



P.O. Box 167
Sherwood, Oregon 97140
625-5522 625-5523

City of Sherwood

Planning Commission
Agenda

January 2, 1986
7:30 p.m., Senior/Community Center
855 No. Sherwood Blvd.

1. Approval of Minutes - October 17, 1985 and December 5, 1985
2. Approval request by P.M. Marshall for a minor land partition to adjoin a part of Tax Lot 501 with 601 of assessor's map 2S 1 28A, located on Cipole Road.
3. Approval request by P.M. Marshall for a preliminary industrial subdivision plat of nine lots at the intersection of Cipole Road and Tualatin Sherwood Road.
4. Discussion and recommendation of proposed IP (Institutional/Public) Zone.

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: Dec. 18, 1985

FROM: Carole W. Connell, Consulting City Planner
Benkendorf & Associates

FILE NO.: 2271-32

RE: Request by P.M. Marshall for a Minor Land Partition Taking 3.3 Acres from Tax Lot 501, Map 2S-1-28A, and Consolidating it with the Adjoining Tax Lot 601.

I. PROPOSAL DATA

Applicant

and Owner: P.M. Marshall
10002 S.W. Herman Road
Tualatin, OR 97062

Representative: Robert Price
David Evans & Associates, Inc.
2626 S.W. Corbett
Portland, OR 97201

Location: Cipole Road between Herman and Tualatin-Sherwood Roads,
further described as Tax Lot 501, Map 2S-1-28A.

II. BACKGROUND DATA

The purpose of the partition is to enlarge the adjoining and existing Tax Lot 601 by 3.3 acres. Tax Lot 601 is owned by Shemor Development Company and is currently occupied by Protein Products. **The property is zoned General Industrial, G.I.** The subject parcel is vacant, adjoined by the proposed Therm Tec to the east, vacant land to the south and west, and Protein Products to the north.

III. SHERWOOD COMMUNITY DEVELOPMENT CODE PROVISIONS

1. Section 4.00 Plan Compliance Review Process
2. Table 4.04 Compliance Information
3. Chapter 2 Section 2.16 General Industrial (GI) Zone
4. Chapter 3 Section 3.00 Minor Land Partition

IV. FINDINGS OF FACT

1. The subject parcel, Tax Lot 501, is currently 18.27 acres. The partition request is to split 3.3 acres from the lot and combine it with the adjoining Tax Lot 601.
2. The parcel is basically flat and grassy, with some tree vegetation at the northwest and southwest property lines, as well as remnants of an orchard.
3. The site is inside the Sherwood city limits and the Metro UGB. Cipole Roads is both the Sherwood and Tualatin city limits.
4. The property is zoned General Industrial (GI). The minimum lot size is 20,000 square feet, and a minimum lot width of 100 feet is required. The proposed division is in compliance with these standards.
5. The proposed partition does not create a road; the lot gains public access from Cipole Road through its consolidation with Tax Lot 601. An access plan has not been identified.
6. City sewer and water service is available to the site.
7. The Tualatin Fire District has been notified of the proposal and their comments will be presented at the Planning Commission meeting.
8. Division of Tax Lot 501 as proposed does not interfere with future access to adjoining lots.

9. Required dedications from Tax Lot 601 to Cipole Road, a minor arterial, have been satisfied. Curb, gutter and sidewalk improvements have not been made.
10. The site is not within any identified floodplain or significant natural area.

V. CONCLUSIONARY FINDINGS AND RECOMMENDATION

1. The partition does not require the creation of a street.
2. The proposed partition complies with the intent of the Sherwood Comprehensive Plan and Community Development Code.
3. There exists an adequate supply of water and sewerage disposal system to support the site.
4. Access is available to adjoining lands in accordance with the Community Development Code.

Based on the Background Data, the Findings of Fact and Conclusionary Findings, staff recommends **approval** of the proposed minor land partition, subject to the following conditions:

1. **The applicant shall enter into a non-remonstrance agreement for future road improvements to Cipole Road.**
2. **Retain existing trees, as possible, that act as a natural buffer between the proposed partition and adjoining lots.**
3. **Incorporate into the approval any requirements of the Tualatin Fire District, including an acceptable access plan to the parcel.**

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. _____

FEE _____

RECEIPT NO. _____

DATE _____

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

Applicant: P.M. Marshall NAME ADDRESS PHONE
10002 S.W. Herman Road, Tualatin 692-1350

Owner: As Above

Contact for
Additional Info: Robert Price, David Evans and Associates, Inc.
2626 S.W. Corbett, Portland, OR 97201 223-6663

Property Information

Street Location: Cipole Road, Between Herman & Tualatin-Sherwood Roads

Tax Lot No. 2S-1-28A TL501 Acreage 18.27

Existing Structures/Use: Vacant (portion proposed for minor partition)

Existing Plan Designation: General Industrial (GI)

Proposed Action

Proposed Use Additional Lot Area to be consolidated with existing TL601 (2S-1-28A)

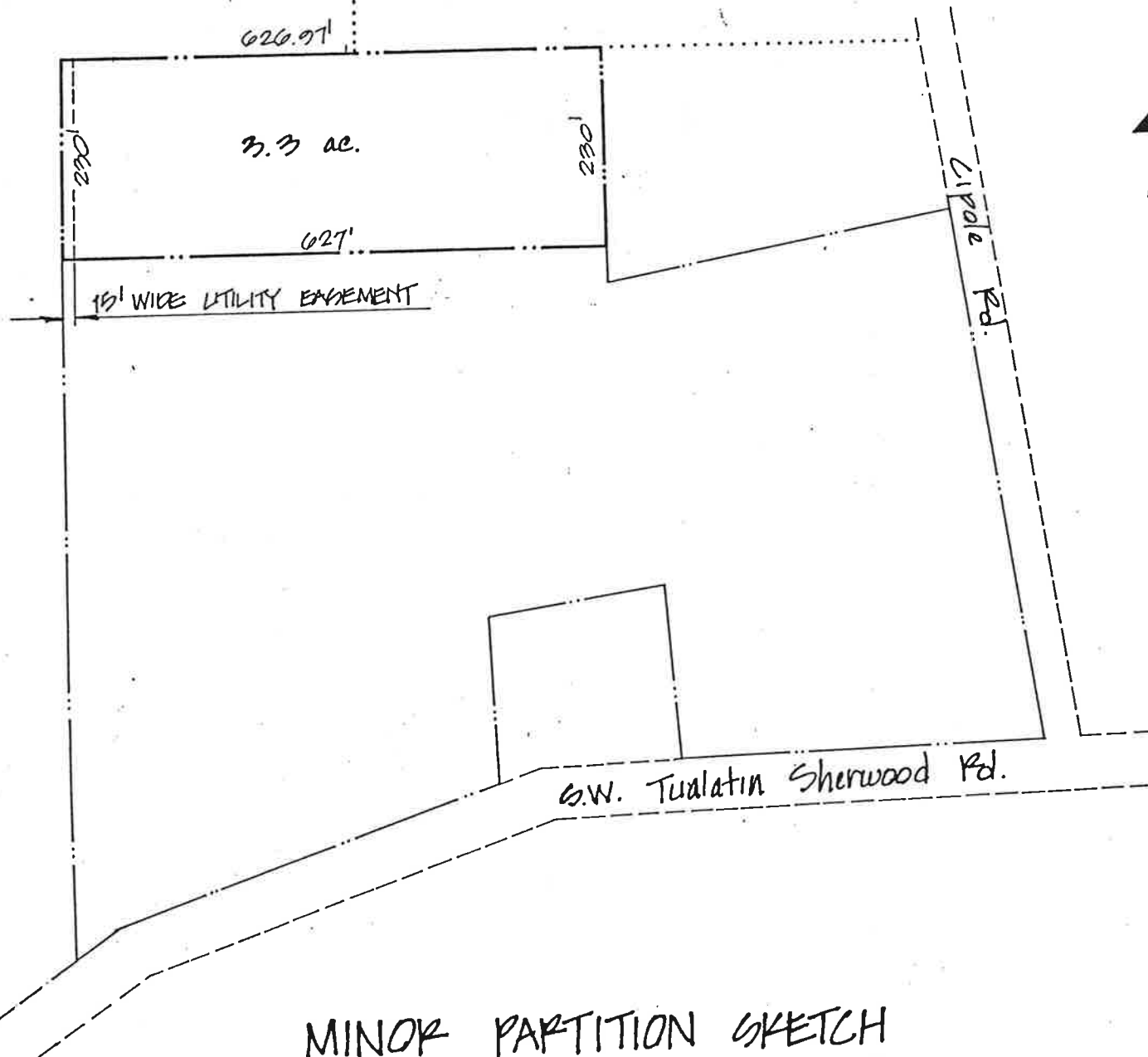
Proposed Plan Designation will remain GI

Proposed No. of Phases (one year each) for this minor partition one phase only

Standard to be Varied and How Varied (Variance Only) N.A.

Purpose and Description of Proposed Action: 3.3 acre lot which will be in conformance with all requirements. This parcel will be consolidated with TL601 to form a larger parcel to permit future expansion of current uses on TL601.

TAX LG 601



MINOR PARTITION SKETCH
CITY OF SHERWOOD
MARSHALL PROPERTY

ATTACHMENT "A"

ATTACHMENT "B"

C. Required Findings - Minor Partition

No minor partition shall be approved unless:

1. The partition requested does not require the creation of a road or street.
2. The Sketch Plan complies with the Comprehensive Plan and applicable Planning Designation Area regulations of the City then in effect.
3. There will exist adequate quantity and quality of water and an adequate sewerage disposal system to support permitted land uses.
4. Adjoining land can be developed or is provided access that will allow its development in accordance with this ordinance.



Addressing of Required Findings for a Minor Land Partition
(Attachment B)

The following is the necessary addressing of the Required Findings for a Minor Land Partition, as noted on Attachment B of the application package.

1. The partition requested does not require the creation of a road or street because the parcel will be consolidated with existing Tax Lot 601 which has suitable access to Cipole Road. The remaining portion of the parent parcel (2S-1-28A TL501) has frontage on both Cipole and Tualatin-Sherwood Roads. The partition will occur on the northerly portion of the parent parcel. Consolidation with TL 601 will preclude the necessity for direct access to any existing public right-of-way. Therefore, the requested partition does not require the creation of a road or street. See accompanying Sketch Plan.
2. The Sketch Plan complies with the Comprehensive Plan and applicable Planning Designation Area Regulations of the City then in effect. The Plan Designation for the Northeast Sherwood Industrial Area, of which this parcel is a part, is General Industrial (GI). The Sketch Plan illustrates that the partitioned lot is to be 3.3 acres in size. No amendment of the Comprehensive Plan is proposed or needed in order to achieve this partition. The partitioned lot will comply with all stated Lot Dimensions, Setback Requirements, Height of Structures and other development standards.
3. There will exist adequate quantity and quality of water and an adequate sewerage disposal system to support permitted land uses. An eight-inch sanitary sewer line has been constructed to serve Tax Lot 601. The line is parallel to the northerly property line of Tax Lots 501 and 502 and is capable of providing adequate service to the partitioned lot. Water service is provided by a 12-inch main in Tualatin-Sherwood Road and Cipole Road from the previous terminus of service at Edy Road. This recently constructed line is now available for hookups by users. No problems with regard to water service for the entire area have been encountered, and none are anticipated.



