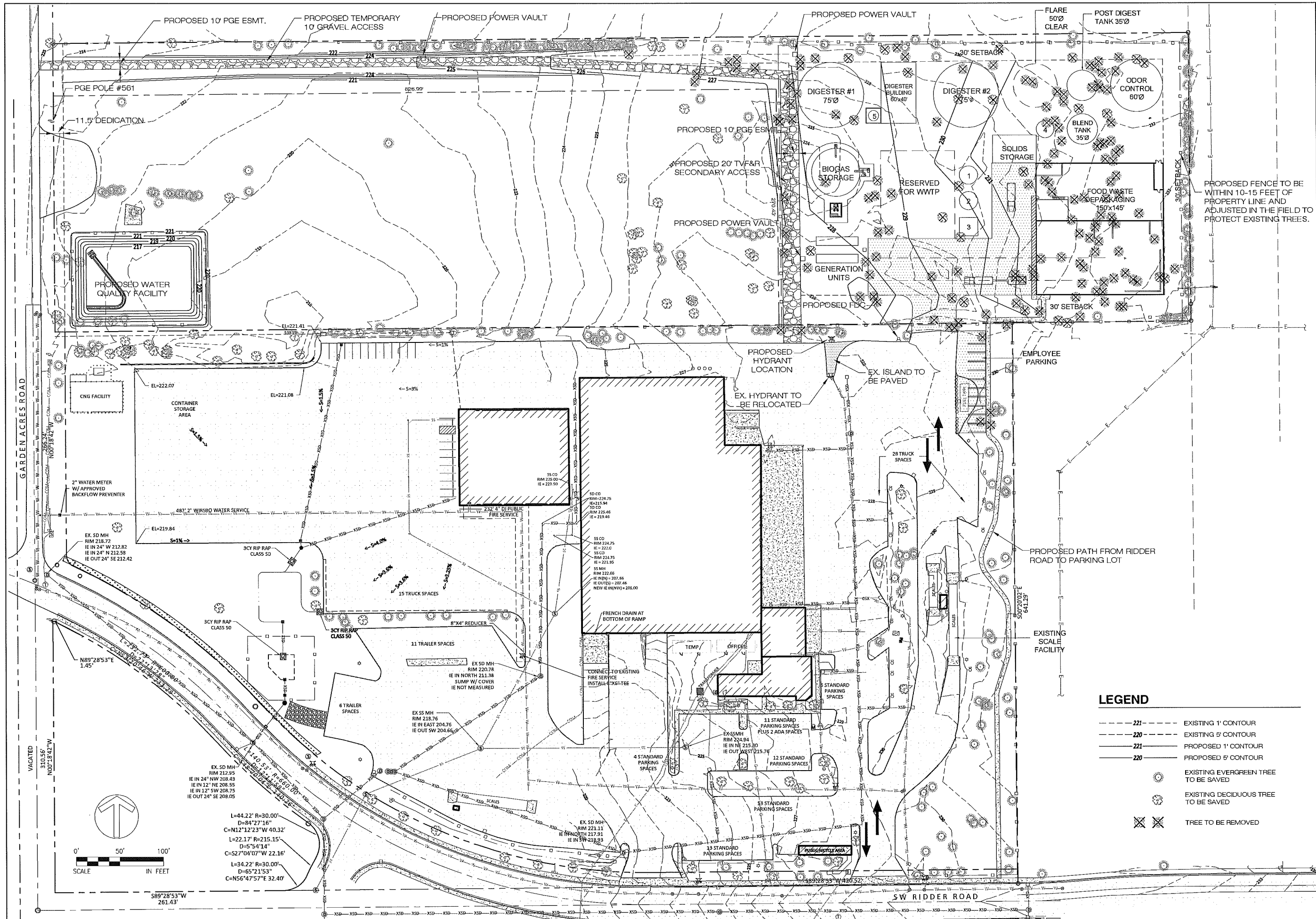
Sort Bioenergy
CITY OF WILSONVILLE, OREGON

LEGEND:

- - - - - STORM DRAINAGE LINE
- - - - - SANITARY SEWER LINE
- - - - - WATER LINE
- - - - - GAS LINE
- - - - - COMMUNICATION LINE
- - - - - UNDERGROUND POWER LINE
- - - - - LOT LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - BOUNDARY LINE OF SUBJECT PARCEL
- - - - - FENCE AS NOTED
- - - - - 1' CONTOUR
- - - - - 5' CONTOUR
- - - - - CONCRETE CURB
- - - - - EXISTING CONCRETE
- - - - - EXISTING ASPHALT PAVEMENT
- - - - - EXISTING BUILDING FOOTPRINT
- - CONIFEROUS TREE
- - DECIDUOUS TREE
- - WATER VALVE
- - WATER METER
- - GAS METER
- - FIRE HYDRANT
- - UTILITY POLE WITH ANCHOR
- - STORM MANHOLE
- - SANITARY MANHOLE
- - LIGHT POLE
- - CATCH BASIN/AREA DRAIN
- - MAILBOX
- - COMMUNICATION PEDESTAL
- - GAS VALVE

EXISTING TREE TABLE

NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI
5596	FI	28"	6720	FI	32"	7553	MA	6"	11387	FI	24"	11526	FI	20"	12069	FI	34"
5597	DE	7"	6721	CE	12"	7554	MA	6"	11388	FI	12"	11527	FI	24"	12070	FI	34"
5598	FI	12"	6722	CE	12"	7555	MA	10"	11389	FI	24"	11528	FI	20"	12071	FI	28"
5599	FI	25"	6727	FI	22"	7556	MA	8"	11390	FI	18"	11529	FI	24"	12072	FI	28"
5600	FI	26"	6836	DE	20"	7557	MA	8"	11391	FI	22"	11531	DE	12"	12073	FI	16"
5601	FI	25"	6846	FI	30"	7558	MA	8"	11392	DE	6"	11536	FI	28"	12074	FI	26"
5603	DE	7"	6851	FI	27"	7559	MA	12"	11393	DE	12"	11537	FI	18"	12077	FI	32"
5604	FI	18"	6852	FI	26"	7560	DE	8"	11394	FI	24"	11538	DE	2x6"	12080	FI	42"
5607	DE	10"	6853	FI	26"	7561	DE	16"	11395	FI	18"	11539	DE	6"	12081	DE	6"
5608	FI	17"	6854	FI	24"	7562	DE	24"	11396	FI	14"	11546	DE	14"	12082	MA	10"
5610	DE	6"	6855	FI	29"	7563	DE	12"	11397	FI	14"	11549	DE	8"	12085	FI	18"
5674	MA	12"	6856	FI	36"	7564	DE	12"	11398	FI	14"	11552	FI	42"	12087	FI	26"
5675	MA	10"	6857	FI	20"	7565	DE	18"	11399	FI	26"	11554	FI	16"	12088	FI	36"
5676	MA	10"	6858	FI	12"	11080	FI	22"	11400	FI	16"	11555	DE	12"	12090	FI	26"
5677	MA	12"	6859	FI	8"	11081	FI	30"	11401	FI	14"	11635	FI	56"	12091	FI	18"
5679	MA	9"	6860	DE	15"	11082	FI	30"	11402	FI	18"	11636	FI	22"	12092	FI	12"
5680	MA	8"	6864	DE	14"	11085	DE	6' 8"	11403	FI	10"	11683	FI	22"	12093	FI	20"
5681	MA	8"	7047	FI	48"	11093	MA	6"	11404	FI	10"	11684	FI	32"	12094	FI	22"
5729	OA	14"	7050	FI	10"	11100	PI	36"	11405	EV	28"	11688	FI	52"	12095	FI	26"
5789	DE	6"	7055	FI	46"	11101	PI	28"	11406	FI	20"	11694	FI	24"	12096	FI	34"
5798	DE	10"	7056	FI	18"	11102	PI	36"	11407	FI	14"	11700	FI	16"	12097	FI	20"
5801	DE	10"	7057	FI	24"	11170	DE	14"	11408	FI	14"	11701	FI	20"	12098	FI	26"
5823	DE	10"	7058	FI	27"	11171	FI	42"	11409	FI	22"	11702	FI	30"	12100	FI	16"
5827	DE	6"	7059	FI	22"	11172	FI	32"	11410	FI	18"	11703	FI	20"	12101	FI	14"
5912	DE	7"	7060	FI	21"	11173	FI	18"	11411	PI	2x8"	11705	FI	20"	12102	FI	12"
5915	DE	6"	7061	FI	23"	11174	MA	6"	11412	DE	2x12"	11706	FI	14"	12104	FI	24"
5916	DE	8"	7062	FI	32"	11175	FI	16"	11413	PI	20"	11708	FI	36"	12105	FI	12"
5917	DE	6"	7064	FI	28"	11176	MA	8"	11414	DE	10"	11710	FI	36"	12106	FI	28"
5918	DE	7"	7065	FI	24"	11178	FI	28"	11415	DE	6"	11715	FI	32"	12107	FI	8',16"
5919	DE	8"	7066	FI	29"	11194	FI	34"	11416	DE	6"	11716	FI	24"	12109	FI	24"
5921	DE	12"	7067	FI	13"	11195	FI	22"	11417	FI	22"	11717	DE	8"	12110	FI	10"
5956	OA	16"	7068	FI	10"	11196	DE	26"	11421	DE	6"	11719	FI	32"	12112	FI	12"
6264	PI	9"	7069	FI	32"	11198	DE	10"	11422	FI	36"	11722	FI	28"	12114	FI	20"
6265	PI	8"	7073	FI	60"	11212	MA	6"	11423	DE	8"	11723	FI	24"	12115	FI	18"
6267	PI	10"	7074	FI	36"	11213	MA	6"	11424	FI	14"	11734	FI	12"	12201	FI	22"
6270	PI	8"	7076	FI	10"	11214	MA	6"	11425	FI	38"	11739	DE	6"	12202	FI	30"
6271	PI	8"	7079	FI	20"	11215	MA	8"	11428	DE	12"	11741	DE	10"	12207	CE	14"
6272	PI	8"	7080	FI	18"	11216	MA	6"	11429	FI	26"	11743	FI	26"	12208	CE	10"
6273	PI	12"	7081	FI	32"	11217	MA	3x6"	11431	FI	26"	11751	DE	8',10"	12209	CE	8"
6368	DE	6"	7082	FI	28"	11233	MA	8"	11432	FI	28"	11753	DE	12"	12210	CE	18"
6369	FI	18"	7261	FI	16"	11234	MA	12"	11434	FI	12"	12010	FI	18"	12211	CE	12"
6370	FI	18"	7262	FI	12"	11235	MA	8' 12"	11435	FI	24"	12011	FI	38"	12212	CE	20"
6371	FI	6"	7263	FI	24"	11250	CE	28"	11436	FI	36"	12012	FI	26"	12213	CE	8"
6372	FI	10"	7264	FI	12"	11252	MA	24"	11437	DE	8"	12013	FI	22"	12214	CE	12"
6373	FI	16"	7265	FI	16"	11254	FI	42"	11439	FI	12"	12014	FI	6"	12215	CE	12"
6383	PI	10"	7266	FI	16"	11269	FI	16"	11441	FI	24"	12015	FI	46"	12221	CE	18"
6384	PI	8"	7267	FI	22"	11270	FI	8"	11442	FI	22"	12016	MA	8"	12222	CE	8"
6385	DE	8"	7268	FI	10"	11271	FI	14"	11443	FI	20"	12017	FI	10"	12225	CE	6"
6386	FI	10"	7272	FI	25"	11272	FI	14"	11444	FI	28"	12018	FI	22"	12226	CE	18"
6387	PI	12"	7273	FI	36"	11273	FI	12"	11446	FI	20"	12019	FI	22"	12227	FI	16"
6388	PI	8"	7274	FI	36"	11274	FI	14"	11447	FI	18"	12020	FI	8"	12228	FI	14"
6541	FI	10"	7275	FI	36"	11277	FI	32"	11448	FI	26"	12021	FI	32"	12229	DE	8"
6542	FI	12"	7276	FI	21"	11280	FI	12"	11449	FI	8"	12022	FI	26"	12230	DE	2X12"
6543	CE	12"	7277	FI	36"	11281	FI	12"	11450	FI	26"	12023	FI	14"	12231	CE	18"
6544	FI	12"	7278	FI	22"	11283	FI	6"	11451	FI	16"	12024	FI	16"	12235	DE	10"
6545	PI	8"	7279	FI	24"	11284	FI	18"	11456	DE	6"	12025	FI	18"	12236	CE	16"
6546	FI	9"	7280	FI	26"	11285	FI	12"	11458	FI	30"	12026	DE	8"	12237	CE	16"
6547	PI	32"	7281	FI	28"	11286	FI	16"	11460	DE	10"	12027	FI	8',32"	12239	CE	10"
6548	FI	10"	7282	FI	22"	11287	FI	20"	11461	FI	18"	12028	FI	34"	12240	CE	20"
6549	PI	8"	7283	FI	12"	11288	FI	8"	11463	FI	12"	12029	FI	16"	12241	CE	18"
6550	FI	10"	7284	FI	28"	11289	FI	14"	11464	FI	14"	12030	FI	14"	12242	CE	14"
6551	PI	12"	7285	FI	28"	11292	FI	72"	11465	FI	16"	12031	FI	26"	12244	CE	30"
6594	FI	32"	7286	FI	26"	11303	DE	12"	11466	DE	12"	12032	FI	26"	12245	CE	24"
6595	FI	20"	7301	FI	10"	11304	PI	32"	11468	FI	32"	12033	FI	26"	12246	CE	14"
6596	FI	13"	7302	FI	16"	11305	PI	30"	11469	FI	28"	12034	FI	28"	12247	CE	12"
6597	FI	16"	7303	FI	18"	11325	PI	30"	11473	FI	30"	12035	FI	44"	12248	CE	22"
6598	FI	12"	7304	FI	24"	11357	MA	12', 2x14"	11475	DE	6"	12036	MA	22"	12251	EV	38"
6600	FI	10"	7305	FI	12"	11365	FI	26"	11477	FI	38"	12037	FI	8"	12252	CE	38"
6601	FI	14"	7306	FI	20"	11366	FI	18"	11482	DE	14"	12038	FI	28"	12253	CE	12"
6602	FI	20"	7307	FI	16"	11367	FI	14"	11486	DE	10"	12039	FI	32"	12254	CE	36"
6603	FI	12"	7393	AP	12"	11368	FI	14"	11492	DE	8"	12040	FI	8"	12255	CE	14"
6604	CE	6"	7407	DE	20"	11369	FI	10"	11494	DE	12"	12041	FI	28"	12258	CE	44"
6605	FI	18"	7418	PI	10"	11370	FI	22"	11495	DE	14"	12042	FI	28"	12260	CE	14"
6606	FI	10"	7427	DE	10"	11371	FI	10"	11498	DE	2x8"	12043	FI	24"	12261	CE	18"
6607	PI	20"	7428	FI	10"	11372	FI	36"	11499	DE	10"	12044	FI	20"	12262	CE	10"
6608	FI	36"	7429	FI	8"	11373	FI	30"	11500	DE	8"	12045	FI	12"	12263	CE	14"
6609	PI	15"	7432	FI	8"	11374	FI	30"	11501	DE	8"	12046	FI	22"	12264	CE	10"
6610	PI	15"	7433	DE	8"	11375	FI	22"	11502	FI	16"	12048	FI	24"	12267	CE	14',18"
6611	PI	14"	7448	FI	9"	11376	DE	8"	11504	FI	16"	12049	FI	14"	12268	CE	18"
6612	FI	10"	7451	FI	9"	11377	FI	20"	11506	DE	12"	12050	FI	16"	12270	CE	8"
6614	FI	36"	7454	FI	10"	11378	FI	18"	11508	FI	60"	12051	FI	8',30"	12271	CE	18"
6615	FI	30"	7461	FI	8"	11379	FI	20"	11515	DE	8"	12052	FI	14"	12273	CE	16"
6616	FI	30"	7472	DE	32"	11380	DE	6"	11516	DE	10"	12053	FI	14"	12275	CE	18',18"
6617	FI	34"	7544	FI	36"	11381	FI	28"	11517	DE	8"	12054	FI	12"	12277	CE	12"
6618	FI	30"	7545	DE	8"	11382	FI	10"	11521	DE	8"	12055	FI	18"	12284	CE	20"
6711	FI	8"	7546	FI	24"	11383	FI	14"	11523	DE	6"	12056	FI	18"	12289	FI	26"
6712	FI	21"	7547	FI	16"	11384	FI	18"	11524								



By	Date	Revision
Designed by	09/2016	
Drawn by	09/2016	
Reviewed by	03/2016	
Project No.	999-174	REF.
Horiz. Scale:	AS NOTED	
Vert. Scale:	999174_05grd	

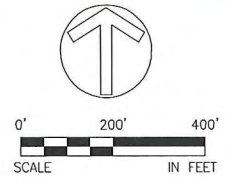
LEGEND

---	221	---	EXISTING 1' CONTOUR
---	220	---	EXISTING 5' CONTOUR
---	221	---	PROPOSED 1' CONTOUR
---	220	---	PROPOSED 5' CONTOUR
⊙			EXISTING EVERGREEN TREE TO BE SAVED
⊙			EXISTING DECIDUOUS TREE TO BE SAVED
⊗			TREE TO BE REMOVED



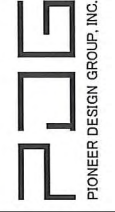
LEGEND

- • • • • PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION



CIRCULATION AND AERIAL PLAN

8020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
P 503.843.8888
F 503.843.8888
www.pdg.com

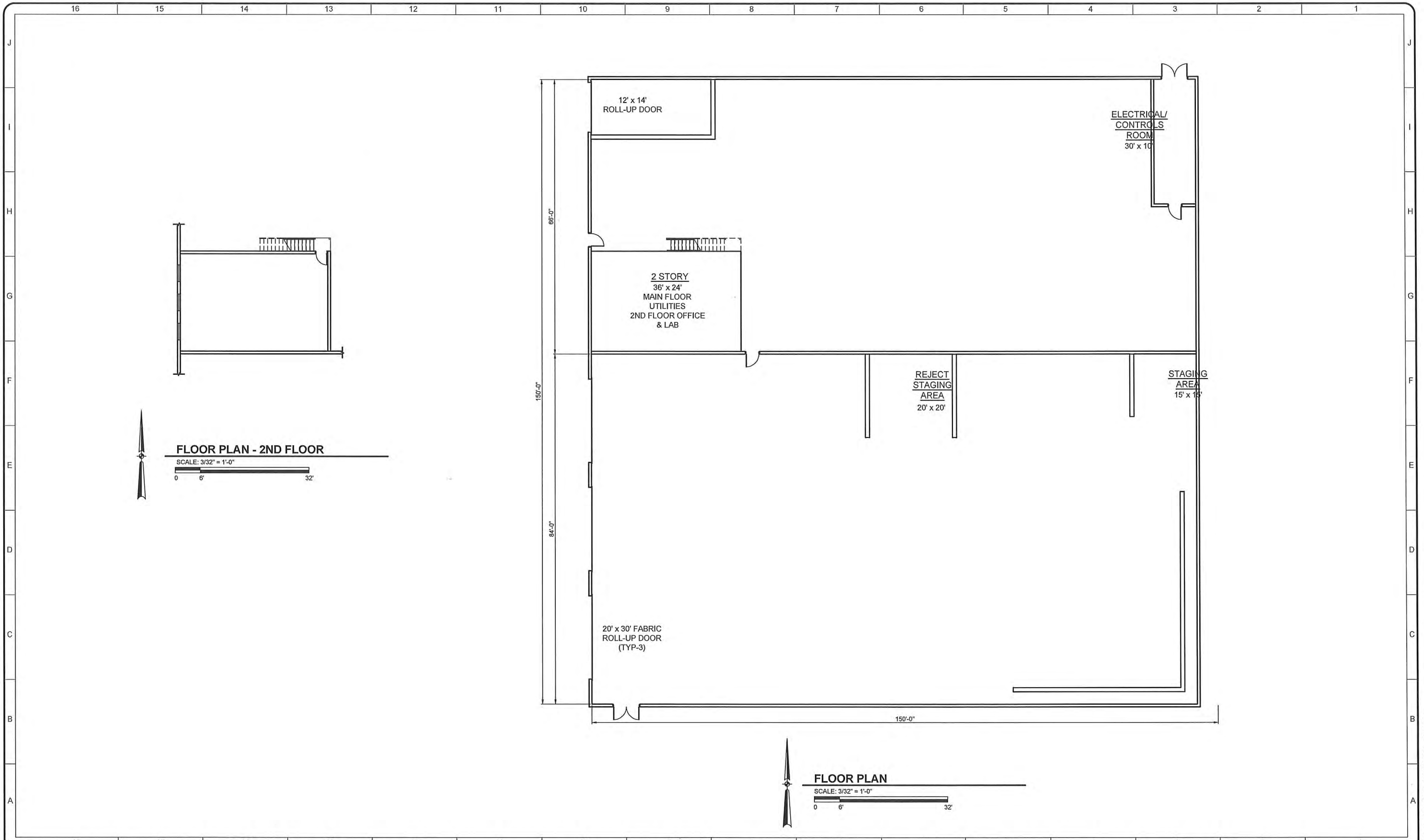


SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_07a.c		

No.	Date	Revision	By

Project
SORT BIOENERGY
No.
999-174
Type
PLANNING
Sheet



FLOOR PLAN - 2ND FLOOR
SCALE: 3/32" = 1'-0"

FLOOR PLAN
SCALE: 3/32" = 1'-0"

