



## **PUBLIC HEARING**

### **1) Appeal of Planning Commission Decision for AR-20-05**

Presented by: Kelly Hart, Community Development Director

*Council Options:*

- A. The City Council may, in its decision on the appeal, amend, rescind, or affirm the action appealed from, or may remand the matter for further proceedings or fact finding by the Planning Commission.
- B. The City Council shall not be bound by any finding, conclusion or other ruling of the Planning Commission.

## **REGULAR SESSION**

### **2) Emergency Contract for WWTP Digester Repair**

Presented by: Ron Whitlatch, Interim City Manager/Engineering Director

Approval/Denial by MOTION

## **ITEMS FROM COUNCIL**

**PUBLIC/PRESS COMMENTS** *An opportunity for citizens and the press to comment on items of city business.*

## **NEXT SCHEDULED COUNCIL MEETING**

- October 14, 2020 (6:00 PM) Regular Session

## **ADJOURNMENT**

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*City Council meetings are recorded and available on the City's YouTube page at <https://www.youtube.com/user/CityofLebanonOR/videos> The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Recorder at 541.258.4905.*

# Agenda Item 1



925 S. Main Street  
Lebanon, Oregon 97355

TEL: 541.258.4906  
cdc@ci.lebanon.or.us  
www.ci.lebanon.or.us

# MEMORANDUM

## *Community Development*

To: Mayor Aziz and City Councilors Date: September 11, 2020  
From: Kelly Hart, Community Development Director  
Subject: Appeal of Planning Commission Decision for Application AR-20-05, an Administrative Review application for the development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive

### I. BACKGROUND

On May 6, 2020, the Farmworker Housing Development Corporation applied for an Administrative Review application to develop a 24-unit affordable apartment complex. The application was processed per the procedures of the Lebanon Development Code and deemed complete on June 8, 2020.

Beginning on June 17, 2020, the Planning Commission conducted a duly noticed public hearing for the subject application, the hearing was postponed to June 24, 2020 to allow for written public comment to be received. At the June 24 meeting, a member of the public requested a continuance to provide further public comment. The Planning Commission left the record for a period of one week for the public to provide comment, and an additional week for the applicant to provide rebuttal. The Planning Commission reconvened the hearing on July 15, 2020. Upon request of the Applicant, the Planning Commission reopened the public record to establish the 7-7-7 rule, and the read in the "raise it or waive it" rules. The public record was then left open for a period of seven days to provide any public comment, then an additional seven days to allow any member of the public to rebut the comments received, and finally the last seven days to allow the applicant to provide final written rebuttal. On August 19, 2020, the Planning Commission reconvened the hearing with the closed public record, and reviewed the public record and comments received. At the conclusion of the public hearing, the Planning Commission, with a vote of 5-0, approved the Planning Application No. AR-20-05. Within the 15-day appeal period, the City received an appeal of the Planning Commission's decision.

The subject property is located at the terminus of Weldwood Drive. The Applicant, Farmworker Housing Development Corporation, is proposing to develop a portion of the currently vacant property with a 24-unit affordable apartment complex. Under consideration is an application for an Administrative Review (AR-20-05) for the development of the apartment complex.

### II. CURRENT REPORT

The Lebanon Development Code Section 16.20.050.M identifies the procedures for consideration of issues first reviewed by the Planning Commission (appeals) for a quasi-judicial decision.

1. The City Council public hearing on an appeal of the Planning Commission shall be based on the record established before the Planning Commission. The Council's decision shall be based solely upon a review of the Planning Commission record and the testimony and other evidence in that record (Section 16.20.050.M.1)

*The initial record presented before the Planning Commission has been included as an attachment to this report.*

2. The scope of review shall not re-examine issues of fact and shall limit its review to determining whether there is sufficient evidence to support the findings of the Planning Commission, or to determine if errors in law were committed by the Planning Commission. (Section 16.20.050.M.2.a)

*The administrative record has been included as an attachment to this report.*

3. Review shall be limited to those issues set forth in the notice of appeal. (Section 16.20.050.M.2.b)

*The Notice of Appeal has been included as an attachment to this report.*

4. The appellant is also precluded from raising an issue on appeal to the Council if the appellant could have raised the issue before the Planning Commission but failed to do so. (Section 16.20.050.M.2.c)

*All items raised in the Notice of Appeal were raised before the Planning Commission during the public hearing.*

5. Review shall be based on the record of the initial proceedings. The record shall consist of the application and all materials submitted with it; documentary evidence, exhibits and materials submitted at the initial hearing; recorded testimony; the decision of the approving authority, including the findings and conclusions; and the notice of appeal. (Section 16.20.050.M.2.d)

*Attached to this report include the complete record for the application, including:*

- a. The application and all materials submitted with it;*
- b. Notice of the public hearing before the Planning Commission, including certification of mailing;*
- c. Planning Commission Agendas including the staff memorandum for the project;*
- d. Written correspondence from the public received during the open record period;*
- e. Written testimony from the Applicant with additional evidence;*
- f. Additional evidence provided by the City during the open record;*
- g. Planning Commission Order dated August 19, 2020;*
- h. Notice of Decision dated August 20, 2020, including certification of mailing;*
- i. Adopted Planning Commission meeting minutes for the June 17, June 24, and July 15, 2020 meeting, along with a link to the YouTube video stream of the August 19,*

2020 Planning Commission Meeting, as well as the June 17, 24, and July 15 meeting:

- a. June 17<sup>th</sup> (<https://www.youtube.com/watch?v=VpePNqOMMgw>)
- b. June 24<sup>th</sup> (<https://www.youtube.com/watch?v=e4dq9jJ3NLo&t=2470s>)
- c. July 15<sup>th</sup> (<https://www.youtube.com/watch?v=khemP7pALKo&t=3065s>)
- d. August 19<sup>th</sup> (<https://www.youtube.com/watch?v=SdTKiK6hebY>); and
- j. Filed Appeal, including attached exhibits.

During the City Council public hearing, the Development Code identifies further procedures and scope of review:

1. Only the appellant and other parties who appeared in person or who submitted evidence in the initial proceedings may participate in the appeal hearing.
2. The City will follow the standard quasi-judicial hearing procedures as stipulated in Section §14.61 of the Administrative Law Aspects of Local Proceedings, which states that the Applicant (not Appellant) retains the ultimate burden of proof.
3. Each participant in the appeal hearing shall present to the council those portions of the record which the participant deems relevant to the appeal.
4. If a party wishes the Council to review recorded testimony, the party shall present a written summary or transcript of such testimony to be read by the council in lieu of actually listening to the recording.
5. If the City Council determines that additional evidence is necessary to make a decision, it shall remand the decision back to the Planning Commission for further proceedings.

Section 16.20.010.D of the Development Code identifies that the City shall take final action on an application or permit, limited land use decision or zone change, including resolution of all local appeals, within 120 days after the application is deemed complete, unless waived by the Applicant. For the record, the application was deemed complete on June 8, 2020. On May 29, 2019, a notice of public hearing before the Planning Commission was issued, thereby deeming the application complete. The City must complete its review and all appeal proceedings prior to Tuesday, October 6, 2020.

### III. APPEAL & STAFF RESPONSE

1. Appeal Item #1: This project is part of a larger planned development by Farmworkers Housing Development, which is acknowledged by the City in the City staff report discussions about the Traffic impact studies. **It is important to note even though the City is aware of future phases to the development plan, no “phased plan” has been submitted or disclosed which (if properly applied) would violate provisions under City Code 16.23.010.** The proposed development is actually a 110-unit, 3 story residential dwelling space. We believe the city has erred in its review. Simply by not identifying the project as a “phased plan” allows the applicant to avoid and violate provisions under city code 16.23.010. This is a large development site and should be treated as such. When it is fully developed it will encompass 9.3 acres not the 1.39 acres identified in the application. The applicant has requested partitioning tax lot 211280 to allow phased development, in our view to simply avoid the stricter guidelines and potential higher cost required in city code 16.23.010.

CITY RESPONSE: The proposal submitted by the Applicant is not subject to the requirements of a Planned Development as set forth in LDC 16.23. A planned Development is normally one that proposes a mix of uses (commercial and residential e.g.) or encompasses a large area (more than 5 acres) and is planned in multiple phases over a period of years. Here, the applicant is seeking to develop 1.39 acres in a single phase. While there is the possibility of additional development in the future, there is no “phased” plan proposed or under consideration by the City. Any future development would be subject to City planning review and approval.

The TIA, as indicated in the staff report was not triggered by the development proposal or the Planning application. The Engineering Department, with the understanding of existing traffic congestion on Weldwood Drive, required the TIA, and if any mitigation measures were identified, they could be conditioned as part of the project. The TIA may have included a full build out scenario as identified as a potential for the developer, but there is no development proposal before the City other than the 1.39 acre, 24-unit apartment complex.

Many developers have an interest in future developments, where portions of land are partitioned off for future development. That future development may or not happen. The City cannot onerously require Planned Developments for projects that may or may not occur. The purpose of the multi-year phasing request of a Planned Development permit is to reduce or eliminate the need for future land use application permits and further public input. The Applicant is not making that request. Any future development, if it were to occur, would be subject to a separate permit, with full review, and planning commission consideration with public input. An example of this is the recent approval of the second phase of the McKinney Lane apartments on Russell Drive. The Applicant indicated a desire to build the second phase in the future but did not request consideration of the Planned Development for a multi-phased project. As such, when the second phase was proposed, the developer was required to complete the full application and public hearing again for the second phase.

In review of the purpose, intent, and applicability of the Planned Development, as identified in Section 16.23.010 of the Lebanon Development Code, it is oriented toward mixed-use developments opportunities, development proposals that require amendments to adopted facility master plans or the Transportation System Plan, or development that potentially causes adverse impacts to land in public ownership or developed for a public use that could result in loss of public use. This project does not include any of the scenarios in which a Planned Development is intended, and the applicant is not requesting consideration of any other development than what is currently proposed. As such, the project is not subject to the Planned Development process.

2. Appeal Item #2: The city is applying Z-RM standards when it appears Z-RH should apply. This also has cascading consequences when considering allowable setbacks, parking and or criteria such as SDC fee calculations. In the end neighbors will be looking at a 110-unit complex not the 24 approved. While we believe a 3-story apartment complex is ill suited for development on this land we understand that current zoning standards

applied allows it. We simply want the development standard that should apply be adhered to and reasonable steps be taken to assure sight, foot traffic and noise abatement for the existing neighborhood.

CITY RESPONSE: As indicated in the staff report presented to the Planning Commission on June 17, 2020, the subject property is in the Mixed-Use zone. Table 16.06-7 in Section 16.06.100 of the Lebanon Development Code (LDC) states that all residential uses shall follow the development standards of the Residential Mixed Density zone for site development standards. The Lebanon Development Code identifies the direct standards that must be applied when building a residential project in the Mixed-Use zone, and those standards are the Residential Mixed Density Standards.

Chapter 16.05 provides the development standards for the residential districts. Table 16.05-7 through 16.05-9 in Section 16.05.090 of the LDC provide the development standards for both the Residential Mixed Density, and the Residential High-Density zones. These tables identify identical development standards for both zones, including minimum lot size and width, maximum height, maximum fence heights, building coverage, landscape area, and minimum setbacks. The parking requirements are established in Table 16.14.070-1 and are based on the development type, not the zone in which the development occurs. For SDC charges, the charges are calculated based on the development type. As such, regardless of whether a development is in a Mixed Use, Residential Mixed Density, or High-Density Residential zone, the SDC calculation would be the same. In conclusion, the subject development has been designed to the development standards for both the Residential Mixed Density, and Residential High-Density zone, and is administered the same SDC calculations regardless of the zone.

3. Appeal Item #3: The Comprehensive Plan for the City calls for the City to “coordinate and Collaborate with the Lebanon School District” for projects of this size. No evidence has been presented that the City has considered this violating the City’s own adopted comprehensive plan and per LMC code 16.23.010.G.6 (Adverse Project Impacts). The City should reject the proposal until the developer has submitted information addressing all impacts listed per Code and allowed for public notice and review of those impacts.

CITY RESPONSE: The Lebanon Comprehensive Plan establishes goal and policies for the implementation of the Plan and guiding development practices to achieve the goals. Included in the Comprehensive Plan for School Policies in Chapter 9: Public Facilities and Services include the following Policies under contention as part of the appeal:

P-62: Coordinate with the Lebanon School District as part of its ongoing facilities planning effort. *This is the School District’s facility planning for school site expansions and new site development, and not related development activities in the City.*

P-63: Provide notice, as part of the City’s project review process, to the Lebanon School District when major development properties are proposed that may impact the Lebanon School District. *The City provides notice to the Lebanon School District as an interested outside agency for all development projects in the City requiring public notice. The public notice and certification of notice has been included in the record.*

As previously stated, the project is not subject to the standards in Chapter 16.23 for Planned Developments. However, the project is located within City limits, permitted within the subject zone at the density proposed, and meets all the development standards without need of a variance. As such, as with City public facilities, it is understood that the development is anticipated in the City's facility plans, and the School District is responsible for facility planning to accommodate the anticipated growth in the City based on the zoning of permitted residential development.

4. Appeal Item #4: We object that supporting documents, such as the Wetland Delineation Study, Geotechnical Study, Archaeological reviews, to name a few were withheld and not included with the public notice and initial public comment packet and absent in the City staff report. While we don't question the staff's ability to review these documents, a proof by inclusion of evidence standard should be adhered to. We understand that these documents were provided to the planning commission prior to the August 19, 2020 meeting, but no effort was made to provide the information to individuals with standing in this review.

CITY RESPONSE: Oregon Revised Statutes (ORS) 197.763(4)(a) and (4)(b) state:

“(4)(a): All documents or evidence relied upon by the applicant shall be submitted to the local government and be made available to the public.

(4)(b): Any staff report used at the hearing shall be available at least seven days prior to the hearing. If additional documents or evidence are provided by any party, the local government may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of time limitations.....”

The applicant did not provide the wetland delineation study, geotechnical study or archaeological reviews to the City as part of the initial application review. Nor was this evidence requested to be reviewed by the City. The original Planning Commission agenda was posted in compliance with the above referenced ORS, and all materials provided by the applicant were included in the agenda packet.

Upon initiation of the public hearing process, and receipt of public comment and concern, the Applicant provided additional evidence, including a wetland delineation report, geotechnical study and response regarding the request of the public to see an archaeological study. In compliance with the above referenced ORS and Section 16.20.050.D of the Lebanon Development Code, the public record was left open to allow the parties a reasonable opportunity to respond.

During the July 15, 2020 Planning Commission meeting, the public record was reopened and the 7-7-7 rule was implemented where any member of public could provide comment in the first seven days, then any member of the public could provide rebuttal comment during the next seven days, and the Applicant could provide final written comment in the last seven days. During the public meeting, instructions for providing public comment

were provided, and it was indicated that at the end of each seven-day period, the comments would be posted on the City's website for the public to review. All public comment, including the Applicant's additional evidence with the studies were provided within the first seven-day period, and *any* member of the public could access the record on the City's website and provide comment. The City also posted notice of availability of the record for review on the City's Facebook page. Section 16.20.050.N states, Continuation of the Public Hearing: The Planning Commission or the City Council may continue any hearing, and no additional notice of hearing is required if the matter is continued to a specified place, date and time. During the Planning Commission meeting on July 15, 2020, the Planning Commission unanimously voted to continue the public hearing to a date certain and included dates and times for which the public record would be left open. As such, the City followed the notification standards identified in the Development Code and the ORS.

## VI. RECOMMENDED ACTIONS

1. Conduct a public hearing;
2. Evaluate the public testimony and the record established before the Planning Commission
3. Council options:
  - a. The council may, in its decision on the appeal, amend, rescind, or affirm the action appealed from, or may remand the matter for further proceedings or fact finding by the Planning Commission.
  - b. The council shall not be bound by any finding, conclusion or other ruling of the planning commission.

September 01, 2020

Appeal for the Administrative Review Application AR-20-05

Notice of Appeal:

- i. White Oaks Neighbors and I are appealing the Planning Commission's approval of AR-20-05 on or about 08/26/2020.
- ii. White Oaks Neighbors and I have standing to appeal this decision as we submitted letters of comment during the public comment period prior to the Planning Commission's first meeting regarding AR-20-05 on 06/17/2020. We have submitted multiple letters of public comment since this first meeting.
- iii. Please reference page 2 of this appeal for the special criteria that Planning Commission applied incorrectly or failed to apply in this decision.
- iv. Filing Fee of \$500 and Appeal documents were submitted in person on 09/01/2020 as well as document sent to Kelly Hart via email at [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us) on 09/01/2020.