Minor Land Partition

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4. Adjoining land can be developed or is provided access that will allow its development in accordance with this ordinance. Proposed partitioning of the lot will not inhibit future development of the balance of Tax Lot 501 because adequate frontage on Cipole Road, as well as Tualatin-Sherwood Road, will continue to be available. The applicant proposes to subdivide the balance of Tax Lot 501 into a small lot industrial park with new streets which will provide suitable access to the interior lots.

In accordance with information provided at the pre-application conference held on June 19, 1985 with consulting planner Sally Rose, and a second conference held on August 14, 1985 with consulting planner, John Brosy, the following data is provided. Table 4.04 in the Sherwood Development Code contains information requirements for the various types of proposed land use actions, including minor partitions. In addition to the Required Findings and Sketch Plan, the following data is provided:

1. List of tax lots, owners, and their addresses for properties within 300 feet - re: attached list.
2. Relationship of property to city limits and UGB - the site is within the City of Sherwood, having been annexed in 1981. The city limit is Cipole Road which separates Sherwood and Tualatin. The UGB is south at Tualatin-Sherwood Road and north of the rail line.

3. Land Use Information:

Acreage - Tax Lot 501: 18.27 acres; proposed partition lot: 3.3 acres
Plan Designation - General Industrial (GI)
Development Standards - minimum lot size for GI is 20,000 sq. ft.

4. Environmental Information:

Topography - The site is basically flat and level. - Five foot contour information will indicate little topography for the proposed partition lot.



Minor Land Partition
Page 3

Floodplain - The site is not within any identified floodplain.

Natural Drainage - For Tax Lot 501, a small low area exists in the center of the property which may act as a minor retention area. However, none of this minor retention area exists on the proposed partition lot.

Vegetation - Tax Lot 501 contains only grassy ground cover, some perimeter tree vegetation at the northwest and southwest property line areas, and the remnants of an orchard. A portion of the orchard was on the proposed partition lot.

5. Transportation:

Streets - Tax Lot 501 is bounded on the east by Cipole Road and on the south by Tualatin-Sherwood Road. Both are county roads. The proposed partition lot will be bounded on the east a previously partitioned lot and will have of frontage on Cipole Road. This county road currently has a 40-foot right-of-way.

Access - Once consolidation of this parcel with TL601 has occurred, all access for the proposed partition lot will be to Cipole Road.

Street Condition -
Cipole Road currently has approximately a 20-foot paved surface. Surface material is asphaltic concrete of 4-inch thickness. General street condition is good.

Improvements -
Cipole Road is proposed as a minor arterial which will require a 70-foot right-of-way. Necessary additional right-of-way to permit future minor arterial development (30 feet is required) may be obtained from adjacent property owners. Fifteen feet of additional right-of-way has previously been dedicated by the applicant toward the future 70-foot right-of-way specified for Cipole Road. No additional dedication will be required from the applicant.



Minor Land Partition
Page 4

6. Community Facilities and Services:

Water - A 12-inch main has been constructed in Cipole Road to serve the Northeast Sherwood Industrial Area, including the proposed partition lot.

Sanitary Sewer -
An 8-inch line currently exists to serve the Northeast Sherwood Industrial Area, including the proposed partition lot.



2S-1-28A

Lot 101 Tax Acct. No. 00547162
Cole, Neva B.
c/o Moore Clear Co.
P. O. Box 42248
Portland, Oregon 97242

Lot 300 Tax Acct. No. 00547180
Iitel, Earl J. Trustee
12155 S.W. Tual. Sherwood Road
Sherwood, Oregon 97140

Lot 400 Tax Acct. No. 00547199
Chavez, Alfred J.
13025-S.W. Tual. Sherwood Road
Sherwood, Oregon 97140

Lot 502 Tax Acct. No. 01233212
Young, William R. and Mary
c/o Novak, Walter M., and Ragen, Sandra ET AL - Trustees
Rt. 1 Box 9-BE
Woodland, Washington 98674

Lot 600 Tax Acct. No. 00547215
Gaseley, William/Christina
c/o Columbia Hardwood and Moulding Co.
12700 S.W. Hall Blvd.
Tiard, Oregon 97223

Lot 601 Tax Acct No. 00955274
Shemor Development Co.
P. O. Box 328
Newberg, Oregon 97132

(c/o indicates second name is buying property from the first)

3EN

2S-1-28D

Lot 100 Tax Acct. No. 00547527
Orr, Glen E., Ray C.
12900 Tual. Sherwood Road
Sherwood, Oregon 97140

Lot 1000 Tax Acct No. 00547206
Young, William R., Mary
20605 S.W. Cipole Road
Sherwood, Oregon 97140

STAFF REPORT

TO: City of Sherwood
Planning Commission

DATE TYPED: Dec. 18, 1985

FROM: Carole W. Connell, Consulting City Planner
Benkendorf & Associates

FILE NO.: 2271-33

RE: Approval Request of a Preliminary Subdivision Plat for a 9-Lot Industrial Subdivision on 15 Acres at the Intersection of Cipole Road and Tualatin-Sherwood Rd.

I. PROPOSAL DATA

Applicant: P.M. Marshall
10002 S.W. Herman Road
Tualatin, OR 97062

Representative: Robert Price
David Evans & Associates, Inc.
2626 S.W. Corbett
Portland, OR 97201

Location: In the NW corner of the SW Cipole Rd. and Tualatin-Sherwood Rd. intersection, further described as Tax Lot 501, Map 2S-1-28A.

II. BACKGROUND DATA

The review and decision of this proposal is dependent upon the approval of the Marshall Minor Partition. If the proposed partition is not approved, the subject parcel will be incorporated into this planned subdivision. The subject property is zoned General Industrial, GI, and abuts both Cipole Rd. and Tualatin-Sherwood Rd. Adjoining land uses include industrial use to the north and vacant land to the east, south and west. A residence is currently located on Lot 7 of the property.

In addition, the subject parcel surrounds Chavez Lumber Co., an existing industrial use.

III. SHERWOOD COMMUNITY DEVELOPMENT CODE PROVISIONS

1. Table 4.04 Plan Compliance Information
2. Chapter 2, Section 2.16 General Industrial Zone
3. Chapter 2, Section 4.05 Energy Conservation
4. Chapter 2, Section 5.01 Supplementary Regulations, F. Additional Setbacks
5. Chapter 3, Subdivision Regulations
6. Sherwood Comprehensive Plan

IV. FINDINGS OF FACT

1. The applicant is requesting preliminary plat approval of a 9-lot industrial subdivision on 14.97 acres located on the north side of Tualatin-Sherwood Road at the intersection with Cipole Rd. The property is further described as Tax Lot 501, Map 2S-1-28A.
2. The proposal is dependent upon the approval of the concurrently submitted Marshall Minor Partition of Tax Lot 601.
3. The applicant has submitted a response to Table 4.04, Chapter 1 of the Code. This includes a written report and two attached blueprints.
4. The property is zoned General Industrial, GI, intended for a wide variety of industrial uses.
5. The GI zone requires a minimum lot size of 20,000 square feet, which each of the proposed lots will exceed. The parcel could potentially be divided into 24 lots, where 9 are proposed.
6. The GI zone requires a minimum lot width of 100 feet. The proposed lots 1 and 4 do not meet the width requirement.

7. Since the property abuts an industrial zone on the north and west sides, no building setbacks are required on these boundaries.
8. On the south and east sides, the subject parcel adjoins Tualatin-Sherwood Rd, designated a major arterial, and Cipole Rd., a designated minor arterial. The Code requires a 45' setback from the centerline of Tualatin-Sherwood Rd. and a 35' setback from the centerline of Cipole Rd. because both roads are designated visual corridor roads.
9. The Comprehensive Plan Recreation Master Plan incorporates a bicycle/pedestrian path on the south side of Tualatin-Sherwood Rd.
10. The Comprehensive Plan states on page VI-9 that access shall be limited on major and minor arterial streets. The Plan also requires analytical proof that a development will not adversely affect the transportation system, and states that a traffic generation analysis shall be a part of City review for each proposed major new development.
11. Average Daily Traffic (ADT) volumes, based on information from the Washington County Dept. of Land Use and Transportation, are as follows:

Cipole Road:	871 northbound
	601 southbound
Tualatin-Sherwood:	5,570 westbound
	4,872 eastbound

The proposed development will generate about 763 additional trips per day, according to the applicant.

12. The Comprehensive Plan encourages economic growth that is consistent with the management of its environmental resources.
13. The Code requires a 90-foot right-of-way for Tualatin-Sherwood Rd. and a 70' foot right-of-way for Cipole Rd. The applicant has proposed to dedicate 15 feet to each in order to meet the standard.

14. The subject property is served by City sewer and water service. Storm water will drain into roadside ditches.
15. The applicant has identified an enclosed swale which may serve as an on-site drainage detention facility. Soils are capable of moderate to slow run-off.
16. Utilities, the school district, and the fire district have been informed of the proposed subdivision.
17. The land is generally flat, and historically produces grain crops. There is some existing vegetation in the NW and SW corners of the parcel.
18. There are no significant natural or historical features on the subject property.
19. The Code recommends an 1800-foot separation between street accesses on an arterial street. This recommendation is not met on either road. The cul-de-sac is about 300 feet from Chavez Lumber, and about 900 feet from Cipole Road. Access onto Cipole Rd. from proposed Lots 7, 8 and 9 would be about 200 feet apart from each other, as well as the parcel to the north.
20. The subject parcel is about 500 feet from the Edy Road, Tualatin-Sherwood Rd. intersection.
21. The proposed plan does not attempt to consolidate access with adjoining Tax Lot 502. Development of an additional access road from that parcel, even closer to a busy intersection, will further conflict with access control policies of the Comprehensive Plan.
22. The Washington County Comprehensive Plan Volume XV, 1963 Transportation Plan, identifies a traffic safety concern at the intersection of Cipole Rd. and the Tualatin-Sherwood Rd. intersection. The Plan recommends limited access with no parking and no driveway access onto Tualatin-Sherwood Rd. The Plan also identifies the section of Tualatin-

Sherwood Rd. from Avery Street to Edy Rd. as a road section with significant congestion and is classified by the State as at a Level of Service "E" or worse.

23. The Washington County Transportation Planners have been notified of the proposed subdivision. Their comments and requirements will be reviewed at the Planning Commission meeting.

V. CONCLUSIONARY FINDINGS AND RECOMMENDATION

1. The proposed subdivision is dependent upon the approval of the Marshall Minor Partition of Tax Lot 601.
2. The proposed industrial use of land complies with the intent of the Sherwood Comprehensive Plan and the GI zone.
3. The Sherwood Comprehensive Plan and the Washington County Plan recommend limited access to Tualatin-Sherwood Rd.
4. Access to the property is planned independently of adjoining parcels. There are no approved plats or street plans for adjoining parcels.
5. There are no private streets proposed.
6. City sewer and water services are available to the site.
7. Development of any remaining property under the same ownership, in this case Tax Lot 601, can be accomplished.
8. The adjoining Tax Lot 502 can be developed in accordance with this Ordinance, but separate access to that lot will further exacerbate the traffic concerns on Tualatin-Sherwood Rd.