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

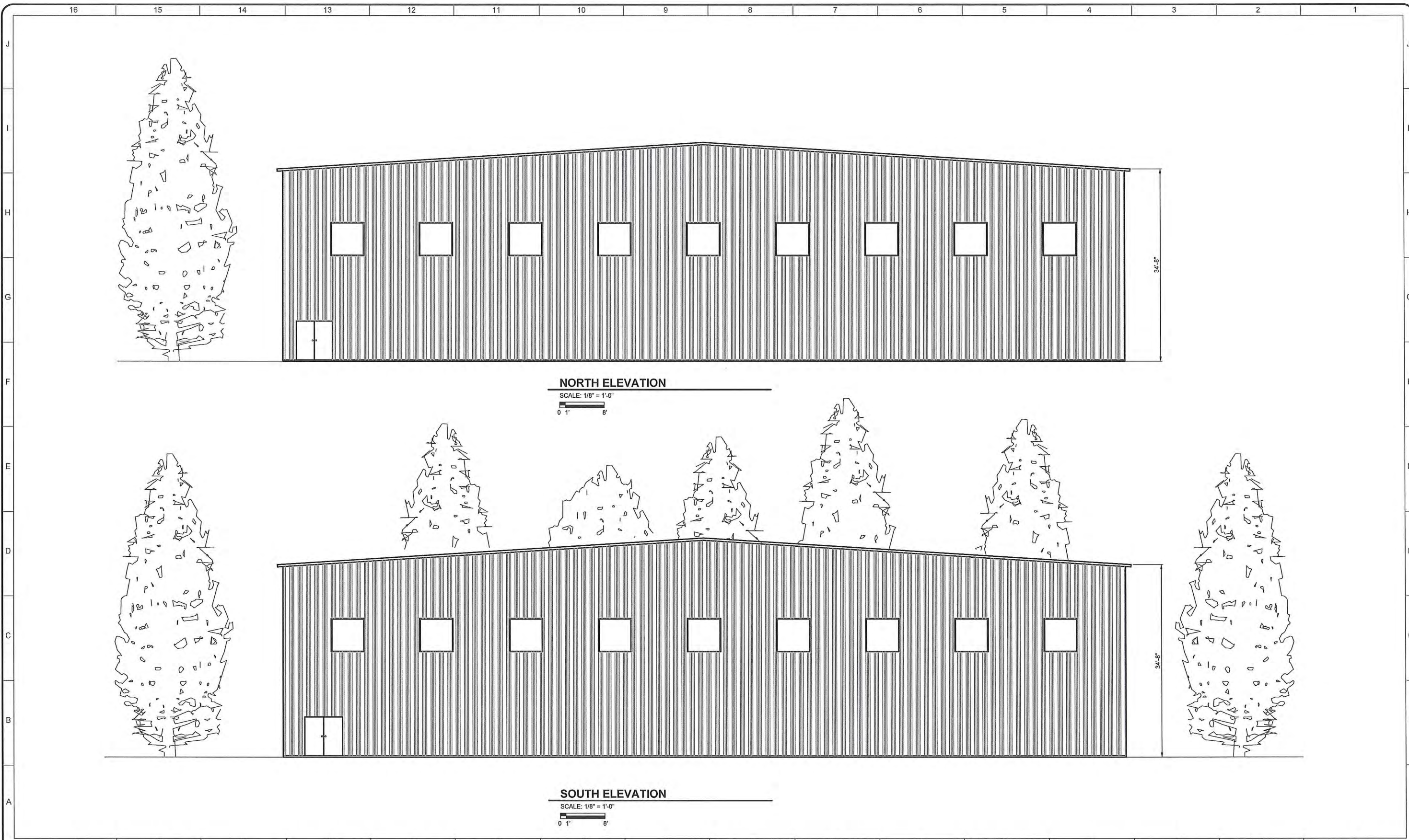


DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**RECEIVING BUILDING
 FLOOR PLAN**

DRAWING NUMBER
A1.0
 REV
B

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 1' 8'

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 1' 8'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



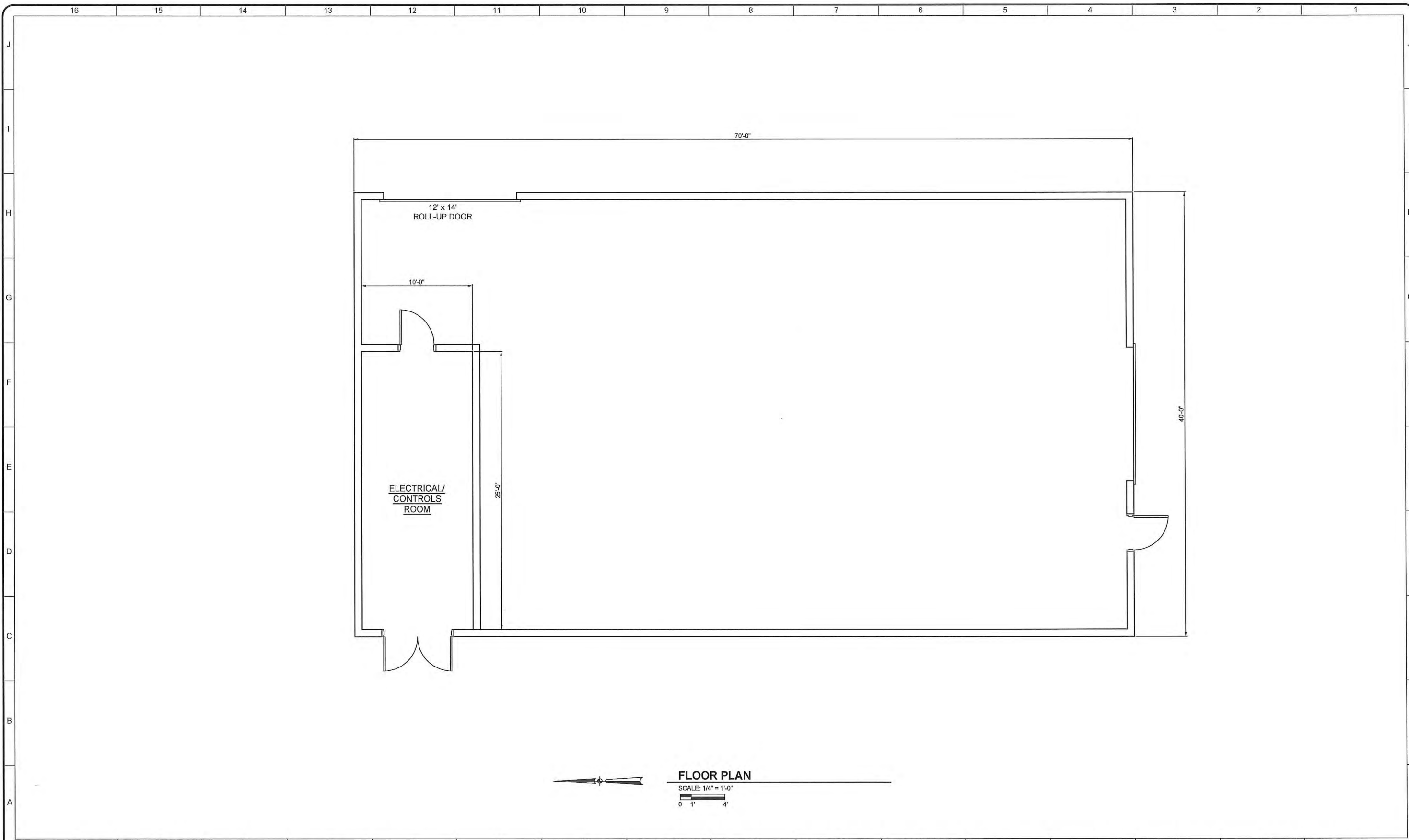
DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
RECEIVING BUILDING ELEVATIONS

DRAWING NUMBER	A1.1
REV	B

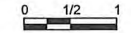
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PRELIMINARY - NOT FOR CONSTRUCTION



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 1' 4'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

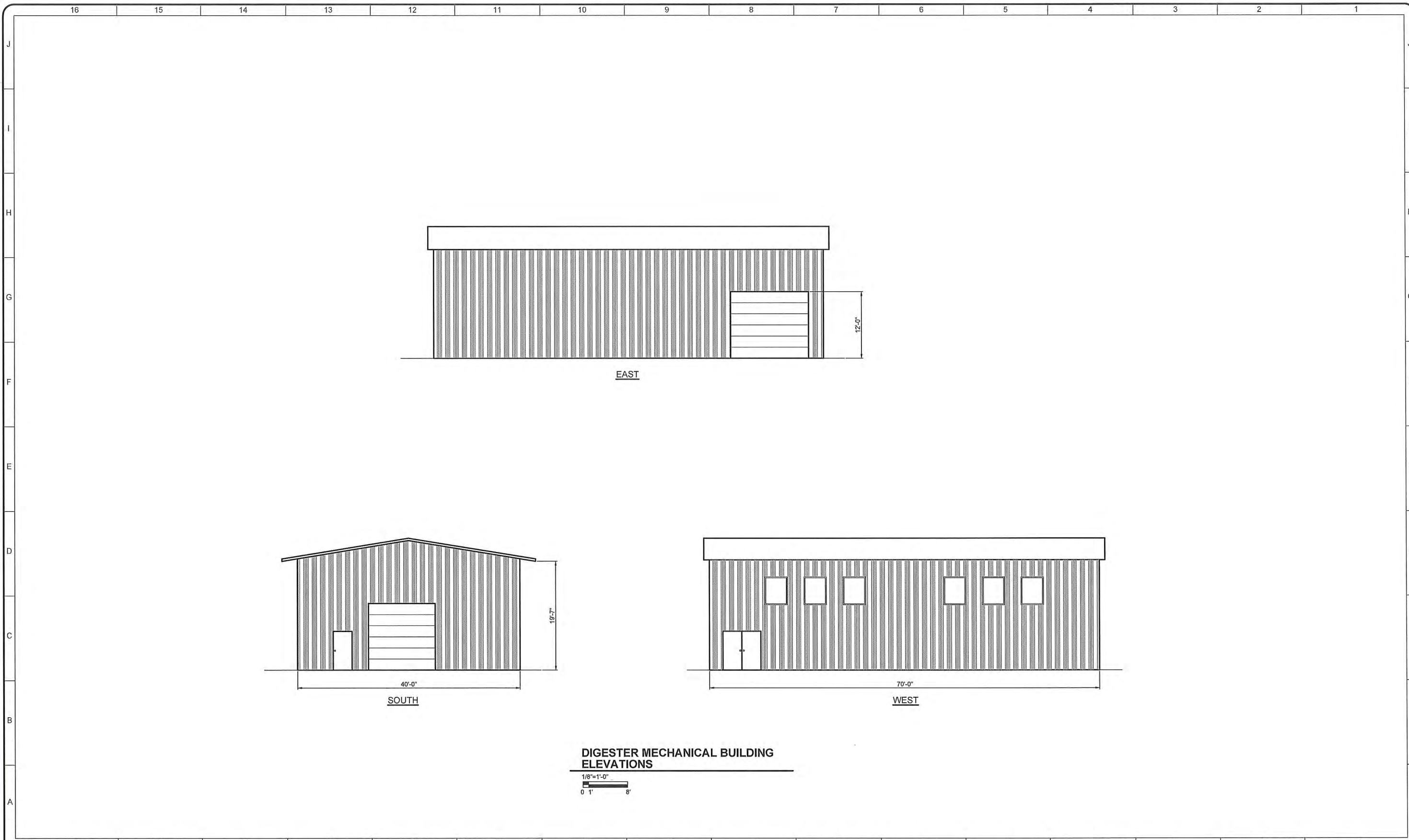


DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
DIGESTER MECHANICAL BUILDING FLOOR PLAN

DRAWING NUMBER	A2.0
REV	B

PRELIMINARY - NOT FOR CONSTRUCTION



**DIGESTER MECHANICAL BUILDING
ELEVATIONS**

1/8"=1'-0"
0' 1' 8'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



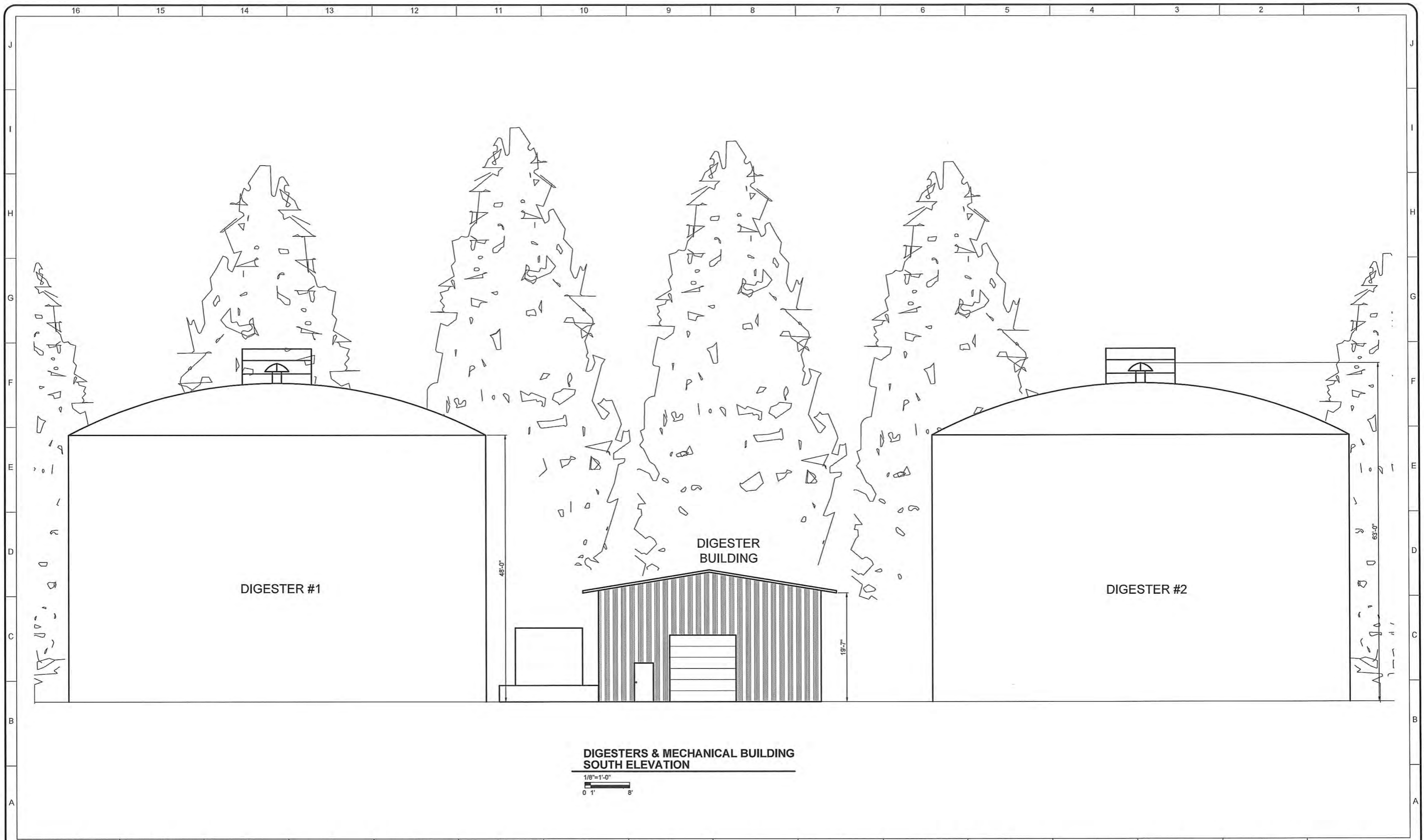
DESIGNED:	RDP
DRAWN:	JRH
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTER MECHANICAL BLDG.
ELEVATIONS**

DRAWING NUMBER
A2.1
 REV
B

P:\WORK\2016\03\01\Drawings\A2.1.dwg, 15/03/2016 8:58:27 AM, DWG, 10/25/2016

PRELIMINARY - NOT FOR CONSTRUCTION



**DIGESTERS & MECHANICAL BUILDING
SOUTH ELEVATION**

1/8" = 1'-0"

0 1 8'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

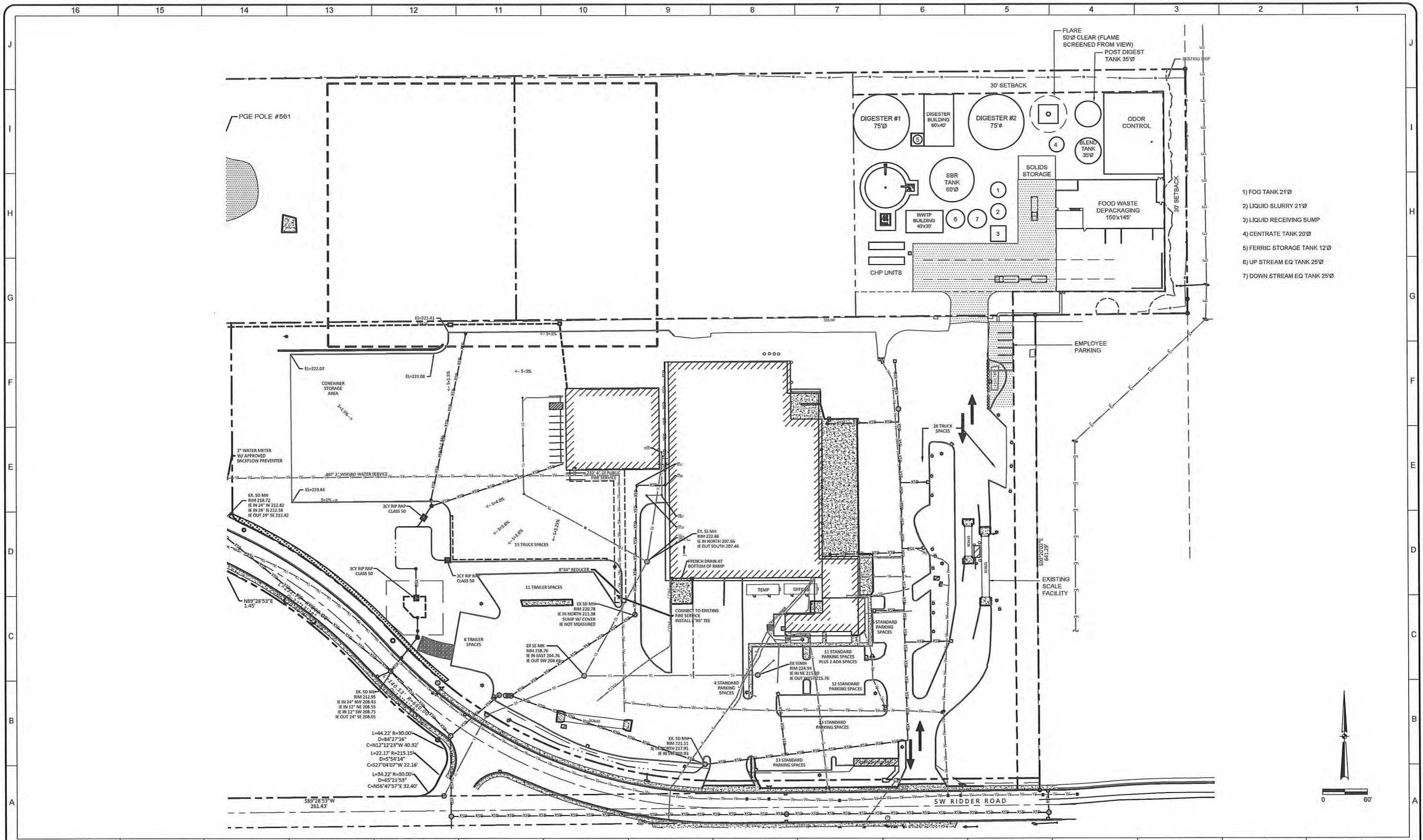


DESIGNED:	RDP
DRAWN:	JRH
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTERS & DIGESTER BUILDING
SOUTH ELEVATION**

DRAWING NUMBER	A3.1
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION



- 1) FOG TANK 21'Ø
- 2) LIQUID SLURRY 21'Ø
- 3) LIQUID RECEIVING SUMP
- 4) CENTRATE TANK 20'Ø
- 5) FERRIC STORAGE TANK 12'Ø
- 6) UP STREAM EQ TANK 25'Ø
- 7) DOWN STREAM EQ TANK 25'Ø

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

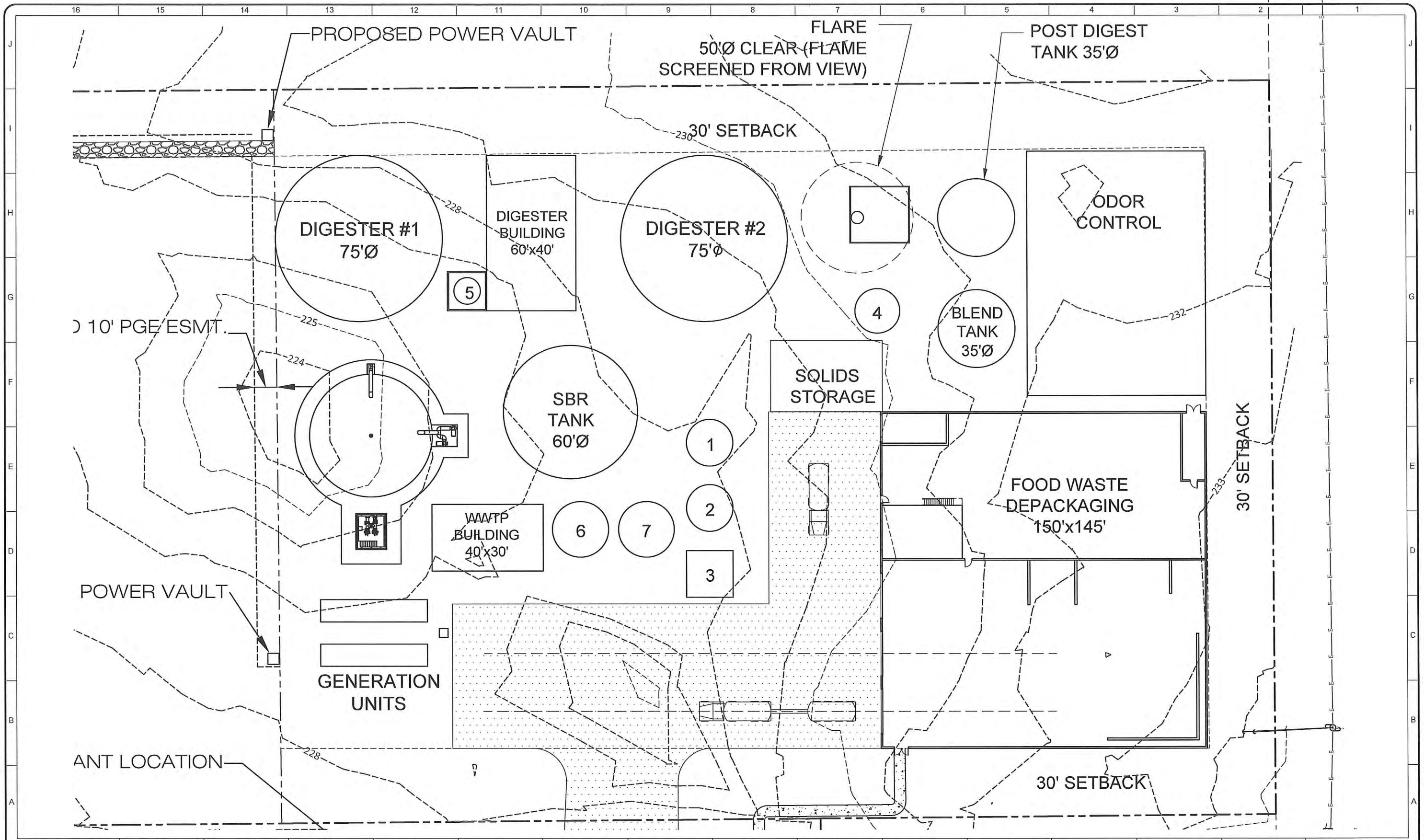


DESIGNED:	JF
DRAWN:	JN
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar, 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
SITE ACCESS PLAN