White Oaks Neighbors in support of this Appeal:

1. Ken & Nancy May: 680 Wagon Wheel Drive, Kenamay77@yahoo.com, NancyMay1963@yahoo.com, Ken- 541-990-8938
2. Duane & Pam Mattson: 745 Lebanite Drive, me@centurytel.net 541-990-5871, pgillett@Centurytel.net 541-990-5875
3. Paul & Karrie Thomsen: 755 Lebanite Drive, 541-619-8363 [Dumpkinsd@yahoo.com](mailto:Dumpkinsd@yahoo.com)
4. Rick & Deb George: 805 Lebanite Drive, rdgeorges11@comcast.net Rick-541-9746478, Deb-541-248-0414
5. Heather & Jordan Balzomo: 825 Lebanite Drive, heather\_menlo@hotmail.com, H- 650-834-3435, J- 650-225-2075
6. Dan & Colleen Miller: 845 Lebanite Drive, 503-391-1083 Kinz4maybe@yahoo.com
7. Ronn & Patty Passmore: 865 Lebanite Drive, ronnpassmore@comcast.net 541-9900240, 541-570-5496
8. Ron & Penny Edwards: 875 Lebanite Drive, 541-405-2244 oldnorwegian\_ron@Comcast.net
9. Don & Lorna Myrtue: 120 Oak Lane, 541-258-8360 [l1a10@hotmail.com](mailto:l1a10@hotmail.com)
10. Dustin & Taiah Tippey, dustin.tippey@comcast.net, [taiah.tippey@gmail.com](mailto:taiah.tippey@gmail.com), Dustin- 971-301-1322
11. Tom & Sharon Campbell: 915 Wagon Wheel Drive, [campbellst@comcast.net](mailto:campbellst@comcast.net), 541-451-4031
12. Phil Noon: 585 Wagon Wheel Drive, [NOON0700@comcast.net](mailto:NOON0700@comcast.net), 541-259-2004
13. Manuel Gutierrez: 605 Wagon Wheel Drive, 541-259-4412
14. Heidi Grimes: 160 Oak Lane, [Hgrimes7777@yahoo.com](mailto:Hgrimes7777@yahoo.com), 541-405-8280
15. Seth Graves: 465 Wagon Wheel Drive, [Run15TDS@gmail.com](mailto:Run15TDS@gmail.com), 541-619-7861
16. Brian Czmowski: 470 Wagon Wheel Drive, [Brianmzczmowski@gmail.com](mailto:Brianmzczmowski@gmail.com), 541-788-7971
17. Kristy & Michael Landis: 935 Wagon Wheel Drive, 541-570-2745

Farmowners Housing Development requested in planning case no: AR20-05 and Var-20-02, administrative review approval to construct a 24 unit multi family development. The request was ultimately approved by the planning commission based on information provided by the applicant and staff review.

There are several issues we request city council review of, and if deemed appropriate to return the case to the planning commission for additional review.

**First.** This project is part of a larger planned development by Farmworkers Housing Development, which is acknowledged by the City in the City staff report discussions about the Traffic impact studies. **It is important to note even though the City is aware of future phases to the development plan, no “phased plan” has been submitted or disclosed which (if properly applied) would violate provisions under City Code 16.23.010.**

The proposed development is actually a 110 unit, 3 story residential dwelling space. We believe the city has erred in its review. Simply by not identifying the project as a “phased plan” allows the applicant to avoid and violate provisions under city code 16.23.010. This is a large development site and should be treated as such. When it is fully developed it will encompass 9.3 acres not the 1.39 acres identified in the application. The applicant has requested partitioning tax lot 211280 to allow phased development, in our view to simply avoid the stricter guidelines and potential higher cost required in city code 16.23.010.

**Second.** The city is applying Z-RM standards when it appears Z-RH should apply. This also has cascading consequences when considering allowable setbacks, parking and or criteria such as SDC fee calculations. In the end neighbors will be looking at a 110 unit complex not the 24 approved. While we believe a 3 story apartment complex is ill suited for development on this land we understand that current zoning standards applied allows it. We simply want the development standard that should apply be adhered to and reasonable steps be taken to assure sight, foot traffic and noise abatement for the existing neighborhood.

**Third.** The Comprehensive Plan for the City calls for the City to “coordinate and Collaborate with the Lebanon School District” for projects of this size. No evidence has been presented that the City has considered this violating the City’s own adopted comprehensive plan and per LMC code 16.23.010.G.6 (Adverse Project Impacts). The City should reject the proposal until the developer has submitted information addressing all impacts listed per Code and allowed for public notice and review of those impacts.

**Fourth.** We object that supporting documents, such as the Wetland Delineation Study, Geotechnical Study, Archaeological reviews, to name a few were withheld and not included with the public notice and initial public comment packet and absent in the City staff report. While we don’t question the staff’s ability to review these documents, a proof by inclusion of evidence standard should be adhered to. We understand that these documents were provided to the planning commission prior to the August 19, 2020 meeting, but no effort was made to provide the information to individuals with standing in this review.

**In conclusion:** As previously stated in Mr. Ryon Foster-Edwards letter “ While the goal of providing good safe housing for low income and migrant farmworkers is a good one, the specific project in question has not in my opinion met the threshold of meeting local set standards. The project, Developer and City have curiously failed to address and follow the local established Code and Adopted Comprehensive planning policies and goals. If the City elects to ignore it’s own standards it could be well argued that the City is arbitrary and capricious in enforcing its own standards. This puts the City at risk. I would recommend the City change course and follow the standards for phased developments and the policies and goals laid out in the adopted comprehensive plan. This will lead to a better understanding and accounting for the whole project, its impacts and the necessary mitigations needed to ensure project development success.”

As individuals, with standing in this review we agree with Mr. Edwards assessment and respectfully request that the application be returned to the Planning Commission with direction to apply Z-RH standards in reviewing the entire project. We also request City Council approve a change from a 6’ cyclone perimeter fence with slats to an 8’ masonry fencing perimeter as allowed for in the Lebanon Development Code under (LDC) 16.150.030.D.

The White Oaks Neighborhood Residents

6/20/2020

The undersigned residents are cocreators of this public comment letter and in agreement with all statements therein:

Robert + Patricia L. Rossman

Rich + Deb George

Don + Pam Mattan

Don + Cheryl Miley

Justin + Tara Lyke

Don + Lorna Myrtue

Ron + Penny Edwards

Paul + Kattie ~~Thom~~

Colleen + Dan Miller

Ken + Chaney May

Jordan Balzomo

Heather Balzomo

\*\* All the above signed neighbors of White Oaks are in support of this appeal \*\*

9/1/2020



Planning Application AR-20-05  
Appeal Public Comments

**Kelly Hart**

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**From:** mary post <marympost@gmail.com>  
**Sent:** Sunday, September 6, 2020 11:51 AM  
**To:** Kelly Hart  
**Subject:** farm worker housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I write in support of the proposed farm worker housing. This would benefit farmers by providing a more stable work force as well as provide stability and decency to the farm worker families.

Mary Post  
Tualatin, OR

## Kelly Hart

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**From:** Thiel Larson <tlarson1943@gmail.com>  
**Sent:** Wednesday, September 9, 2020 7:15 PM  
**To:** Kelly Hart  
**Subject:** Farm worker housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Below is a prayer from the First Presbyterian Church. Because I believe that we must treat our neighbor as ourself, I ask that you continue to build and offer decent housing for farm workers. These are essential workers we need to keep safe, with available clean water and other essentials to keep them safe. Do not be led into a hardened heart. You chose a good path, now stick to it please.

Thiel Larson [tlarson@bendbroadband.com](mailto:tlarson@bendbroadband.com)

"We come together today to pray for our country and also for ourselves. We are thankful for the blessings of living in the United States, but increasingly fearful for our future because of the enmity and bitterness we see between our fellow citizens. Help us to be more mindful of your teachings and to act in love to help heal the deep divisions in our country. We pray that you will keep us mindful of your great command to "treat others as we want to be treated" and that you will help us find ways to apply that principle in our daily lives. We believe that your way of love and kindness can transform our country and ask your assistance as we seek to show that love to others --- especially those who hold views different than our own. Amen."

## Kelly Hart

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**From:** Rowena Donelson <rowenadonelson@yahoo.com>  
**Sent:** Sunday, September 6, 2020 7:39 PM  
**To:** Kelly Hart  
**Subject:** Farmworker Housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Decent housing for agricultural workers is in short supply. Many live in sub-standard housing which impairs their health and ultimately their ability to work. Agricultural workers are essential workers under this pandemic period, but also during normal conditions. Please consider the needs of this working community and approve the housing permits.

Sincerely

Rowena Donelson  
7637 Woodland Rd  
Ferndale, WA  
98248

## Kelly Hart

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**From:** Kristin Barber <kristinmbarber1@gmail.com>  
**Sent:** Monday, September 7, 2020 2:23 PM  
**To:** Kelly Hart  
**Subject:** Farmworker housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am heartened to learn that Lebanon is planning a farmworker housing community. Farmworker housing around the country has historically been inadequate. There have been cases of lack of running water, overcrowding, and lack of basic sanitation. Farmworkers have been hit harder than most of the population with covid-19. I want to honor the people who pick my vegetables by knowing that they are in safe and sanitary conditions.

Kristin Barber  
Bellingham, Wa.

## Kelly Hart

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**From:** Walther Soeldner <waltsoe@gmail.com>  
**Sent:** Monday, September 7, 2020 10:12 AM  
**To:** Kelly Hart  
**Subject:** In support of Lebanon Colonia Paz farmworker housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon City Council Members:

Citizens in Oregon and around the U.S. are always dependent on the good and steady work of farmworkers. Especially during the current pandemic restrictions, they are essential workers.

You have shown both compassionate and intelligent judgment in approving the building of Lebanon Colonia Paz housing. Farmworkers deserve to live in fair and just conditions provided by this kind of housing.

I urge you in the strongest way to maintain your support for this housing and to reject anti-immigrant appeals reflected in the effort to appeal your decision.

We are looking to Lebanon to show others the just and fair way to provide housing opportunity for farmworkers and to provide smart ethical leadership for our communities.

Thank you,  
W. Thomas Soeldner

From: [Edgar Brandt](#)  
To: [Kelly Hart](#)  
Cc: [reyna lopez](#); [Connie Yost](#); [john nichols](#)  
Subject: SUPPORT FOR COLONIA PAZ, LEBANON  
Date: Sunday, September 13, 2020 1:56:40 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lebanon, Oregon City Council,

I am writing to you about the issue of housing in the city of Lebanon.

Thank you for approving the construction of Colonia Paz farmworker housing for working families in the area.

I *continue* to stand with Farm Worker Housing Development Corporation (FHDC) and PCUN, Oregon's farmworker union, to build this project that will bring affordable and safe housing for women, men and children who are an essential part of the local economy, schools and faith community.

Like FHDC farmworker housing communities in Marion and Polk Counties, Colonia Paz will be a model for comprehensive services--like nutrition, education, health / wellness and more-- in your county and neighboring counties.

Thanks for considering this important matter.

Sincerely,

~ *Rev. Edgar Brandt*  
Home: Dallas, Oregon

Member, Board of Directors  
Farm Worker Ministry Northwest  
503-917-1326 voice or text  
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# MEMORANDUM

## *Community Development*

To: Charmain Salvage and Planning Commissioners Date: June 10, 2020  
From: Kelly Hart, Community Development Director  
Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

### I. BACKGROUND

The subject property is located at the terminus of Weldwood Drive. The Applicant, Farmworker Housing Development Corporation, is proposing to develop the currently vacant property with a 24-unit affordable apartment complex. Under consideration is an application for an Administrative Review (AR-20-05) for the development of the apartment complex.

### II. CURRENT REPORT

**Project Location and Zoning Designation** – The subject parcel is 1.39 acres and located at the western terminus of Weldwood Drive. The property is zoned Mixed-Use (Z-MU). Surrounding the property to the northwest and west are residential uses including a mobile home park and condominium complex within the City limits with a zoning designation of Residential Mixed-Density (Z-RM). To the south include a vacant property, and beyond that on the south side of Lebanon Drive are single family residences located in the county unincorporated area with the comprehensive plan designation of mixed-density residential (C-RM) and residential low density (C-RL). To the east is a vacant parcel, and a portion of the commercial development in the Walmart Shopping Center in the Z-MU zone, and to the north is the Walmart building in the Z-MU zone.

**Development Proposal** – The Applicant is proposing to develop a 24-unit affordable apartment complex. As indicated on the site plan, there would be a total of one 3-story apartment building, with a large open space area including a children's play area, gazebo, and a community room within the footprint of the building. The building would generally be oriented to the north of the property, with the open space to the west of the building, and the parking lot on the southern portion of the property. On the east side of the property include the required fire turn-around area and additional open space for gardening plots.

In terms of setbacks, the underlying zone of the property is Mixed-Use. Section 16.06.100 identifies a residential development in the Mixed-Use zone is subject to the development standards identified for the Residential Mixed Density zone. Minimum setbacks include 10-foot front, 20-foot rear, and 5-foot side setbacks. The development proposal conforms with all these standards, observing setbacks that meet or exceed the minimum standard with an 18-foot front setback (on Weldwood Drive extension), 39-foot side setback to the eastern property line, a 78-

foot rear setback to the southern property line, and a 125-foot setback to the future property line to the west.

For Density, the minimum lot size for a multifamily use in the RM zone is 9,000 square feet. At 1.39 acres (60,626 sq. ft.), the subject property exceeds this standard. Section 16.05.160 of the LDC indicates the minimum site area for different unit sizes: 1,550 square feet for a one-bedroom unit; and 2,000 square feet for a two-bedroom unit.

Unit Type	Number of Units	Total Square Footage
One-Bedroom	8	12,400 sq. ft. required
Two-Bedroom	16	32,000 sq. ft. required
<b>TOTAL</b>		<b>44,400 sq. ft. or 1.02 acres</b>

The proposal is for the development of an affordable housing project, which would make the project eligible for a density bonus. However, the project would not need to use the density bonus provisions as the density proposed is authorized through the regular development standards.

Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children’s play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing over 29.5% of the site as landscaping, over 58% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the western portion of the development area. The required children’s play area would also be located in this area. Based on the provided site plan, the development proposal meets and exceeds the minimum requirements for open space.

For parking, Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. In addition, Section 16.14.030 identifies authorized parking reduction of up to 15% when additional covered and uncovered bicycle parking is provided. With the code authorized reduction, the minimum required vehicle parking would be 46 spaces, and the minimum required bicycle parking would be 44 spaces, 20 covered, and 24 uncovered. The development has proposed to meet the minimum vehicle parking with 46 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the 24 uncovered bicycle parking requirements, and a total of 30 covered bicycle parking spaces would be provided, exceeding the minimum requirements. For clarification purposes, the application originally included a request by the applicant for a Class II Variance for a parking reduction. The Class II Variance application was included in the public notification. After notice, staff worked with the applicant to provide sufficient parking on-site to no longer require the variance application. With the earned bicycle reduction, the project as presented in the Agenda packet, meets the parking requirement, and is no longer subject to a variance.

Project Access and Transportation – The site would be accessed from a single driveway on new segment of Weldwood Drive. The driveway would provide access to the internal drive aisle and

parking field. A hammerhead is provided at the end of the parking field to meet the turnaround requirements for the Fire District.

Regarding traffic considerations, Section 16.20.110 identifies the criteria of a project would automatically trigger the requirement of a traffic impact analysis. These criteria include triggering over 300 average daily trips per day, if the project is located near a major intersection on the highway and there are safety concerns, whether there is a change in zoning proposed or if the driveways proposed do not meet the vision clearance requirements. City staff have reviewed the criteria and determined the current proposal does not meet the criteria to require a traffic impact analysis (TIA). However, it is understood that this proposal is considered phase one of a larger development proposal, which would be presented to the Planning Commission at a future date. As such, although not required, or conditioned for this current phase, a traffic impact analysis has been ordered for the overall development. Any identified improvements required per the TIA, would be incorporated as a condition of development as part of any future phase.

In addition, historically, when the Walmart Shopping Center was developed, it was slated that the intersection of Weldwood and Cascade Drives would eventually be signalized. Properties that have been developed previously have paid their fair share portion of the future traffic signal, and based on the future development phases, and the result of the TIA, financial contribution for the future signalization would be incorporated as conditions in future phases.

Utilities – Sanitary Sewer, Water, and Storm Drain facilities are all currently available in Weldwood Drive, or currently within the property. As part of the construction of the new street segment, utilities will be pulled through the street for the length of the site. There is sufficient capacity available to service the site for all city utilities. A fire hydrant will be required to be installed as part of the development.

### III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

The Applicant is requesting consideration of an Administrative Review for the development of a 24-unit affordable apartment complex. Below is an analysis of the review criteria (Section 16.20.040.D of the LDC) and recommended findings:

1. The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

**RECOMMENDED FINDING:** The underlying zone of the property is Mixed-Use. Section 16.06.100 identifies a residential development in the Mixed-Use zone is subject to the development standards identified for the Residential Mixed Density zone. Minimum setbacks include 10-foot front, 20-foot rear, and 5-foot side setbacks; the maximum height permissible in the zone is 40-feet; and the maximum lot coverage is 60%. For multi-family development, a minimum 25% of the development site shall be open space, including a children’s play area and common open space. The development proposal conforms with all these standards, observing setbacks that meet or exceed the minimum standard with an 18-foot front setback (on Weldwood Drive extension), 39-foot side setback to the eastern property line, a 78-foot rear setback to the southern property line, and a 125-foot setback to the future property line to the west. The lot coverage for the project is 15.1% which is well below the maximum

coverage. The maximum proposed building height within the development is 40-feet, meeting the maximum permissible. Finally, the development provides 29.5% of the site as open space, exceeding the minimum requirements.

2. The proposal shall comply with applicable access and street improvement requirements in Chapters 16.12 and 16.13, respectively.

RECOMMENDED FINDING: The project includes the development of a new extension of Weldwood Drive, a designated collector street, to provide appropriate access to the site. The new street segment would be built to full city standard including an ultimate right-of-way of 60-feet, with street, curb and gutter, sidewalk, and landscape strip. Access to the site from the new street segment would be from a 25-foot driveway on the western portion of the development area, and all internal access for vehicle maneuvering for the Fire District has met the minimum standards, based on the provided site plan.

3. The proposal shall comply with applicable parking requirements in Chapter 16.14.

RECOMMENDED FINDING: Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. In addition, Section 16.14.030 identifies authorized parking reduction of up to 15% when additional covered and uncovered bicycle parking is provided. With the code authorized reduction, the minimum required vehicle parking would be 46 spaces, and the minimum required bicycle parking would be 44 spaces, 20 covered, and 24 uncovered. The development has proposed to meet the minimum vehicle parking with 46 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the 24 uncovered bicycle parking requirements, and a total of 30 covered bicycle parking spaces would be provided, exceeding the minimum requirements.