Based on the Background Data, the Findings of Fact and the Conclusionary

Findings, staff recommends **approval** of the proposed preliminary subdivision plat, subject to the following conditions:

- 1, Revise the dimensions of Lots 1 and 4 to comply with the minimum width requirement of 100 feet.**
- 2. The applicant shall enter into a non-remonstrance agreement with the City for future road improvements to Cipole Rd. and Tualatin-Sherwood Rd.**
- 3. Consider retaining existing vegetation until specific development plans are submitted to the City.**
- 4. Consider a shared access to Tualatin-Sherwood Rd. with Tax Lot 502, or consider providing access to the parcels from Cipole Road only.**

CITY OF SHERWOOD

APPLICATION FOR LAND USE ACTION

Staff Use

CASE NO. _____

FEE _____

RECEIPT NO. _____

DATE _____

Type of Land Use Action Requested

- Annexation
- Plan Amendment
- Variance
- Planned Unit Development
- Conditional Use
- Minor Partition
- Subdivision
- Design Review
- Other _____

Owner/Applicant Information

NAME	ADDRESS	PHONE
Applicant: <u>P.M. Marshall</u>	<u>10002 S.W. Herman Road, Tualatin</u>	<u>692-1350</u>
Owner: <u>As Above</u>		
Contact for		
Additional Info: <u>Robert Price, David Evans and Associates, Inc.</u>		
<u>2626 S.W. Corbett, Portland, OR 97201 223-6663</u>		

Property Information

Street Location: Cipole Road, between Herman & Tualatin-Sherwood Roads

Tax Lot No. 2S-1-28A TL501 Acreage 14.97

Existing Structures/Use: 1 Single Family Dwelling and Farm Building

Existing Plan Designation: General Industrial (GI)

Proposed Action

Proposed Use Industrial, in accordance with permitted uses in GI District

Proposed Plan Designation will remain GI

Proposed No. of Phases (one year each) one phase only

Standard to be Varied and How Varied (Variance Only) N.A.

Purpose and Description of Proposed Action: Approval of preliminary plat for 9 Lot Industrial Subdivision

Application Information

The following information contains a categorized addressing of the requirements contained in Table 4.04 of Chapter 1, Part 3 (Community Development Code) of the Sherwood Comprehensive Plan. The proposed nine lot subdivision (Reference Number: 6) will be developed on a portion of the land annexed to the City in 1981. At the time of annexation, the GI (General Industrial) Plan Designation was applied to the site. The proposed subdivision will conform to all requirements of the GI district.

A. EXISTING CONDITIONS INVENTORY

I. General Information

- a. Tax Map - see accompanying Appendix 1
- b. Current Title Report - see Appendix 2
- c. Vicinity Map - see Exhibit 1 (Preliminary Plat)
- d. Names and Addresses - see standard Sherwood application form.

II. Citizen and Agency Involvement - not appropriate to this application

III. Growth Management - City Limits and UGB - see Exhibit 1

IV. Land Use

- a. Acreage of Property - 14.97 acres
- b. City Comprehensive Plan Designation - GI (General Industrial)
- c. Allowable Density - Utilizing the minimum lot size of 20,000 square feet in the GI district and the lot size of 14.97 acres, the minimum gross number of lots would be 33
- d. Easements - No easements currently exist on the site

V. Environmental Resources

a. Natural Resources and Hazards - see Exhibit 2 for more information

1. Topography Map - No topography map exists at the present time with less than 10 foot contour intervals. The most recent U.S.G.S. maps indicate an approximate elevation of 170 feet (M.S.L.) at the northwesterly property corner, 180 feet (M.S.L.) traversing the middle portion of the site in an east-west direction and 190 feet (M.S.L.) at the southwesterly property corner.

2. SCS Soil Information - According to the most recent available SCS soils information for Washington County, the site contains the following soil types:

- 1 - Aloha silt loam
- 21B - Hillsboro loam, 3 - 7% slopes
- 22 - Huberty silt loam
- 37A - Quatama loam, 0 - 3% slopes
- 37B - Quatama loam, 3 - 7% slopes
- 37C - Quatama loam, 7 - 12% slopes

Approximate soils information, reproduced from Soil Survey of Washington County, Oregon are included in Appendix 3

3. Flood Plain - No 100 year flood plain exists on this site, according to the Flood Insurance Study for Unincorporated Areas of Washington County, Oregon by the Federal Emergency Management Agency (FEMA).

4. Natural Drainage - A small enclosed swale is located near the north center of the site. This enclosed swale captures small amounts of surface runoff during peak rainfall times. However, this swale is not a wetland and there is no origination of any springs on the site. The localized direction of drainage in this area is toward the north and west, away from both Tualatin-Sherwood and Cipole Roads.

5. Significant Vegetation - Other than seasonal grain crops grown on the site, the only other vegetation of any note is brush and scattered trees on the southwest perimeter and on the northwest portion of the site.
 6. Distinctive Natural Areas - This site contains no outstanding view or vistas, no historical features of significance and no distinctive natural areas.
 7. Sun and Wind Exposure - Prevailing winds are from the southwest in the winter and from the northwest during the summer months.
- b. Environmental Quality - Because the site is vacant, except for one dwelling, and utilized for seasonal grain cropping, no identifiable sources exist on the site which produce significant levels of air, water, land and noise pollution.
 - c. Recreational Resources - The northeast area of Sherwood contains no existing or planned city parks. The greenway around Rock Creek is more than one-half (1/2) mile west on the site and is the only planned open space near the site. The nearest city park is in the center portion of the city near City Hall.

VI. Transportation

- a. Street Locations and Dimensions - S.W. Tualatin-Sherwood Road bounds the site on the south, while S.W. Cipole Road bounds the site on the east. No other public street or right-of-way is within 300 feet of the site.
- b. Traffic Volumes - According to information from the Washington County Department of Land Use and Transportation, the latest volume counts for S.W. Tualatin-Sherwood Road and S.W. Cipole Road are as follows:
 1. Cipole Road - 1984 count taken at a point between the intersections with Herman Road and Tualatin-Sherman Road:

871 Northbound - 601 Southbound

2. Tualatin-Sherwood Road - 1984 count taken at a point east of the intersection with Cipole Road:

5,370 Westbound - 4,872 Eastbound

- c. Access Points - At the present time, the site has only two developed points of access. These points of access are on S.W. Cipole Road and are adjacent to the existing farm dwelling. Both accesses serve the agricultural/residential use of the site.
- d. Street Condition - S.W. Tualatin-Sherwood Road and S.W. Cipole Road are in good condition as they bound the site on the south and east sides.
- e. Street Capital Improvements - According to the Transportation Element of the Community Development Plan, S.W. Tualatin-Sherwood Road is designated to become a major arterial (90 ft. ROW) and S.W. Cipole Road is designated to become a minor arterial (70 ft. ROW). No time schedules or specific budgets have been applied to these improvements and no approvals have been granted to get the projects underway.
- f. Public Transit - No public transit service exists within 300 feet of the site on either S.W. Tualatin-Sherwood Road or S.W. Cipole Road.
- g. Bikeways/Pathways - No existing bikeways or pathways exist within 300 feet of the site on either S.W. Tualatin-Sherwood Road or S.W. Cipole Road. At the present time, neither road surface is wide enough to permit the addition of a bikeway, nor is either street equipped with sidewalks or pathways of any type.

VII. Community Facilities and Services

- a. Water - A 12 inch main has been recently installed from the nearest point of access at Edy Road east along Tualatin-Sherwood Road to Cipole Road, then north on Cipole Road to Tax Lot 501. This main will be looped to serve all of the Northeast Sherwood industrial area.

b. Sanitary Sewer - An 8 inch gravity flow line has been extended from the west along the north property line of Tax Lot 502 and the subject parcel (Tax Lot 501). This line currently serves Tax Lot 601.

c. Drainage - The only existing facilities in the immediate vicinity are roadside ditches within the rights-of-way of both Tualatin-Sherwood and Cipole Roads. The site contains an enclosed swale which may serve as a minor onsite detention facility. Permeability for the onsite soils are as follows:

Aloha - moderately slow with slow run-offs
Hillsboro - moderate with slow run-off
Huberly - slow with slow to ponded run-off
Quatama - moderately slow with slow to medium run-off

d. Private Utilities

- 1) Power - Portland General Electric Company
- 2) Gas - Northwest Natural Gas Company
- 3) Telephone - General Telephone Company

Copies of the proposed preliminary plat have been sent to the above utility companies with a request for review and response regarding service availability.

e. Schools - The Sherwood area is serviced by School District 88J. The elementary, intermediate and high schools are located southwest of the site, in the general downtown vicinity. This proposed industrial development will not directly impact schools and services.

B. PROPOSED DEVELOPMENT PLAN

1. General Information - see Preliminary Plat (Exhibit 1) and Exhibit 2.
2. Citizen and Agency Involvement - The City will be responsible for notifying affected agencies and organizations, and supplying those agencies and organizations with appropriate notice and information. Utility companies have been contacted in conjunction with preparation of the Preliminary Plat and application.

3. Growth Management - For locations of site and City Limits and Urban Growth Boundary (U.G.B.), see Preliminary Plat (Exhibit 1).
4. Land Use
 - a. Existing Lots - illustrated on Exhibit 2.
 - b. Proposed Lots - illustrated on the Preliminary Plat (Exhibit 1).
 - c. Setbacks - within the General Industrial (GI) Planning Designation Area, setbacks are stated in Section 2.16, H. No portion of the site is bounded by any residential designation area, therefore, there will be no setback requirements for front, side or rear lot areas, or for corner lots.
 - d. Buildable Acres - No natural features exist on the site which will cause a reduction in the total buildable area. Individual lots will be reduced from the gross area by easements for public utilities and dedication for public facilities. Total buildable acres within the site will be approximately 85% of the gross site area, or 12.72 of 14.97 acres.
 - e. Proposed Land Use - 100% of the total net buildable area will be devoted to industrial land development and use.
 - f. Location of Structures - New structures within any identified lot area will be located and sized by the purchasers, developers and/or users.
 - g. Proposed Easements - The only easements will be utility and public facility easements, placed in accordance with needs and requirements stated by the utility companies and appropriate public agencies.
5. Environmental Resources
 - a. Natural Resources and Hazards
 1. Topography - The only contour information available for the entire site is U.S.G.S. datum based on 10 foot contours. Two foot contour information will not be significantly different because the site is generally flat and level.