DRAWING NUMBER	C1.1
REV	I

PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



DESIGNED:	JF
DRAWN:	JN
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
ENLARGED SITE PLAN

DRAWING NUMBER	C1.2
REV	I

PRELIMINARY - NOT FOR CONSTRUCTION

11/15/2018 10:52:11 AM C:\Users\jgarcia\Documents\Sort Bioenergy\CD1.0\CD1.0.dwg



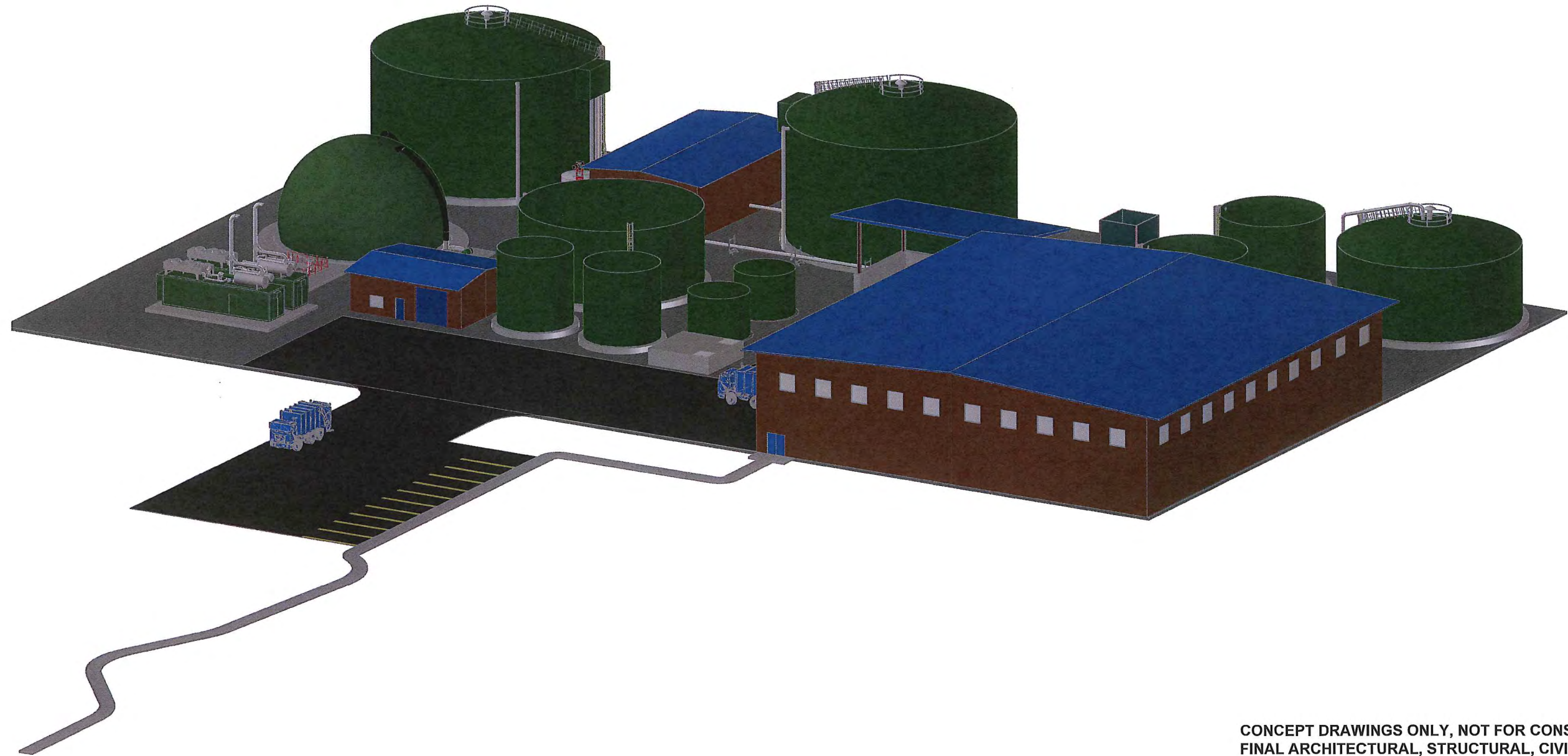
CONCEPT DRAWINGS ONLY, NOT FOR CONSTRUCTION,
 FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
 MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
 DIFFERENCES.



Sort Bioenergy, LLC
 Wilsonville, Oregon
 CONCEPT DRAWING
 PLAN VIEW

DRAWING NUMBER
CD1.0
 REV
D

PRELIMINARY - NOT FOR CONSTRUCTION



CONCEPT DRAWINGS ONLY, NOT FOR CONSTRUCTION,
 FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
 MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
 DIFFERENCES.

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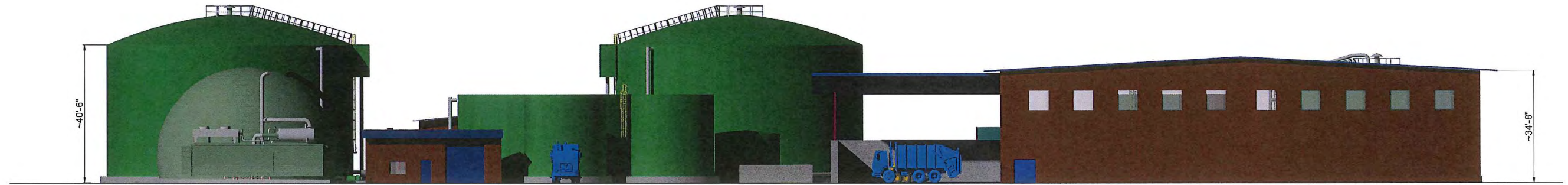
Sort Bioenergy, LLC
 Wilsonville, Oregon

CONCEPT DRAWING
 SE PERSPECTIVE VIEW

DRAWING NUMBER
CD1.4

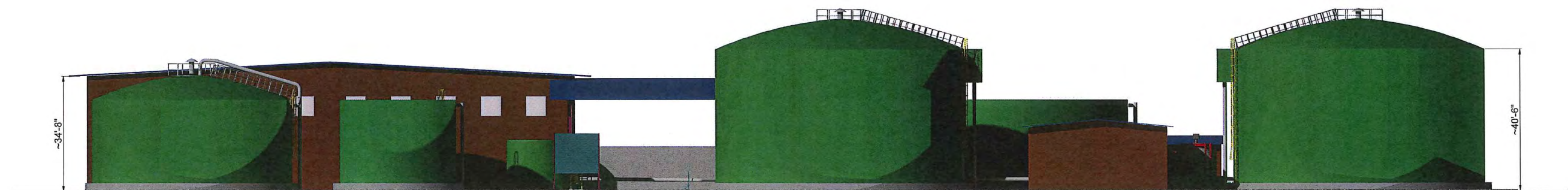
REV
B

PRELIMINARY - NOT FOR CONSTRUCTION



SOUTH ELEVATION

NTS



NORTH ELEVATION

NTS

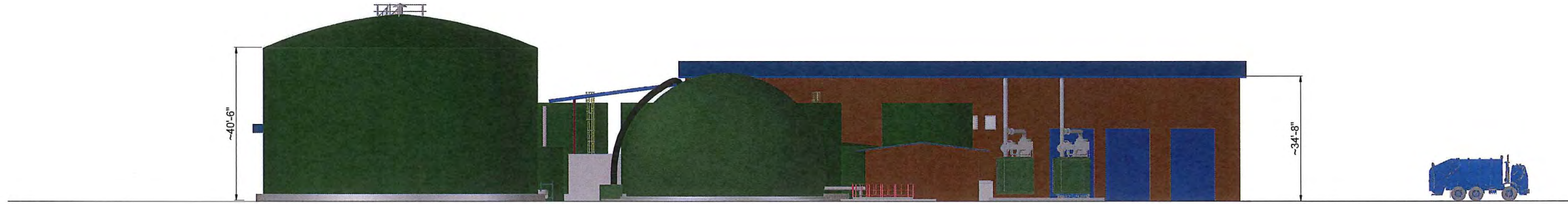
CONCEPT DRAWINGS ONLY, NOT FOR CONSTRUCTION,
FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
DIFFERENCES.



Sort Bioenergy, LLC
Wilsonville, Oregon

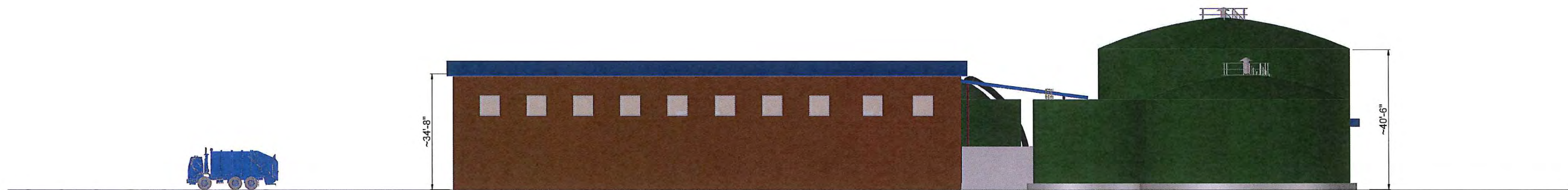
CONCEPT DRAWING
SOUTH AND NORTH ELEVATIONS

DRAWING NUMBER	REV
CD2.0	B



WEST ELEVATION

NTS



EAST ELEVATION

NTS

CONCEPT DRAWINGS ONLY, NOT FOR CONSTRUCTION,
FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
DIFFERENCES.

P:\101015_SORT\101015_SORT\101015_SORT.dwg, 2/11/2016 11:37:33 AM, DWG To PDF v2



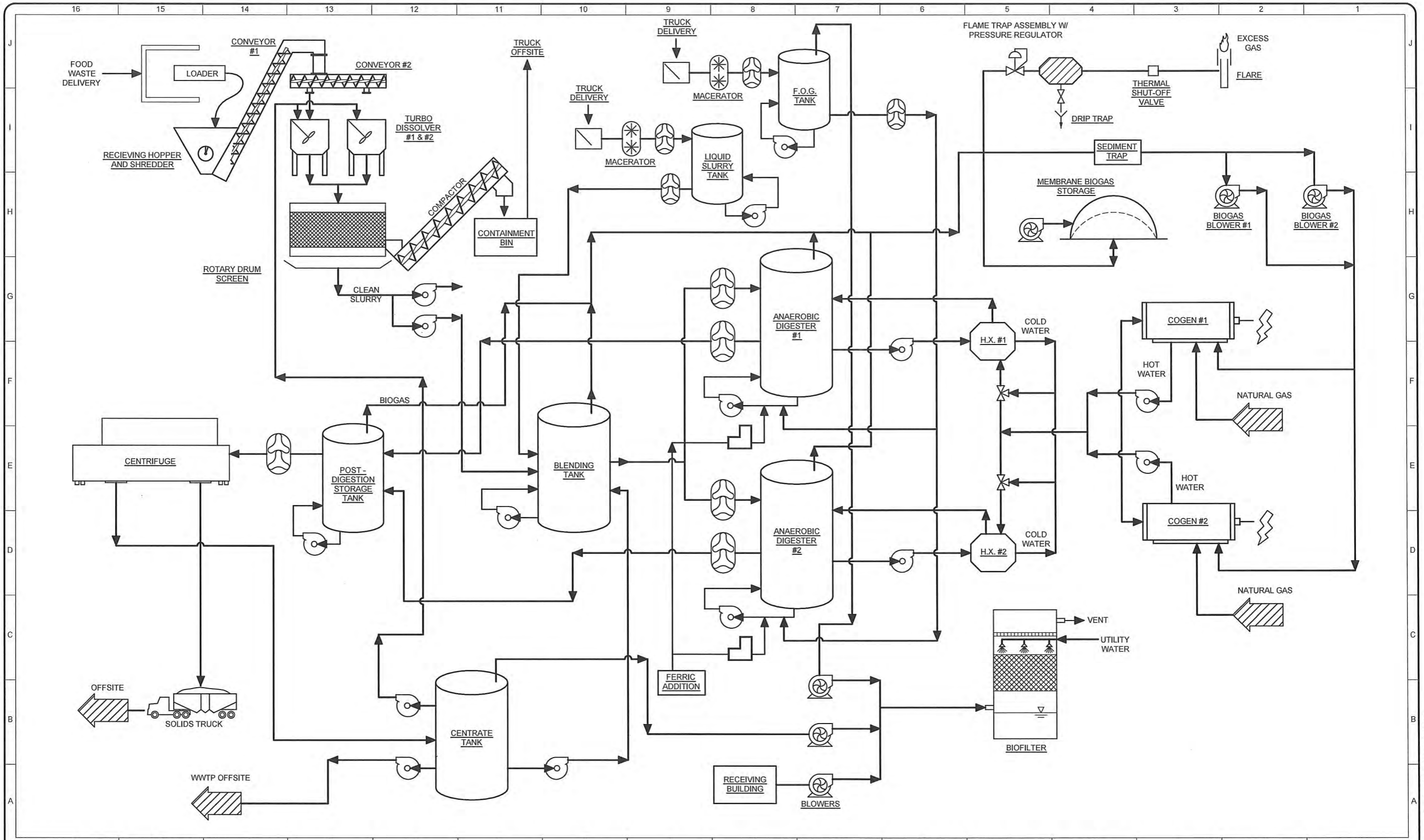
Sort Bioenergy, LLC
Wilsonville, Oregon

**CONCEPT DRAWING
WEST AND EAST ELEVATIONS**

DRAWING NUMBER
CD2.1

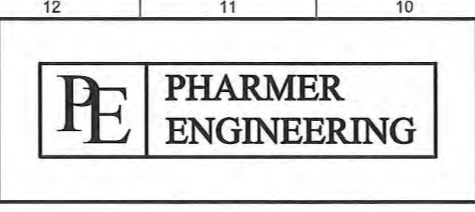
REV
A

PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

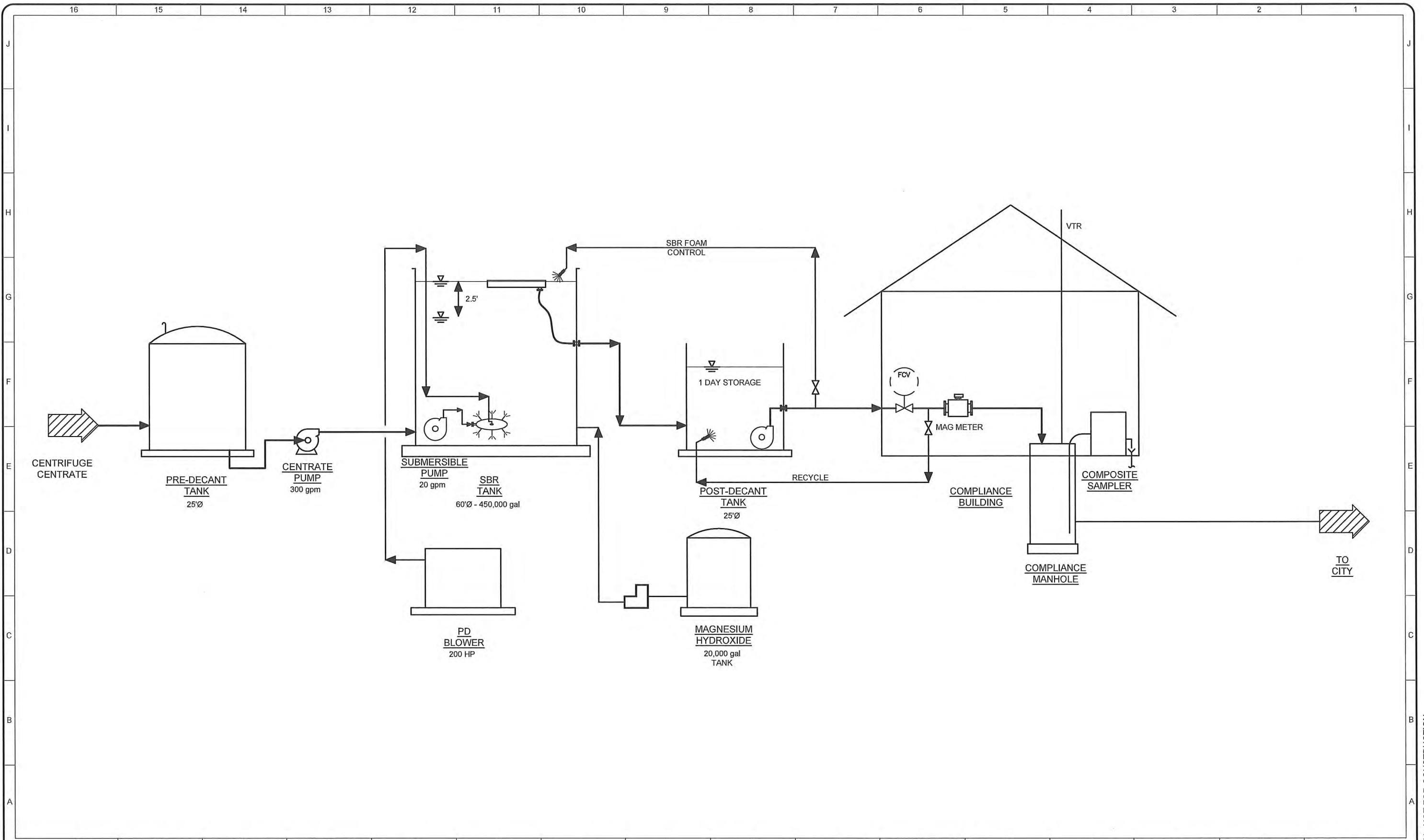


DESIGNED:	JB
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	NTS

Sort Bioenergy, LLC
 Wilsonville, Oregon
PROCESS FLOW DIAGRAM

DRAWING NUMBER	G1.0
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

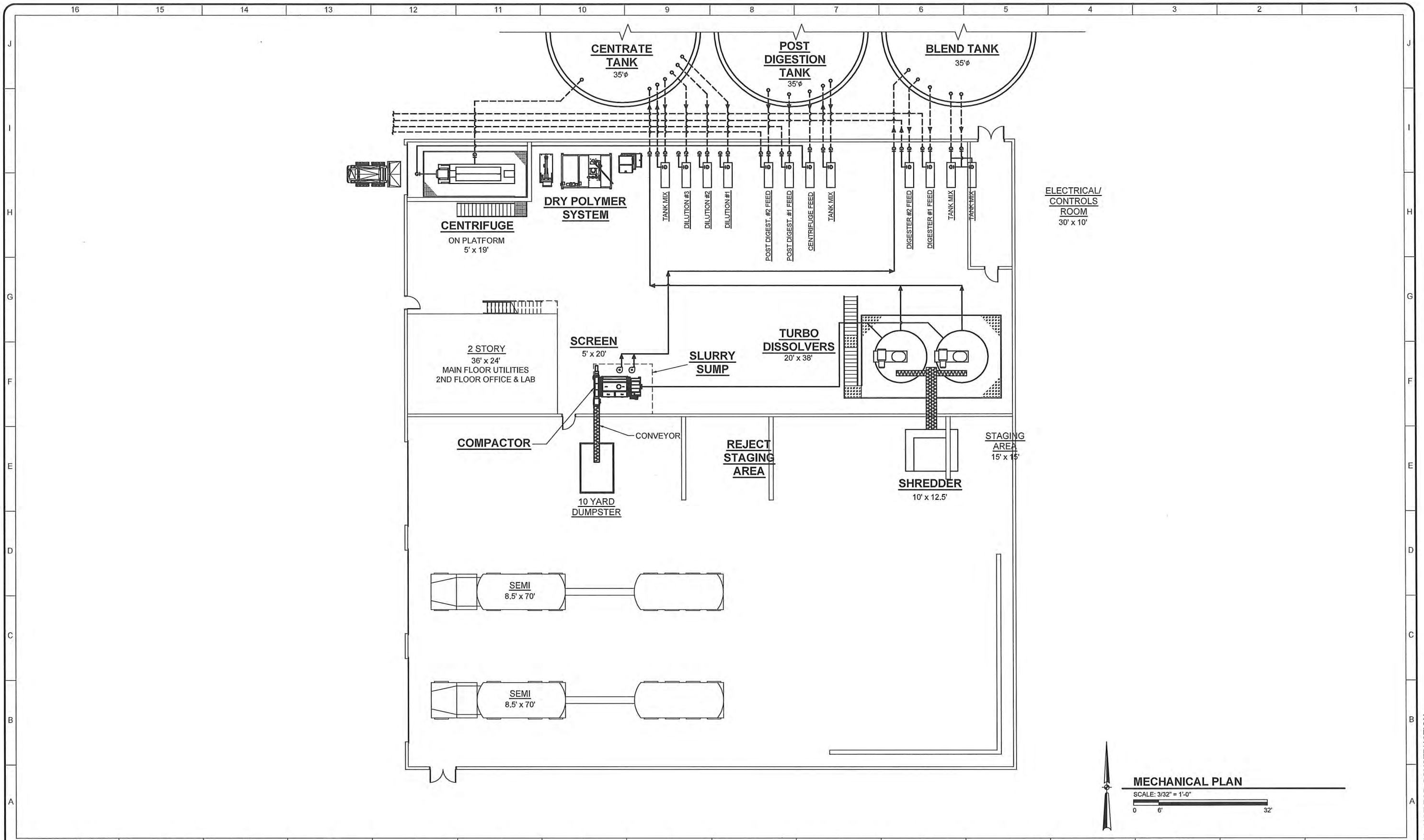


DESIGNED:	CWH
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	NTS

Sort Bioenergy, LLC
 Wilsonville, Oregon
**WASTE WATER PRETREATMENT SYSTEM
 PROCESS FLOW DIAGRAM**