4. The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

RECOMMENDED FINDING: Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children's play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing over 29.5% of the site as landscaping, over 58% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the western portion of the development area. The required children's play area would also be located in this area. A landscape plan has been required as a condition of development to ensure the appropriate number of trees, shrub and ground cover is provided to meet the minimum requirements of Chapter 16.15.

5. Any required public facility improvements shall comply with provisions in Chapter 16.16.

RECOMMENDED FINDING: New sewer, water, and storm drain improvements are included as part of the development proposal. Sewer and water lines would be constructed as part of

the new Weldwood Drive extension. All required improvements as a condition of development shall be designed and installed to the satisfaction of the Engineering Department prior to construction of the development project.

6. Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.

RECOMMENDED FINDING: There are no identified hazard areas and/or overlay zones within or near the subject site. As such, the development proposal complies with this decision criteria.

7. The proposal shall comply with the supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

RECOMMENDED FINDING: All accessory structures, uses, and building projects fully comply within the minimum setback standards identified in Chapter 16.05 and Chapter 16.19.

#### IV. PUBLIC NOTIFICATION AND COMMENTS

A public notification for this project was issued on May 28, 2020. Due to the Covid-19 pandemic, the Planning Commission will be hosting a two-phased public hearing process. The public record for this project will remain open until 5:00pm Monday, June 22, 2020. All public comment received on this application will be presented to the Planning Commission at the June 24, 2020 meeting.

#### V. CONCLUSION AND RECOMMENDED CONDITIONS FOR DEVELOPMENT

Staff finds the proposal complies with the decision criteria for an Administrative Review, and recommends approval of the application subject to the adoption of the following Conditions of Development:

1. The Planning Department conditions include, but may not be limited to:
  - a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of building permits. As part of the landscape plan, all trees with a measurement of 12-inch caliper for deciduous and 18-inch caliper for evergreen trees shall be cataloged and preserved where possible.
  - b. A Children's play area shall be provided in compliance with Section 16.05.170.F. Any and all playground equipment shall comply with the International Play Equipment Manufacturers Association standards. The children's play area shall be included for review as part of the landscape plan.
  - c. A minimum of 46 vehicle parking spaces shall be maintained on-site at all times. A minimum of 44 bicycle spaces (24 open and 20 covered) shall be permanently maintained.
  - d. An application for a Minor Land Partition shall be filed and approved prior to issuance of building permits for the dedication of the public right-of-way, and the separation of the project site from the remainder of the land area of the existing tax lot.

2. All requirements of the Lebanon Fire District shall be met, including but not limited to:
  - a. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.
3. The Engineering Department conditions include, but may not be limited to:

General

  - a. All public improvements shall:
    - i. conform to the latest "City of Lebanon Standards for Public Improvements."
    - ii. require completion of a Drawing Review Application and a Public Improvements Permit prior to beginning construction.
    - iii. be designed by a professional engineer registered in the State of Oregon.
    - iv. Prior to final plat approval, a bond or other approved form of assurance is required for all incomplete public improvements.
  - b. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
  - c. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
  - d. All private, onsite utilities must be reviewed and approved by the City Building Official.
  - e. Provide a landscape and illuminate plan as part of the engineering site plan review plan set.

#### Transportation

- a. Provide a Geotech report including minimum street section for wet and dry weather construction conditions.
- b. Cul-de-sacs and dead-end roads must have sufficient turning radius to allow the operations of emergency vehicles and Albany-Lebanon Sanitation vehicles. Fire Marshall approval of turnaround and emergency access. Minimum cul-de-sac radius and turn arounds must comply with the City's transportation plan.
- c. The intersection of Weldwood Dr and Cascade Dr has historically been identified as a potential signalized intersection. Development projects in this area have contributed funds towards their share contribution. To address the operational impacts of this project a traffic impact analysis has been initiated. A proportional share contribution based on the development's bearing to the intersection will be require for future phases of the project. The contribution amount will be based on a construction cost estimate including design for the traffic signal that will be developed by the City.
- d. *Any off-site traffic improvements as determined by the traffic impact analysis report will the responsibility of the developer and will be required to be constructed with each phase of the development.*
- e. *Proposed public street should be minimum 60-foot right-of-way with 5-foot sidewalk on both sides.*

- f. Sidewalks, paths and driveway approaches must comply with ADA requirements.
- g. Provide City standard sidewalks and ADA access ramps access along proposed public street.
- h. Provide City standard street trees in compliance with the City of Lebanon street tree policy. See the policy and approved street tree list at ( <http://www.ci.lebanon.or.us/index.aspx?page=117> )
- i. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.
- j. Mailbox locations must be also be reviewed and approved by the Postmaster.
- k. Provide City standard streetlights at all intersections and along proposed public street.
- l. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- m. Provide verification of Republic Services approval of location and access to garbage and recycling containers shown on site plans prior to approval of detailed engineering site plans.
- n. Provide one bus shelter to provide access to City transportation system and the Lebanon Community School District.

#### Water

- a. Identify any on-site wells on the engineered drawings. Back flow prevention devices will be required on any lot that is also serves by the city water system.
- b. Fire suppression will be under the Fire Marshal review and approval. The number and location of fire hydrants shall be approved by the Lebanon Fire Marshal. All new hydrants must be operational and accepted by the City prior to storage of combustible materials on site.
- c. Water main improvement should be extended through the development site to the edges of the property frontage to complete the loop from the south-east property line to the north-west property line.

#### Sewer System

- a. Identify any on-site septic systems on the engineering drawings. Provide Linn County approval for all septic systems.
- b. Extend the sewer main system as needed to service the development.

#### Storm Drainage

- a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. Storm drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum durations time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.
- b. With the engineering drawings, provide a grading plan for the site that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.
- c. Provide verification of Oregon DEQ NPDES 1200C permit issuance and all condition

- of permit issuance prior to construction
- d. Provide correspondence from the appropriate state and federal regulatory agencies regarding wetland identification and required fill-removal permits, if any. Any wetlands identified as being impacted by public improvements shall be mitigated prior to the final acceptance of public improvements.
- e. With engineering drawings provide a construction erosion prevention plan.

#### Landscaping

- a. Submit a landscape and irrigation plan for any proposed landscape improvements to the City Engineer for review. Any landscaping proposed in the public right of way shall have a maximum mature height of no more than 24 inches above the street grade and at least 3 feet from any fire hydrant. All landscaping proposed in the yard setback areas adjacent to public streets shall have a maximum mature height of no more than 36 inches above the street grade.
- b. Vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety per Subsection 16.12.030.H of the Lebanon Development Code. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding 2-1/2 feet in height, measured from the top of the curb.

### VI. RECOMMENDED ACTIONS

1. Evaluate the public testimony and the record established before the Planning Commission
2. Commission options:
  1. Approve the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex adopting the written findings for the decision criteria contained in the staff report with the conditions of development; or
  2. Approve the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex, adopting modified findings for the decision criteria and conditions of development; or
  3. Deny the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex, specifying reasons why the proposal fails to comply with the decision criteria; and
  4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.



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**Colonia Paz I – Burden of Proof**

To City of Lebanon, Oregon  
 From Yuko Mino – Pinnacle Architecture, Inc  
 Date 5/4/2020 (Revised 5/21/2020 & 6/8/2020)

General Information

Project Description: 24 Unit wood framed three-story affordable housing building for farmworkers.  
 Tax Map: 12S02W23B, 1701, PARCEL 2  
 Lot Size: 9.51 Acres (Including Phase 2 lot)  
 Address: Weldwood Ave  
 Zone: Z-RM; permitted with Administrative Review  
 New Lot Size: 1.39 Acres (60,626 sf.)  
 Building footprint: 9,132 sf.  
 Gross Building Size: 26,408 sf.  
 Coverage: 60% Max (36,376 sf. Allowed) Actual is 15.1% (9,132 sf. Building footprint)  
 Setbacks:  
     Front 10 ft.  
     Back 10/20 ft.  
     Side 5 ft.  
 Height: 40 ft. As designed 38'-8.5" to the average height of the highest roof surface  
 Impervious Coverage: 52,556 sf.

Project Calculations – Density Bonus from 16.05.160 taken for 100% affordable housing, and Earned Parking Reductions from 16.14.030 taken for additional bike parking spaces provided.

COLONIA PAZ I					
	REQUIRED SPACE	%	ACRES	SF	PROVIDED
PARCEL 2			1.39	60,626	
	OPEN AREA	25.00%		15,157	18,356
	USABLE	50.00%	OF OPEN AREA	9,178	11,006
UNITS	QUANTITY		DENSITY Bonus		
1 BR	8		1244	9,952	
2 BR	16		1604	25,664	
TOTAL	24			35,616	SF
PARKING	DIVISOR	# STALLS		SF/STALL	
	2.25	54		288	
Bike parking reduction	10% covered	- 5			
	5% uncovered	-3			
TOTAL	CAR PARKING	47	(incl. 2 ADA)		

**16.05.170 OPEN SPACE AND SITE DESIGN REQUIREMENTS FOR MULTI-FAMILY HOUSING**

See open area calculations and key play provided on previous page. Based on these calculations we are meeting the required area specified in this section of the zoning ordinance. The project is also taking advantage of Developed Recreation areas in conjunction with these open spaces.

1. Playground and grass play area.
2. Community room
3. Gazebo
4. Raised garden area.

Each of the twenty-four apartments include exterior patio/deck with storage. Each deck is approximately 10' by 8'.

For more information see landscape, site, and floor plans.

**16.12. & 16.13 TRANSPORTATION.**

In general, the project will adhere to the requirements of these sections. For specific design see Civil drawings. A traffic study has been ordered and will be provided in the next few weeks.

**16.14.030 EARNED PARKING REDUCTIONS**

Per table 16.14.070 we are required to have 12 bike parking spaces. Design currently has 44 bike parking spaces total, 32 additional than the required amount. There are 20 in unit deck storage rooms and 24 outside near building entries. Of the 24 which are outdoors, 12 are undercover underneath the entry canopies. Therefore, we have a total of 32 covered spaces and 12 uncovered spaces.

For the car parking reduction, covered bike parking and uncovered bike parking may constitute up to 10% *each* of the required car parking, but a combined maximum of 15%. Therefore, for the covered bike parking 10% of 54 car parking spaces would be 5.4 (or 5), equivalent to 20 covered bike spaces which we have provided. For the uncovered bike parking 5% of 54 car parking spaces would be 2.7 (or 3), equivalent to 24 uncovered spaces. We have provided 12 uncovered spaces, plus the 12 covered spaces that were not accounted for in the 10% covered would be included in the count for uncovered.

**16.14.050 DESIGN AND IMPROVEMENT REQUIREMENTS FOR PARKING LOTS**

Parking lots as designed have a minimum of five landscape buffer with fully curbed, and asphalt paved areas. Parking stalls are 9'x20' with a drive aisle of 24'. Site lighting is designed to be full cut off. Vision clearance will be adhered as well.



**16.15 LANDSCAPING, STREET TREES, FENCES, AND WALLS**

In general, the project will adhere to the requirements of this section. For specific design see landscape plans.

**16.19.050 EXTERIOR LIGHTING**

Exterior lighting is designed to include cut offs where appropriate and under roof lines elsewhere.

Drawings provided with Land Use Submittal:

GENERAL

G0.00 COVER SHEET

CIVIL

C-0.1 TITLE SHEET

C-1.1 EXISTING CONDITIONS SHEET

C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN

C-2.2 PRELIMINARY GRADING AND DRAINAGE PLAN

C-3.1 PRELIMINARY UTILITY PLAN

LANDSCAPE

L3.00- TREE PLAN

L3.01- PLANTING PLAN

ARCHITECTURAL

AS1.10- ARCHITECTURAL SITE PLAN

AS1.11- OPEN SPACE SITE PLAN EXHIBITS

AS5.10- SITE DETAILS

AS5.11- SITE DETAILS

A1.00- FLOOR PLANS

A2.10- EXTERIOR ELEVATIONS

End of Document



# COLONIA PAZ 1 - AFFORDABLE HOUSING

## LEBANON, OREGON



"ENHANCING LIVES AND COMMUNITIES"

960 SW DISK DR, SUITE 101  
BEND OR 97702  
541.388.9897  
WWW.PINNACLEARCHITECTURE.COM

PHASE: LAND USE

CLIENT: FARMWORKER HOUSING DEVELOPMENT CORP.



NOT FOR CONSTRUCTION

COLONIA PAZ 1 - AFFORDABLE HOUSING  
CLIENT:  
FARMWORKER HOUSING DEVELOPMENT CORP.

PROJECT ADDRESS:  
LEBANON, OREGON

### PROJECT CONTACT INFORMATION

**OWNER:**  
FARMWORKER HOUSING DEVELOPMENT CORP.  
1274 5TH STREET, SUITE 1-A  
WOODBURN, OR 97071  
PHONE: 503.381.1618  
CONTACT: CLAUDIA CANTU

**ARCHITECT:**  
PINNACLE ARCHITECTURE, INC.  
960 SW DISK DRIVE, SUITE 101  
BEND, OREGON 97702  
PHONE: 541.388.9897  
CONTACT: YUKO MINO

**STRUCTURAL:**  
ASHLEY & VANCE ENGINEERING, INC.  
33 NW FRANKLIN AVENUE, SUITE 110  
BEND, OR 97703  
PHONE: 541.647.1445  
CONTACT: JOHN FISCHER

**MECHANICAL:**  
SYSTEM DESIGN CONSULTANTS  
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SUITE 100  
PORTLAND, OREGON 97214  
PHONE: 503.248.0227  
CONTACT: GARY BARNES

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CONTACT: JIM LORD

**BUILDER:**  
LMC  
19200 SW TETON AVE  
TUALATIN, OR 97062  
PHONE: 503.646.0521  
CONTACT: CHRIS DUFFIN

**LEED CONSULTANT:**  
EARTH ADVANTAGE  
623 SW OAK ST #300,  
PORTLAND, OREGON 97205  
PHONE: 503.784.0383  
CONTACT: RANDY HANSELL

### BUILDING INFORMATION

**LEVEL 1**  
2 BEDROOM A (920 SF X 4)= 3,680 SF  
1 BEDROOM A (688 SF X 2)= 1,376 SF  
COMM/MEP/CIRCULATION= 4,078 SF  
9,132 SF

**LEVEL 2**  
2 BEDROOM A (920 SF X 5)= 4,600 SF  
2 BEDROOM B (806 SF X 1)= 806 SF  
1 BEDROOM A (688 SF X 2)= 1,376 SF  
1 BEDROOM B (621 SF X 1)= 621 SF  
MEP/CIRCULATION= 1,254 SF  
8,657 SF

**LEVEL 3**  
2 BEDROOM A (920 SF X 5)= 4,600 SF  
2 BEDROOM B (806 SF X 1)= 806 SF  
1 BEDROOM A (688 SF X 2)= 1,376 SF  
1 BEDROOM B (621 SF X 1)= 621 SF  
MEP/CIRCULATION= 1,216 SF  
8,619 SF

**TOTAL (GROSS)= 26,408 SF**

### DRAWING INDEX

**GENERAL**  
G0.00 COVER SHEET

**CIVIL**  
C-0.1 TITLE SHEET  
C-1.1 EXISTING CONDITIONS SHEET  
C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN  
C-2.2 PRELIMINARY GRADING AND DRAINAGE PLAN  
C-3.1 PRELIMINARY UTILITY PLAN

**LANDSCAPE**  
L3.00- TREE PLAN  
L3.01- PLANTING PLAN

**ARCHITECTURAL**  
AS1.10- ARCHITECTURAL SITE PLAN  
AS1.11- OPEN SPACE EXHIBIT  
AS5.10- SITE DETAILS  
AS5.11- SITE DETAILS  
A1.00- FLOOR PLANS  
A2.10- EXTERIOR ELEVATIONS

### PROJECT INFORMATION

**DESCRIPTION:**  
NEW CONSTRUCTION, 24 UNITS WITH A MIX OF ONE AND TWO BEDROOMS. SITE AMMENITIES INCLUDE A PLAY STRUCTURE AND COVERED PAVILION. SEE G1.10 FOR CODE PLAN.

**OCCUPANCY TYPE:**  
R-2

**CONSTRUCTION TYPE:**  
V-B

**LEGAL DESCRIPTION:**  
PENDING PARTITION APPLICATION

**ZONING:**  
Z-MU (RESIDENTIAL USE: SAME AS Z-RM)

**LOT SIZE:**  
1.39 ACRES  
MAX LOT COVERAGE: 60%

**PARKING:**  
ACCESSIBLE:  
REQUIRED: 2 PROVIDED: 2  
STANDARD:  
REQUIRED: 45 PROVIDED: 45  
TOTAL:  
REQUIRED: 47 PROVIDED: 47

**SETBACKS:**  
FRONT: 15'  
SIDE: 5'  
CORNER: 10'/15'  
REAR: 20'



SIGHT LINE VIEW TAKEN FROM CORNER OF WELLDWOOD DRIVE AND CASCADE DRIVE  
(HVAC UNITS ON NEW BUILDING ROOFTOP NOT VISIBLE FROM RIGHT-OF-WAY)

APPROVED FOR	DATE	BY
LAND USE	2020/04/24	MR

REV	DESCRIPTION	DATE

PROJECT NO: 1840.CPA  
DRAWN BY: YM  
CHECKED BY: MR  
© PINNACLE ARCHITECTURE, INC. 2018 ORIGINAL SHEET SIZE: 30"x42"

COVER

GO.00

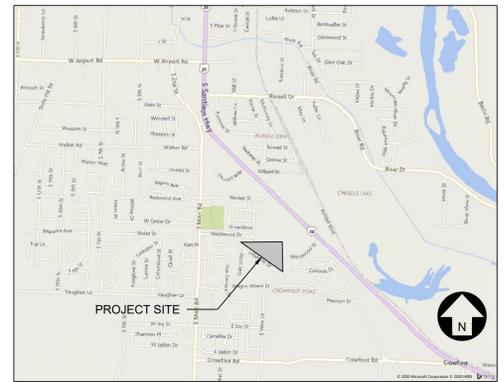
# COLONIA PAZ 1 LAND USE SITE IMPROVEMENT PLAN

## TAX LOT 1701 LEBANON, OR 97355

**LEGEND**

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
	DITCH / FLOWLINE
	GRADING LIMIT
	GRADE SLOPE
	PROPERTY LINE
	CENTERLINE
	SAWCUT

**VICINITY MAP**



**SURVEY NOTES**

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY UDELL ENGINEERING AND LAND SURVEYING, LLC DATED JUNE 12, 2013.