2. Vegetation - All trees of four inches (4") or more in diameter (breast height) have been identified by species on Exhibit 2.
 3. Landscaping Plan - All existing trees will be retained wherever and whenever possible. However, until individual lots are to be developed, the individual trees for retention/removal is not possible, nor is any degree of specificity of any landscape plan.
 4. Streams, Ponds, and Wetlands - The site contains no identified streams, ponds or wetlands.
 5. Natural Hazards - The site contains no identified landslide, erosion, flood or weak foundation soils which may be considered natural hazards.
 6. Significant Natural Areas - The site contains no identified areas which are considered significant natural areas.
 7. Energy Conservation - For relationship of site design to sun and wind exposure, see Exhibit 2.
- b. Environmental Quality - As part of the proposed Conditions, Covenants and Restrictions which will be part of the subdivision, compliance with all Environmental Performance Standards as set forth in Chapter 2, Section 4.02, B (3), C, D, E, F, and G will be required of all purchasers, developers, and users. These requirements will be made a part of each deed, contract or other instrument of conveyance.
- c. Recreational Resources - No policies, standards or requirements stated in Section V, E of the Community Development Plan indicate a need for recreational resources in the Northeast Sherwood Industrial Area. However, on the Comprehensive Recreation Master Plan (Figure V-2) map which is contained in Section V, E, a future "Greenway/Visual Corridor" is illustrated on Tualatin-Sherwood Road west of Cipole Road and on Cipole Road north of Tualatin-Sherwood Road. Development and use of these corridor areas will be consistent with the intent of the Section.

d. Transportation

1. Proposed Facilities - See Preliminary Plat.
2. Technical Information - See Preliminary Plat.
3. Lot Access - See Preliminary Plat.
4. Future Right-of-Ways - No future additional right-of-ways are planned within this site.
5. Traffic Volumes - According to the I.T.E. Trip Generation Manual, approximately 60 Average Weekday Trip Ends per net acre will result in approximately 763 Average Weekday Trip Ends generated at the site. This is a relatively small amount resulting in a volume of approximately 76 trips per hour in a 10 hour work day.
6. Street Profiles - See Preliminary Plat.
7. Parking - Off street parking will be available on each lot on an individual basis. Parking requirements may be addressed during the Design Review process.

e. Community Facilities and Services

1. Water - The existing 12 inch main is capable of servicing the entire site area, with individual connections. Fire hydrants have been or will be located according to requirements set forth by the Tualatin Rural Fire Protection District.
2. Sewer - The eight inch line currently serving the site area is consistent with the proposed improvements illustrated on the Sewer Service Plan (Figure VII-1 of the City's Comprehensive Plan).
3. Drainage - Internal drainage will be channelled to the drainage ditches within the Cipole and Tualatin-Sherwood Road right-of-way. Any necessary internal detention may be accommodated within the small enclosed swale on Lots

f. Private Utilities

1. Power - All power will be provided by PGE. Connection points and other considerations will be determined by PGE at the time that actual individual lot development is proposed.
2. Telephone - Service requirements for each individual lot will be determined by General Telephone at the appropriate time.
3. Gas - Service requirements for each individual lot will be determined by N.W. Natural Gas Company at the appropriate time.

- g. Economic Development - Actual number of new jobs created is difficult to determine because specific users for individual lots have not been identified. However, given the lot sizes and the character of uses anticipated, it may be estimated that approximately 159 to 190 jobs may be created when this industrial subdivision is fully developed. This is figured on a ratio of 12 to 15 employees per acre (12 employees per acre for warehousing; 15 employees per acre for manufacturing).

APPENDIX 3

WASHINGTON COUNTY, OREGON

9

TABLE 1.—Acreage and proportionate extent of the soils

Map symbol	Soil name	Acres	Percent	Map symbol	Soil name	Acres	Percent
1	Aloha silt loam	28,801	6.3	19E	Helvetia silt loam, 20 to 30		
2	Amity silt loam	6,092	1.3		percent slopes	225	0.1
3E	Astoria silt loam, 5 to 30			20E	Hembre silt loam, 3 to 30		
	percent slopes	2,115	0.5		percent slopes	13,140	2.9
3F	Astoria silt loam, 30 to 60			20F	Hembre silt loam, 30 to 60		
	percent slopes	1,746	0.4		percent slopes	10,965	2.4
4B	Briedwell silt loam, 0 to 7			20G	Hembre silt loam, 60 to 90		
	percent slopes	556	0.1		percent slopes	2,003	0.4
5B	Briedwell stony silt loam, 0 to 7			21A	Hillsboro loam, 0 to 3		
	percent slopes	939	0.2		percent slopes	1,472	0.3
5C	Briedwell stony silt loam, 7 to 12			21B	Hillsboro loam, 3 to 7		
	percent slopes	193	(¹)		percent slopes	2,062	0.5
5D	Briedwell stony silt loam, 12 to 20			21C	Hillsboro loam, 7 to 12		
	percent slopes	171	(¹)		percent slopes	543	0.1
6B	Carlton silt loam, 0 to 7			21D	Hillsboro loam, 12 to 20		
	percent slopes	578	0.1		percent slopes	260	0.1
6C	Carlton silt loam, 7 to 12			22	Huberly silt loam	2,864	0.6
	percent slopes	299	0.1	23B	Jory silty clay loam, 2 to 7		
7B	Cascade silt loam, 3 to 7				percent slopes	228	0.1
	percent slopes	2,510	0.6	23C	Jory silty clay loam, 7 to 12		
7C	Cascade silt loam, 7 to 12				percent slopes	594	0.1
	percent slopes	3,308	0.7	23D	Jory silty clay loam, 12 to 20		
7D	Cascade silt loam, 12 to 20				percent slopes	563	0.1
	percent slopes	2,919	0.6	23E	Jory silty clay loam, 20 to 30		
7E	Cascade silt loam, 20 to 30				percent slopes	648	0.1
	percent slopes	1,459	0.3	23F	Jory silty clay loam, 30 to 60		
7F	Cascade silt loam, 30 to 60				percent slopes	1,503	0.3
	percent slopes	1,188	0.3	24G	Kilchis-Klickitat complex, 60 to 90		
8C	Chehalis silty clay loam, 3 to 12				percent slopes	3,362	0.7
	percent slopes	1,407	0.3	25E	Klickitat stony loam, 3 to 30		
9	Chehalis silty clay loam, occasional				percent slopes	1,725	0.4
	overflow	5,917	1.3	25F	Klickitat stony loam, 30 to 60		
10	Chehalis silt loam, occasional				percent slopes	9,064	2.0
	overflow	1,984	0.4	25G	Klickitat stony loam, 60 to 90		
11B	Cornelius and Kinton silt loams,				percent slopes	6,436	1.4
	2 to 7 percent slopes	7,941	1.7	26	Knappa silt loam	1,203	0.3
11C	Cornelius and Kinton silt loams,			27	Labish mucky clay	1,975	0.4
	7 to 12 percent slopes	9,877	2.2	28B	Laurelwood silt loam, 3 to 7		
11D	Cornelius and Kinton silt loams,				percent slopes	6,191	1.4
	12 to 20 percent slopes	8,654	1.9	28C	Laurelwood silt loam, 7 to 12		
11E	Cornelius and Kinton silt loams,				percent slopes	8,712	1.9
	20 to 30 percent slopes	4,782	1.0	28D	Laurelwood silt loam, 12 to 20		
11F	Cornelius and Kinton silt loams,				percent slopes	13,440	2.9
	30 to 60 percent slopes	2,007	0.4	29E	Laurelwood silt loam, 3 to 30		
12A	Cornelius Variant silt loam, 0 to 3				percent slopes	855	0.2
	percent slopes	1,124	0.3	28E	Laurelwood silt loam, 20 to 30		
12B	Cornelius Variant silt loam, 3 to 7				percent slopes	5,852	1.3
	percent slopes	389	0.1	29F	Laurelwood silt loam, 30 to 60		
12C	Cornelius Variant silt loam, 7 to 12				percent slopes	4,196	0.9
	percent slopes	200	(¹)	30	McBee silty clay loam	9,494	2.1
13	Cove silty clay loam	2,968	0.7	31B	Melbourne silty clay loam, 2 to 7		
14	Cove clay	2,042	0.4		percent slopes	823	0.2
15	Dayton silt loam	2,672	0.6	31C	Melbourne silty clay loam, 7 to 12		
16C	Delena silt loam, 3 to 12				percent slopes	3,429	0.8
	percent slopes	1,665	0.4	31D	Melbourne silty clay loam, 12 to 20		
17B	Goble silt loam, 2 to 7				percent slopes	4,857	1.1
	percent slopes	634	0.1	31E	Melbourne silty clay loam, 20 to 30		
17C	Goble silt loam, 7 to 12				percent slopes	3,021	0.7
	percent slopes	1,534	0.3	31F	Melbourne silty clay loam, 30 to		
17D	Goble silt loam, 12 to 20				60 percent slopes	3,603	0.8
	percent slopes	1,774	0.4	32C	Melby silt loam, 3 to 12		
17E	Goble silt loam, 20 to 30				percent slopes	1,093	0.2
	percent slopes	632	0.1	32D	Melby silt loam, 12 to 20		
18E	Goble silt loam, 2 to 30				percent slopes	540	0.1
	percent slopes	5,904	1.3	32E	Melby silt loam, 20 to 30		
18F	Goble silt loam, 30 to 60				percent slopes	414	0.1
	percent slopes	2,813	0.6	33E	Melby silt loam, 2 to 30		
19B	Helvetia silt loam, 2 to 7				percent slopes	18,711	4.1
	percent slopes	7,763	1.7	33F	Melby silt loam, 30 to 60		
19C	Helvetia silt loam, 7 to 12				percent slopes	16,373	3.6
	percent slopes	3,797	0.8	33G	Melby silt loam, 60 to 90		
19D	Helvetia silt loam, 12 to 20				percent slopes	1,242	0.3
	percent slopes	1,102	0.2	34C	Olyic silt loam, 5 to 12		
					percent slopes	814	0.2