DRAWING NUMBER	G2.0
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION



MECHANICAL PLAN

SCALE: 3/32" = 1'-0"
 0 6' 32'

REV NUM	DESCRIPTION	DRWN BY	CHKD BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

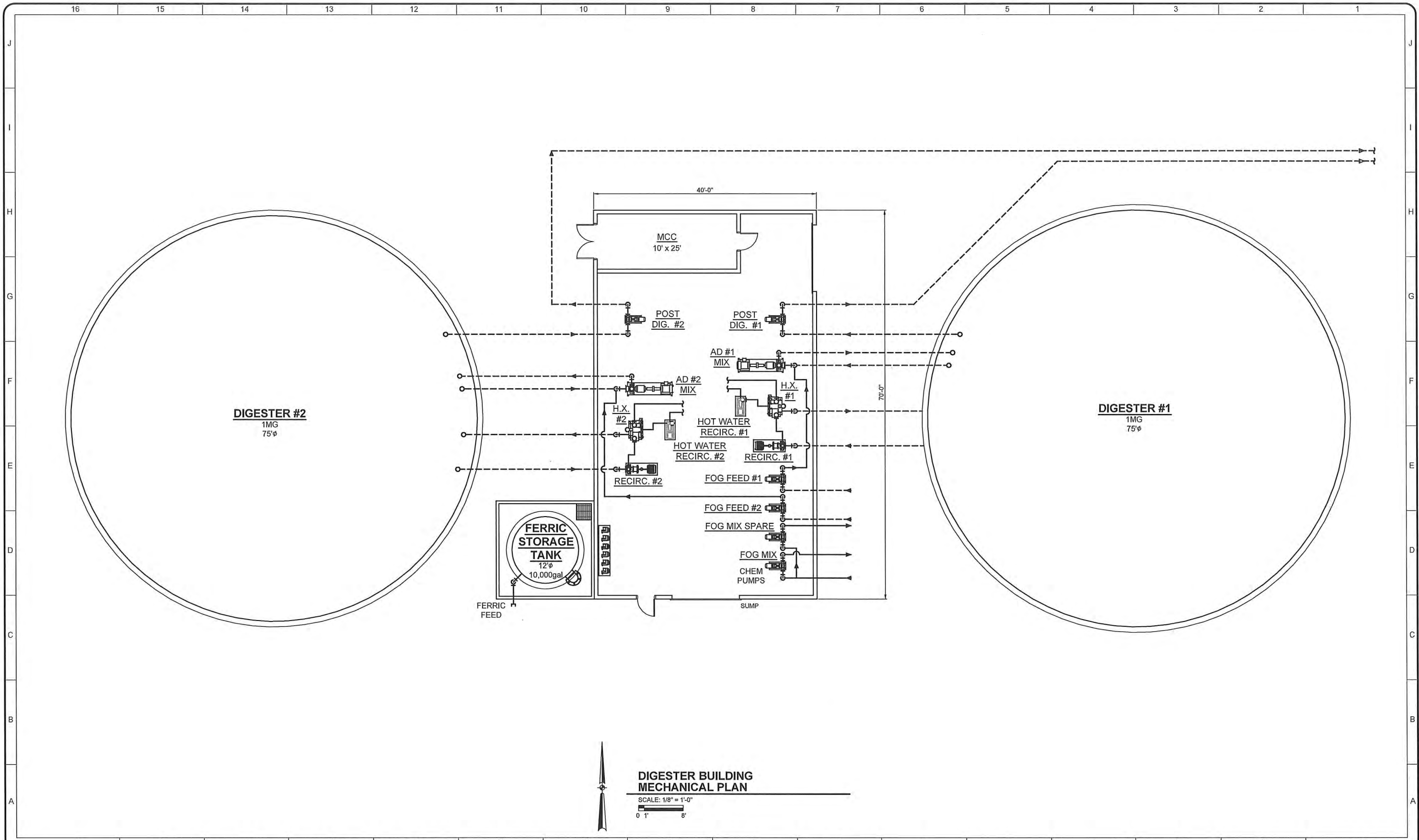


DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**RECEIVING BUILDING
 MECHANICAL PLAN**

DRAWING NUMBER	M1.0
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE
-	-	-	-	-

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

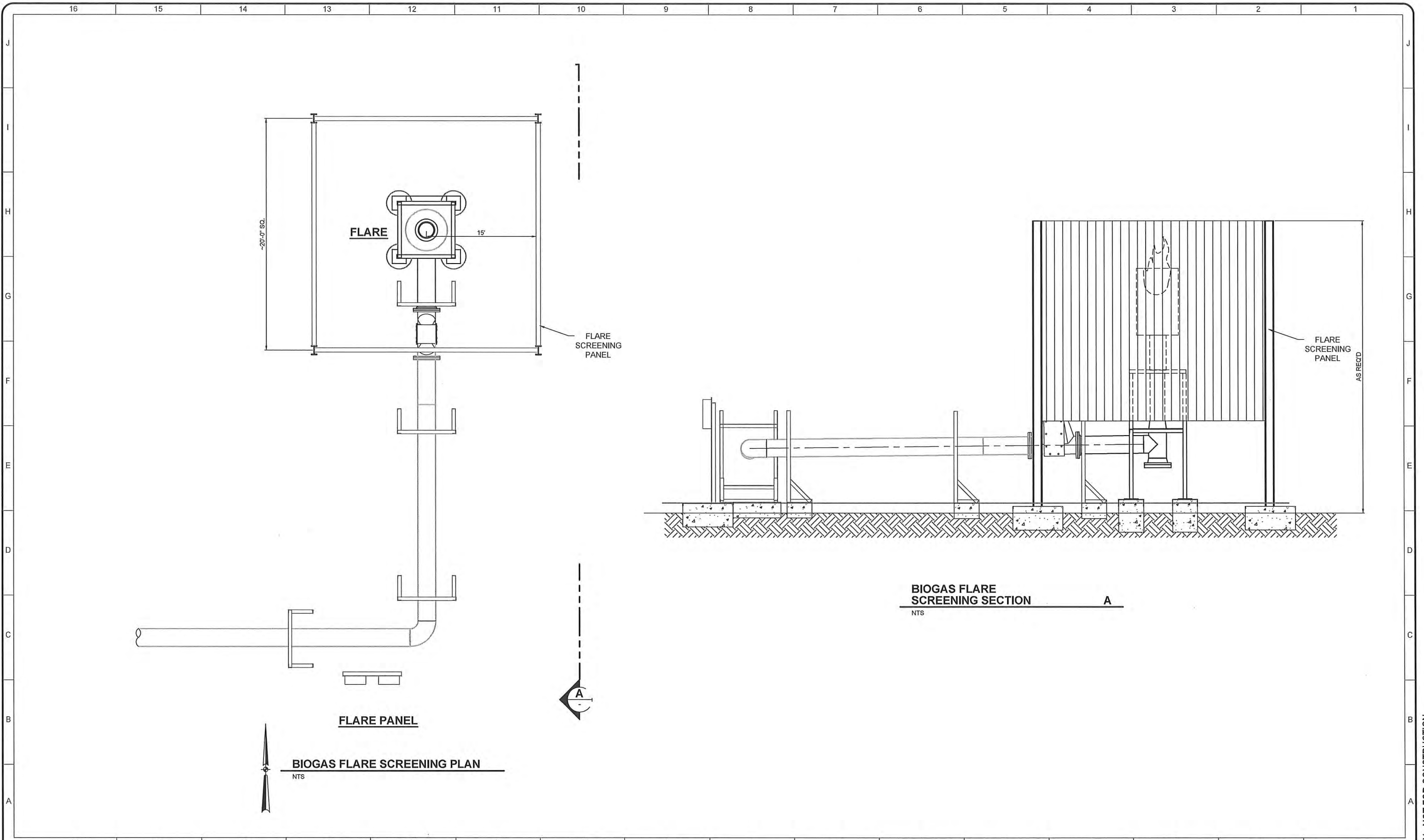


DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
Wilsonville, Oregon
DIGESTERS & PUMPING MECHANICAL PLAN

DRAWING NUMBER	M2.0
REV	B

PRELIMINARY - NOT FOR CONSTRUCTION



BIOGAS FLARE SCREENING PLAN
NTS

BIOGAS FLARE SCREENING SECTION A
NTS

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

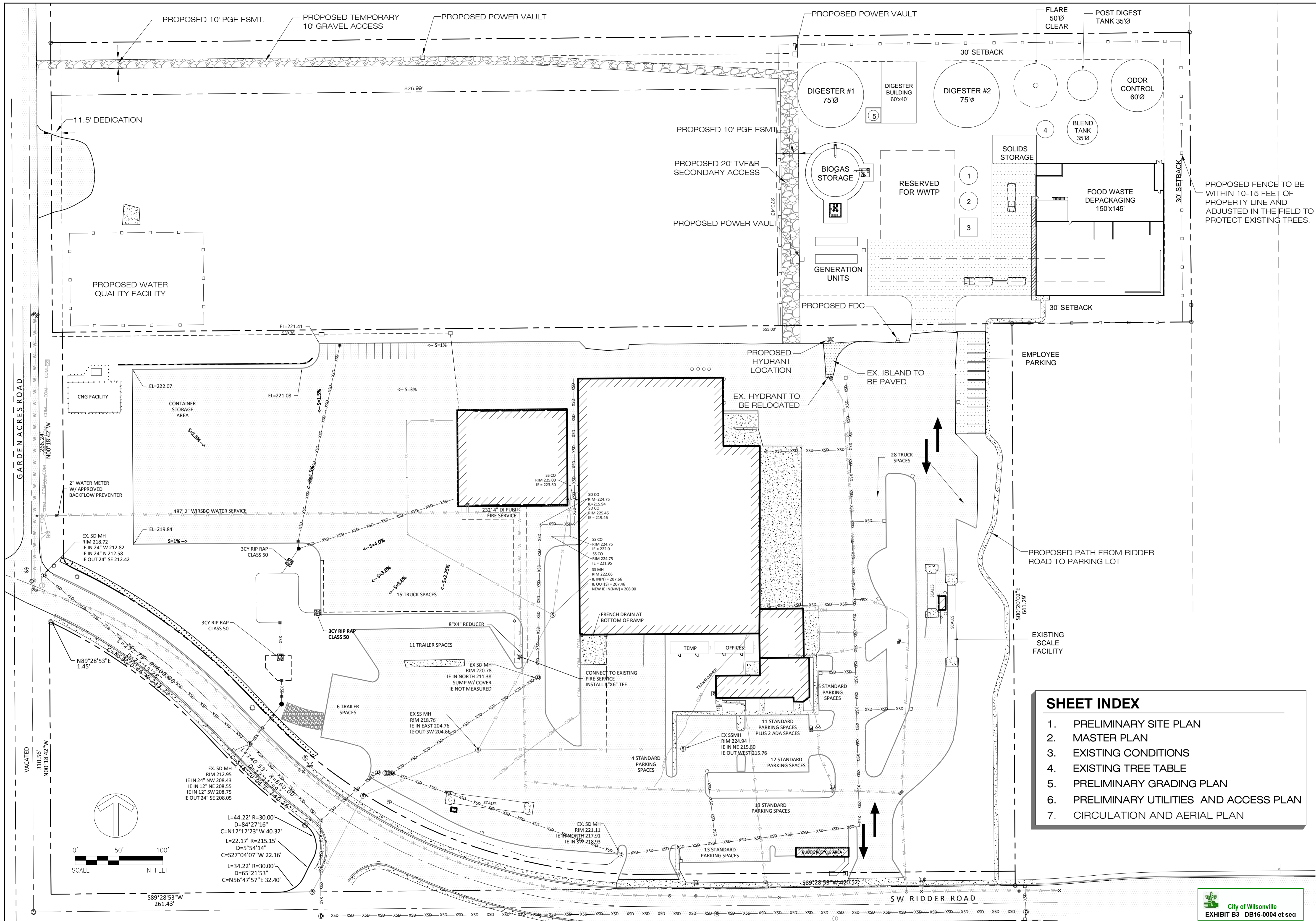


DESIGNED:	JF
DRAWN:	JRH
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
DETAILS
FLARE SCREENING

DRAWING NUMBER	MD1.0
REV	A

PRELIMINARY - NOT FOR CONSTRUCTION

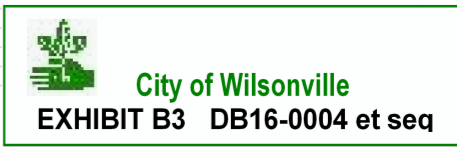


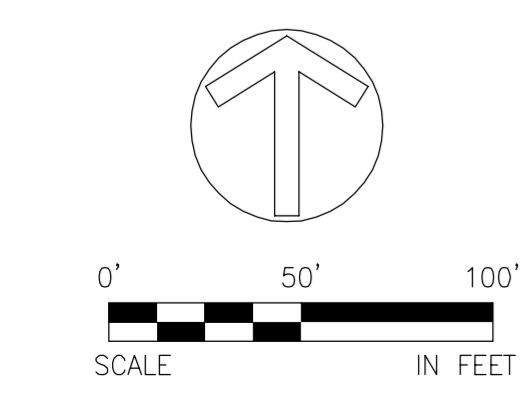
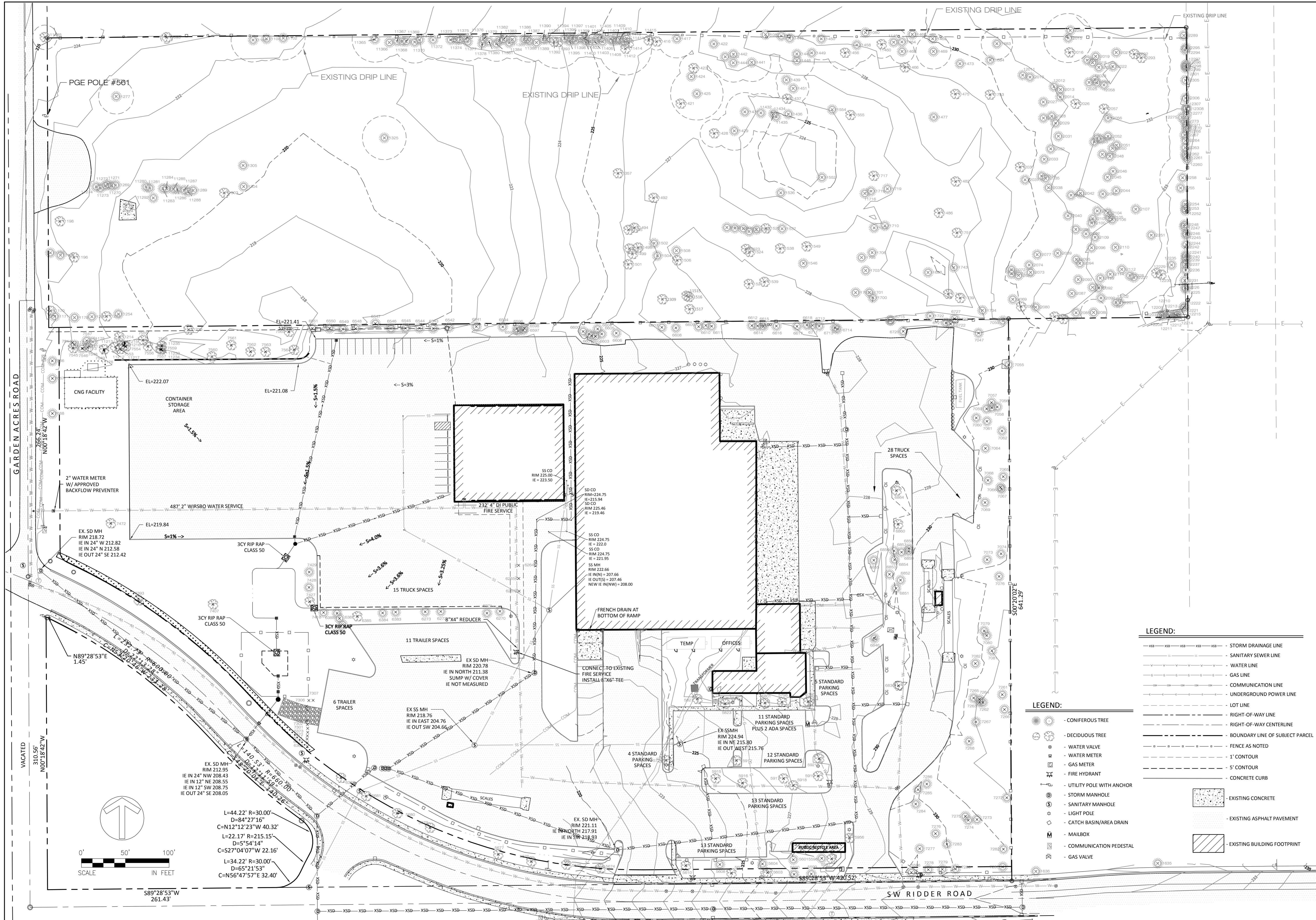
PROPOSED FENCE TO BE WITHIN 10-15 FEET OF PROPERTY LINE AND ADJUSTED IN THE FIELD TO PROTECT EXISTING TREES.

SHEET INDEX	
1.	PRELIMINARY SITE PLAN
2.	MASTER PLAN
3.	EXISTING CONDITIONS
4.	EXISTING TREE TABLE
5.	PRELIMINARY GRADING PLAN
6.	PRELIMINARY UTILITIES AND ACCESS PLAN
7.	CIRCULATION AND AERIAL PLAN

Designed by	Date
BA	03/2016
Drawn by	Date
TCC	03/2016
Reviewed by	Date
BA	03/2016
Project No.	REF.
999-174	
Horiz. Scale:	AS NOTED
Vert. Scale:	999:174_01.ctb

By	Revision





$L=44.22' R=30.00'$
 $D=84^{\circ}27'16''$
 $C=N12^{\circ}12'23''W 40.32'$
 $L=22.17' R=215.15'$
 $D=5^{\circ}54'14''$
 $C=S27^{\circ}04'07''W 22.16'$
 $L=34.22' R=30.00'$
 $D=65^{\circ}21'53''$
 $C=N56^{\circ}47'57''E 32.40'$

- LEGEND:**
- XSD-XSD-XSD-XSD-XSD- STORM DRAINAGE LINE
 - - - - - SANITARY SEWER LINE
 - - - - - WATER LINE
 - - - - - GAS LINE
 - - - - - COMMUNICATION LINE
 - - - - - UNDERGROUND POWER LINE
 - - - - - LOT LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - RIGHT-OF-WAY CENTERLINE
 - - - - - BOUNDARY LINE OF SUBJECT PARCEL
 - - - - - FENCE AS NOTED
 - - - - - 1' CONTOUR
 - - - - - 5' CONTOUR
 - - - - - CONCRETE CURB
- LEGEND:**
- (Symbol) - CONIFEROUS TREE
 - (Symbol) - DECIDUOUS TREE
 - (Symbol) - WATER VALVE
 - (Symbol) - WATER METER
 - (Symbol) - GAS METER
 - (Symbol) - FIRE HYDRANT
 - (Symbol) - UTILITY POLE WITH ANCHOR
 - (Symbol) - STORM MANHOLE
 - (Symbol) - SANITARY MANHOLE
 - (Symbol) - LIGHT POLE
 - (Symbol) - CATCH BASIN/AREA DRAIN
 - (Symbol) - MAILBOX
 - (Symbol) - COMMUNICATION PEDESTAL
 - (Symbol) - GAS VALVE
 - (Symbol) - EXISTING CONCRETE
 - (Symbol) - EXISTING ASPHALT PAVEMENT
 - (Symbol) - EXISTING BUILDING FOOTPRINT

9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 P 503.643.8286
 F 503.714.4743
 WWW.PDPI.COM

P D P I

PIONEER DESIGN GROUP, INC.