BOUNDARY DATA: (FROM SURVEY)

BASIS OF BEARINGS: (POINTS OR CCS)

BENCHMARK: THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS WAS LINN CO. GPS CONTROL POINT NO. 2000-1, LOCATED IN S. MAIN RD. APPROXIMATELY 400' NORTH OF WELWOOD. A CONVERSION FACTOR OF +3.36' WAS USED, PER NGS VERTCON, TO CONVERT THE NGVD29 PUBLISHED ELEVATION TO NAVD88

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

**UTILITY PURVEYORS**

**ELECTRICITY:** PACIFIC POWER  
830 OLD SALEM RD NE  
ALBANY, OR 97321  
541-730-7486

**TV/TELEPHONE/  
INTERNET:** CENTURYLINK  
955 SE JAKSON ST  
ALBANY, OR 97322  
541-581-1614

**SEWER/WATER:** CITY OF LEBANON UTILITY DEPARTMENT  
925 S MAIN STREET  
LEBANON, OR 97355  
541-258-4913

**NATURAL GAS:** NW NATURAL  
3087 BROADWAY ST NE  
SALEM, OR 97303  
503-226-4211

**STANDARD ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P/L	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

**PROJECT INFORMATION**

**OWNER/DEVELOPER:** FARMWORKER HOUSING DEVELOPMENT CORPORATION  
1274 NORTH FIFTH STREET  
SUITE 1-A  
WOODBURN, OR 97071

**ARCHITECT:** PINNACLE ARCHITECTURE, INC.  
960 SW DISK DR., SUITE 101  
BEND, OREGON 97702

**GEOTECHNICAL:** CARLSON GEOTECHNICAL  
4060 HUDSON AVENUE NE  
SALEM, OREGON 97301

**SURVEYOR:** UDELL ENGINEERING AND LAND SURVEYING, LLC  
63 EAST ASH STREET  
LEBANON, OREGON 97355

**APN:** TAX LOT 1701

**SITE AREA:** 9.51 AC  
**AREA DISTURBED:** 1.85 AC

**TOTAL PROPOSED:  
IMPERVIOUS AREA** 52556 SF

**SHEET INDEX**

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-1.1	EXISTING CONDITIONS SHEET
C-2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C-2.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3.1	PRELIMINARY UTILITY PLAN

Plan Prepared By:



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Engineer of Record:



COLONIA PAZ 1  
TAX LOT 1701  
LEBANON, OR 97355

LAND USE SET - NOT FOR CONSTRUCTION

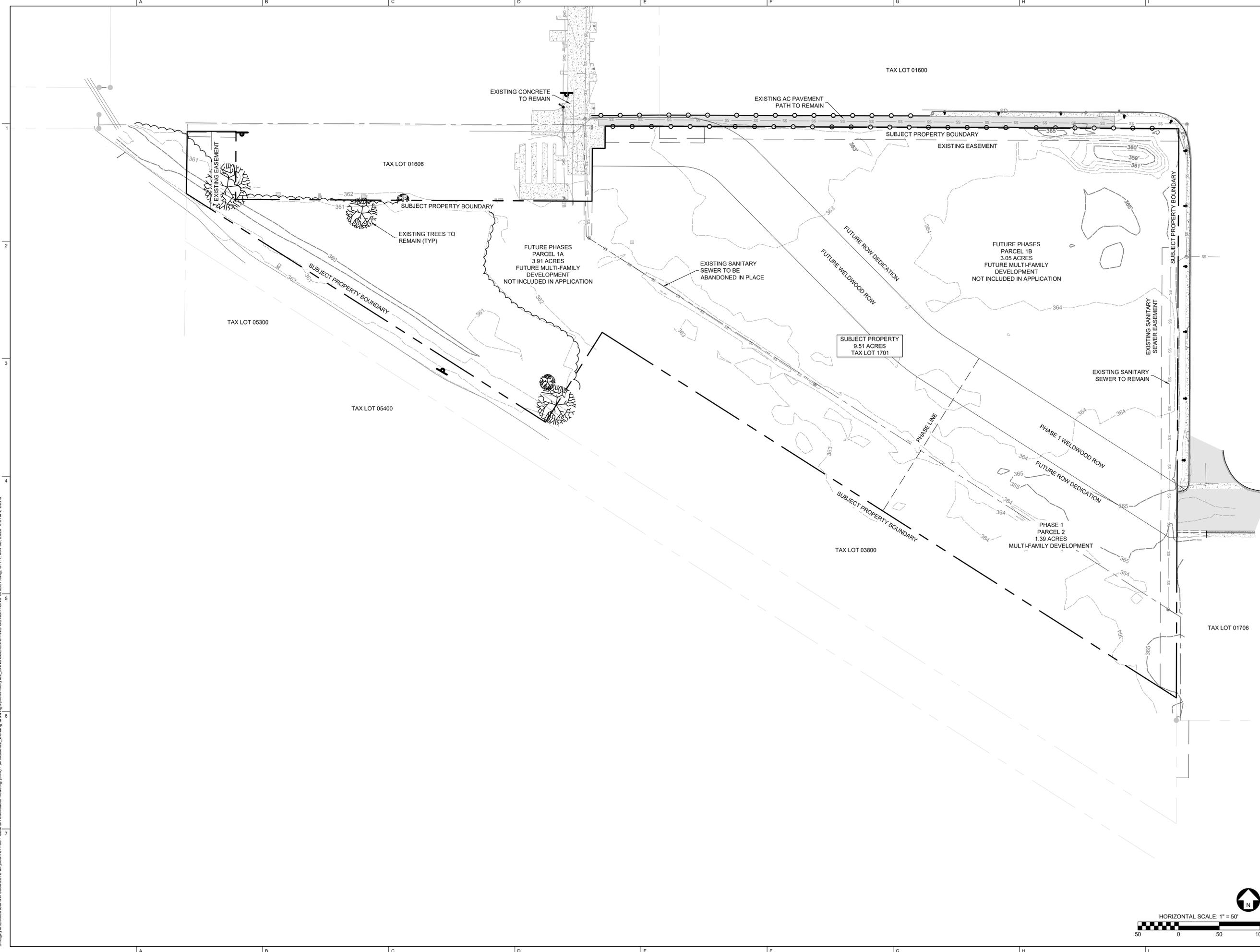
Revisions:	
1	
2	
3	
4	
5	

Project Engineer: EMD      Ext: 141  
Project Manager: JML  
Date: 06.08.2020      Scale: PER PLAN  
AV Job No: 181703      Sheet Size: 24" x 36"

TITLE SHEET

C-0.1

C:\Egnyo\Shared\Sun\A\Jobs\2018\181703 - Lebanon Affordable Housing (CIV) - pinnace02\_working drawings\pinnace02\_LANDUSEEXISTING CONDITIONS SHEET.dwg, C-1.1, Jun 08, 2020, 9:31 am, Davis



Plan Prepared By:



**Ashley & Vance**  
ENGINEERING, INC.  
33 NW Franklin Ave. Suite 110  
Bend, OR 97703  
(541) 647-1445  
www.ashleyvance.com

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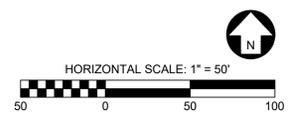
EXPIRES: 12/31/20

**COLONIA PAZ 1**  
TAX LOT 1701  
LEBANON, OR 97355

LAND USE SET - NOT FOR CONSTRUCTION

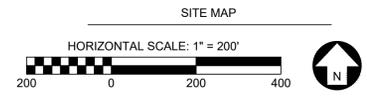
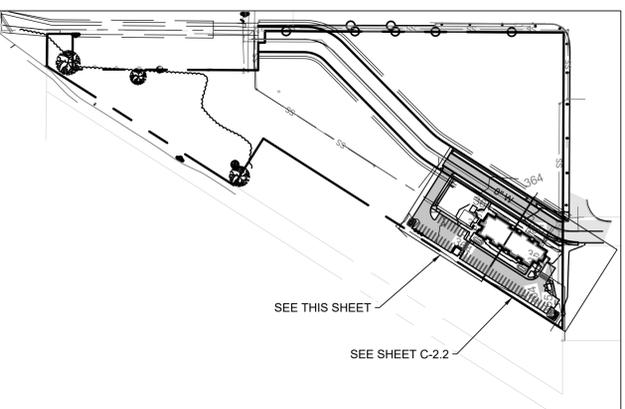
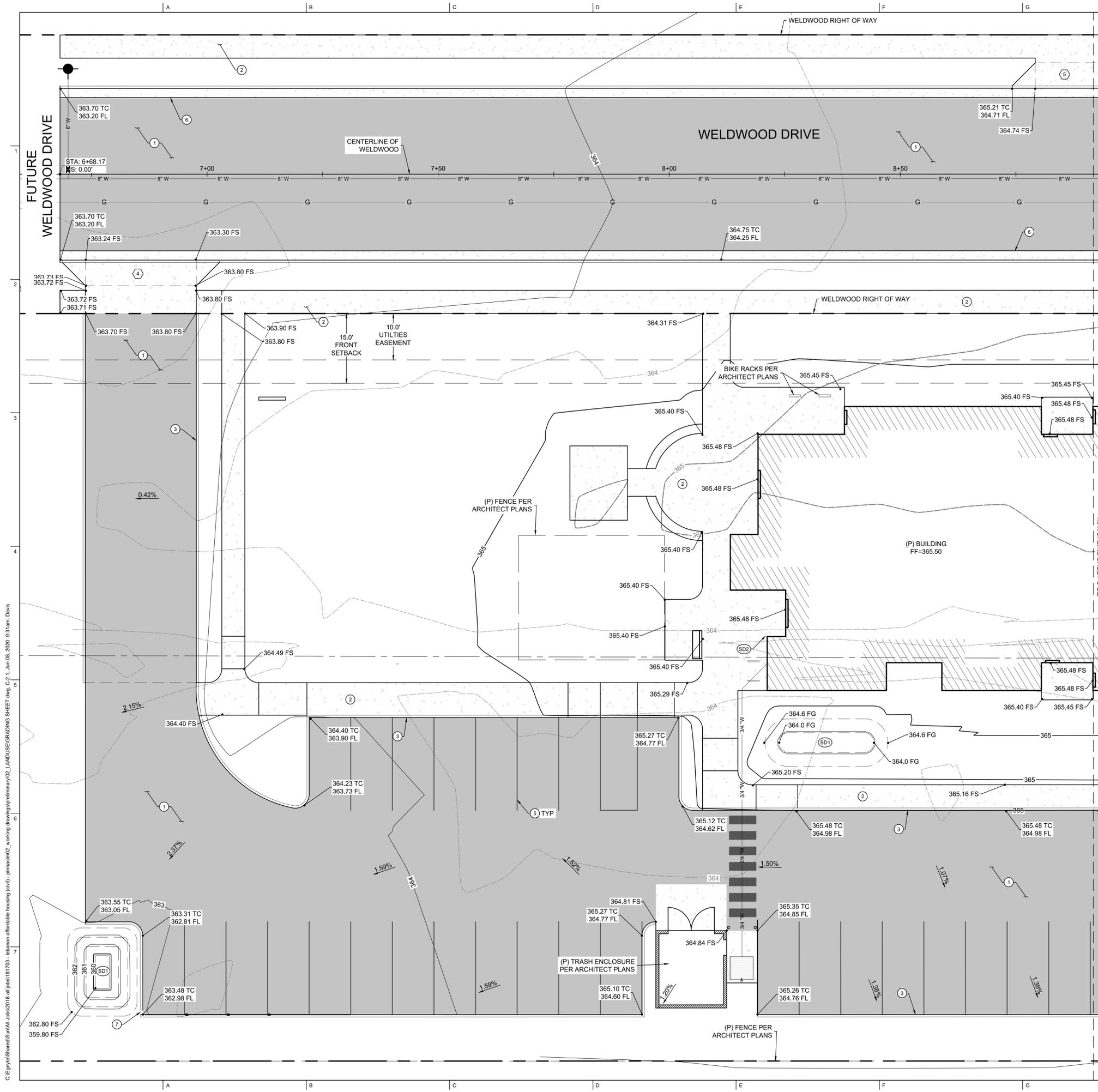
Revisions:		
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AV Job No: 181703      Sheet Size: 24" x 36"

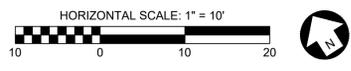


EXISTING  
CONDITIONS SHEET

# C-1.1



- GENERAL NOTES:**
- SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
- RIGHT OF WAY CONSTRUCTION NOTES:**
- ① CONSTRUCT CITY OF LEBANON LOCAL STREET SECTION PER CITY OF LEBANON STANDARDS
  - ② CONSTRUCT 6" CONCRETE CURB AND GUTTER PER CITY OF LEBANON STANDARDS
  - ③ CONSTRUCT 5.5' WIDE SIDEWALK PER CITY OF LEBANON STANDARDS
  - ④ CONSTRUCT 24' WIDE DRIVEWAY APPROACH PER CITY OF LEBANON DWG 00700-08.
- SITE CONSTRUCTION NOTES:**
- ① CONSTRUCT ASPHALT DRIVEWAY SECTION
  - ② CONSTRUCT CONCRETE WALKWAY SECTION
  - ③ CONSTRUCT 6-INCH CONCRETE CURB
  - ④ CONSTRUCT CONCRETE SITE WALL
  - ⑤ INSTALL PARKING STRIPING PER LEBANON CITY STANDARDS
  - ⑥ CONSTRUCT CONCRETE GUTTER AND 6-INCH CONCRETE CURB
  - ⑦ CONSTRUCT CURB CUT
- STORM DRAIN CONSTRUCTION NOTES:**
- SD1 CONSTRUCT STORMWATER RETENTION PER ARCH PLANS
  - SD2 SPLASH BLOCK FOR CANOPY DOWNSPOUT



Plan Prepared By:

**Ashley & Vance**  
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Bend, OR 97703  
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www.ashleyvance.com

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Engineer of Record:

EXPIRES: 12/31/20

COLONIA PAZ 1  
TAX LOT 1701  
LEBANON, OR 97355

Revisions:

①	
②	
③	
④	
⑤	

Project Engineer: EMD Ext: 141  
Project Manager: JML  
Date: 06.08.2020 Scale: PER PLAN  
AV Job No: 181703 Sheet Size: 24" x 36"

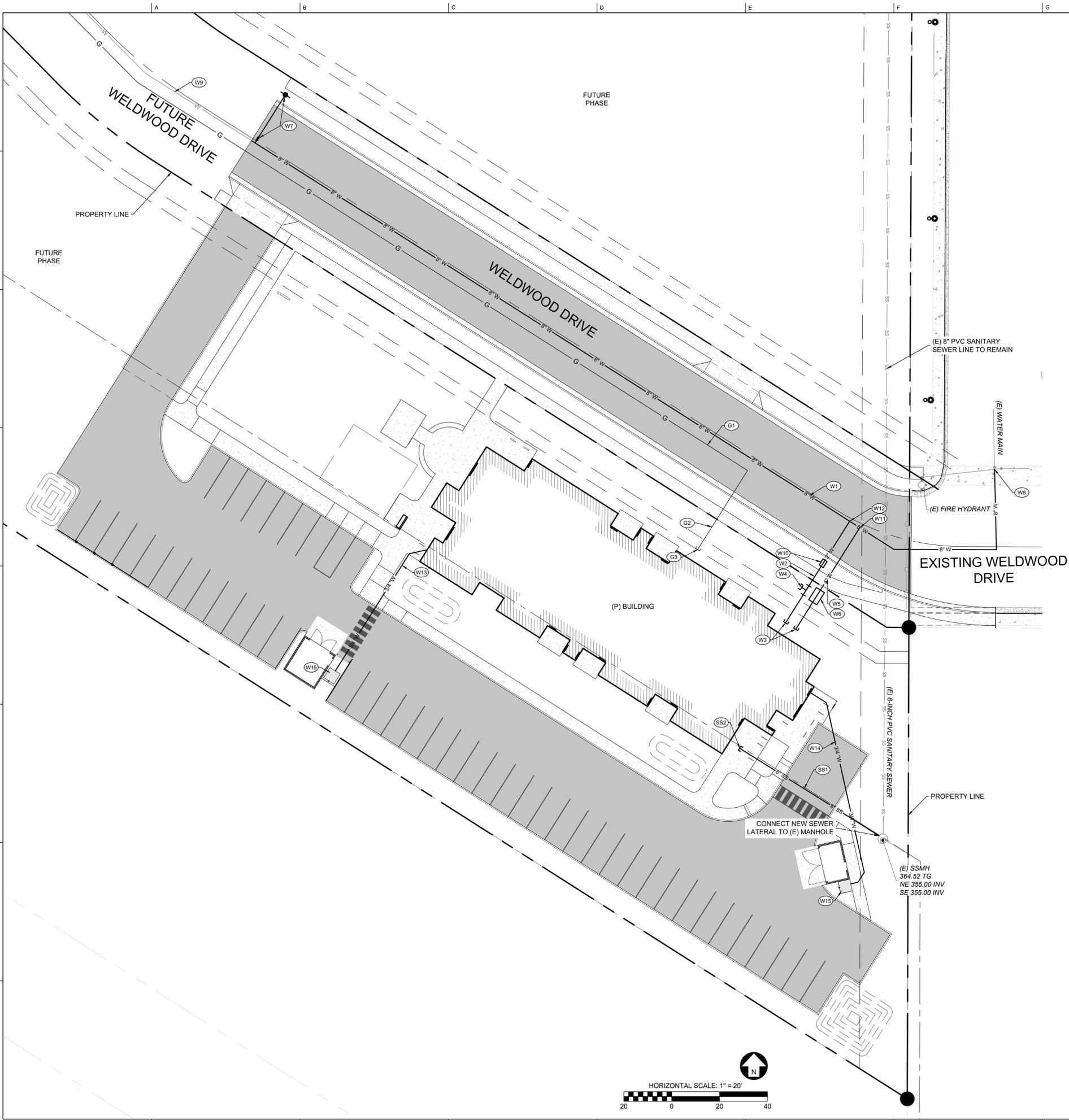
PRELIMINARY  
GRADING AND  
DRAINAGE PLAN