TABLE 1.—Acreage and proportionate extent of the soils—Continued

Map symbol	Soil name	Acres	Percent	Map symbol	Soil name	Acres	Percent
34D	Olyic silt loam, 12 to 20 percent slopes	848	0.2	38E	Saum silt loam, 20 to 30 percent slopes	1,701	0.4
34E	Olyic silt loam, 20 to 30 percent slopes	684	0.1	38F	Saum silt loam, 30 to 60 percent slopes	3,373	0.7
35E	Olyic silt loam, 5 to 30 percent slopes	15,287	3.3	39E	Tolke silt loam, 5 to 30 percent slopes	15,473	3.4
35F	Olyic silt loam, 30 to 60 percent slopes	21,090	4.6	39F	Tolke silt loam, 30 to 60 percent slopes	2,111	0.5
35G	Olyic silt loam, 60 to 90 percent slopes	3,850	0.8	40	Udifluvents, nearly level	2,219	0.5
36C	Pervina silty clay loam, 7 to 12 percent slopes	1,112	0.2	41	Urban Land	652	0.1
36D	Pervina silty clay loam, 12 to 20 percent slopes	3,217	0.7	42	Verboort silty clay loam	6,756	1.5
36E	Pervina silty clay loam, 20 to 30 percent slopes	3,550	0.8	43	Wapato silty clay loam	11,548	2.5
36F	Pervina silty clay loam, 30 to 60 percent slopes	2,142	0.5	44A	Willamette silt loam, 0 to 3 percent slopes	5,155	1.1
37A	Quatama loam, 0 to 3 percent slopes	7,613	1.7	44B	Willamette silt loam, 3 to 7 percent slopes	1,666	0.4
37B	Quatama loam, 3 to 7 percent slopes	4,581	1.0	44C	Willamette silt loam, 7 to 12 percent slopes	293	0.1
37C	Quatama loam, 7 to 12 percent slopes	1,565	0.3	44D	Willamette silt loam, 12 to 20 percent slopes	211	(¹)
37D	Quatama loam, 12 to 20 percent slopes	670	0.1	45A	Woodburn silt loam, 0 to 3 percent slopes	20,300	4.4
38B	Saum silt loam, 2 to 7 percent slopes	1,876	0.4	45B	Woodburn silt loam, 3 to 7 percent slopes	10,877	2.4
38C	Saum silt loam, 7 to 12 percent slopes	2,043	0.4	45C	Woodburn silt loam, 7 to 12 percent slopes	2,124	0.5
38D	Saum silt loam, 12 to 20 percent slopes	2,519	0.6	45D	Woodburn silt loam, 12 to 20 percent slopes	726	0.2
				46F	Xerochrepts and Haploxerolls, very steep	1,238	0.3
				47D	Xerochrepts-Rock outcrop complex	629	0.1
					Water	1,550	0.3
					Total	458,200	100.0

¹ Less than 0.1 percent.

dark grayish-brown, brown, and dark-brown (10YR 4/2, 5/3 and 7.5YR 3/2) mottles; moderate, fine, subangular blocky structure; firm, hard, slightly sticky and slightly plastic; common, very fine roots; many, medium, fine and very fine, tubular pores; few thin clay films in pores; few black coatings on peds; few medium shot; medium acid (pH 5.8); clear, wavy boundary. 5 to 9 inches thick.

B22—22 to 31 inches, dark yellowish-brown (10YR 4/4) heavy silt loam, pale brown (10YR 6/3) dry; many, medium, distinct, dark brown, dark-gray, and dark yellowish-brown (7.5YR 4/2, 10YR 4/1 and 3/4) moist mottles; weak, medium, subangular blocky structure parting to moderate, fine, subangular blocky; firm, hard, slightly sticky and slightly plastic; slightly brittle; few very fine roots; many very fine pores and few, fine, tubular pores; few, thin, dark-colored coatings or cutans on vertical surfaces of peds and in pores; common fine shot; medium acid (pH 5.8); gradual, wavy boundary. 6 to 13 inches thick.

B3—31 to 46 inches, variegated brown and dark-

brown (10YR 5/3 and 4/3) silt loam, pale brown (10YR 6/3) dry; many, medium and fine, faint and distinct, dark grayish-brown and reddish-brown (10YR 4/2, 5YR 4/4) moist mottles; weak, coarse, subangular blocky structure, hard, firm, slightly sticky and slightly plastic; brittle; few fine roots; many very fine pores and few, fine, tubular pores; common, medium, black coatings; common fine shot, common micaceous fragments; few, thin coatings or cutans on vertical surfaces of peds; over 60 percent of the horizon exhibits gray, clean sand and silt particles in a patchy pattern along surfaces of peds and in the larger pores; medium acid (pH 6.0); gradual, wavy boundary. 0 to 18 inches thick.

C1—46 to 60 inches, dark yellowish-brown (10YR 3/4) silt loam, pale brown (10YR 6/3) and yellowish-brown (10YR 5/4) dry; common, coarse, dark grayish-brown (10YR 4/2) mottles and streaks; few black coatings; massive; firm, slightly sticky, slightly plastic; slightly brittle; few, coarse, tubular pores and many, fine and very fine, tubular pores; micaceous; medium acid

Hembre soils are well drained. They have a surface layer of dark reddish-brown silt loam and a subsoil of dark reddish-brown, reddish-brown, and yellowish-red silty clay loam over basalt bedrock. Effective rooting depth is 40 to 50 inches.

Klickitat soils are well drained. They have a surface layer of dark reddish-brown cobbly loam and a subsoil of dark-brown and reddish-brown cobbly and very cobbly loam over basalt bedrock. Effective rooting depth is 40 to 50 inches.

These soils are used for timber production, recreation, and wildlife habitat. Availability of food, cover, and water controls movement and number of birds and animals.

Runoff is mainly from areas where the plant cover has been removed. Sedimentation from runoff is high. Maintaining maximum cover and using water control practices on roads and logged areas minimize soil loss.

These soils provide good sites for most recreational uses. As a result of the heavy precipitation, these soils are a major source of water supply. These soils provide good habitat for game animals and some birds.

Descriptions of the soils

This section describes the soil series and mapping units in Washington County. Each soil series is described in detail, and then, briefly, each mapping unit in that series. Unless it is noted otherwise, what is stated about the soil series holds true for the mapping units in that series. Thus, to get full information about any one mapping unit, it is necessary to read both the description of the mapping unit and the description of the soil series to which it belongs.

An important part of the description of each soil series is the soil profile. That is, the sequence of layers from the surface downward to rock or other underlying material. Each series contains two descriptions of this profile. The first is brief and in terms familiar to the layman. The second is much more detailed and is for those who need to make thorough and precise studies of soils.

Color terms are for moist soil unless otherwise stated. The profile described in the series is representative for one of the mapping units in that series. If the profile of a soil in a given mapping unit is different from the one described for the series, these differences are stated in describing the mapping unit or they are differences that are apparent in the name of the mapping unit, or both.

As mentioned in the section "How This Survey Was Made," not all mapping units are members of a soil series. Udifluvents, nearly level, for example, do not belong to a soil series, but nevertheless, are listed in alphabetic order along with the soil series.

Preceding the name of each mapping unit is a number, or number and letter, which identifies the mapping unit on the detailed soil map. Listed at the end of each description of a mapping unit is the capability unit, wildlife group, and woodland group in which the mapping unit has been placed. The page for the description of each capability unit and a listing of the wildlife group and woodland group can be found by referring to

the "Guide to Mapping Units" at the back of this survey.

The acreage and proportionate extent of each mapping unit are shown in table 1. Many of the terms used in describing soils can be found in the Glossary at the end of this survey, and more detailed information about the terminology and methods of soil mapping can be obtained from the Soil Survey Manual (11).¹

Aloha series

The Aloha series consists of somewhat poorly drained soils that formed in alluvium or lacustrine silt on broad valley terraces. Slope is 0 to 3 percent. Elevation is 150 to 200 feet. Where these soils are not cultivated, the vegetation is mainly Douglas-fir and some Oregon white oak, shrubs, forbs, and grasses. Average annual precipitation is 40 to 50 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark-brown silt loam about 8 inches thick. The subsoil is a dark-brown and dark yellowish-brown, mottled silt loam about 38 inches thick. The substratum is dark yellowish-brown, mottled silt loam and very fine sandy loam about 19 inches thick. The profile is medium acid throughout.

Permeability is moderately slow. Available water capacity is 11 to 13 inches. Water-supplying capacity is 18 to 20 inches. Effective rooting depth is 40 inches to more than 60 inches.

These soils are used mainly for orchards, irrigated vegetable crops, irrigated berries, small grain, hay, pasture, and legume seed production. Other uses include wildlife habitat, recreation, and homesites.

Representative profile of Aloha silt loam, 0 to 3 percent slopes, located 200 feet south and 40 feet east of the end of the county road in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ section 16, T. 1 S., R. 2 W.:

Ap—0 to 8 inches, dark-brown (10YR 3/3) silt loam, pale brown (10YR 6/3) dry; moderate, fine, subangular blocky structure; slightly hard, friable, nonsticky and slightly plastic; common very fine roots; common, fine, irregular pores; common fine shot; medium acid (pH 6.0); abrupt, smooth boundary. 6 to 9 inches thick.

B1—8 to 15 inches, dark-brown (10YR 4/3) silt loam, light yellowish-brown (10YR 6/4) dry; common, medium, faint, dark grayish-brown, brown, and dark-brown (10YR 4/2, 5/3 and 7.5YR 3/2) mottles; moderate, fine, subangular blocky structure, slightly hard, friable, slightly sticky and slightly plastic; common very fine roots; many, fine and very fine, tubular pores; medium acid (pH 5.8); clear, wavy boundary. 0 to 9 inches thick.

B21—15 to 22 inches, dark yellowish-brown (10YR 4/4) silt loam, pale brown (10YR 6/3) dry; common, fine, faint,

¹ Italic numbers in parentheses refer to References, p. 135.

(pH 6.0); gradual, irregular boundary. 12 to 16 inches thick.

C2—60 to 65 inches, dark yellowish-brown (10YR 4/4) very fine sandy loam, light yellowish brown (10YR 6/4) dry; massive, slightly hard, friable; nonsticky and nonplastic; common or many firm nodules; very fine tubular pores.

The solum ranges from 30 to 60 inches in thickness. Depth to bedrock is more than 60 inches. The A horizon is silt loam or loam. The B horizon is a silt loam or loam that is 18 to 27 percent clay and less than 15 percent rock fragments coarser than very fine sand. The lower part of the B horizon ranges from slightly brittle to strongly brittle. The C horizon is silt loam, loam, or very fine sandy loam.

1—Aloha silt loam. This nearly level soil is on smooth terraces. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Amity, Cornelius variant, Woodburn, Quatama, and Huberly soils which make up as much as 10 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIw-1; wildlife group 2.

Amity series

The Amity series consists of somewhat poorly drained soils that formed in old alluvium on valley terraces. Slope is 0 to 3 percent. Elevation is 150 to 40 feet. Where these soils are not cultivated, the vegetation is grasses, low shrubs, and scattered Oregon white oak. Average annual precipitation is 40 to 45 inches, average annual air temperature is 52° to 54° F., and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is very dark brown over very dark grayish-brown silt loam about 12 inches thick and very dark gray silty clay loam 4 inches thick. The subsurface layer is dark gray, faintly mottled silty clay loam about 4 inches thick. The subsoil is dark grayish-brown and grayish-brown, distinctly mottled silty clay loam about 20 inches thick. The profile is medium acid in the surface and subsurface layers and slightly acid in the subsoil and substratum.

Permeability is moderately slow. Available water capacity is 9 to 12 inches. Water-supplying capacity is 18 to 20 inches. Effective rooting depth is more than 60 inches.

These soils are used for irrigated vegetable crops, irrigated strawberries, small grain, grass and legume seed production, hay, pasture, recreation, and wildlife habitat.

Representative profile of Amity silt loam, located about 150 feet east of the road in SW $\frac{1}{4}$ NE $\frac{1}{4}$ section 20, T. 1 N., R. 3 W.:

Ap—0 to 6 inches, very dark-brown (10YR 2/2) silt loam, grayish-brown (10YR 5/2) dry; weak, fine, granular structure; slightly hard, friable, nonsticky and nonplastic; many very fine roots; many, very fine, irregular pores; medium acid (pH 5.6); abrupt, smooth boundary. 5 to 8 inches thick.