EXISTING CONDITIONS

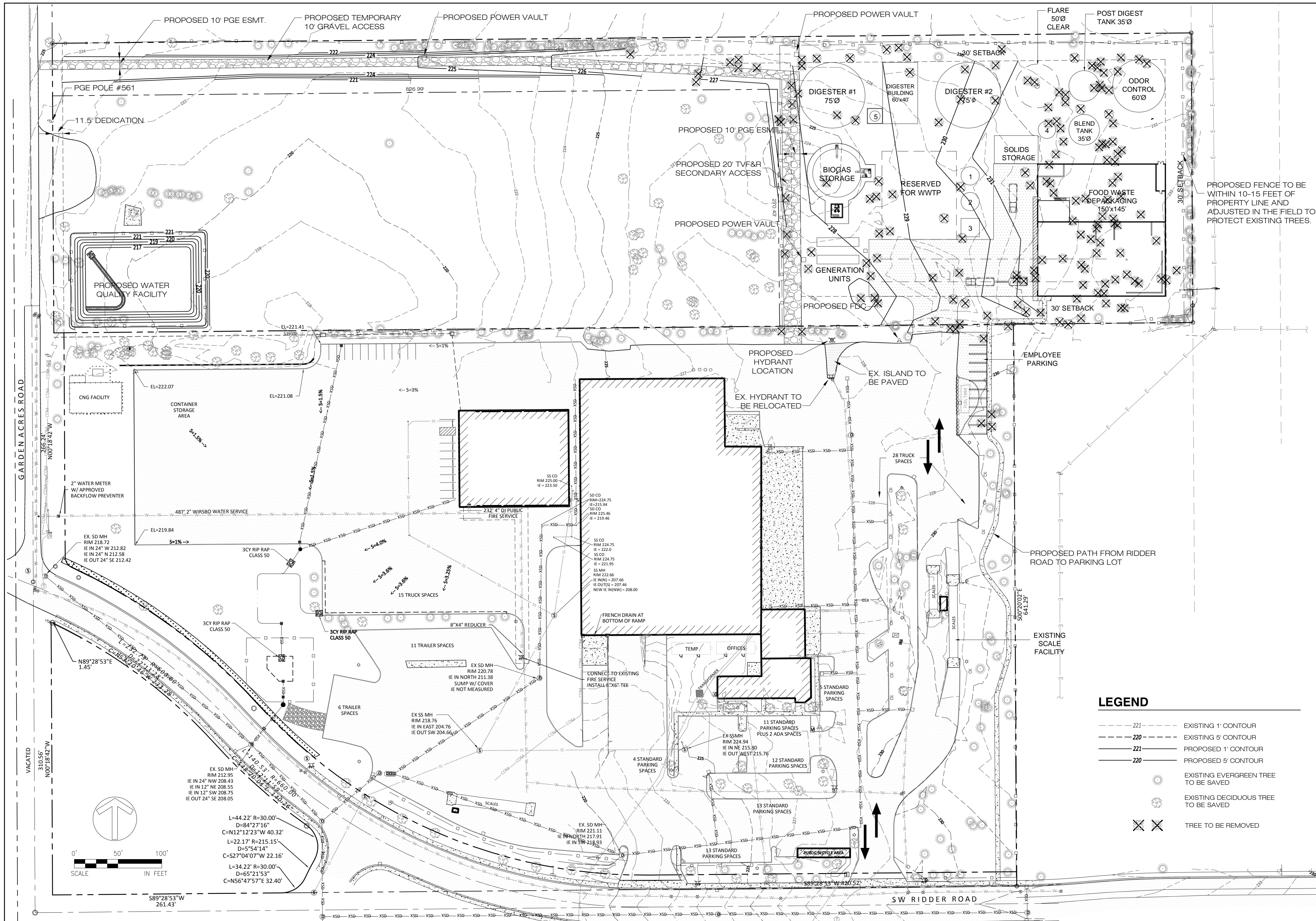
SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_03ecm		

Revision
 No. Date
 Project SORT BIOENERGY
 No. 999-174
 Type PLANNING
 Sheet **3** of **7**

EXISTING TREE TABLE

NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI	NUMBER	TYPE	DBHI
5596	FI	28"	6720	FI	32"	7553	MA	6"	11387	FI	24"	11526	FI	20"	12069	FI	34"
5597	DE	7"	6721	CE	12"	7554	MA	6"	11388	FI	12"	11527	FI	24"	12070	FI	34"
5598	FI	12"	6722	CE	12"	7555	MA	10"	11389	FI	24"	11528	FI	20"	12071	FI	28"
5599	FI	25"	6727	FI	22"	7556	MA	8"	11390	FI	18"	11529	FI	24"	12072	FI	28"
5600	FI	26"	6836	DE	20"	7557	MA	8"	11391	FI	22"	11531	DE	12"	12073	FI	16"
5601	FI	25"	6846	FI	30"	7558	MA	8"	11392	DE	6"	11536	FI	28"	12074	FI	26"
5603	DE	7"	6851	FI	27"	7559	MA	12"	11393	DE	12"	11537	FI	18"	12077	FI	32"
5604	FI	18"	6852	FI	26"	7560	DE	8"	11394	FI	24"	11538	DE	2x6"	12080	FI	42"
5607	DE	10"	6853	FI	26"	7561	DE	16"	11395	FI	18"	11539	DE	6"	12081	DE	6"
5608	FI	17"	6854	FI	24"	7562	DE	24"	11396	FI	14"	11546	DE	14"	12082	MA	10"
5610	DE	6"	6855	FI	29"	7563	DE	12"	11397	FI	14"	11549	DE	8"	12085	FI	18"
5674	MA	12"	6856	FI	36"	7564	DE	12"	11398	FI	14"	11552	FI	42"	12087	FI	26"
5675	MA	10"	6857	FI	20"	7565	DE	18"	11399	FI	26"	11554	FI	16"	12088	FI	36"
5676	MA	10"	6858	FI	12"	11080	FI	22"	11400	FI	16"	11555	DE	12"	12090	FI	26"
5677	MA	12"	6859	FI	8"	11081	FI	30"	11401	FI	14"	11635	FI	56"	12091	FI	18"
5679	MA	9"	6860	DE	15"	11082	FI	30"	11402	FI	18"	11636	FI	22"	12092	FI	12"
5680	MA	8"	6864	DE	14"	11085	DE	6" 8"	11403	FI	10"	11683	FI	22"	12093	FI	20"
5681	MA	8"	7047	FI	48"	11093	MA	6"	11404	FI	10"	11684	FI	32"	12094	FI	22"
5729	OA	14"	7050	FI	10"	11100	PI	36"	11405	EV	28"	11688	FI	52"	12095	FI	26"
5789	DE	6"	7055	FI	46"	11101	PI	28"	11406	FI	20"	11694	FI	24"	12096	FI	34"
5798	DE	10"	7056	FI	18"	11102	PI	36"	11407	FI	14"	11700	FI	16"	12097	FI	20"
5801	DE	10"	7057	FI	24"	11170	DE	14"	11408	FI	14"	11701	FI	20"	12098	FI	26"
5823	DE	10"	7058	FI	27"	11171	FI	42"	11409	FI	22"	11702	FI	30"	12100	FI	16"
5827	DE	6"	7059	FI	22"	11172	FI	32"	11410	FI	18"	11703	FI	20"	12101	FI	14"
5912	DE	7"	7060	FI	21"	11173	FI	18"	11411	PI	2x8"	11705	FI	20"	12102	FI	12"
5915	DE	6"	7061	FI	23"	11174	MA	6"	11412	DE	2x12"	11706	FI	14"	12104	FI	24"
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6264	PI	9"	7069	FI	32"	11198	DE	10"	11422	FI	36"	11722	FI	28"	12114	FI	20"
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6267	PI	10"	7074	FI	36"	11213	MA	6"	11424	FI	14"	11734	FI	12"	12201	FI	22"
6270	PI	8"	7076	FI	10"	11214	MA	6"	11425	FI	38"	11739	DE	6"	12202	FI	30"
6271	PI	8"	7079	FI	20"	11215	MA	8"	11428	DE	12"	11741	DE	10"	12207	CE	14"
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6368	DE	6"	7082	FI	28"	11233	MA	8"	11432	FI	28"	11753	DE	12"	12210	CE	18"
6369	FI	18"	7261	FI	16"	11234	MA	12"	11434	FI	12"	12010	FI	18"	12211	CE	12"
6370	FI	18"	7262	FI	12"	11235	MA	8" 12"	11435	FI	24"	12011	FI	38"	12212	CE	20"
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6373	FI	16"	7265	FI	16"	11254	FI	42"	11439	FI	12"	12014	FI	6"	12215	CE	12"
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6594	FI	32"	7286	FI	26"	11303	DE	12"	11466	DE	12"	12032	FI	26"	12245	CE	24"
6595	FI	20"	7301	FI	10"	11304	PI	32"	11468	FI	32"	12033	FI	26"	12246	CE	14"
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6600	FI	10"	7305	FI	12"	11365	FI	26"	11477	FI	38"	12037	FI	8"	12252	CE	38"
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6605	FI	18"	7418	PI	10"	11370	FI	22"	11495	DE	14"	12042	FI	28"	12260	CE	14"
6606	FI	10"	7427	DE	10"	11371	FI	10"	11498	DE	2x8"	12043	FI	24"	12261	CE	18"
6607	PI	20"	7428	FI	10"	11372	FI	36"	11499	DE	10"	12044	FI	20"	12262	CE	10"
6608	FI	36"	7429	FI	8"	11373	FI	30"	11500	DE	8"	12045	FI	12"	12263	CE	14"
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6610	PI	15"	7433	DE	8"	11375	FI	22"	11502	FI	16"	12048	FI	24"	12267	CE	14", 18"
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6616	FI	30"	7472	DE	32"	11380	DE	6"	11516	DE	10"	12053	FI	14"	12275	CE	18", 18"
6617	FI	34"	7544	FI	36"	11381	FI	28"	11517	DE	8"	12054	FI	12"	12276	CE	12"
6618	FI	30"	7545	DE	8"	11382	FI	10"	11521	DE	8"	12055	FI	18"	12284	CE	20"
6711	FI	8"	7546	FI	24"	11383	FI	14"	11523	DE	6"	12056	FI	18"	12289	FI	26"
6712	FI	21"	7547	FI	16"	11384	FI	18"	1152								



9020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OREGON 97223
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www.pdg.com

PDG
PIONEER DESIGN GROUP, INC.

PRELIMINARY GRADING PLAN

SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

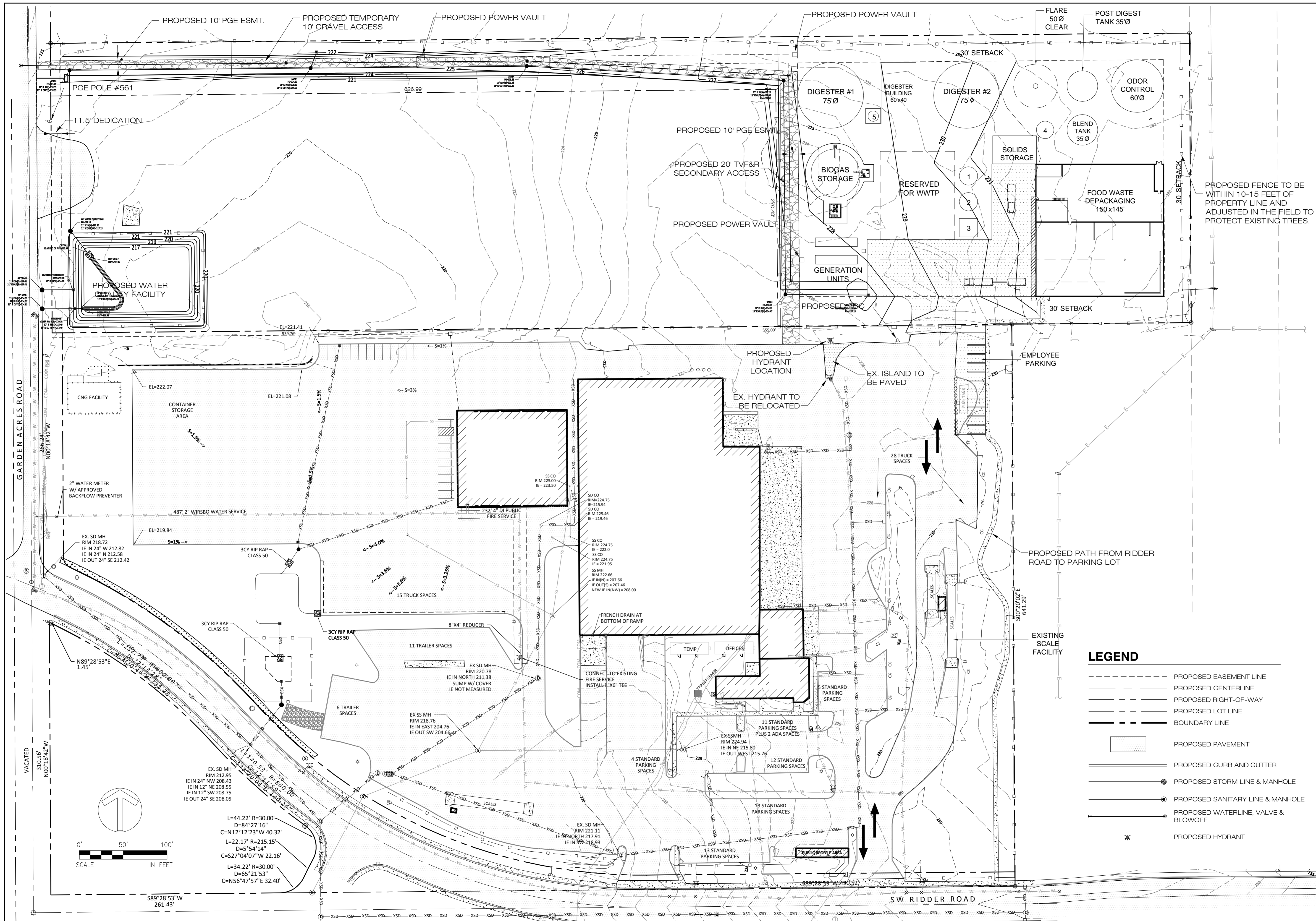
Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_05grad		

LEGEND

- 221 --- EXISTING 1' CONTOUR
- 220 --- EXISTING 5' CONTOUR
- 221 --- PROPOSED 1' CONTOUR
- 220 --- PROPOSED 5' CONTOUR
- ☉ EXISTING EVERGREEN TREE TO BE SAVED
- ☼ EXISTING DECIDUOUS TREE TO BE SAVED
- ✕ ✕ TREE TO BE REMOVED

Project
SORT BIOENERGY
No. 999-174
Type PLANNING
Sheet

5 of 7



PRELIMINARY UTILITIES AND ACCESS PLAN

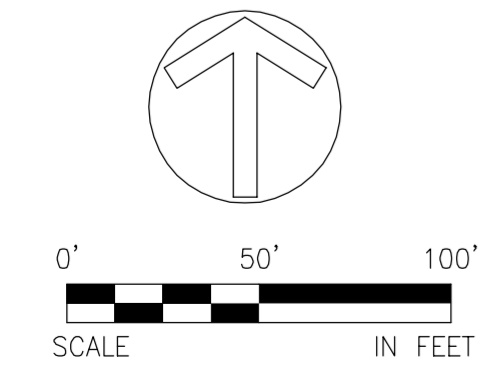
Sort Bioenergy
City of Wilsonville, Oregon

Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_06a.rvt		

By	Revision	Date	No.

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATERLINE, VALVE & BLOWOFF
- PROPOSED HYDRANT

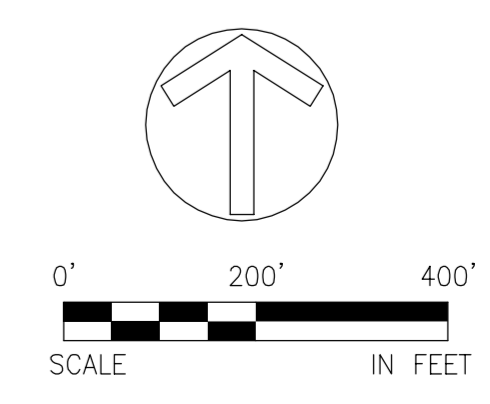


L=44.22' R=30.00'
D=84°27'16"
C=N12°12'23"W 40.32'
L=22.17' R=215.15'
D=5°54'14"
C=S27°04'07"W 22.16'
L=34.22' R=30.00'
D=65°21'53"
C=N56°47'57"E 32.40'

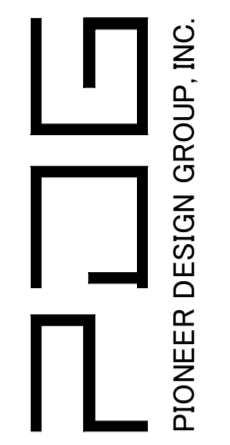


LEGEND

- • • • PROPOSED PEDESTRIAN CIRCULATION
- ○ ○ ○ EXISTING PEDESTRIAN CIRCULATION
- ↔ ↔ ↔ ↔ PROPOSED VEHICULAR / BICYCLE CIRCULATION
- ↔ ↔ ↔ ↔ EXISTING VEHICULAR / BICYCLE CIRCULATION



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PIONEER DESIGN GROUP, INC.

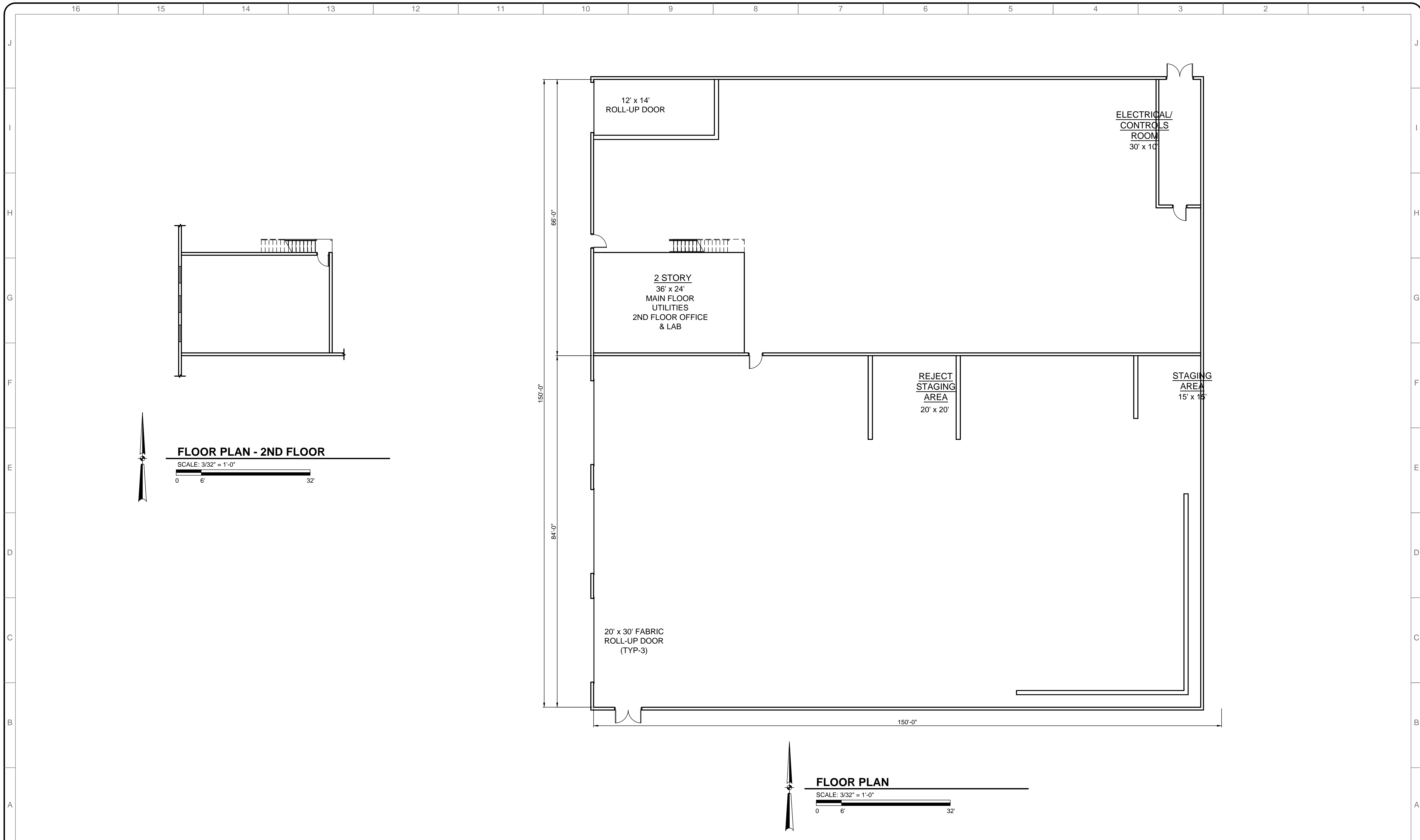
CIRCULATION AND AERIAL PLAN

SORT BIOENERGY
CITY OF WILSONVILLE, OREGON

Designed by	BA	Date	03/2016
Drawn by	TCC	Date	03/2016
Reviewed by	BA	Date	03/2016
Project No.	999-174	REF.	
Horiz. Scale:	AS NOTED		
Vert. Scale:	999174_07cfc		

No.	Date	Revision	By

Project
SORT BIOENERGY
No.
999-174
Type
PLANNING
Sheet
7 of **7**



FLOOR PLAN - 2ND FLOOR
 SCALE: 3/32" = 1'-0"
 0 6 32'

FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 6 32'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