**C-2.1**

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**GENERAL NOTES:**

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

**SANITARY SEWER CONSTRUCTION NOTES:**

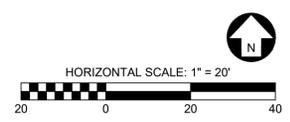
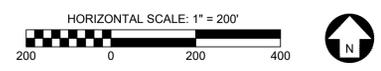
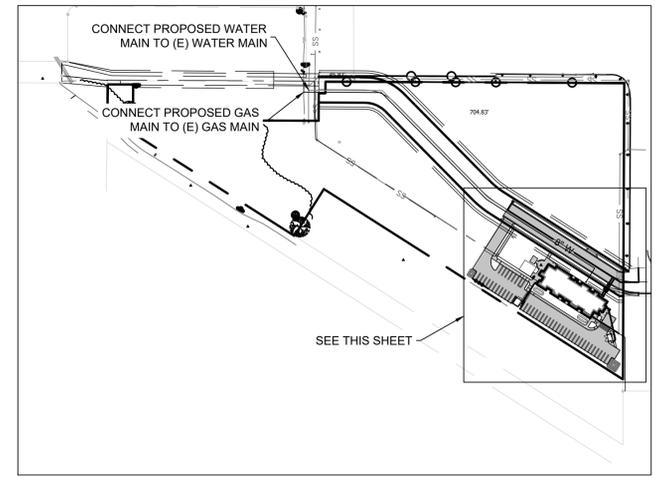
- (SS1) INSTALL SEWER LATERAL
- (SS2) SEWER CONNECTION AT BUILDING

**GAS CONSTRUCTION NOTES:**

- (G1) INSTALL GAS MAIN
- (G2) INSTALL GAS LATERAL
- (G3) GAS CONNECTION AT BUILDING

**WATER CONSTRUCTION NOTES:**

- (W1) INSTALL 8" WATER MAIN PER CITY OF LEBANON STD. DWG 01100-05.
- (W2) INSTALL 2" WATER LATERAL PER CITY OF LEBANON STANDARDS.
- (W3) WATER POINT OF CONNECTION AT PROPOSED BUILDING. SEE PLUMBING PLANS FOR DETAILS.
- (W4) INSTALL 2"X2"X1" TEE CONNECTION FOR LANDSCAPE IRRIGATION LINE.
- (W5) INSTALL 4" FIREWATER LATERAL PER CITY OF LEBANON STANDARDS.
- (W6) INSTALL FIREWATER DOUBLE CHECK VALVE FDC AND PIV PER CITY OF LEBANON STD. DWG 01100-10.
- (W7) INSTALL FIRE HYDRANT AND GATE VALVE PER CITY OF LEBANON STD. DWG 01100-13, 01100-14 AND 01100-06.
- (W8) CONNECT PROPOSED WATER MAIN TO EXISTING WATER MAIN PER CITY OF LEBANON STD. DWG 01100-05.
- (W9) FUTURE EXTENSION OF PROPOSED WATER MAIN.
- (W10) INSTALL 2" STANDARD WATER METER ASSEMBLY PER CITY OF LEBANON STD. DWG 01100-15.
- (W11) INSTALL 8"X8"X4" TAPPING SADDLE. HOT TAP PROPOSED 8" WATER MAIN WITH 4" FIREWATER LATERAL.
- (W12) INSTALL 8"X8"X2" TAPPING SADDLE. HOT TAP PROPOSED 8" WATER MAIN WITH 2" WATER SERVICE.
- (W13) INSTALL 3/4" PVC WATER LINE TO SHOE WASH STATION. SEE PLUMBING PLANS FOR BUILDING CONNECTION.
- (W14) INSTALL 3/4" PVC WATER LINE TO SHOE WASH STATION. SEE PLUMBING PLANS FOR BUILDING CONNECTION.
- (W15) INSTALL SHOE WASH STATION. SEE ARCHITECTURAL PLANS FOR DETAILS.



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**COLONIA PAZ 1**  
 TAX LOT 1701  
 LEBANON, OR 97355

LAND USE SET - NOT FOR CONSTRUCTION

Revisions:		
1		
2		
3		
4		
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Project Engineer: EMD      Ext: 141  
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 Date: 06.08.2020      Scale: PER PLAN  
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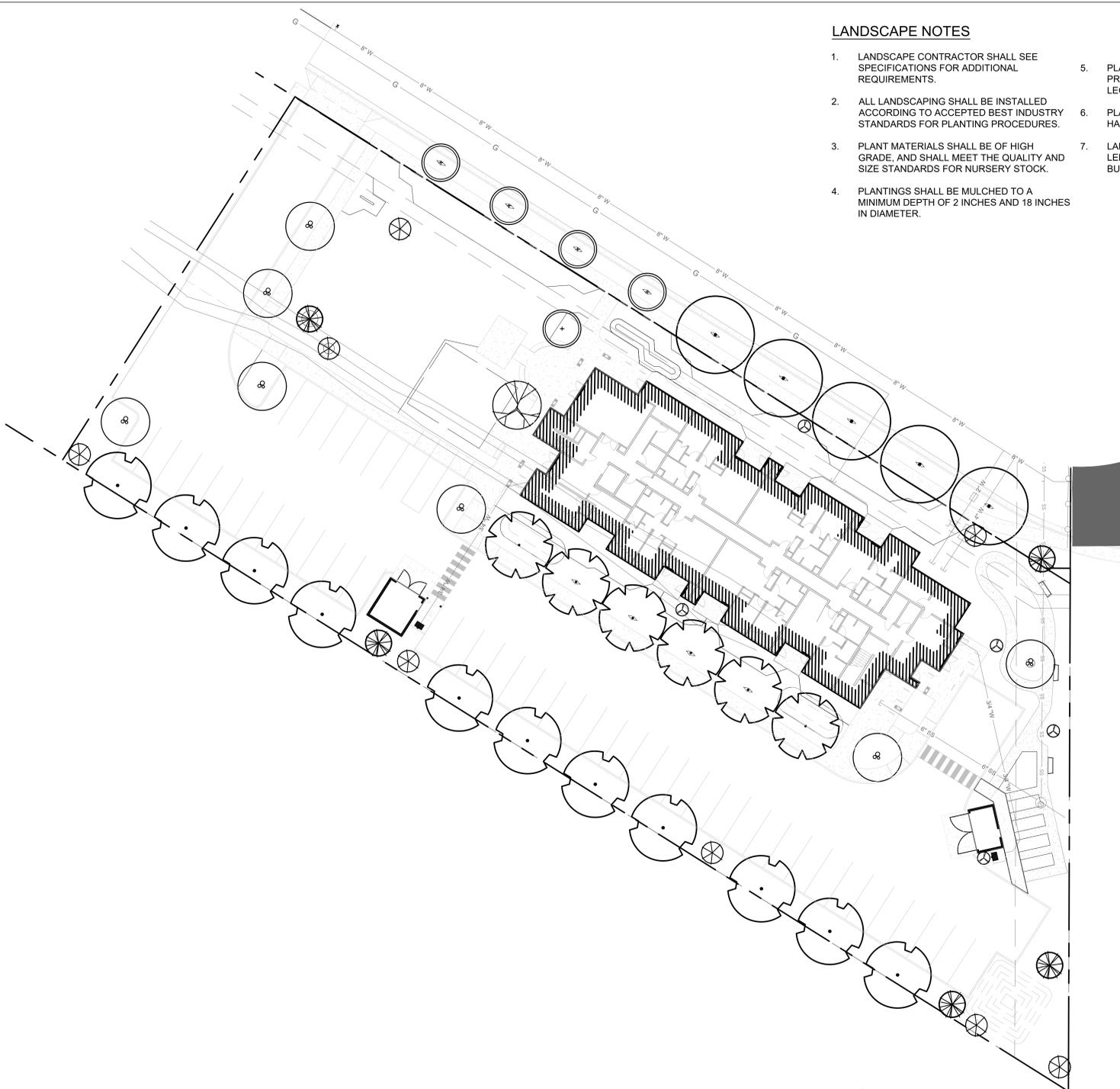
**PRELIMINARY**  
**UTILIY PLAN**  
**C-3.1**

**LANDSCAPE NOTES**

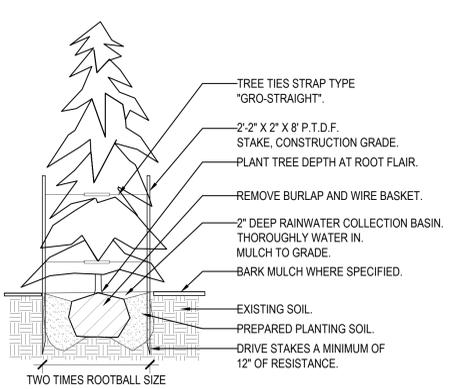
- LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
- PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
- PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
- PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
- PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
- LANDSCAPE SHALL COMPLY WITH CITY OF LEBANON CODE CHAPTER 16 AT TIME OF BUILDING PERMIT.

**TREE LEGEND**

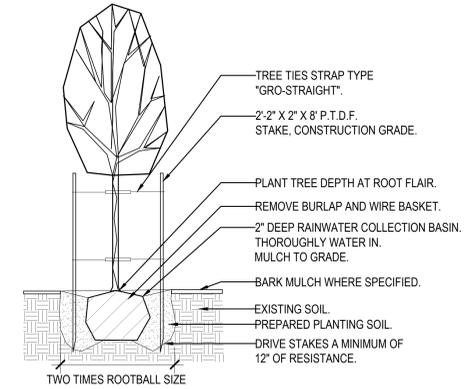
SYMBOL	NAME	QTY.	SIZE	TYPE
<b>TREES</b>				
(Symbol)	<i>GLEDITSIA TRIACANTHOS</i> Skyline Honeylocust	11	2" CAL.	B&B
(Symbol)	<i>CERCIDIPHYLLUM JAPONICUM</i> Katsura	7	8-10' HT.	3 TRUNK MIN.
(Symbol)	<i>CORNUS K. x NUTTALLI</i> 'KM4-43' PP16293 Starlight Dogwood	1	2" CAL.	B&B
(Symbol)	<i>GINGKO BILOBA</i> 'JFS-JGA2' Golden Colonade Ginkgo	6	2" CAL.	B&B
(Symbol)	<i>PSEUDOTSUGA MENZIESII</i> Douglas Fir	5	10-12' HT.	B&B
(Symbol)	<i>QUERCUS FRAINETTO</i> 'SCHMIDT' Forest Green Oak	5	2" CAL.	B&B
(Symbol)	<i>QUERCUS RUBUR X ALBA</i> 'JFS-KW1QX' Armstrong Gold Maple	5	2" CAL.	B&B
(Symbol)	<i>THUJA PLICATA</i> Western Red Cedar	8	8-9' HT.	B&B
(Symbol)	<i>TSUGA MERTENSIANA</i> Mountain Hemlock	5	6-7' HT.	B&B



**1 TREE PLAN**  
SCALE: 1/8"=1'-0"



**2 EVERGREEN TREE DETAIL**  
SCALE: 1/8"=1'-0"



**3 DECIDUOUS TREE DETAIL**  
SCALE: 1/8"=1'-0"

**pinmacle**  
architecture, inc.

"ENHANCING LIVES AND COMMUNITIES"

960 SW DISK DR, SUITE 101  
BEND OR 97702  
541.388.9897  
WWW.PINNACLEARCHITECTURE.COM

**MACDONALD**  
ENVIRONMENTAL PLANNING, PC  
WWW.MEP-PC.COM

REGISTERED  
2014  
LAUREL A. MACDONALD  
OREGON  
LANDSCAPE ARCHITECT

COLONIA PAZ | AFFORDABLE HOUSING  
CLIENT: FHDC  
1274 5TH STREET, SUITE 1-A  
WOODBURN, OR 97071  
PROJECT ADDRESS: LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	xx
CONSTRUCTION DOCS.	2014/xx/xx	xx
BID/PERMIT	2020/06/08	xx

REV	DESCRIPTION	DATE

PROJECT NO.: 1840.CPA  
DRAWN BY: SF  
CHECKED BY: LM  
© PINNACLE ARCHITECTURE, INC. 2018 ORIGINAL SHEET SIZE: 30"x42"

TREE PLAN



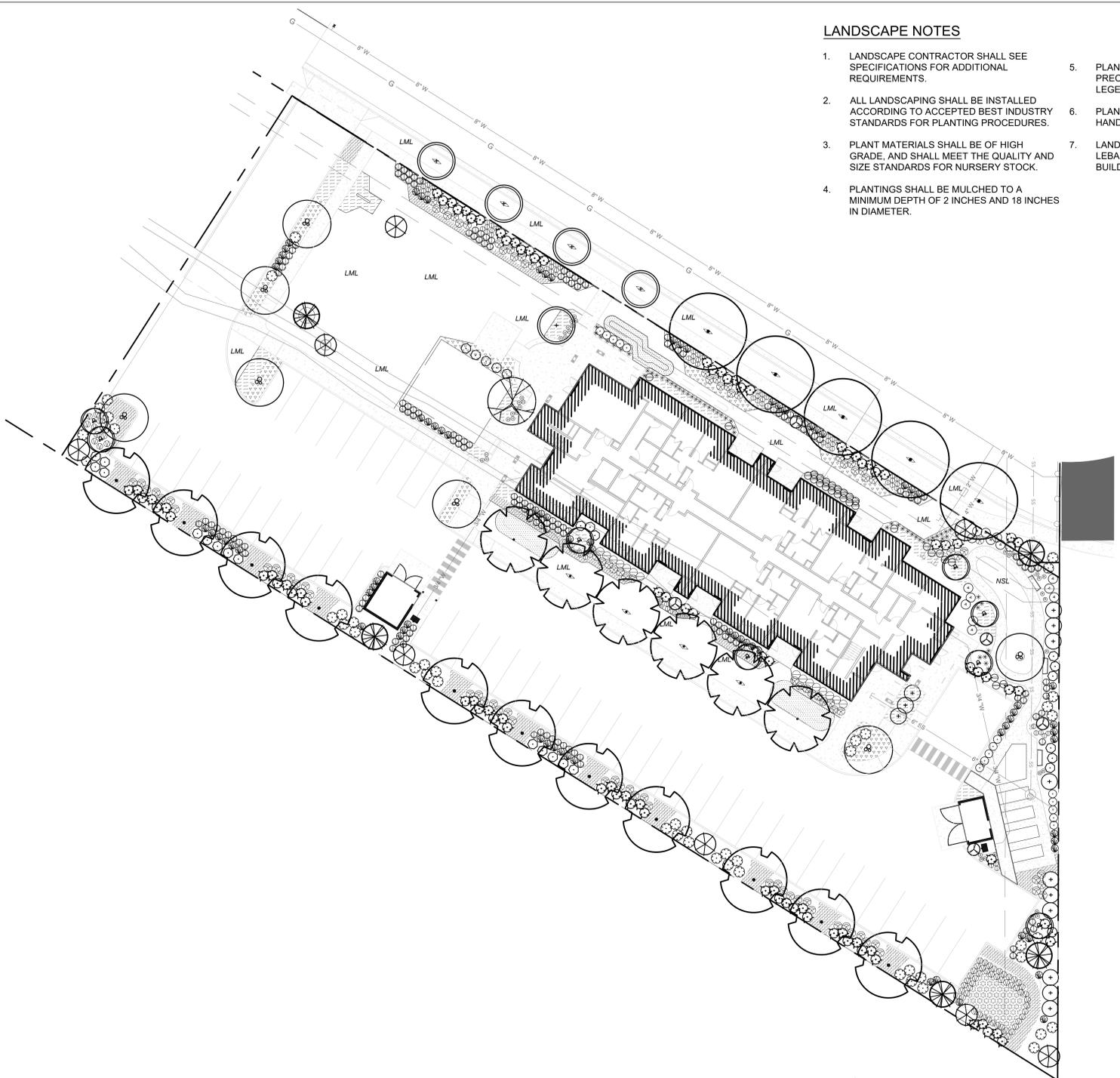
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**LANDSCAPE NOTES**