A12—6 to 12 inches, very dark grayish-brown (10YR 3/2) silt loam, grayish-brown (10YR 5/2) dry; weak, medium, subangular blocky structure breaking to moderate, fine and very fine, subangular blocky; hard, friable, nonsticky and slightly plastic; many very fine roots; common, fine and medium, tubular pores; medium acid (pH 5.6); clear, smooth boundary. 5 to 10 inches thick.

A13—12 to 16 inches, very dark gray (10YR 3/1) light silty clay loam, grayish-brown (10YR 5/2) dry; moderate, fine and very fine, subangular blocky structure; hard, friable, slightly sticky and slightly plastic; many very fine roots; common, fine, tubular pores; medium acid (pH 5.8); clear, smooth boundary. 0 to 7 inches thick.

A2—16 to 20 inches, dark-gray (10YR 4/1) light silty clay loam, light gray (5YR 7/1) dry; few, faint, dark-brown (7.5YR 3/2) mottles; weak, medium and fine, subangular blocky structure; hard, friable, slightly sticky and slightly plastic; many fine roots; many, fine and very fine, tubular pores; medium acid (pH 5.8); clear, smooth boundary. 5 to 7 inches thick.

B21t—20 to 28 inches, dark grayish-brown (10YR 4/2) silty clay loam, pale brown (10YR 6/3) dry; common, fine and medium, distinct, dark reddish-brown (5YR 3/3) mottles; moderate, fine and very fine, subangular blocky structure; hard, firm, sticky and plastic; few fine roots; common, fine, tubular pores; slightly acid (pH 6.4); clear, smooth boundary. 6 to 9 inches thick.

B22t—28 to 33 inches, dark grayish-brown (2.5Y 4/2) silty clay loam, pale brown (10YR 6/3) dry; common, distinct, dark-brown (7.5YR 3/2) mottles; moderate, fine, subangular blocky structure; hard, firm, sticky and plastic; few fine roots; many, fine, tubular pores; common, black coatings on peds; thin continuous clay films on peds and in pores; slightly acid (pH 6.4); clear, smooth boundary. 4 to 8 inches thick.

B3t—33 to 40 inches, grayish-brown (2.5Y 5/2) silty clay loam, pale brown (10YR 6/3) dry; many, medium, distinct, dark-brown (7.5YR 3/2) mottles; moderate, fine, subangular blocky structure; hard, firm, sticky and plastic; few fine roots; common, fine, tubular pores; many, medium, black coatings on peds and in pores; few, thin, clay films on peds and in pores; slightly acid (pH 6.4); abrupt, smooth boundary. 0 to 10 inches thick.

C—40 to 60 inches, light olive brown (2.5Y 5/4) silt loam, very pale brown (10YR 7/4) dry; few, fine, faint mottles; massive;

20C—Hembre silt loam, 60 to 90 percent slopes. This very steep soil is in rough, mountainous areas in the Coast Range.

Included with this soil in mapping were areas of Klickitat, Kilchis, Rock outcrop, and Astoria soils. Also included were soils more than 60 inches deep to bedrock. Included soils make up about 20 percent of this mapping unit.

Runoff is rapid, and the hazard of erosion is severe. Capability unit VIIe; woodland suitability group 2r3; wildlife group 4.

Hillsboro series

The Hillsboro series consists of well drained soils that formed in mixed, silty and loamy, old alluvium on terraces. Slope is 0 to 20 percent. Elevation is 160 to 240 feet. Where these soils are not cultivated, the vegetation is Douglas-fir, hazelbrush, blackberries, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark-brown loam about 11 inches thick. The subsoil is dark-brown and dark yellowish-brown loam about 37 inches thick. The substratum is dark-brown fine sandy loam, loamy fine sand, and fine sand about 33 inches thick. The profile is medium acid in the surface layer, slightly acid to strongly acid in the subsoil, and slightly acid to medium acid in the substratum.

Permeability is moderate. Available water capacity is 9 to 12 inches. Water-supplying capacity is 15 to 20 inches. Effective rooting depth is more than 60 inches.

These soils are used for orchards, irrigated berries, irrigated vegetable crops, small grain, irrigated hay, irrigated pasture, homesites, recreation, and wildlife habitat.

Representative profile of Hillsboro loam, 0 to 3 percent slopes, located about 1/4 mile east of U.S. 99W on south side of Ore. 212, northeast corner of the NE 1/4 NW 1/4 section 22, T. 2 S., R. 1 W.:

Ap1—0 to 4 inches, dark-brown (10YR 3/3) loam, brown (10YR 5/3) dry; weak, medium and fine, subangular blocky structure; slightly hard, friable, non-sticky and nonplastic; many fine roots; many, very fine, irregular pores; common fine shot; medium acid (pH 6.0); abrupt, smooth boundary. 4 to 6 inches thick.

Ap2—4 to 11 inches, dark-brown (10YR 3/3) loam, brown (10YR 5/3) dry; moderate, slightly hard, friable, slightly sticky and nonplastic; common fine roots; many, very fine, tubular pores; common fine shot; medium acid (pH 6.0); abrupt, smooth boundary. 5 to 7 inches thick.

B1—11 to 15 inches, dark yellowish-brown (10YR 3/4) loam, yellowish brown (10YR 5/4) dry; weak, medium, prismatic structure parting to weak, medium, subangular blocky; slightly hard, friable, slightly sticky and nonplastic;

common fine roots; common, fine, tubular pores; few, very thin, patchy clay films; slightly acid (pH 6.2); clear, smooth boundary. 4 to 7 inches thick.

B21t—15 to 25 inches, dark-brown (10YR 4/3) heavy loam, pale brown (10YR 6/3) dry; weak, medium, prismatic structure parting to weak, medium and fine, subangular blocky; slightly hard, friable, slightly sticky and slightly plastic; few fine roots; common, medium and fine, tubular pores; thin patchy clay films on peds and in pores; slightly acid (pH 6.2); clear, smooth boundary. 8 to 12 inches thick.

B22—25 to 33 inches, dark-brown (10YR 4/3) heavy loam, pale brown (10YR 6/3); dry; weak, medium and fine, subangular blocky structure; slightly hard, firm, slightly sticky and slightly plastic; few fine roots; many, fine and very fine, tubular pores; many, moderately thick, patchy clay films on peds and in pores; strongly acid (pH 5.5); clear, smooth boundary. 8 to 11 inches thick.

B3—33 to 48 inches, dark-brown (10YR 4/3) loam, pale brown (10YR 6/3) dry; weak, medium, subangular blocky structure; slightly hard, firm, slightly sticky and slightly plastic; few very fine roots; many, fine and very fine, tubular pores; few thin clay films on peds, and few thick clay films in pores; medium acid (pH 5.6); clear, smooth boundary. 14 to 18 inches thick.

IIC1—48 to 57 inches, dark-brown (10YR 4/3) fine sandy loam; massive; soft, friable, nonsticky and nonplastic; few very fine roots; few, fine, irregular pores; medium acid (pH 5.6); abrupt, smooth boundary. 0 to 10 inches thick.

IIIC2—57 to 63 inches, dark-brown (10YR 4/3) loamy fine sand; massive; soft, very friable, nonsticky and nonplastic; few, fine, irregular pores; slightly acid (pH 6.2); abrupt, smooth boundary. 5 to 6 inches thick.

IVC3—63 to 81 inches, dark-brown (10YR 4/3) fine sand; massive; hard, firm, nonsticky and nonplastic; rounded, oblong lumps of loamy fine sand arranged horizontally in stratified bands make up about 15 percent, by volume, of the horizon; medium acid (pH 5.9).

The A horizon is loam or silt loam. The Bt horizon is loam or silt loam that is 18 to 27 percent clay; it is less than 15 percent sand coarser than very fine sand in the upper 20 inches. The B horizon has weak to moderate structure. Clay films are few to many and thin to moderately thick.

21A—Hillsboro loam, 0 to 3 percent slopes. This nearly level soil is on broad valley terraces. The soil has the profile described as representative of the series.

Included with this soil in mapping were areas of Aloha and Quatama soils, which make up as much as 10 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit I-1; wildlife group 2.

21B—Hillsboro loam, 3 to 7 percent slopes. This gently sloping soil is on broad valley terraces. This soil has a profile similar to the one described as representative of the series, but in about 15 percent of the acreage, there is loamy fine sand substratum at a depth of 30 to 50 inches.

Included with this soil in mapping were areas of Aloha and Quatama soils, which make up as much as 10 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIe-1; wildlife group 2.

21C—Hillsboro loam, 7 to 12 percent slopes. This moderately sloping soil is on broad valley terraces.

Included with this soil in mapping were areas of Aloha and Quatama soils, which make up about 10 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIe-1; wildlife group 2.

21D—Hillsboro loam, 12 to 20 percent slopes. This moderately steep soil is on broad valley terraces.

Included with this soil in mapping were areas of Aloha and Quatama soils, which make up as much as 10 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIIe-1; wildlife group 2.

Huberly series

The Huberly series consists of poorly drained soils that formed in mixed silty alluvium on terraces. Slope is 0 to 3 percent. Elevation is 150 to 250 feet. Where these soils are not cultivated, the vegetation is ash, willow, hazelbrush, sedges, western redcedar, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is very dark gray silt loam about 8 inches thick. The upper part of the subsoil is grayish-brown, mottled silt loam about 17 inches thick, and the lower part is dark grayish-brown, mottled silt loam fragipan about 13 inches thick. The substratum is gray, dark grayish-brown, brown, and dark-brown, mottled silt loam fragipan 4 inches thick or more. The profile is medium acid throughout.

Permeability is slow. Available water capacity is 5.5 to 7 inches. Effective rooting depth is 20 to 30 inches.

These soils are used for irrigated pasture and wildlife habitat.

Representative profile of Huberly silt loam, 0 to 3 percent slopes, located at the end of Swant Road, 25 feet north of road, NW $\frac{1}{4}$ SW $\frac{1}{4}$ section 15, T. 2 S., R. 2 W.:

A1—0 to 8 inches, very dark-gray (10YR 3/1) silt loam, gray (10YR 6/1) dry; few, faint, dark-gray (10YR 4/1) mottles; strong, fine, subangular blocky structure; slightly hard, friable, nonsticky

and slightly plastic; many fine roots; many, fine, irregular pores; medium acid (pH 6.0); abrupt, smooth boundary. 7 to 9 inches thick.

B1—8 to 15 inches, grayish-brown (10YR 5/2) silt loam, light gray (10YR 4/1) and reddish brown (5YR 4/4) dry; moderate, medium and fine, subangular blocky structure; slightly hard, friable, non-sticky and slightly plastic; common fine roots; many, medium and fine, tubular pores; medium acid (pH 5.8); clear, smooth boundary. 5 to 10 inches thick.

B2—15 to 25 inches, grayish-brown (10YR 5/2) heavy silt loam, light gray (10YR 7/2) dry; many, distinct mottles of dark brown (7.5YR 4/2); moderate, coarse and medium, subangular blocky structure; hard, friable, slightly sticky and slightly plastic; common fine roots; many, medium and fine, tubular pores; very thin continuous clay films in some pores; medium acid (pH 5.7); clear, smooth boundary. 6 to 15 inches thick.