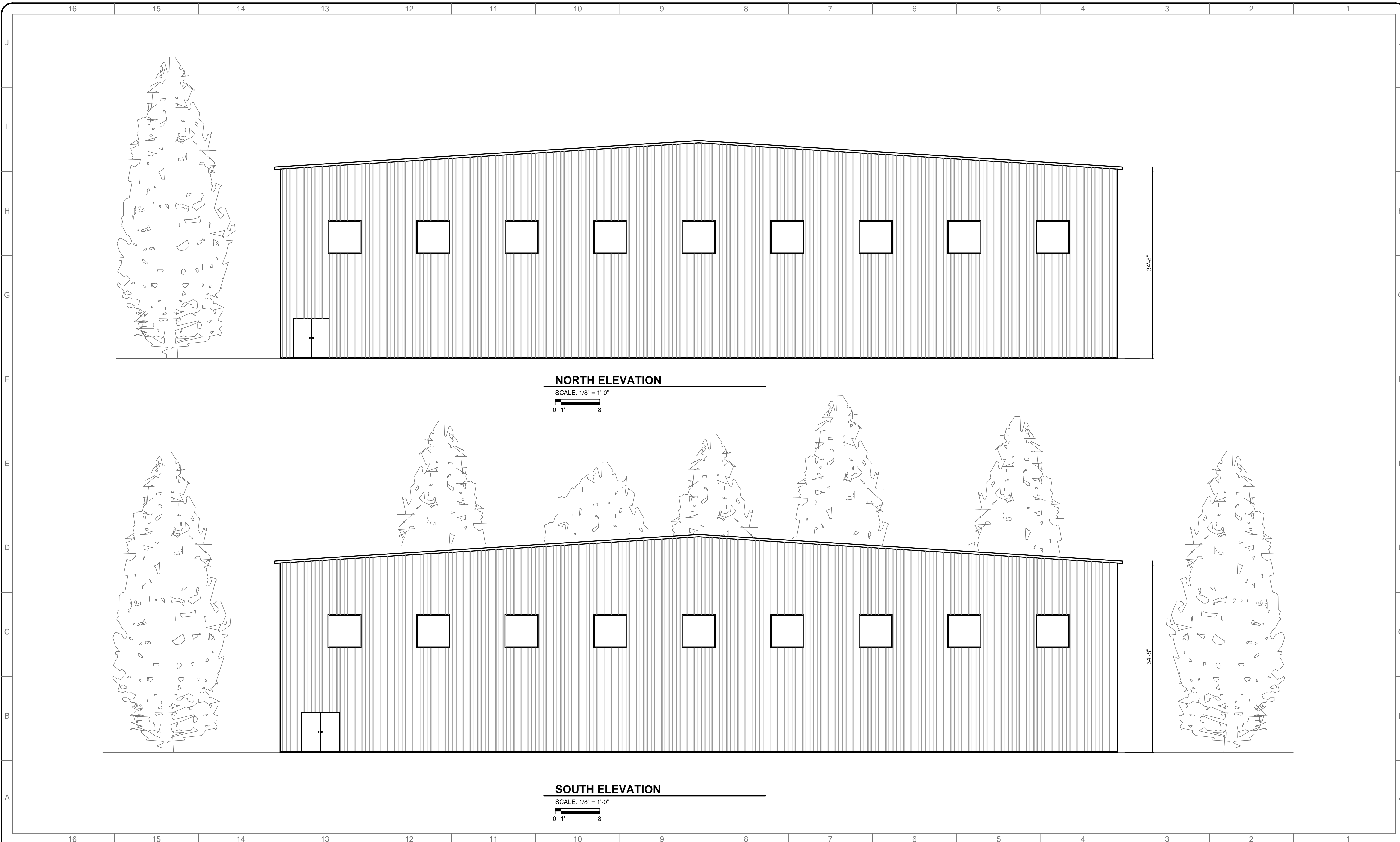


DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
RECEIVING BUILDING FLOOR PLAN

DRAWING NUMBER
A1.0
 REV
B

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH ELEVATION

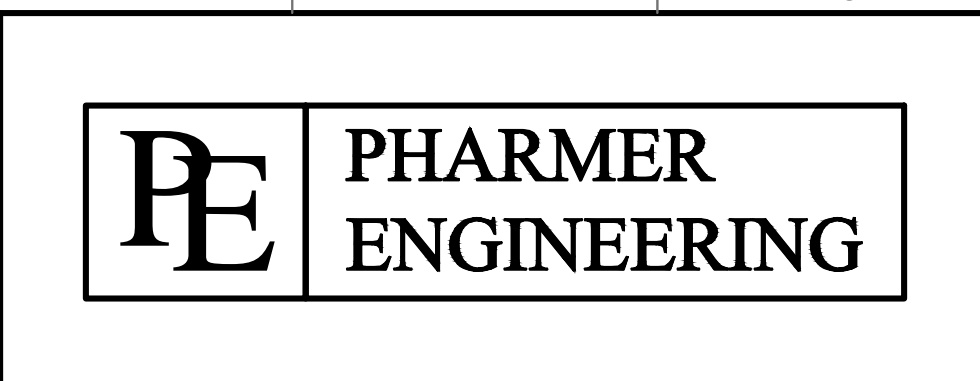
SCALE: 1/8" = 1'-0"
 0 1' 8'

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 1' 8'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



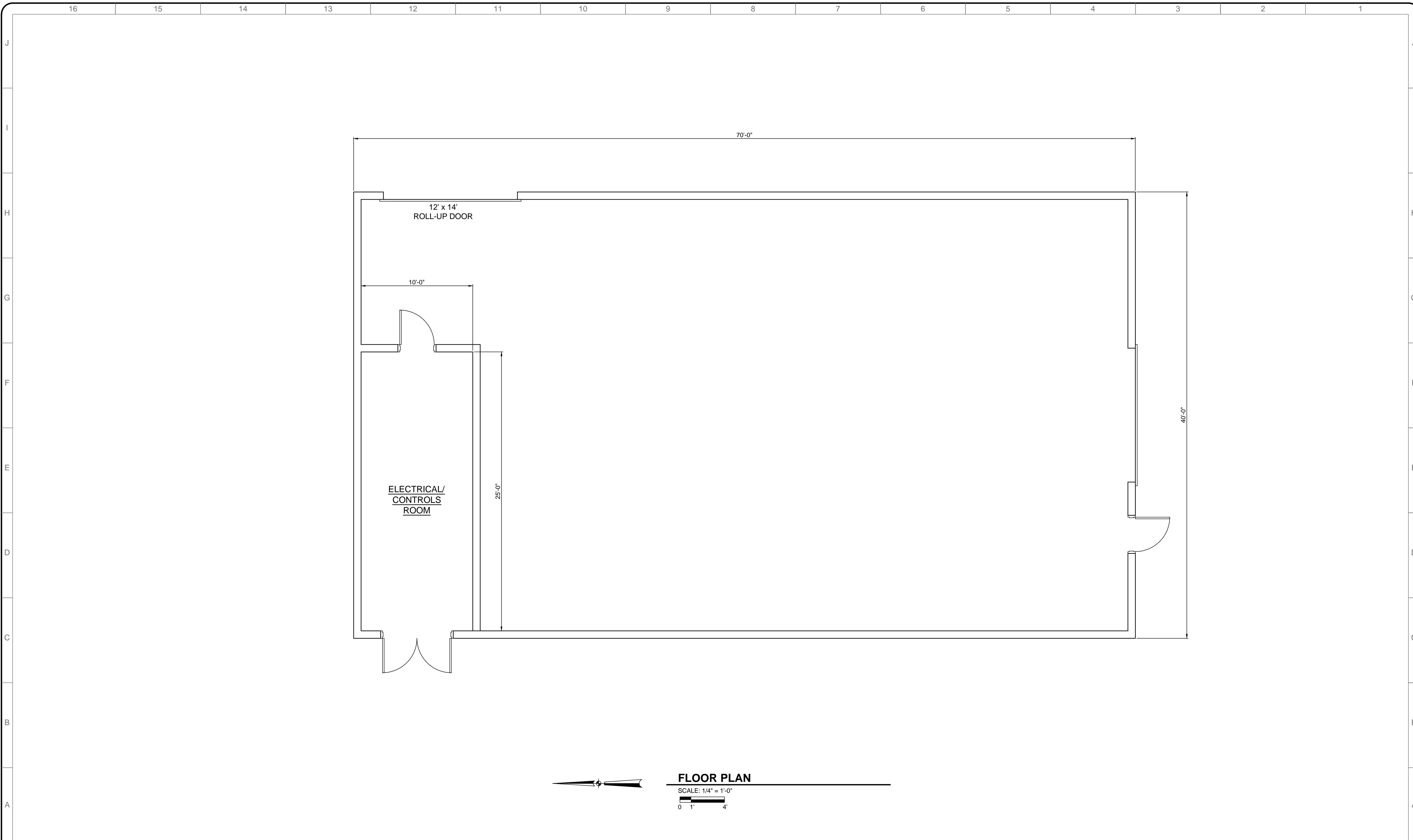
DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
RECEIVING BUILDING ELEVATIONS

DRAWING NUMBER
A1.1
 REV
B

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16000\16000.dwg (11/11/2016) 11:11:11 AM, 11/11/2016 11:11:11 AM, 11/11/2016 11:11:11 AM



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



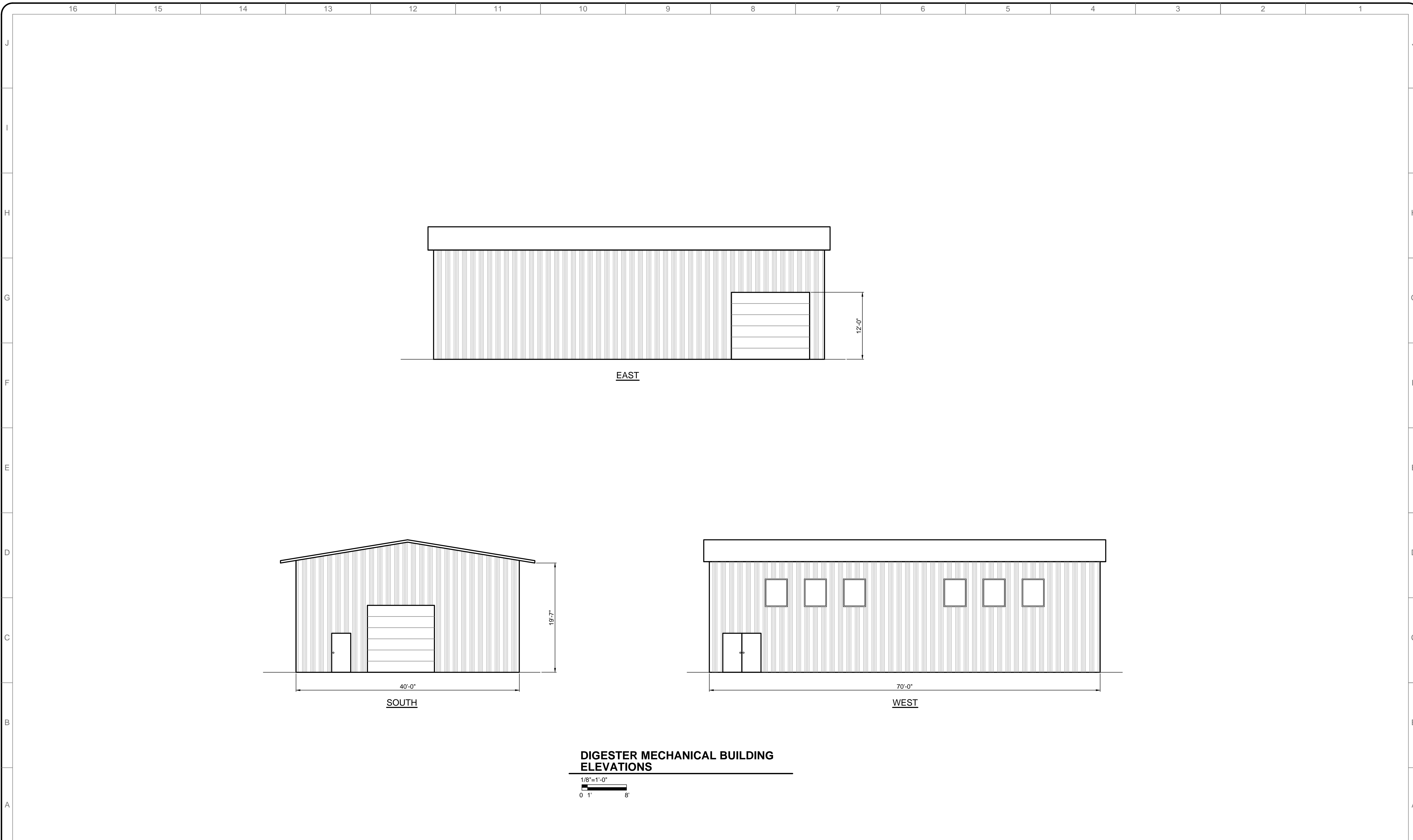
DESIGNED:	JF
DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTER MECHANICAL BUILDING
 FLOOR PLAN**

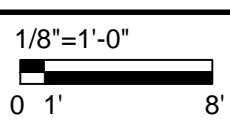
DRAWING NUMBER
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 REV
B

PRELIMINARY - NOT FOR CONSTRUCTION

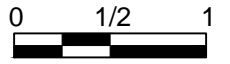
P:\Users\jpharm\OneDrive\Documents\2016\Sort Bioenergy\3120160316_Sort Bioenergy_Mechanical Building_Floor Plan.dwg



**DIGESTER MECHANICAL BUILDING
ELEVATIONS**



REV NUM	DESCRIPTION	DRWN BY	CHKD BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



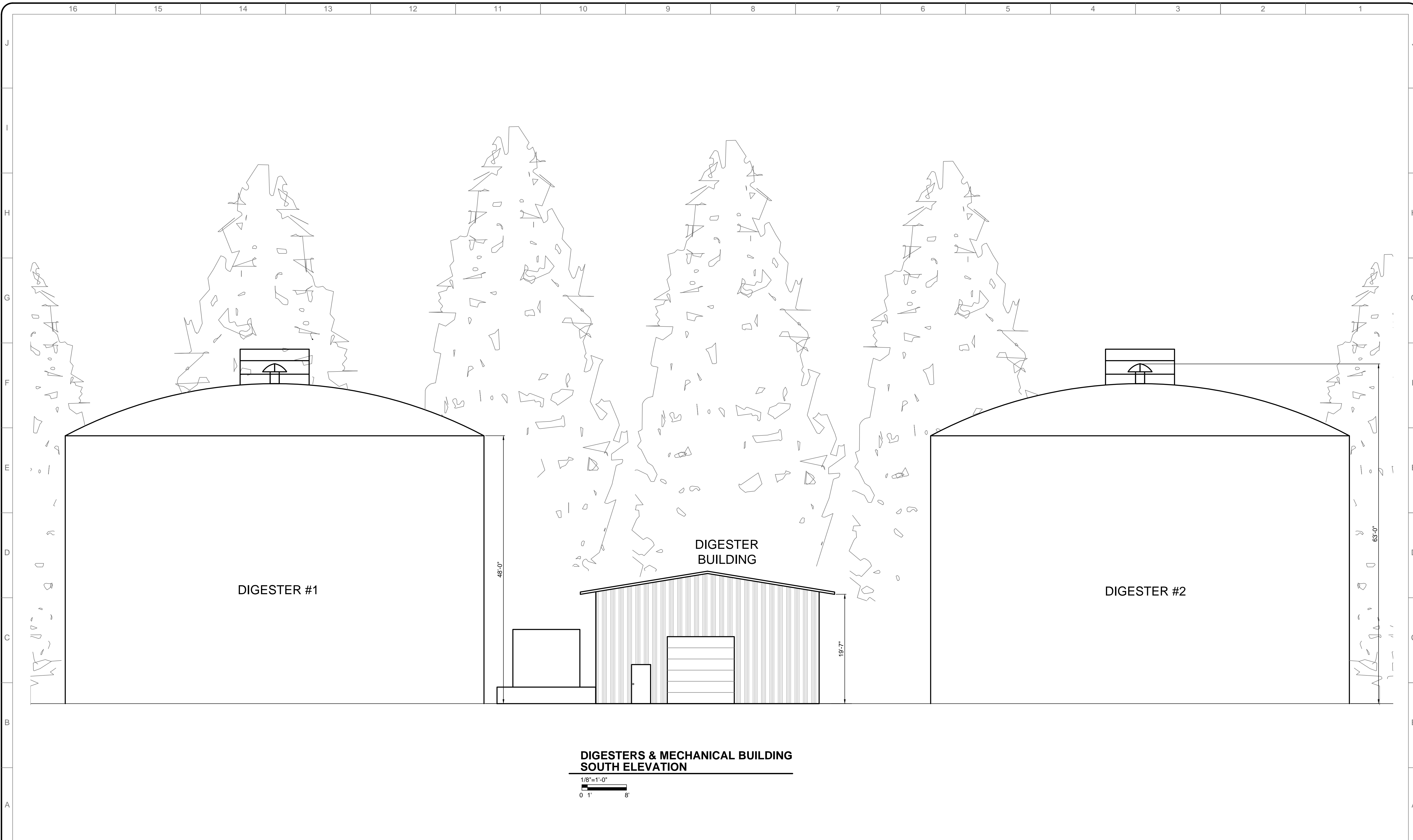
DESIGNED:	RDP
DRAWN:	JRH
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTER MECHANICAL BLDG.
 ELEVATIONS**

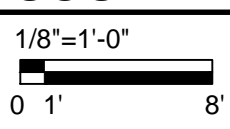
DRAWING NUMBER
A2.1
 REV
B

PRELIMINARY - NOT FOR CONSTRUCTION

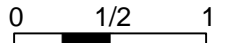
P:\Users\jrh\OneDrive\Documents\A2.1 - Digester Bldg. 3/1/2016 10:02:37 AM - DWG - 1/2016.dwg



**DIGESTERS & MECHANICAL BUILDING
SOUTH ELEVATION**



REV NUM	DESCRIPTION	DRWN BY	CHKD BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



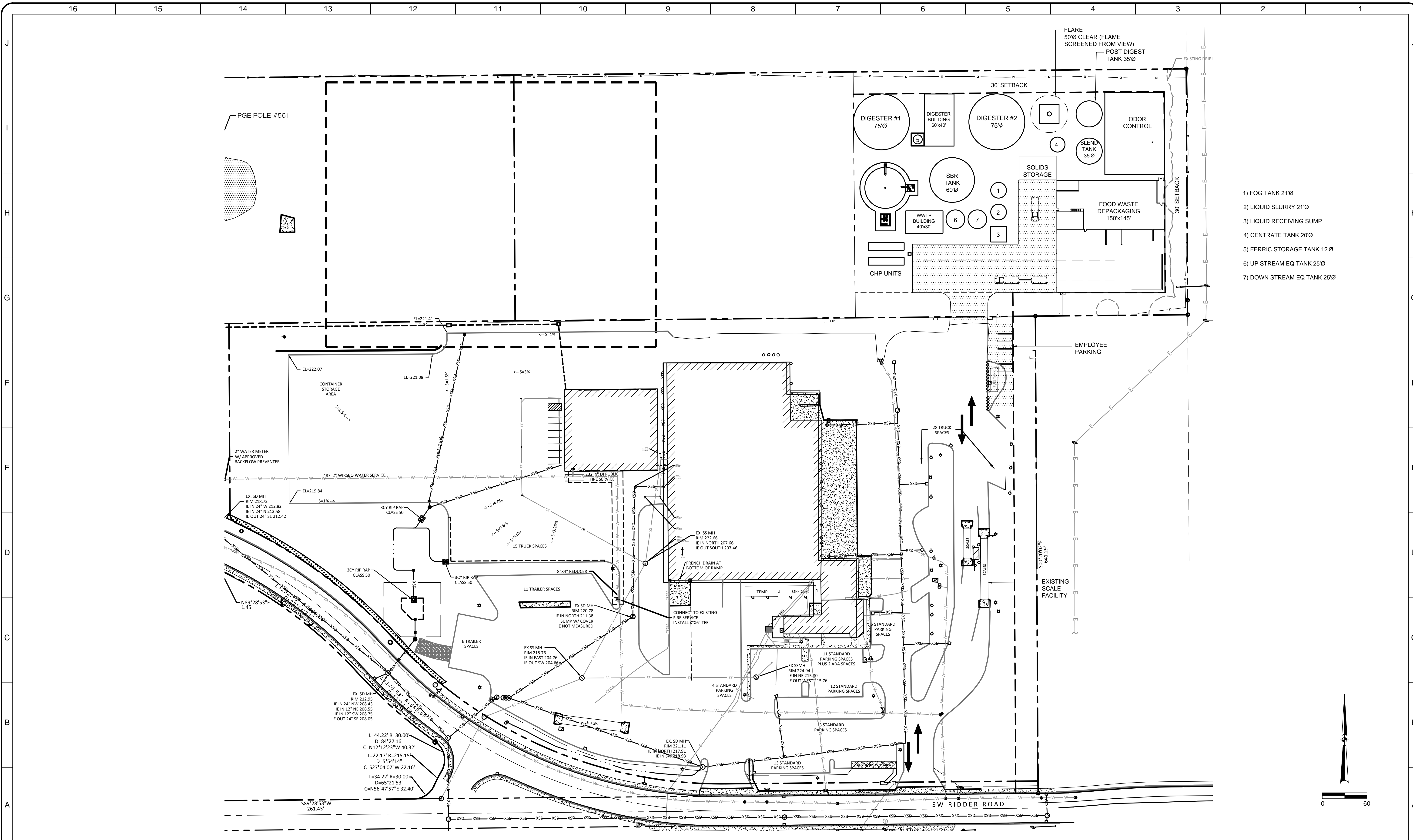
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CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTERS & DIGESTER BUILDING
SOUTH ELEVATION**

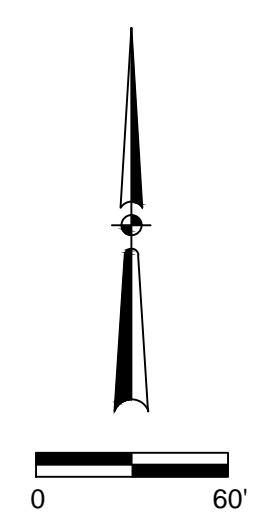
DRAWING NUMBER
A3.1
 REV
A

PRELIMINARY - NOT FOR CONSTRUCTION

P:\16000\16000.dwg (16000.dwg) 3/15/2016 3:10:10 PM, 16000.dwg



- 1) FOG TANK 21'Ø
- 2) LIQUID SLURRY 21'Ø
- 3) LIQUID RECEIVING SUMP
- 4) CENTRATE TANK 20'Ø
- 5) FERRIC STORAGE TANK 12'Ø
- 6) UP STREAM EQ TANK 25'Ø
- 7) DOWN STREAM EQ TANK 25'Ø