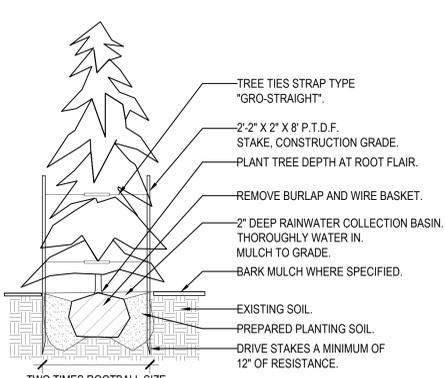
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**PLANT LEGEND**

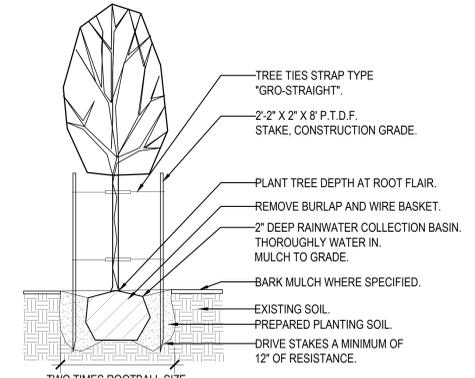
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☉	<i>QUERCUS RUBUR X ALBA 'JFS-KW1QX'</i> Armstrong Gold Maple	5	2" CAL.	B&B
☉	<i>THUJA PLICATA</i> Western Red Cedar	8	8-9' HT.	B&B
☉	<i>TSUGA MERTENSIANA</i> Mountain Hemlock	5	6-7' HT.	B&B
<b>DECIDUOUS SHRUBS</b>				
⊕	<i>ACER CIRCINATUM</i> Vine Maple	8	7-8' HT.	3 TRUNK MIN.
⊕	<i>BERBERIS THUNBERGII 'CRIMSON PIGMY'</i> Crimson Pigmy Barberry	81	3 GAL.	CONTAINER
⊕	<i>CORNUS SERICEA 'KELSEY'</i> Kelsey Red Osier Dogwood	59	2 GAL.	CONTAINER
⊕	<i>PHYSOCARPUS OPUULIFOLIOLUS 'SEAWARD'</i> Summer Wine® Ninebark	48	5 GAL.	CONTAINER
⊕	<i>RIBES S. 'KING EDWARD VII'</i> King Edward VII Flowering Currant	29	5 GAL.	CONTAINER
⊕	<i>SPIRAEA x BUMALDA 'GOLDFLAME'</i> Goldflame Bumalda Spirea	95	3 GAL.	CONTAINER
<b>EVERGREEN SHRUBS</b>				
⊕	<i>ARBUTUS UNEDO</i> Strawberry Bush	13	7 GAL.	CONTAINER
⊕	<i>GAULTHERIA SHALLON</i> Salal	14	3 GAL.	CONTAINER
⊕	<i>ILEX CRENATA 'CONVEXA'</i> Japanese Holly	15	15-18"	CONTAINER
⊕	<i>LONICERA PILEATA</i> Privet Honeysuckle	15	2 GAL.	CONTAINER
⊕	<i>MAHONIA AQUIFOLIUM</i> Tall Oregon Grape	96	5 GAL.	CONTAINER
<b>GROUND COVERS, GRASSES, &amp; FERNS</b>				
▨	<i>ARCHTOSTAPHYLOS UVA URSI</i> Kinnikinnick	824	1 GAL.	18" O.C.
⊕	<i>CALAMAGROSTIS A. 'KARL FOERSTER'</i> Karl Foerster's Feather Reed Grass	77	3 GAL.	AS SHOWN
*	<i>CAREX MORROWII 'AUREA VARIEGATA'</i> Variegata Sedge	55	1 GAL.	CONTAINER
⊕	<i>HELICTOTRICHON SEMPERVIRENS</i> Blue Oat Grass	147	1 GAL.	CONTAINER
⊕	<i>HEMEROCALIS 'STELLA D ORRO'</i> Day Lilly	27	1 GAL.	CONTAINER
⊕	<i>MAHONIA AQUIFOLIUM 'COMPACTA'</i> Compact Oregon Grape	496	2 GAL.	18" O.C.
⊕	<i>POLYSTICHUM MUNITUM</i> Western Sword Fern	28	1 GAL.	CONTAINER
⊕	<i>RUBUS CALYCINOIDES</i> Creeping Bramble	456	1 GAL.	18" O.C.
⊕	<i>RUDBECKI FULGIDA 'SULLIVANTII'</i> Goldstrum	21	1 GAL.	CONTAINER
NSL	<b>NATIVE SEED LAWN - 460 sf @ 8lb per 1,000sf</b> "Northwest Supreme Lawn Mix" by Sunmark Seeds International or approved			
▨	<b>STORMWATER SWALE GRASS SEED</b> Per City of Lebanon Requirements	700sf		
▨	<b>STORMWATER SWALE PLANT MIX</b> CAMASSIA LEICHTLINII 32, CAREX STIPATA 32, JUNCUS TENUIS 32, SCRIPTUS AMERICANUS 33	1 GAL.	18" O.C.	
LML	<b>ROUGH &amp; READY SEEDED TURF</b> PRO TIME - PT 769	8,046sf @ 5-7LB per 1000 S.F.		



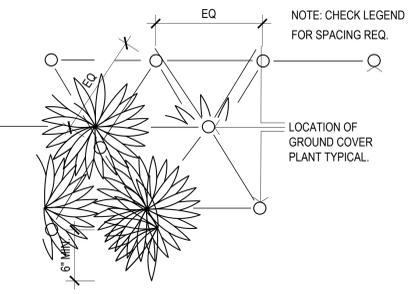
**1 PLANTING PLAN**  
SCALE: 1/8"=1'-0"



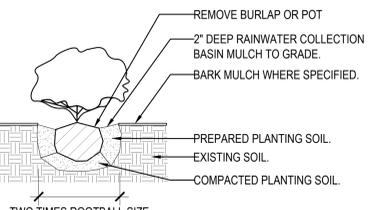
**2 EVERGREEN TREE DETAIL**  
SCALE: 1/8"=1'-0"



**3 DECIDUOUS TREE DETAIL**  
SCALE: 1/8"=1'-0"



**4 GROUND COVER PLANTING DETAIL**  
SCALE: 1/8"=1'-0"



**5 EVERGREEN TREE DETAIL**  
SCALE: 1/8"=1'-0"

**pinmacle**  
architecture, inc.

"ENHANCING LIVES AND COMMUNITIES"

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BEND OR 97702  
541.388.9897  
WWW.PINNACLEARCHITECTURE.COM

**MACDONALD**  
ENVIRONMENTAL PLANNING, PC  
WWW.MEP-PC.COM

REGISTERED  
2014  
LAUREL A. MACDONALD  
OREGON  
LANDSCAPE ARCHITECT

COLONIA PAZ | AFFORDABLE HOUSING  
CLIENT: FHDC  
1274 5TH STREET, SUITE 1-A  
WOODBURN, OR 97071  
PROJECT ADDRESS: LEBANON, OREGON

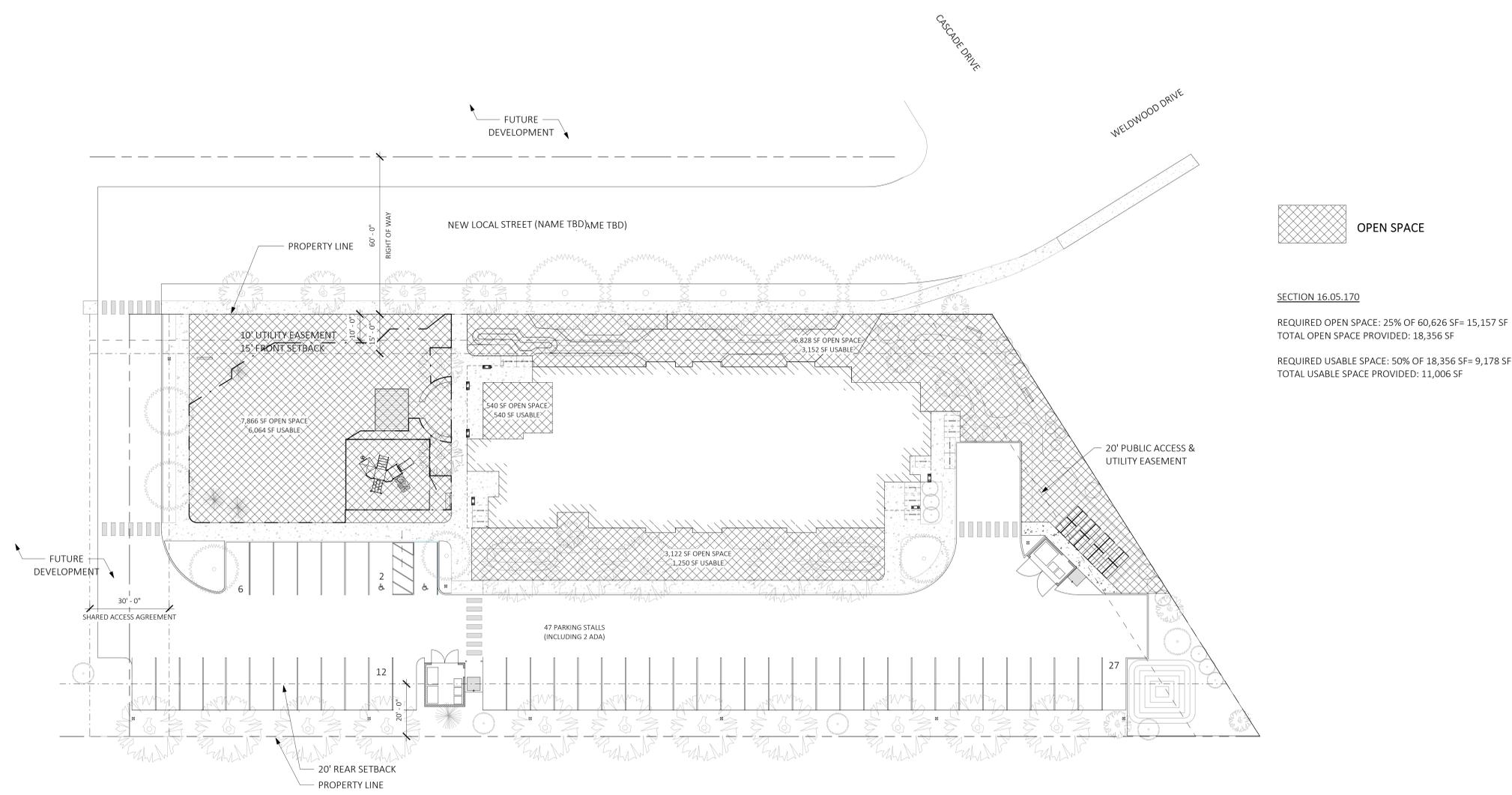
APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	xx
CONSTRUCTION DOCS.	2014/xx/xx	xx
BID/PERMIT	2020/06/08	xx

REV	DESCRIPTION	DATE
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PROJECT NO.: 1840.CPA  
DRAWN BY: SF  
CHECKED BY: LM  
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PLANTING PLAN





**1 OPEN SPACE EXHIBIT**  
1" = 20'-0"

COLONIA PAZ 1 - AFFORDABLE HOUSING

CLIENT:  
FARMWORKER HOUSING DEVELOPMENT  
CORP.

PROJECT ADDRESS:  
LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	MR
BID/PERMIT	2020/06/12	MR

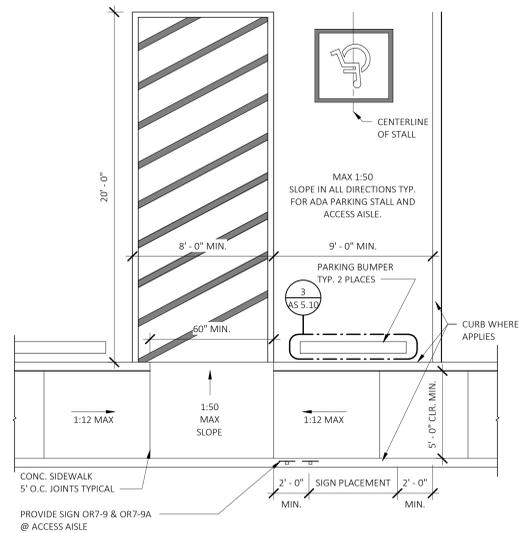
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DRAWN BY: YM  
CHECKED BY: YM

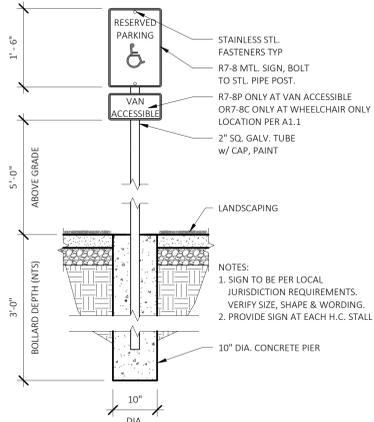
OPEN SPACE EXHIBIT



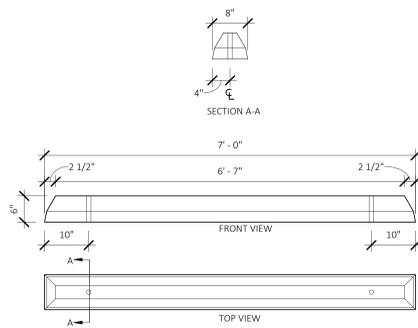
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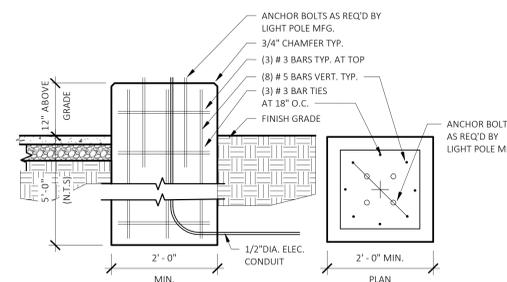
1 TYPICAL H/C PARKING PLAN  
1/4" = 1'-0"



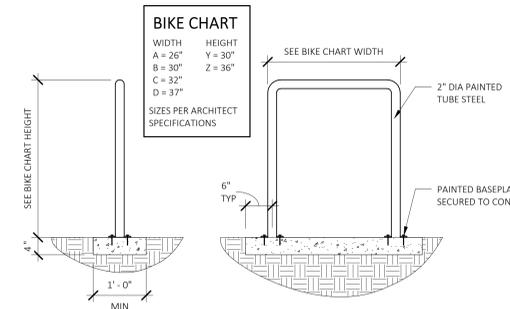
2 TYP PARKING SIGN  
3/4" = 1'-0"



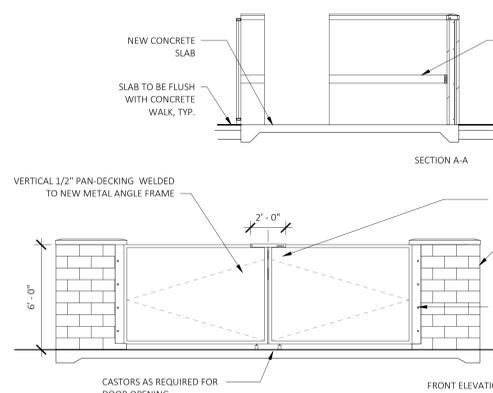
3 TYPICAL CONCRETE WHEEL STOP  
3/4" = 1'-0"



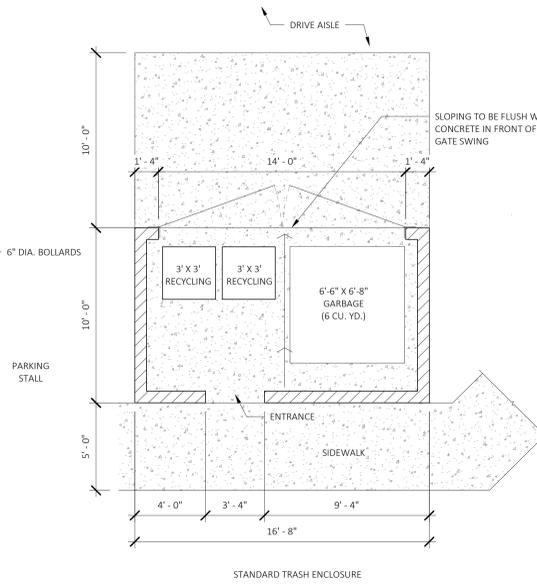
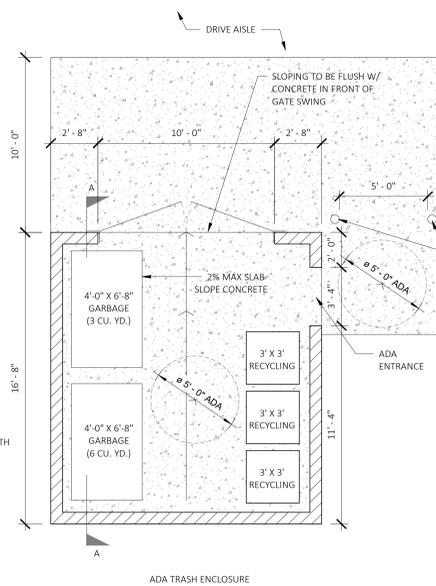
4 TYP LIGHT POLE BASE  
3/4" = 1'-0"