IIBx—25 to 38 inches, dark grayish-brown (10YR 4/2) silt loam, light brownish gray (10YR 6/2) dry; grayish brown (10YR 5/2) silt and sand coatings on faces of peds; common fine distinct dark yellowish brown (10YR 4/4) mottles; weak, coarse, subangular blocky structure; hard, firm, nonsticky and slightly plastic; common fine roots; many, medium and fine, tubular pores; few, thin, continuous clay films in some pores; few, fine, manganese stains; medium acid (pH 5.6); clear, smooth boundary. 4 to 15 inches thick.

IIICx—38 to 42 inches, mottled gray (10YR 5/1), brown (10YR 5/3), dark grayish brown (10YR 4/2) and dark brown (10YR 4/3) silt loam; massive; slightly hard, firm, slightly sticky and plastic; few fine, tubular pores; very thin continuous clay films in some pores; few black manganese stains; medium acid (pH 5.6).

Faint mottles with chroma of 4 or less may occur throughout the A horizon or only in the lower part. The B horizon is grayish brown, brown, or dark grayish brown. Mottling is distinct to prominent. Texture ranges from silt loam to silty clay loam. The fragipan is at a depth of 20 to 30 inches and has weak, coarse, subangular blocky or prismatic structure or is structureless and has fracture planes forming polygons. Brittleness ranges from weak to moderate and moist consistence from firm to very firm.

22—Huberly silt loam. This nearly level soil is in concave positions on broad valley terraces. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Aloha, Verboort, and Quatama soils, which make up as much as 10 percent of this mapping unit.

Runoff is slow to ponded, and the hazard of erosion is slight. Capability unit IIIw-4; wildlife group 1.

C—55 to 60 inches, yellowish-red (5YR 5/8) silty clay loam with streaks of yellowish-brown (10YR 5/6), strong brown (7.5YR 5/8) dry; massive; slightly hard, friable, sticky and plastic; few fine roots; many, very fine, irregular pores; few moderately thick clay films on rock fragments and in pores; 50 percent weathered siltstone fragments; strongly acid (pH 5.4).

Depth to fractured, partially consolidated siltstone and shale is 40 to 60 inches or more. The Bt horizon is silty clay loam to silty clay and averages 35 to 50 percent clay. The C horizon consists of partially weathered, fractured siltstone or shale, with moderately fine textured material filling the fractures.

36C—Pervina silty clay loam, 7 to 12 percent slopes. This strongly sloping soil is on uplands. It has a profile similar to the one described as representative of the series.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils, gently sloping Pervina soils, and steeper Pervina soils. Included soils make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IIIe-7; woodland suitability group 2o1; wildlife group 4.

36D—Pervina silty clay loam, 12 to 20 percent slopes. This moderately steep soil is on uplands.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included were areas of Pervina soils that are steeper or less sloping than this Pervina soil. Included soils make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IIIe-7; woodland suitability group 2o1; wildlife group 4.

36E—Pervina silty clay loam, 20 to 30 percent slopes. This steep soil is on uplands. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included were areas of Pervina soils that are steeper or less sloping than this Pervina soil. Included soils make up as much as 15 percent of this mapping unit.

Runoff is rapid, and the hazard of erosion is severe. This soil is used for pasture, timber, water supply, recreation, and wildlife habitat. Capability unit IVe-3; woodland suitability group 2o1; wildlife group 4.

36F—Pervina silty clay loam, 30 to 60 percent slopes. This very steep soil is on uplands.

Included with this soil in mapping were areas of Melby, Melbourne, Olyic, and Tolke soils. Also included are areas of Pervina soils that are less sloping than this Pervina soil. Included soils make up as much as 20 percent of this mapping unit.

Runoff is rapid, and the hazard of erosion is very severe. This soil is used mainly for timber. Other uses include water supply, recreation, and wildlife habitat.

Capability unit VIe; woodland suitability group 2r1; wildlife group 4.

Quatama series

The Quatama series consists of moderately well drained soils that formed in mixed, loamy alluvium on old terraces. Slope is 0 to 20 percent. Elevation is 140 to 200 feet. Where these soils are not cultivated, the vegetation is Douglas-fir, western redcedar, Oregon white oak, ash, Oregon-grape, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 52° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark-brown loam about 9 inches thick. The subsoil is dark yellowish-brown loam and clay loam about 34 inches thick. The substratum is dark yellowish-brown loam about 19 inches thick. The profile is medium acid throughout.

Permeability is moderately slow. Available water capacity is 8 to 10 inches. Water-supplying capacity is 18 to 20 inches. Effective rooting depth is over 60 inches.

These soils are used for irrigated berries, irrigated vegetable crops, orchards, small grain, irrigated hay, irrigated pasture, homesites, recreation, and wildlife habitat.

Representative profile of Quatama loam, 0 to 3 percent slopes, located about 100 feet east of the road in the southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ section 9, T. 2 S., R. 2 W.:

Ap—0 to 9 inches, dark-brown (10YR 3/3) loam, brown (10YR 5/3) dry; moderate, fine and very fine, subangular blocky structure; slightly hard, friable, nonsticky and slightly plastic; common fine roots; many, fine and very fine, irregular pores; medium acid (pH 5.6); abrupt, smooth boundary. 7 to 9 inches thick.

B1—9 to 15 inches, dark yellowish-brown (10YR 3/4) loam, pale brown (10YR 6/3) dry; weak, coarse, subangular blocky structure; hard, firm, nonsticky and plastic; very few fine roots; many, medium and fine, tubular pores; thin, continuous clay films in root channels and pores; medium and fine, tubular pores; thin, continuous clay films in root channels and pores; medium acid (pH 5.8); clear, smooth boundary. 0 to 7 inches thick.

B21t—15 to 21 inches, dark yellowish-brown (10YR 3/4) clay loam, pale brown (10YR 6/3) dry; moderate, fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few very fine roots; many, fine, tubular pores; thin, continuous clay films in pores and few, thin clay films on peds; medium acid (pH 5.8); clear, smooth boundary. 5 to 10 inches thick.

B22t—21 to 30 inches, dark yellowish-brown (10YR 3/4) clay loam, pale brown (10YR 6/3) dry; few, fine, distinct, light brownish-gray (10YR 6/2) and

reddish-brown (5YR 4/3) mottles; weak, hard, firm, slightly sticky and plastic; very few roots; many, coarse, medium, and fine, tubular pores; continuous clay films in pores and on peds; common manganese stains; medium acid (pH 5.9); gradual irregular boundary. 6 to 18 inches thick.

B3t—30 to 43 inches, dark yellowish-brown (10YR 3/4) loam, pale brown (10YR 6/3) dry; common, fine, dark grayish-brown (10YR 4/2) mottles; massive in places parting to weak, coarse, subangular blocky structure; slightly hard, firm, slightly sticky and slightly plastic; common, large and medium, tubular pores; thin continuous clay films on peds and in pores; medium acid (pH 6.0); gradual, irregular boundary. 10 to 20 inches thick.

C—43 to 62 inches, dark yellowish-brown (10YR 3/4) loam, yellowish brown (10YR 5/4) dry; common grayish-brown (10YR 6/2 & 5/8) mottles; massive; hard, firm, slightly sticky and slightly plastic; common, fine, tubular pores; medium acid (pH 6.0).

The thickness of the solum ranges from 40 to 60 inches. Texture of the A horizon is silt loam to loam. The Bt horizon ranges in texture from loam to clay loam. Structure in the Bt horizon ranges from moderate, coarse to fine, subangular blocky in the upper part and from nearly massive to weak, coarse, subangular blocky in the lower part. Clay films are thin to moderately thick, and they are in channels, in pores, and on vertical and horizontal ped faces. Stratified layers of sandy loam to loamy sand occur below a depth of 40 inches in places.

37A—Quatama loam, 0 to 3 percent slopes. This nearly level soil is on terraces. It has the profile described as representative of the series.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIw-1; wildlife group 2.

37B—Quatama loam, 3 to 7 percent slopes. This gently sloping soil is on terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is slow, and the hazard of erosion is slight. Capability unit IIe-2; wildlife group 2.

37C—Quatama loam, 7 to 12 percent slopes. This moderately sloping soil is on terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIe-2; wildlife group 2.

37D—Quatama loam, 12 to 20 percent slopes. This moderately steep soil is on dissected terraces.

Included with this soil in mapping were areas of Aloha, Hillsboro, and Huberly soils, which make up as much as 15 percent of this mapping unit.

Runoff is medium, and the hazard of erosion is moderate. Capability unit IIIe-5; wildlife group 2.

Saum series

The Saum series consists of well-drained soils that formed in mixed eolian material, old alluvium, and residuum from basalt on uplands. Slope is 2 to 60 percent. Elevation is 250 to 1,200 feet. Where these soils are not cultivated, the vegetation is Douglas-fir, Oregon white oak, hazelbrush, poison-oak, grasses, and forbs. Average annual precipitation is 40 to 50 inches, average annual air temperature is 51° to 54° F, and the frost-free period is 165 to 210 days.

In a representative profile the surface layer is dark reddish-brown silt loam and silty clay loam about 14 inches thick. The subsoil is dark reddish-brown and reddish-brown silty clay loam about 18 inches thick. The substratum is yellowish-red silty clay loam about 18 inches thick. Basalt bedrock is at a depth of 50 inches. The profile is medium acid throughout.

Permeability is moderately slow. Available water capacity is 8 to 10.5 inches. Water-supplying capacity is 16 to 22 inches. Effective rooting depth is 20 to 40 inches.

These soils are used for irrigated strawberries, orchards, small grain, hay, pasture, timber, homesites, recreation, and wildlife habitat.

Representative profile of Saum silt loam, 2 to 7 percent slopes, located about 25 feet north of the road in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ section 7, T. 3 S., R. 1 W.:

Ap—0 to 8 inches, dark reddish-brown (5YR 3/2) silt loam, reddish brown (5YR 5/3) dry; moderate, medium, granular structure; slightly hard, friable, slightly sticky and slightly plastic; many fine roots; many, very fine, irregular pores; 5 percent fine concretions; medium acid (pH 6.0); abrupt, smooth boundary. 5 to 8 inches thick.