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

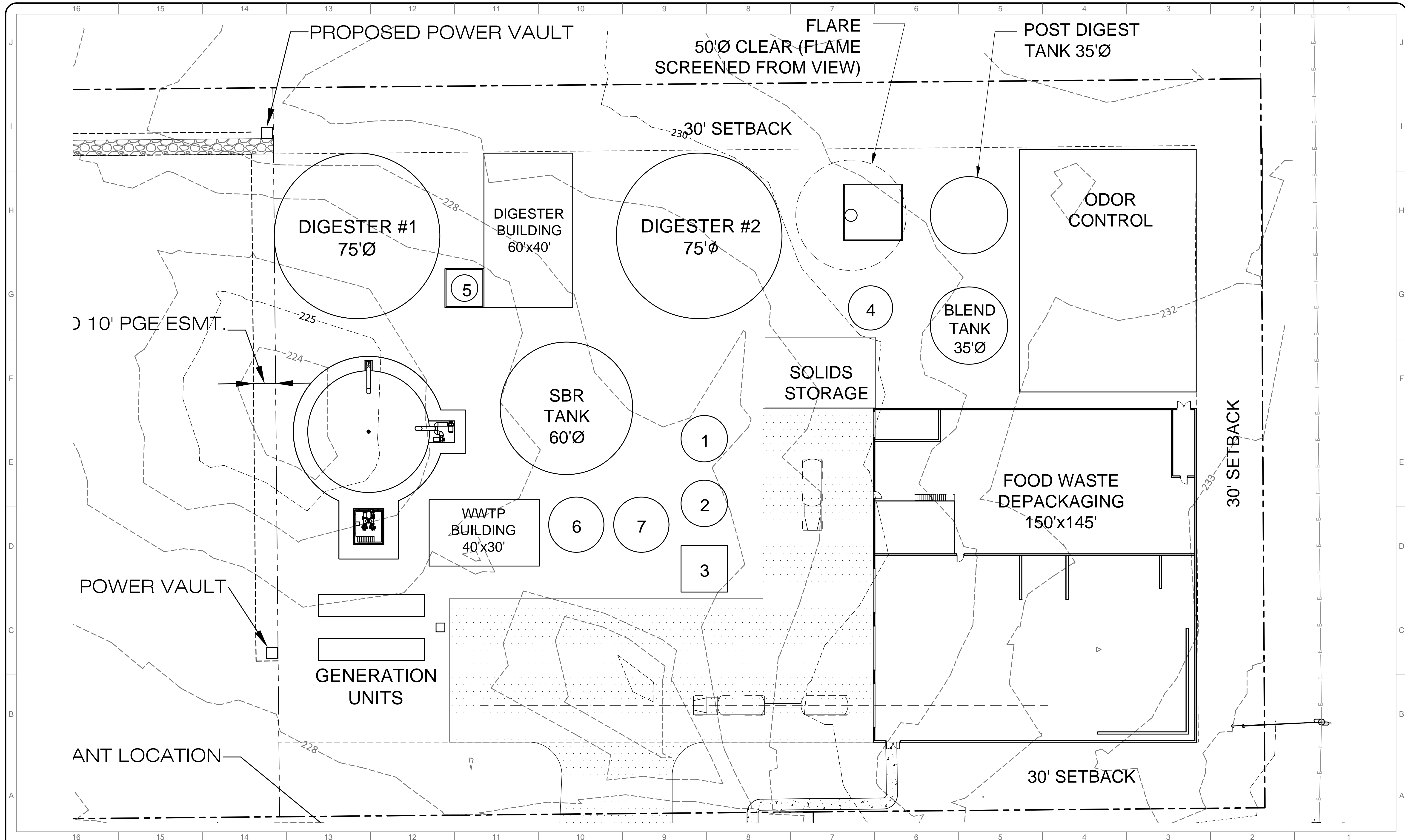


DESIGNED:	JF
DRAWN:	JN
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
SITE ACCESS PLAN

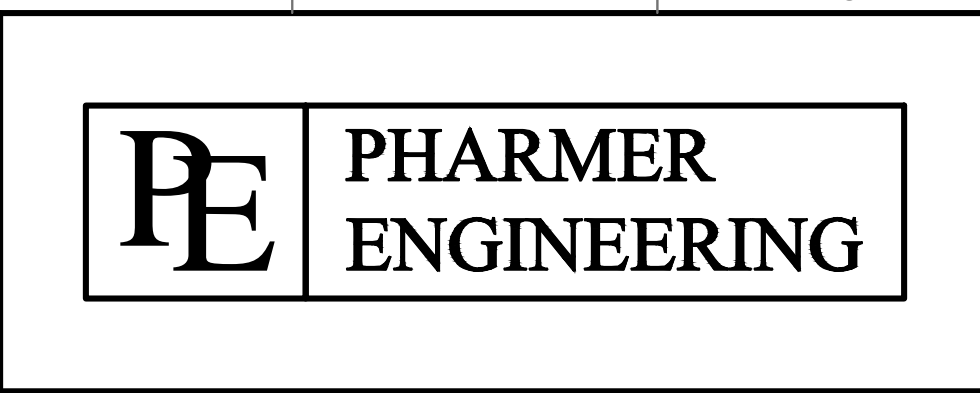
DRAWING NUMBER
C1.1
 REV I

PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
 0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



DESIGNED:	JF
DRAWN:	JN
CHECKED:	-
APPROVED:	-
PROJECT DATE:	Mar. 2016
PROJECT NO.:	-
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
ENLARGED SITE PLAN

DRAWING NUMBER
C1.2
 REV
 I

PRELIMINARY - NOT FOR CONSTRUCTION

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CONCEPT DRAWINGS ONLY, NOT FOR CONSTRUCTION,
 FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
 MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
 DIFFERENCES.



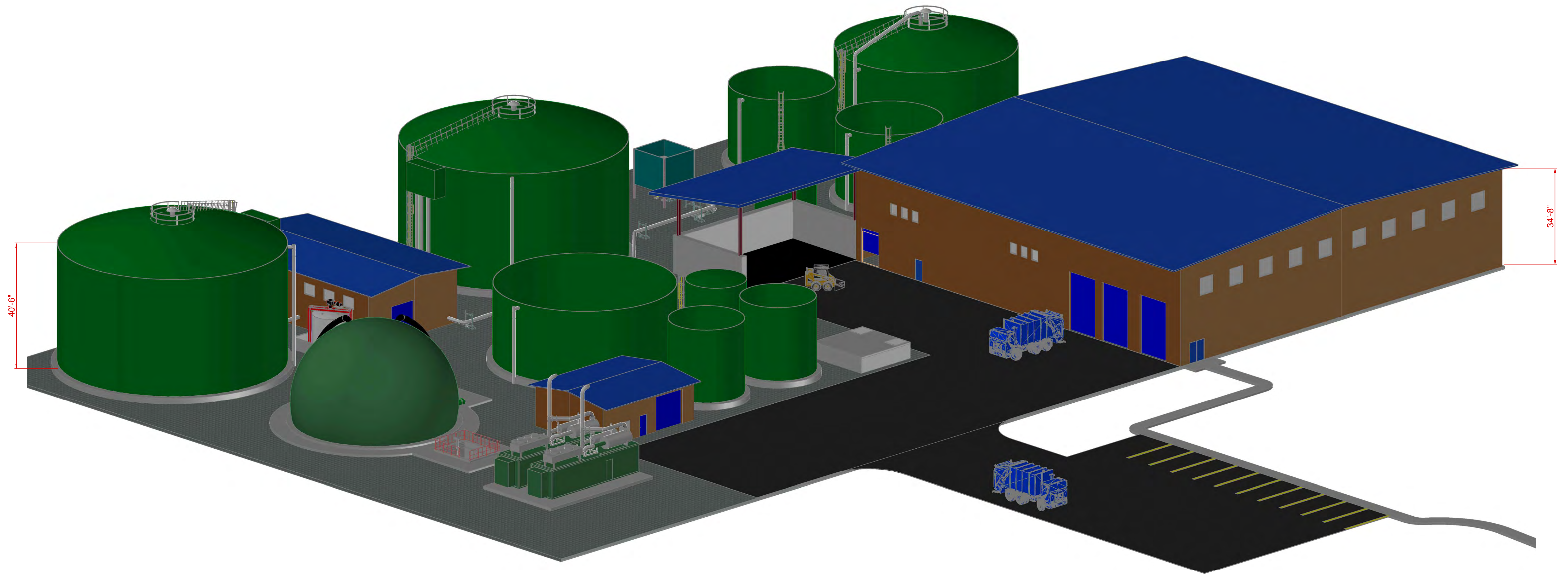
Sort Bioenergy, LLC
 Wilsonville, Oregon

**CONCEPT DRAWING
 PLAN VIEW**

DRAWING NUMBER
CD1.0

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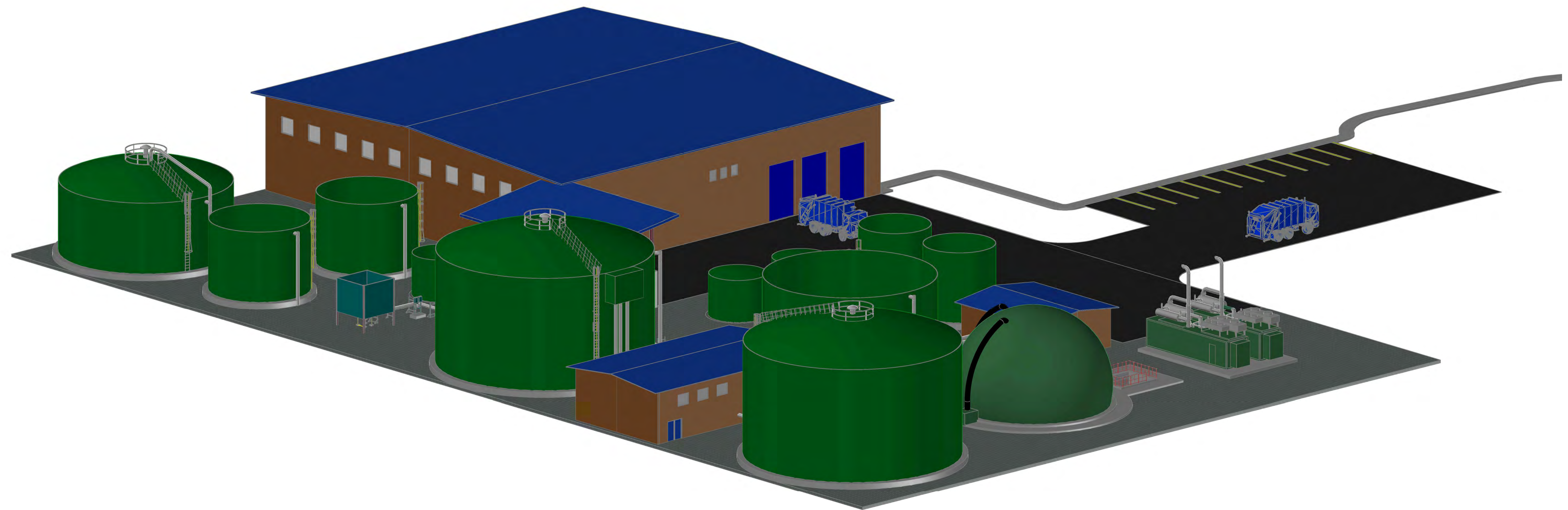
CONCEPT DRAWING
 SW PERSPECTIVE VIEW

DRAWING NUMBER

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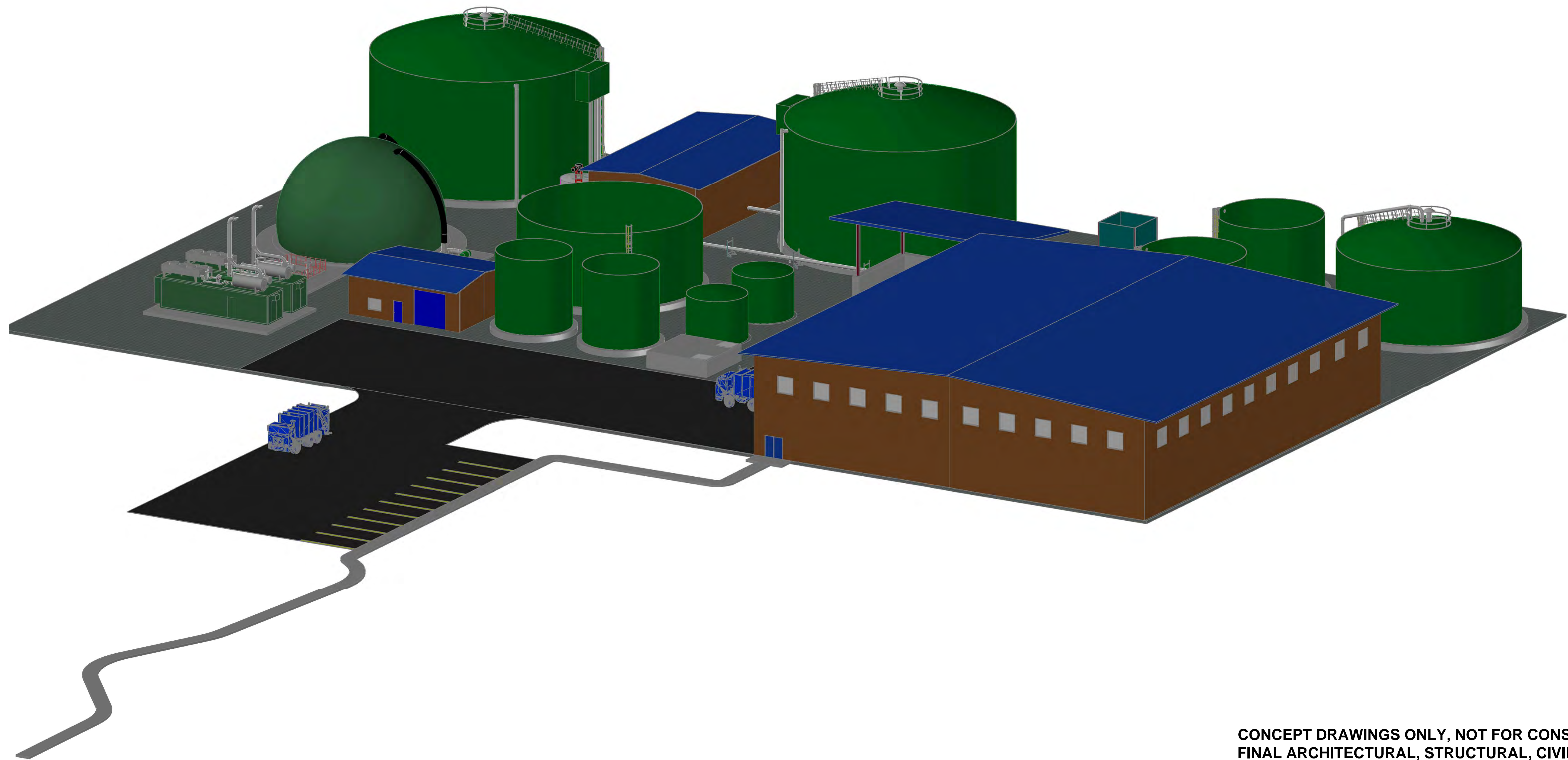
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 NW PERSPECTIVE VIEW

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CONCEPT DRAWING
 SE PERSPECTIVE VIEW

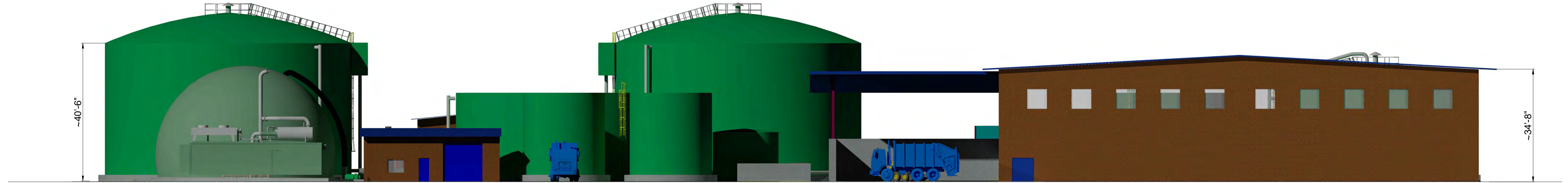
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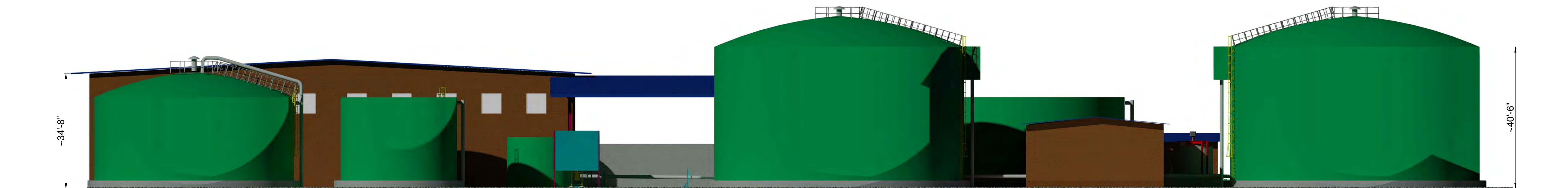
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SOUTH ELEVATION

NTS



NORTH ELEVATION

NTS

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FINAL ARCHITECTURAL, STRUCTURAL, CIVIL AND
MECHANICAL DESIGN DETAILS MY RESULT IN MINOR
DIFFERENCES.**



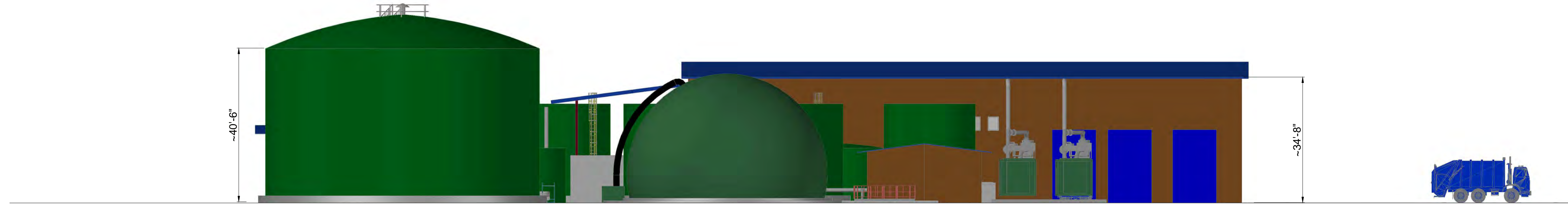
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**CONCEPT DRAWING
SOUTH AND NORTH ELEVATIONS**

DRAWING NUMBER
CD2.0

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WEST ELEVATION

NTS



EAST ELEVATION

NTS

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DIFFERENCES.**



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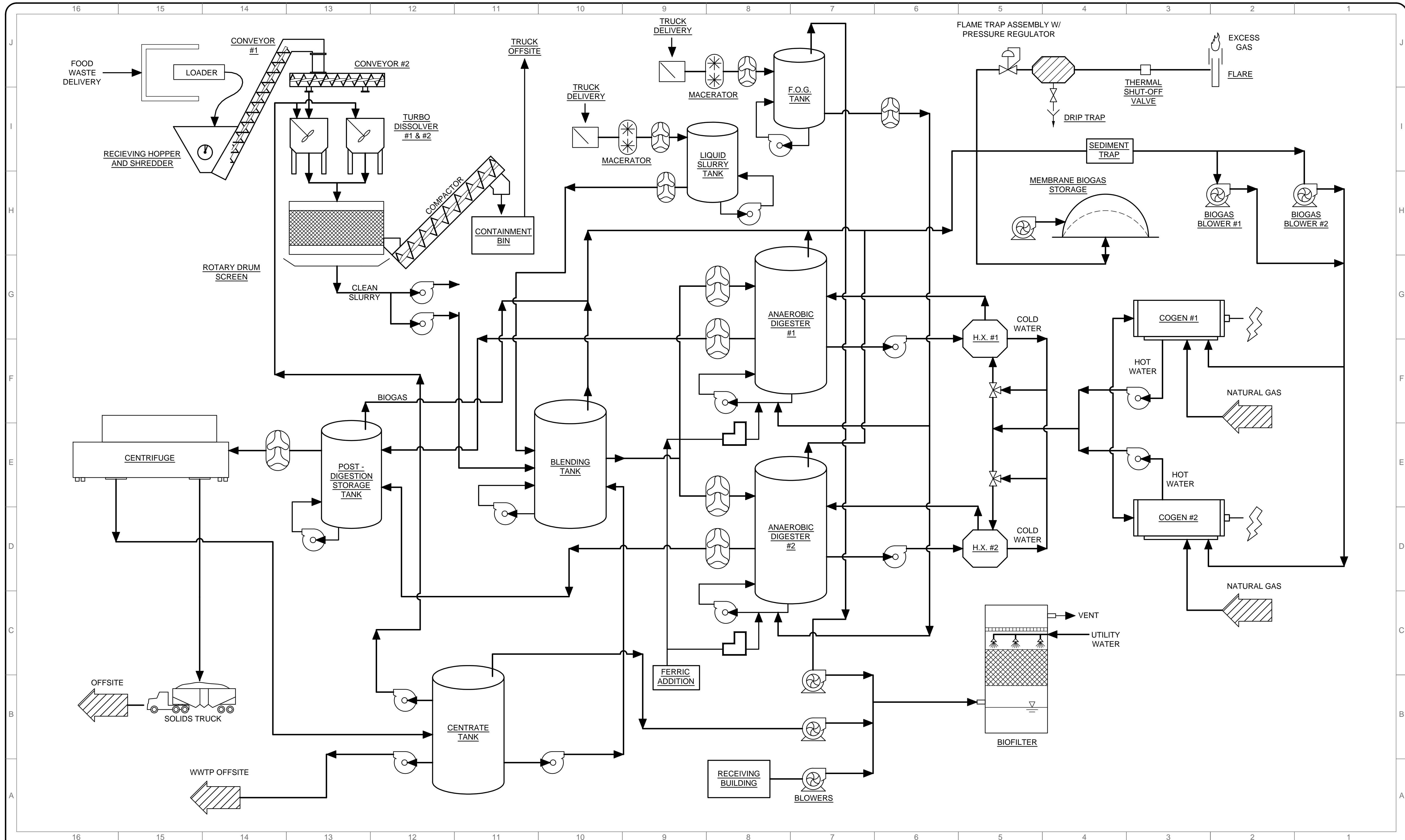
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WEST AND EAST ELEVATIONS**