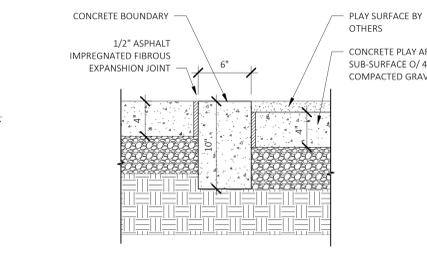
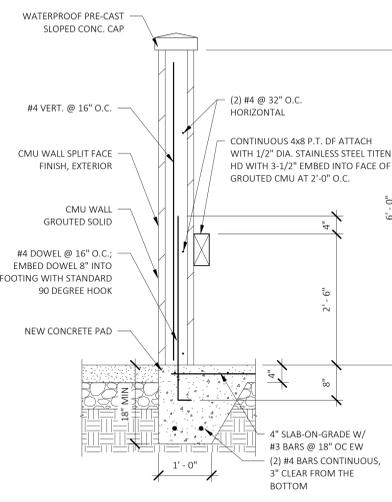
5 TYPICAL BIKE RACK  
3/4" = 1'-0"



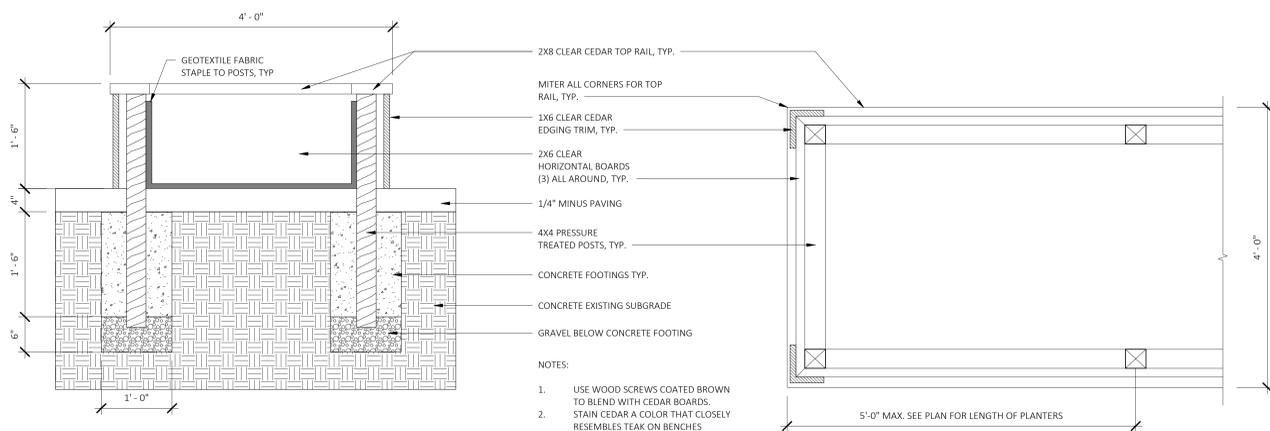
6 TYP TRASH ENCLOSURE  
1/4" = 1'-0"



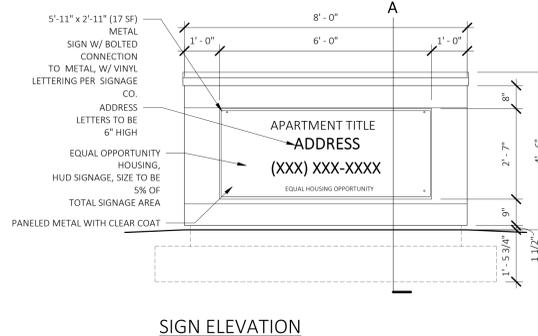
7 DTL TRASH ENCLOSURE  
3/4" = 1'-0"



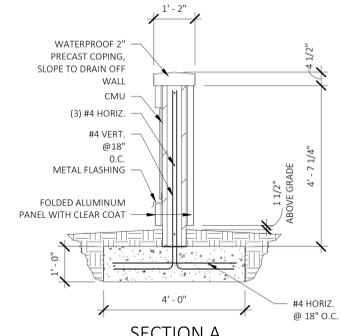
8 PLAY AREA BOUNDARY  
1 1/2" = 1'-0"



9 RAISED CEDAR VEGETABLE PLANTERS  
1" = 1'-0"



10 MONUMENT SIGN  
1/2" = 1'-0"



COLONIA PAZ 1 - AFFORDABLE HOUSING

CLIENT:  
FARMWORKER HOUSING DEVELOPMENT  
CORP.

PROJECT ADDRESS:  
LEBANON, OREGON

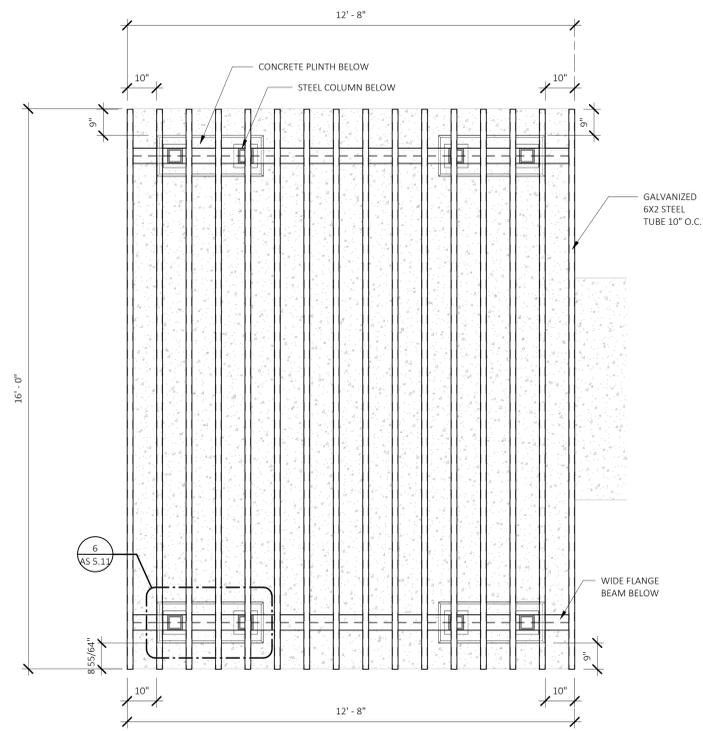
APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	MR
BID/PERMIT	2020/06/12	MR

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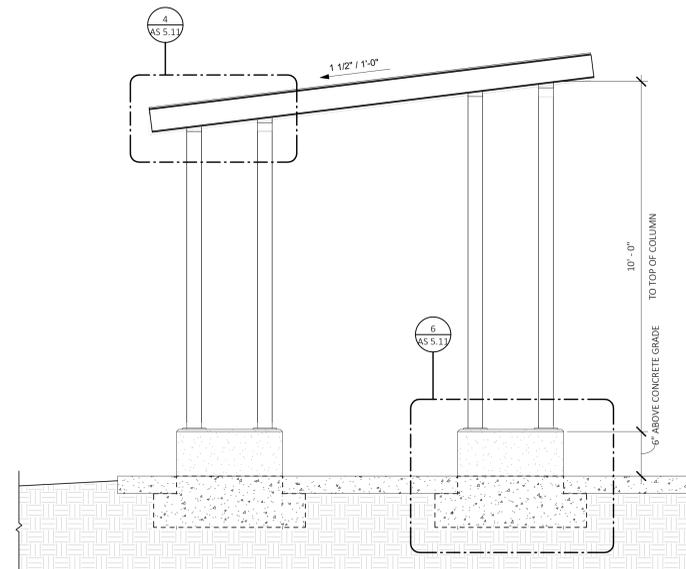
PROJECT NO: 1840.CPA  
DRAWN BY: JAMES DANIEL  
CHECKED BY: YUKO MINO  
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SITE DETAILS

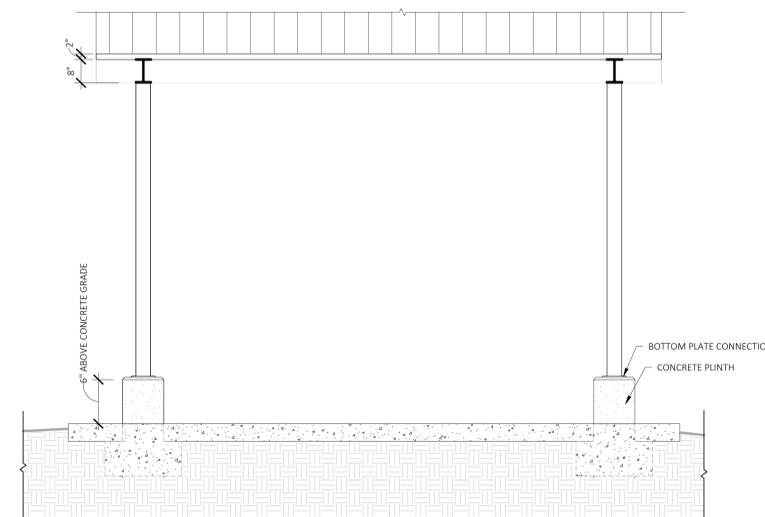
AS 5.10



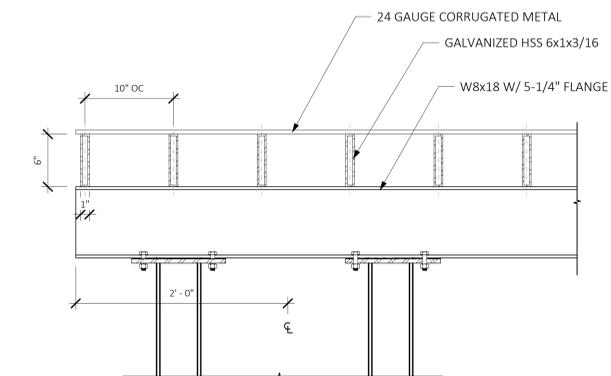
**1** ENLARGE GAZEBO FLOOR/ ROOF PLAN  
1/2" = 1'-0"



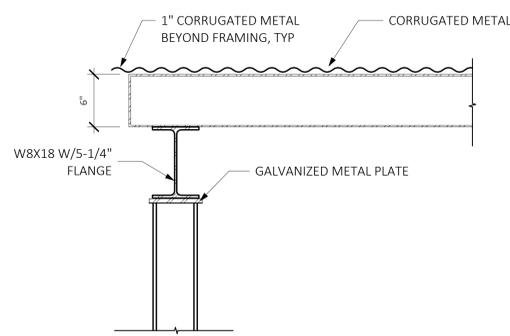
**2** GAZEBO ELEVATION A  
1/2" = 1'-0"



**3** GAZEBO ELEVATION B  
1/2" = 1'-0"

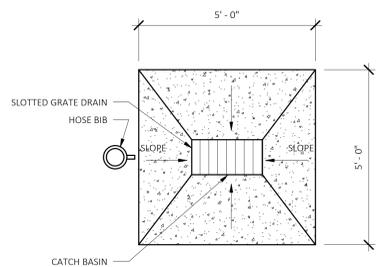


ELEVATION

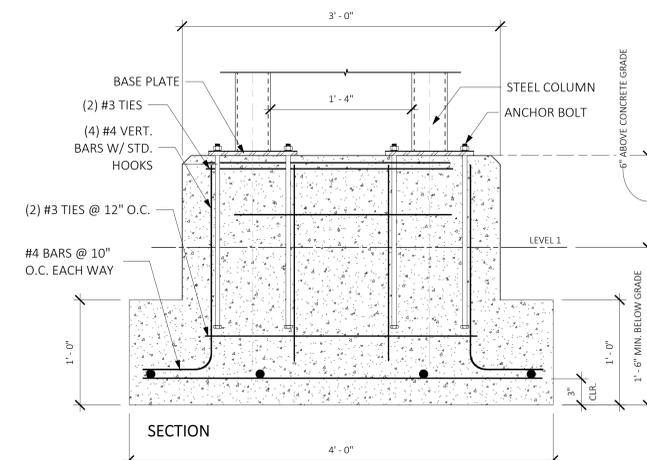


SECTION

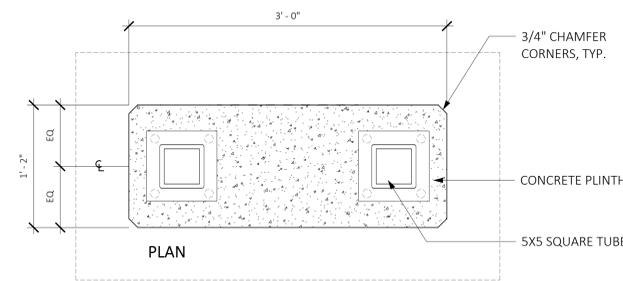
**4** GAZEBO COLUMN CONNECTION TO TOP  
1 1/2" = 1'-0"



**5** SHOE WASH DRAIN  
1/2" = 1'-0"



**6** DTL\_DOUBLE COLUMN BASE  
1 1/2" = 1'-0"



PLAN

COLONIA PAZ 1 - AFFORDABLE HOUSING

CLIENT:  
FARMWORKER HOUSING DEVELOPMENT  
CORP.

PROJECT ADDRESS:  
LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	MR
BID/PERMIT	2020/06/12	MR

REV	DESCRIPTION	DATE
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SITE DETAILS

AS 5.11

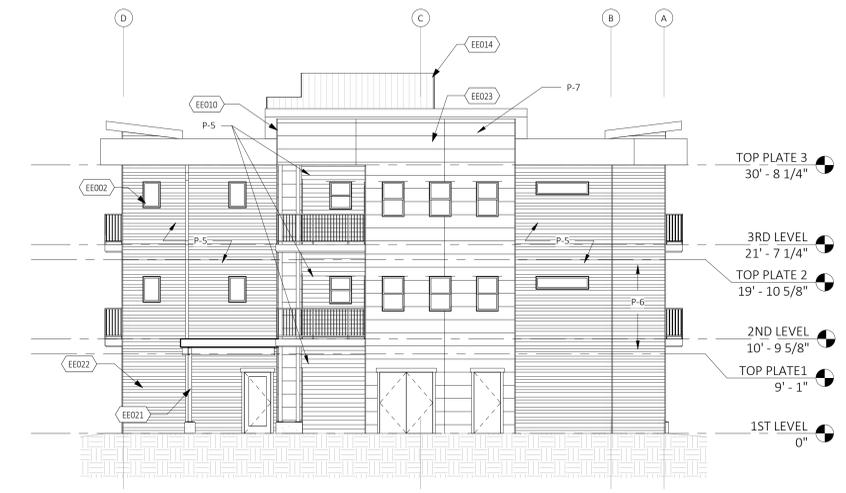




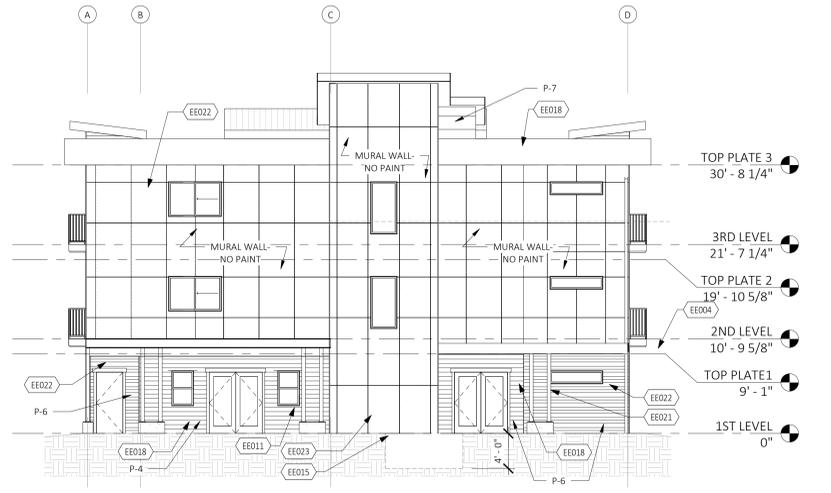
**1 NORTH ELEVATION**  
1/8" = 1'-0"



**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**3 EAST ELEVATION**  
1/8" = 1'-0"



**4 WEST ELEVATION**  
1/8" = 1'-0"

**GENERAL ELEVATION NOTES**

- GRADE LINES ARE APPROXIMATELY ONLY. SEE GRADING PLANS FOR MORE INFORMATION.
- GC TO COORDINATE ALL EXTERIOR WALL MOUNT AND SOFFIT MOUNT EQUIPMENT TO ENSURE PROPER WEATHER TIGHT EXTERIOR ENCLOSURE.
- GC TO COORDINATE AND MAINTAIN CONTINUOUS FLASHING AND WEATHER TIGHT DETAILS WITH RESPECT TO OPENINGS AND SIDING.
- REFER TO MATERIAL LEGEND D9 0001 FOR FINISH COLORS.

**ELEVATION LEGEND**

- STANDING SEAM METAL ROOFING
- FIBER CEMENT LAP SIDING, PAINT PER ELEVATION
- FIBER CEMENT PANEL, P-7

**ELEVATION KEYNOTES**

- EE002 VINYL WINDOWS
- EE004 METAL OVER FIBER CEMENT FASCIA
- EE007 METAL RAILINGS
- EE010 METAL CORNER TRIM
- EE011 METAL TRIM, TYP.
- EE014 STANDING SEAM METAL ROOFING
- EE015 ELEVATOR PIT BEYOND
- EE018 VERTICAL T&G CEDAR SIDING
- EE021 STEEL COLUMN W/ CONCRETE BASE
- EE022 FIBER CEMENT LAP SIDING
- EE023 FIBER CEMENT PANEL SIDING
- EE024 METAL AND FIBER CEMENT FASCIA

P-4	Sherwin Williams	Agneable Gray SW 7029
P-5	Sherwin Williams	Temple Star SW 0022
P-6	Sherwin Williams	Flower Pot SW 0534
P-7	Sherwin Williams	Warm Stone SW 7032



960 SW DISK DR, SUITE 101  
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541.388.9897  
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COLONIA PAZ 1 - AFFORDABLE HOUSING

CLIENT:  
FARMWORKER HOUSING DEVELOPMENT CORP.