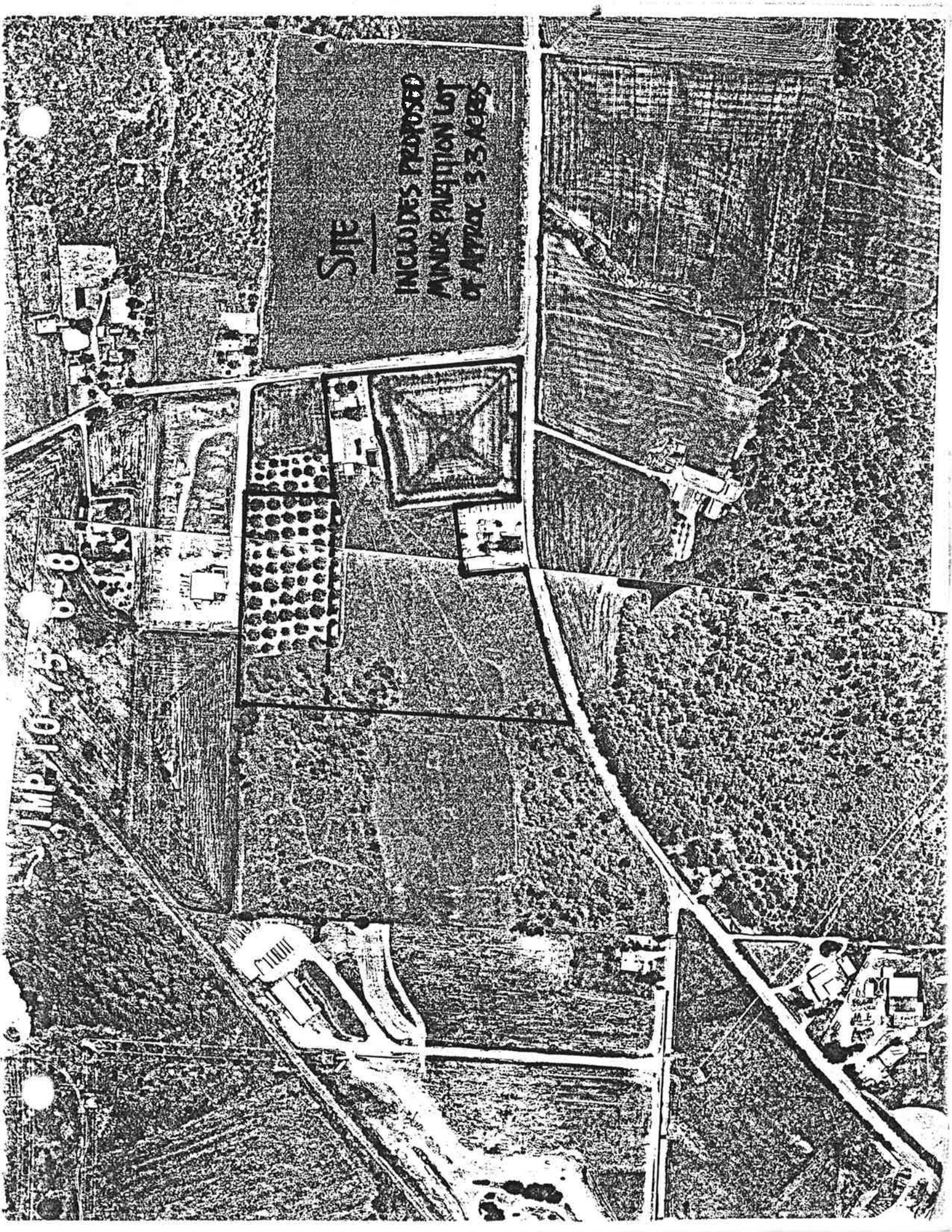
A12—8 to 14 inches, dark reddish-brown (5YR 3/3) silty clay loam, reddish brown (5YR 5/4) dry; moderate, medium, subangular blocky structure; hard, firm, slightly sticky and plastic; many fine roots; many, fine, tubular pores; 5 percent fine concretions; medium acid (pH 5.8); clear, smooth boundary. 5 to 8 inches thick.

B2—14 to 23 inches, dark reddish-brown (5YR 3/4) silty clay loam, reddish brown (5YR 5/4) dry; moderate, medium and fine, subangular blocky structure; hard, firm, slightly sticky and plastic; many fine roots; many, fine, tubular pores; few pebbles; medium acid (pH 5.8); clear, smooth boundary. 8 to 15 inches thick.

IIB3—23 to 32 inches, reddish-brown (5YR 4/4) silty clay loam, yellowish red (5YR 5/6) dry; weak, medium and fine, subangular blocky structure; hard, firm, slightly sticky and plastic; few fine roots; many, fine, tubular pores; 20 percent weathered pebbles and 10 percent stones; few,

10-15-88

SITE
INCLUDES PROPOSED
AND/OR PARTITION LOT
OF APPROX. 3.3 ACRES



December 19, 1985

TO: City Planning Commission
FROM: James Rapp, City Manager
RE: Institutional/Public Zone



I understand from Carole Connell, Consulting Planner, that the Planning Commission has several outstanding questions regarding implementation of the City's proposed new Institutional/Public (IP) zoning category.

The new classification is basically motivated by two related concerns. Firstly, the current City "Planning Designation Area" Map identifies a form of land use termed "Public". This is graphically illustrated on the Map by a dot screen and is applied to both existing public uses (all three schools, City Hall, TRFPD Firehall) and to proposed public uses on private property (several square, generic "zones" are set aside for future parks). Further, some existing public uses (Senior/Community Center, Public Works Shop) are shown as commercial, greenway, etc. Thus the first motivation for an IP zone is to bring consistency to our Zoning Map and to accurately reflect existing public and institutional uses and/or publically or institutionally owned lands planned for such uses.

The second motivation for a IP zone is the absence of any regulatory zoning text in the Community Development Code that relates to the "Public" designation on the Map. Imagine the difficulties administrating and reviewing a Low Density Residential (LDR) development without any rules defining minimum requirements and limitations such as allowed uses, setbacks, heights, etc. The potential administrative problems with the "Public" zoning are similar.

A less central but still relevent concern is the recent annexation of two institutional properties (St. Paul's Church and the Maple Lane Cemetery) to the City. Both these sites were zoned "Institutional" under the County Comprehensive Plan. Their classification, now that they are part of the City, is open to debate. Our planning agreement with the County requires us to apply an equivalent zoning category to newly annexed land. Additional County "Institutional" land may be annexed to the City in future months.

With respect to the issue of future conversion of institutional and public land to other uses, I have attached a copy of a recent letter to the TRFPD. Going beyond my statements to Chief Pittard, I think it is important to go through a rezone process for any broad transition in use. The neighboring community has some right to review and debate such changes, even if the impacts of the transition are apparently minimal. At the same time the City has an obligation (and a certain self-interest) to allow for a reasonable degree of marketability of abandoned institutional sites. This may not always include a general commercial or industrial rezoning, but almost certainly would entail residential uses consistent with surrounding development. Thus both sides should be better served by a rezoning process at some point in the future, as compared to creating a present day non-conformity in anticipation of a future reuse.

I should also point out that institutional uses that are currently zoned otherwise (as are 5 of Sherwood's 6 churches), would only be subject to design review under an IP zoning. Presently both conditional use permits and design review would be required for any significant expansion. Additionally, only lands actively used or planned for institutional uses are proposed for IP zoning. Institutional ownership by itself is not a criteria for IP zoning (the Catholic Church property is the case in point).

All the property owners impacted by the IP zoning have been copied with a draft text and zoning map. Four of the six churches, TRFPD and the School District have replied to date. PGE, two churches and the Maple Lane Cemetery have not. All respondents have favored the IP zone, with the exception of TRFPD on certain points. Chief Pittard felt that my response would satisfy his Board, however.

APPROVED MINUTES

Sherwood Planning Commission
Minutes
January 2, 1986

The meeting of the Sherwood Planning Commission was called to order by the Chairman, Dwight Minthorne at 7:45 p.m. Planning Commission members, Gene Birchill, Dave Crowell and Mo Turner were also present. Carole Connell, Consulting City Planner was also present.

Approval of Minutes

Mr. Minthorne asked that the minutes of October 17, 1985 be corrected on page 2, third paragraph, line 12, referring to "Certificate of Plan Compliance". Dave Crowell made a motion to approve the minutes of October 17, 1985 as corrected. Mo Turner seconded the motion. Motion passed with 3 ayes. Gene Birchill abstained.

Request by P.M. Marshall - Minor Land Partition

Carole Connell stated that the applicant is requesting a minor land partition. They want to split 3.3 acres from Tax Lot 501 and consolidate it with adjoining Tax Lot 601. Carole Connell then reviewed the Findings of Fact that were set out in the staff report. She felt that based on the Findings of Fact and Conclusionary Findings that staff would recommend approval of the minor land partition with the following conditions: 1) the applicant shall enter into a non-remonstrance agreement for future road improvements to Cipole Road; 2) retain the existing trees, as possible, that act as a natural buffer between the proposed partition and adjoining lots and 3) incorporate into the approval any requirements of the Tualatin Fire District including an acceptable access plan to the parcel.

Mr. Bob Price of David Evans & Associates stated that he was representing Mr. Marshall, as they had done the planning work on this particular piece of property. He stated that they originally had approval for a two acre parcel on Cipole Road where Therm Tek will build. This parcel will be sold to Protein Products as they need additional space. The rest of the parcel will be subdivided. Mr. Price stated that they had no problem with the staff report and conditions. He did suggest that condition #1 be amended to state that the partitioned parcel shall be consolidated with tax lot 601 to permit suitable access and the owner of tax lot 601 as enlarged shall enter into a non remonstrance agreement for future road improvements to Cipole Road prior to any building permit being issued. He felt that since the property would be sold it should be the responsibility of the new owner to do the road improvements. Carole Connell felt that the purpose of getting the non-remonstrance

agreement before the property is sold is that the agreement will go with the title of the land when there is a title search and the person buying the land will know what he is obligated to do.

Mr. Birchill felt that one of the big questions was access to the piece of property. He asked if they had considered taking the cul-de-sac through? Mr. Price stated that they had thought about it but the other property owners would not agree to this.

Mr. Minthorne stated that he heard from the planning commission members that they were uneasy with the fact that this was not the best plan because of access.

Discussion was held as to how would be the best way to handle the traffic problems and where the streets could be put into the subdivision.

Gene Birchill made a motion that the parcel of land in tax lot 501 be consolidated with tax lot 601 and with the three staff conditions attached, changing the wording in condition #1 from applicant to "owner". Mo Turner seconded the motion. Motion passed unanimously.

Approval of a request by P.M. Marshall for Industrial Subdivision

Mr. Price requested a continuance on the above request based on the discussion held tonight and they will bring the same back to the Planning Commission with changes in regard to road access.

The Planning Commission members were concerned as to whether the applicant would have to pay a new fee for the continuance. Carole Connell felt that with minor changes there should not be additional fees.

David Crowell made a motion to agree to the continuance requested by Mr. Bob Price and postpone consideration of the industrial subdivision until Mr. Price resubmits. Mo Turner seconded the motion. Motion passed unanimously.

Institutional/Public Zone

Carole Connell advised that the City Manager is asking for a recommendation from the Planning Commission with regard to the Institutional/Public Zone. There was discussion among the Planning Commission members as to whether churches and parsonages should be included in this zone. Mo Turner made a motion to approve the Institutional/Public Zone with a concern as to having church parcels being excluded. Dave Crowell seconded the motion. Motion passed unanimously.

Discussion was held as to what a non-remonstrance agreement actually meant and whether it would be better to require the improvements or that money be paid for improvements. The Planning Commission asked Carole Connell to check and see if there was a policy on how to handle street improvements.

Meeting adjourned at 10:00 p.m.


Mary L. Holland, Minutes Secretary