DRAWING NUMBER

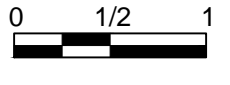
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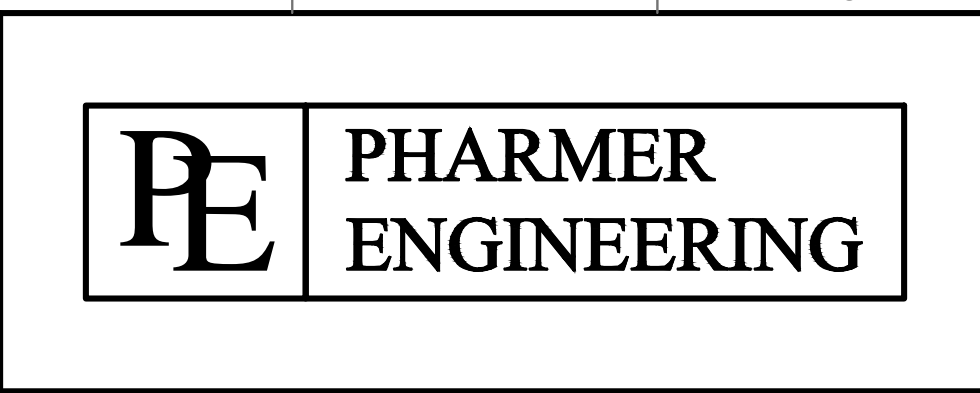
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REV NUM	DESCRIPTION	DRWN BY	CHKD BY	DATE

ATTENTION:

 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

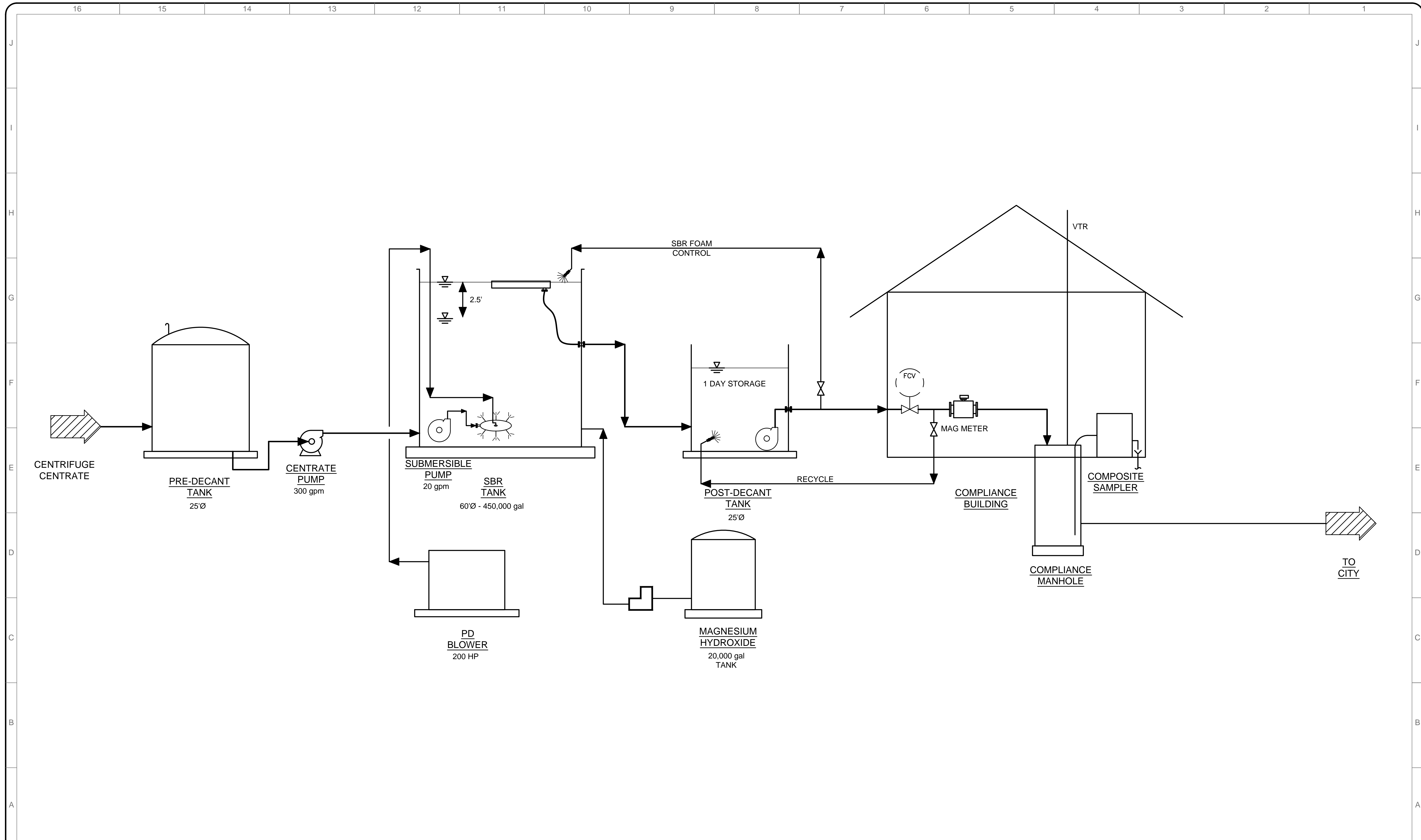


DESIGNED:	JB
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	NTS

Sort Bioenergy, LLC
 Wilsonville, Oregon
PROCESS FLOW DIAGRAM

DRAWING NUMBER
G1.0
 REV
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PRELIMINARY - NOT FOR CONSTRUCTION



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
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 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY

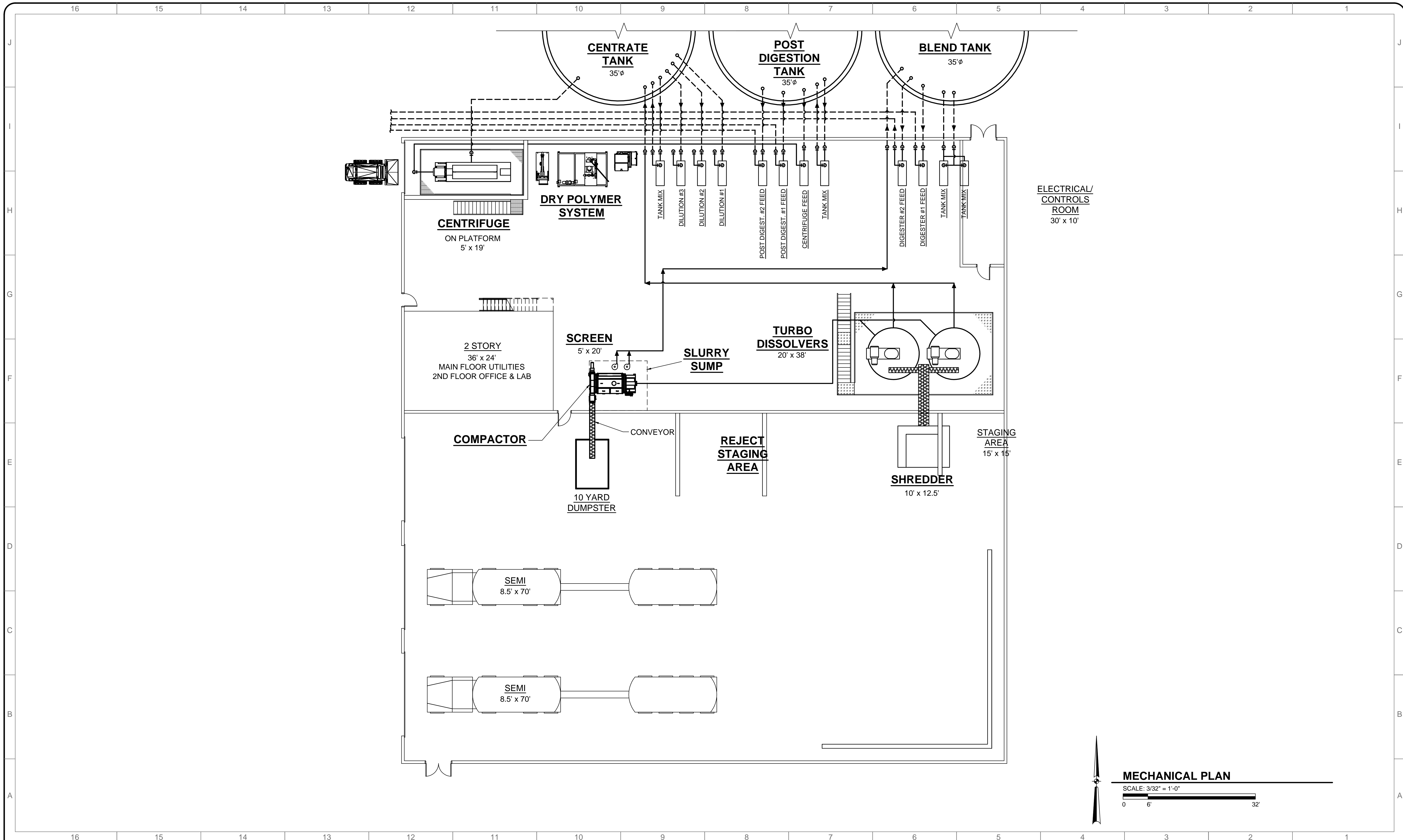


DESIGNED:	CWH
DRAWN:	TMB
CHECKED:	XXX
APPROVED:	XXX
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	NTS

Sort Bioenergy, LLC
 Wilsonville, Oregon
**WASTE WATER PRETREATMENT SYSTEM
 PROCESS FLOW DIAGRAM**

DRAWING NUMBER
G2.0
 REV
A

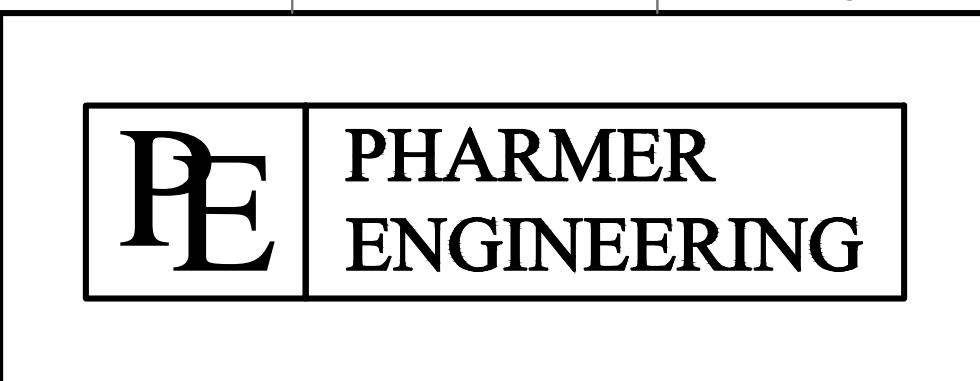
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MECHANICAL PLAN
SCALE: 3/32" = 1'-0"
0 6' 32'

REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



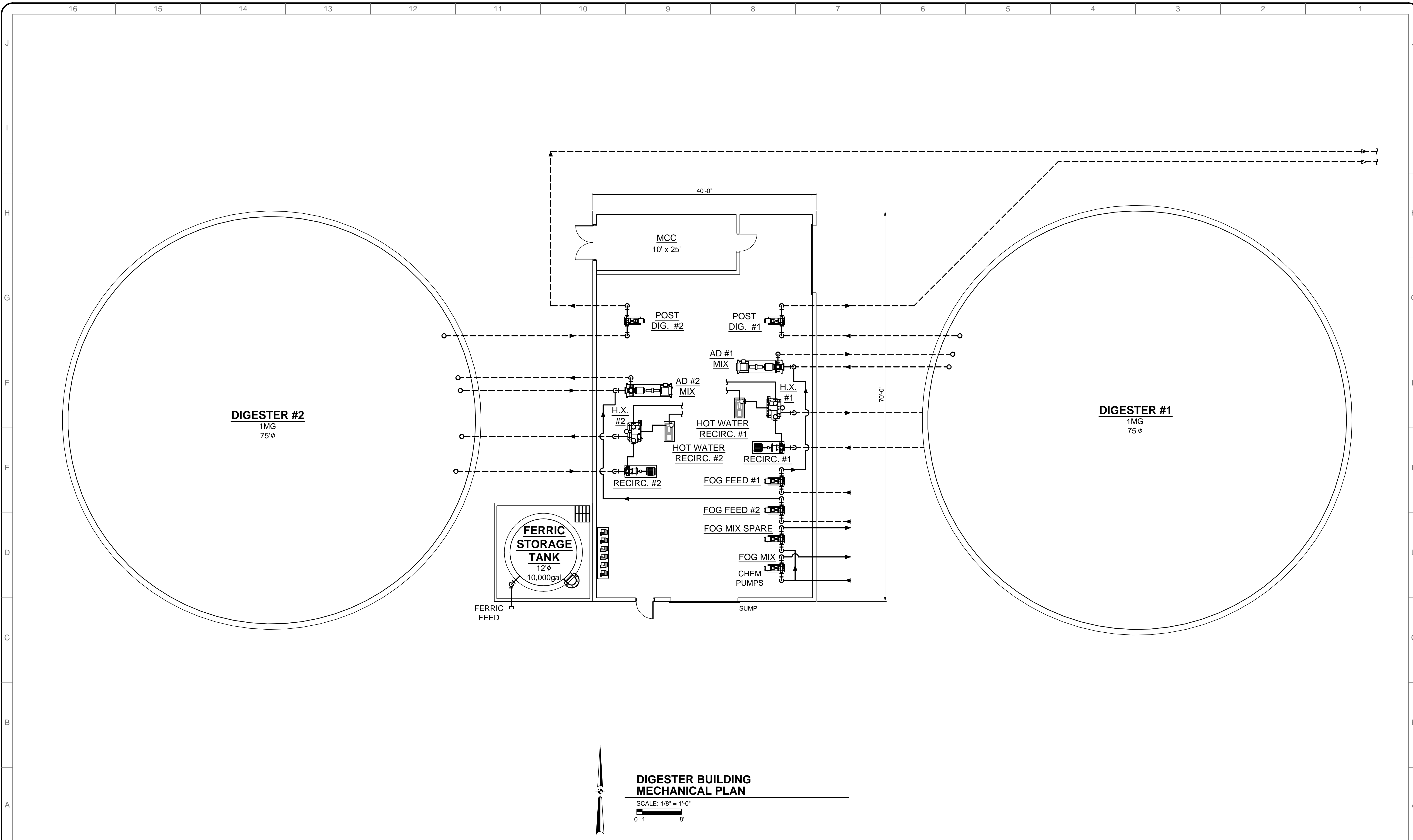
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DRAWN:	JN
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
Wilsonville, Oregon
**RECEIVING BUILDING
MECHANICAL PLAN**

DRAWING NUMBER
M1.0
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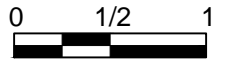


**DIGESTER BUILDING
MECHANICAL PLAN**

SCALE: 1/8" = 1'-0"
0 1' 8'



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:

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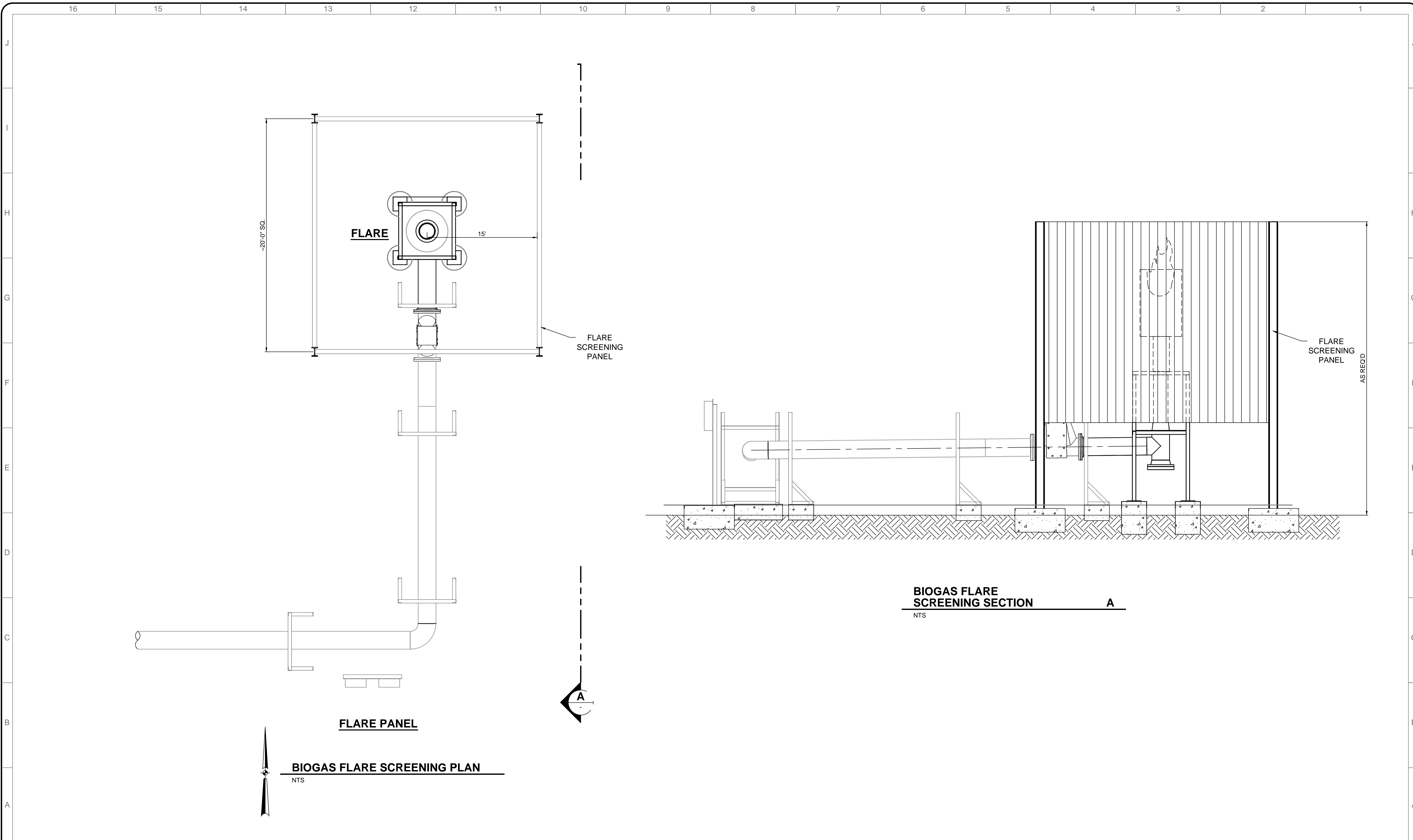
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CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
**DIGESTERS & PUMPING
 MECHANICAL PLAN**

DRAWING NUMBER
M2.0
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~20'-0" SQ.

FLARE

15'

FLARE SCREENING PANEL

FLARE PANEL

BIOGAS FLARE SCREENING PLAN

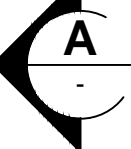
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BIOGAS FLARE SCREENING SECTION A

NTS

FLARE SCREENING PANEL

AS RECD



REV NUM	DESCRIPTION	DRWN BY	CHK'D BY	DATE

ATTENTION:
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 IF THIS BAR DOES NOT MEASURE 1" @ 22x34 or 1/2" @ 11x17, THEN DRAWING IS NOT TO SCALE - SCALE ACCORDINGLY



DESIGNED:	JF
DRAWN:	JRH
CHECKED:	JF
APPROVED:	RDP
PROJECT DATE:	Mar. 2016
PROJECT NO.:	
SCALE:	AS NOTED

Sort Bioenergy, LLC
 Wilsonville, Oregon
DETAILS
FLARE SCREENING

DRAWING NUMBER
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 REV
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DEVELOPMENT REVIEW BOARD MEETING

MONDAY, MAY 9, 2016

6:30 PM

VIII. Board Member Communications:

**A. Agenda Results from the April 25, 2016 DRB
Panel B meeting**

City of Wilsonville

Development Review Board Panel B Meeting Meeting Results

DATE: APRIL 25, 2016		TIME END: 8:27 P.M.
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR		
TIME START: 6:30 P.M.		

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Shawn O'Neil	Chris Neamtzu
Richard Martens	Barbara Jacobson
Aaron Woods	Steve Adams
Samy Nada	Daniel Pauly
Samuel Scull	
City Council Liaison: Julie Fitzgerald	

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of March 28, 2016 Minutes	A. Unanimously approved as presented.
PUBLIC HEARING	
<p>A. Resolution No. 324. 14-Lot Single-Family Subdivision: Beth Ann Boeckman and Karen and Marvin Lewallen – Owners. The applicant is requesting approval of a Comprehensive Plan Map Amendment from Residential 0-1 dwelling units per acre to Residential 4-5 dwelling units per acre, a Zone Map Amendment from Residential Agriculture-Holding (RA-H) to Planned Development Residential 3 (PDR-3), a Stage I Master Plan, Stage II Final Plan, Site Design Review, Type C Tree Plan, Waiver and Tentative Subdivision Plat for a 14-lot single-family subdivision located at 28500 and 28530 SW Canyon Creek Road South. The subject site is located on Tax Lots 900 and 1000 of Section 13B, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly</p> <p>Case Files: DB15-0108 – Comprehensive Plan Map Amendment DB15-0109 – Zone Map Amendment DB15-0110 – Stage I Master Plan DB15-0111 – Stage II Final Plan DB15-0112 – Site Design Review DB15-0113 – Type C Tree Plan DB15-0114 – Waiver DB15-0115 – Tentative Subdivision Plat</p> <p><i>This item was continued to this date and time certain at the March 28,</i></p>	<p>A. Unanimously approved with the addition of Exhibits C6, C7, and D10, and typographical corrections to Finding G1 of the Staff report and the resolution title.</p>

<p>2016 DRB Panel B meeting.</p> <p><i>The DRB action on the Comprehensive Plan Map Amendment and Zone Map Amendment is a recommendation to the City Council.</i></p>	
<p>BOARD MEMBER COMUNICATIONS</p>	
<p>A. Results of the April 11, 2016 DRB Panel A meeting</p>	<p>The Board discussed the need for the Traffic Study Analysis work session scheduled after the regular meeting.</p>
<p>STAFF COMMUNICATIONS</p>	<p>None.</p>