PROJECT ADDRESS:  
LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	MR
BID/PERMIT	2020/06/12	MR

REV	DESCRIPTION	DATE
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EXTERIOR ELEVATIONS

**A2.10**



Planning Application AR-20-05  
Public Comment

June 5, 2020

City of Lebanon  
Planning Commission

re: Weldwood drive development - AR-20-05 and VAR-20-02

Regarding the proposed development on Weldwood drive by Farmworker Housing Development Corporation.

A 24 unit complex at the proposed area will cause various issues. Below are reasons and concerns.

1 - Access - City Code 16.12 letter G

Driveways and alleys shall be placed as far away as an intersecting street.

The planned driveway entrance on the west side of the complex is right off of Weldwood drive and the intersection with the parking lot used the the Wal-Mart store. There is a plan apparently for Weldwood to be extended. This will create a traffic and safety issue at that intersection and other intersections in the immediate area. That area, along with the intersection of Weldwood and Cascade drive is already quite busy, and adding housing with those streets being the sole entry and exit will create even more traffic and safety issues.

2 - Access - City Code 16.12 letter I

Access points

The planned development only has one proposed access point. This is not enough ingress and egress for a 24 unit housing complex and needs to be addressed accordingly. Any additional required ingress or egress needs to NOT be on Lebanite Drive or Oak Lane as both of these roads are county roads, NOT city roads. No effort to incorporate either Lebanite Drive or Oak Lane into the City of Lebanon will be allowed by the residents of the area.

The planned development must also have a barrier of some sort between it and the residential area to the south which incorporates Oak Lane, Lebanite Drive and Wagon Wheel Drive. There is already quite a bit of transient foot traffic from Wal-Mart through that residential area, and an apartment complex with no pedestrian barrier will only increase the amount of foot traffic and trespassing on and through those residents lots. A barrier must be installed in order to keep unauthorized pedestrian traffic and trespassing to a minimum. Without it, foot traffic will only be invited with the addition of open pathways and easy access.

3 - Parking - City Code 16.14.070-1 use b

Vehicle parking spaces & Bicycle parking spaces

The planned development, according to the diagram provided only has 44 parking spaces. According to code, the required amount of parking spaces needed are 54 for motor vehicles, with an additional requirement of 12 spaces required for bicycles, motorcycles, etc. This development is 22 parking spaces short of the required amount. With this shortage of parking spaces, it will lead to parking on city streets such as Weldwood in front of the complex, on the portion of Weldwood behind the shopping center to the south, and also in the parking lot of Wal Mart. This parking problem will create driving hazards, and also require children to be on the road which is a hazard for them.

#### 4 - Access to Wal Mart and surrounding stores

Concern for the residents of Weldwood drive to the west of the proposed development. With the opening of Weldwood, there will be a large increase of traffic through that area, which includes a park, a dog park, and an apartment community. By connecting the east portion and west portion of Weldwood, traffic in that area will increase to a level that is unsafe for pedestrians, children, and families. This unsafe situation will begin at Weldwood at its intersection with South Main Road and continue easterly to its intersection with Santiam Highway.

Regards,

Eric & Denette Harrison  
780 Wagon Wheel DR  
Lebanon, OR 97355  
erich03@comcast.net

**From:**



**Subject:**

Public Comment for AR-20-05

**Date:**

Sunday, June 21, 2020 8:47:31 AM

**Attachments:**

[Neighborhood Letter - Final Draft 6-20-2020.docx](#)

[Neighborhood Signatures.pdf](#)

[Proposed Wall and Trees.pdf](#)

[Neighborhood Survey 2019.pdf](#)

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Public Planning Commission,

This letter of public comment has been created by the neighbors of Oak Loop, Wagon Wheel Drive, and Lebanite Drive. I have attached signatures of all the residents who contributed to the creation of this letter. I have attached a rough drawing of the proposed wall/trees referenced in the letter. I have attached a copy of a survey that was completed in 2019 that we would like the Planning Commission to reference. We would appreciate your careful consideration of the concerns raised in this letter, before moving forward with the approval of the proposed apartment complex adjoining our neighborhood. We are open to collaborative communication about this project prior to its approval. Please send confirmation that this letter has been received.

Respectfully,

The neighbors of Oak Loop, Wagon Wheel Drive, and Lebanite Drive

To: Lebanon Planning Commission

June 17, 2020

Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

\*First phase of a 110-unit complex by completion of development\*

We are grateful for the opportunity to have open discussion during this planning process. We are open to continuing this conversation in hopes that we can minimize the impact of this development on our long existing neighborhood. We understand the Lebanon community has a need for low-income housing, but we want to make sure that we are moving forward in a thoughtful manner.

Public Comment:

1. While staff has recommended approval with adoption of conditions of development (Section V), we believe additional consideration should be given to the effect such a development will have on the adjoining single family dwelling neighborhood to the south including Lebanon Drive, Oak Loop, and Wagon Wheel Drive. Streets are used in this area for a considerable amount of pedestrian and bike traffic by residents and visitors from outside the neighborhood. Generally, the limited traffic and larger properties have provided a safe area for these activities. High density apartment buildings would likely use the route as a "short cut" through Wagon Wheel to go in/out of Lebanon. During the school year, many children use this area for access to/from school at Seven Oak Middle School and Sand Ridge Charter School. We believe the potential for additional vehicular traffic caused on Cascade Drive and Wagon Wheel Drive by this development will create an increased and dangerous hazard for walkers and bikers alike. Even without ingress and egress through the neighborhood, drivers will certainly use the Wagon Wheel to View Lane access to commute in the AM and PM periods for points south. Any additional traffic during morning and evening commute hours would be dangerous. We request the Traffic Impact Analysis (TIA) specifically investigate potential impact to this area. Without it, we do not think the development proposal should be approved. If the development is approved, there should be extensive attention to mitigating the impact of increased traffic in/through our neighborhood, such as adding speed bumps and speed limit signs through wagon wheel drive, possibly adding sidewalks, and/or a traffic signal at Cascade/Weldwood intersection.
2. With one access to Weldwood Drive per building, traffic will be greatly increased accessing Cascade Drive and Highway 20. The two intersections get overloaded with traffic currently and especially when school busses and parents are arriving/departing from the school. We would like serious consideration of these issues in advance of approval for this proposal. A traffic light at Weldwood Drive and Cascade Drive takes funding from surrounding developments but has yet to manifest.
3. We are concerned about the impact of developing three high density apartment buildings, drastically increasing population bordering an established, residential neighborhood of single-family homes. A high-density low-income housing unit is currently being constructed on South Main and is yet to be occupied. We will not be able to see the full impact of this development until it is occupied.
4. In our heart of hearts, we believe a 3-story apartment complex is ill suited for development on this land. We would much prefer a single-story commercial development, incorporating retail space as well as restaurant and office space. It would better serve the needs of the surrounding community and cause less negative impact on traffic flows in the area. If an apartment complex is approved at this location,

then limiting development to a two-story unit would be more optimal. Three story housing would have apartments with a view directly to homes on Lebanite Drive.

4. We request that code be strictly adhered to concerning the number of vehicular parking spaces (54) required by code without variance or reduction. Any on street parking should be discouraged. On street parking would create additional driving hazards. No parking on streets adjoining to the development should be posted and adhered to. Parking on narrow side streets will cause a safety issue for the many pedestrian residents and school children walking to/from school.

5. Lebanon School District already has a problem with overcrowding in classrooms. Building more high-density housing, without expanding are school structures, will be overtaxing schools that already have limited space. Although schools will receive additional funding for additional students, plans to expand school space prior to adding additional high-density housing would be a more responsible plan of development for our education system. Between 2009 and 2015, roughly 450 apartments were constructed in Lebanon, not including the veteran's home, without any expansion of school space. During this same time 115 single family homes were built. There have been many apartment complexes and single family homes added in Lebanon since 2015 including, but not limited to, complexes developed on South 2<sup>nd</sup> Street, Reeves Parkway, 5th/Rose, Oak Street, and Russell Street with many multi-family and single-family homes also added during this time. These have all been added without expanding school space. If we wait to develop school space until after housing is developed, by the time schools are built to accommodate the increase in population, those new schools will already be overcrowded.

6. Adjoining property to the south has an identified creek and has been designated as wetlands. We are concerned about the land that will be used for this project and that the water from the proposed site, that now feeds into ground water, would be diverted/caught, and fed into the city water system. This could negatively impact the neighboring wetlands. All the homes in our neighborhood are on well water, and we are concerned about how this development might affect the water table and well water systems. Any effect this development may have on this area should be identified and mitigated prior to project being approved.

7. Residents of Oak Loop, Lebanite Drive, and Wagon Wheel Drive have moved here because of the area, the trees, the quiet family friendly neighborhood. There must be a consideration about livability, and a three-story building, that is nearly 40 ft tall, speaks to the livability that will be greatly impacted in our neighborhood. Myrtue, Edwards and George families have all lived in this neighborhood for over 35 years. On Lebanite Drive/Oak Loop there are 13 homes that have sides that face south, and 9 homes are retirees. This is a safe and peaceful community.

8. If the development is approved, we would prefer to see a solid wall or barrier, along the lines of the noise barrier construction you see along freeways, to discourage pedestrian traffic to/from and through the property to the south. We would prefer something that is permanent and requires less upkeep such as a wall (ideally 10-20 ft), rather than a fence. A wall would prevent sound and foot traffic and transient population from crossing to/from and through this proposed development onto adjoining property of Lebanite Drive residents. We neighbors have experienced difficulties with unwelcome outside visitors to the wooded area off Lebanite Drive. It has sheltered unauthorized campers and homeless individuals and provided cover for alcohol and drug use, fights, inappropriate behavior, and theft, and hiding of stolen items. These activities have left great quantities of garbage. Wal-Mart

shoppers frequently travel through the area which adds considerable foot traffic. We have noticed that the more clearing of this property, the more encouraged pedestrians are to walk through this private property. Current foot traffic across private property is already an issue from the proposed site. Littering, loitering, theft, and vandalism complaints could increase on adjoining property without mitigation. If a wall were constructed, we would ask that mature trees to be planted on the south side of the wall at regular increments to beautify the wall. The trees should be maintained by the developer. A wall would also help to mitigate noise and light pollution related to increased traffic, increase parking lot noise, and lighting related to complex. A wall would provide security to both our neighborhood and to the proposed complex.

10. With the number of incoming folks with this development, there may be some difficulties and we would strongly suggest that the city put forth a liaison officer to help address any challenges that might arise such as parking, noise, and other disturbances. We would like to build positive relationships with any future neighbors.

11. We are concerned that there has been little to no effort by the developers to discuss this project with impacted neighborhoods. We are extremely interested in seeing the full design plan for the entire 3-building project, rather than focusing solely on the first 24-unit building. It is difficult to understand the full scope of this development if information is limited to the first building. The only communication between parties has been notification of the Planning Commission meeting or communication initiated by neighbor inquiries. We are happy to meet with developers and open to collaborative communication about this project. Here is contact information of some of the impacted neighbors to the south of this project.

1. Ken & Nancy May: 680 Wagon Wheel Drive Kenamay77@yahoo.com, NancyMay1963@yahoo.com, Ken- 541-990-8938

2. Duane & Pam Mattson: 745 Lebanite Drive me@centurytel.net 541-990-5871, pgillett@Centurytel.net 541-990-5875

3. Paul & Karrie Thomsen: 755 Lebanite Drive 541-619-8363 Dumpkinsd@yahoo.com 4. Rick & Deb George: 805 Lebanite Drive rdgeorges11@comcast.net Rick-541-9746478, Deb-541-248-0414

5. Heather & Jordan Balzomo: 825 Lebanite Drive heather\_menlo@Hotmail.com, Heather- 650-834-3435, Jordan- 650-225-2075

6. Dan & Colleen Miller: 845 Lebanite Drive 503-391-1083 Kinz4maybe@yahoo.com

7. Ronn & Patty Passmore: 865 Lebanite Drive ronnpassmore@comcast.net 541-9900240, 541-570-5496

8. Ron & Penny Edwards: 875 Lebanite Drive 541-405-2244 oldnorwegian\_ron@Comcast.net

9. Don & Lorna Myrtue: 120 Oak Lane [541-258-8360](tel:541-258-8360) [lla10@hotmail.com](mailto:lla10@hotmail.com)

10. Dustin & Taiah Tippey, [dustin.tippey@comcast.net](mailto:dustin.tippey@comcast.net), [taiah.tippey@gmail.com](mailto:taiah.tippey@gmail.com), Dustin- 971-301-1322

The residents listed above are cocreators of this public comment letter. We appreciate your consideration of these concerns and how this project could impact our neighborhood.

Sincerely,

6/20/2020

The undersigned residents are cocreators of this public comment letter and in agreement with all statements therein:

Ronald J + Patricia L. Rossman

Rick + Deb George

Debra + Pam Mattan

Don + Cheryl Miller

Distas + Sara Tyler

Don + Lorna Myrtue

Ron + Penny Edwards

Paul + Kattie Uss

Colleen + Dan Miller

Ken + Nancy May

Jordan Batzomo

Heather Balzomo



**Method of survey:**

This survey was conducted on Wagon Wheel Drive, Lebanite Drive and Oak Loop by Ronald Edwards and Dan Miller. The survey was conducted from August 14, 2019 to September 6, 2019, there are sixty seven homes in our neighborhood with four with no soliciting signs and six homes no body was home. We tried to contact every homeowner in our neighborhood but we did not get to several because they were not home at the time we were there. We tried to ensure that each homeowner was represented on this survey so we marked down everyone who was home, we made three attempts, at each home in this neighborhood. We surveyed the adults that lived in the homes. Some of the folks were renters. If multiple adults were available in a home, we questioned them as well.

We told our neighbors this was a survey for their input to be presented to the county commissioners to let the commissioners know what we are thinking. Our neighbors thought this was a good approach so everyone could have input even if they could not attend the meeting. By participating in the survey, they could still be a part of the process.

To summarize, this survey was done in our neighborhood by members of the neighborhood so everyone could have input in the future of our neighborhood. However, there were several that did not want to participate.

The implement of the survey was a questionnaire with five questions. However, the conductors of the survey permitted open ended responses. When we spoke to everyone while doing the survey there were no right or wrong answers, only expressed opinions. We were careful to mark down each answer and each person for the most part saw me mark down their answers.

**Results of the survey:** (See Wagon Wheel Drive Neighborhood Survey Results & original document that tallied the responses.)

It may be noted that there is a disparity in the total number of marks on each question. The totals ranging from 98 to 99. At times the discussion became engrossing and I inadvertently skipped over a question. This was done only a few times and does not change the overall trend in the responses.

Discussion of the survey (September 7, 2019):

We will start the discussion with questions one and two because we think there was some confusion about these questions and how they were answered. Everyone who answered **Yes** on question one, then said **No** on question two. As an example, one person said he wanted a shorter drive to work but did not want increased traffic.

The one thing that was consistent was that no one wanted increased traffic on Wagon Wheel Drive. The big concern was that Wagon Wheel Drive would become a race way if the barricade is removed at the end of Wagon Wheel Drive. There was concern for two main reasons. First, there would be an increase in traffic volume due to more development nearby. Second, there would be increased traffic due to a direct route, short cut, being available for Crowfoot Road and Highway 20. In fact with the development close to the Wagon Wheel neighborhood, we have already seen that traffic does increase and the traffic is getting faster and faster; not from the residents of the neighborhood but from those passing through it.

Presently people old and young alike use our area to walk, bicycle, play, and enjoy this neighborhood. They feel they will not be as safe with increased traffic flow from outside the neighborhood. This is a particular concern with new families moving in with young children in this neighborhood. Neighbors have told us that they moved here because this is a nice place, quiet, friendly and reasonably safe. That is to say the livability in this neighborhood is quite high and they want to keep it that way. The neighbors thought with anymore increases in traffic and speed they would feel less safe for their young families.

This survey does not reflect the elderly folks who live on fixed incomes. We think that any improvement in this neighborhood that is forced on us will cause undue hardship because some cannot cope with the cost. We think that it is now easy to see that any so called improvement should take into account the incredible burdens it will place on the residents here. Any changes that may be coming should at least consider the impact on this present neighborhood which has been here since my house was built in 1951 and others not long after. It is inevitable that progress will continue. With that said, however, it does not need to encroach on the folks living in this neighborhood who would like to maintain a safe and quiet neighborhood as it is now.

The most frequently heard comment we had during this survey is how much they like it here with their own wells and septic systems. It was a primary reason for moving to this neighborhood. The parents with young children enjoy the relative safety here.

Any new development should not be a negative impact for the people living in this neighborhood. We think that it is possible to have growth where the existing neighborhood and the new growth can be planned in such a manner that they complement

each other. There does not need to be anything planned that emphasizes one and tears down the other.

Many comments made were made about the speed of traffic in the neighborhood. As for the current increased speed of traffic on Wagon Wheel Drive, we think that can be addressed by speed limit signs on the top of the rise coming off Cascade Drive and after turning off View Lane, maybe even ones with the electronic flashing lights over twenty five miles per hour.

In conclusion, we had a good response to this survey. Everybody that heard what we were doing was enthusiastic and helpful and had ideas about making it better. The vast majority expressed that they like the livability of the neighborhood and with a few tweaks it can be made better without taking anything away from us. It is our hope that the county commissioners will consider the results of the Wagon Wheel Neighborhood Survey and undertake future growth plans with the expressed concerns of the residents of this long established neighborhood taken into account.

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Copy

1. Would you like to see Wagon Wheel Drive connected to south main street?

Yes

No

NC

2. Would you like to see the traffic patterns increase due to development nearby?

Yes

No

NC

3. Would you like the opportunity to be annexed into the City of Lebanon?

Yes

No

NC

4. Do you think that a high density/large commercial development project nearby would enhance our neighborhood?

Yes

No

NC

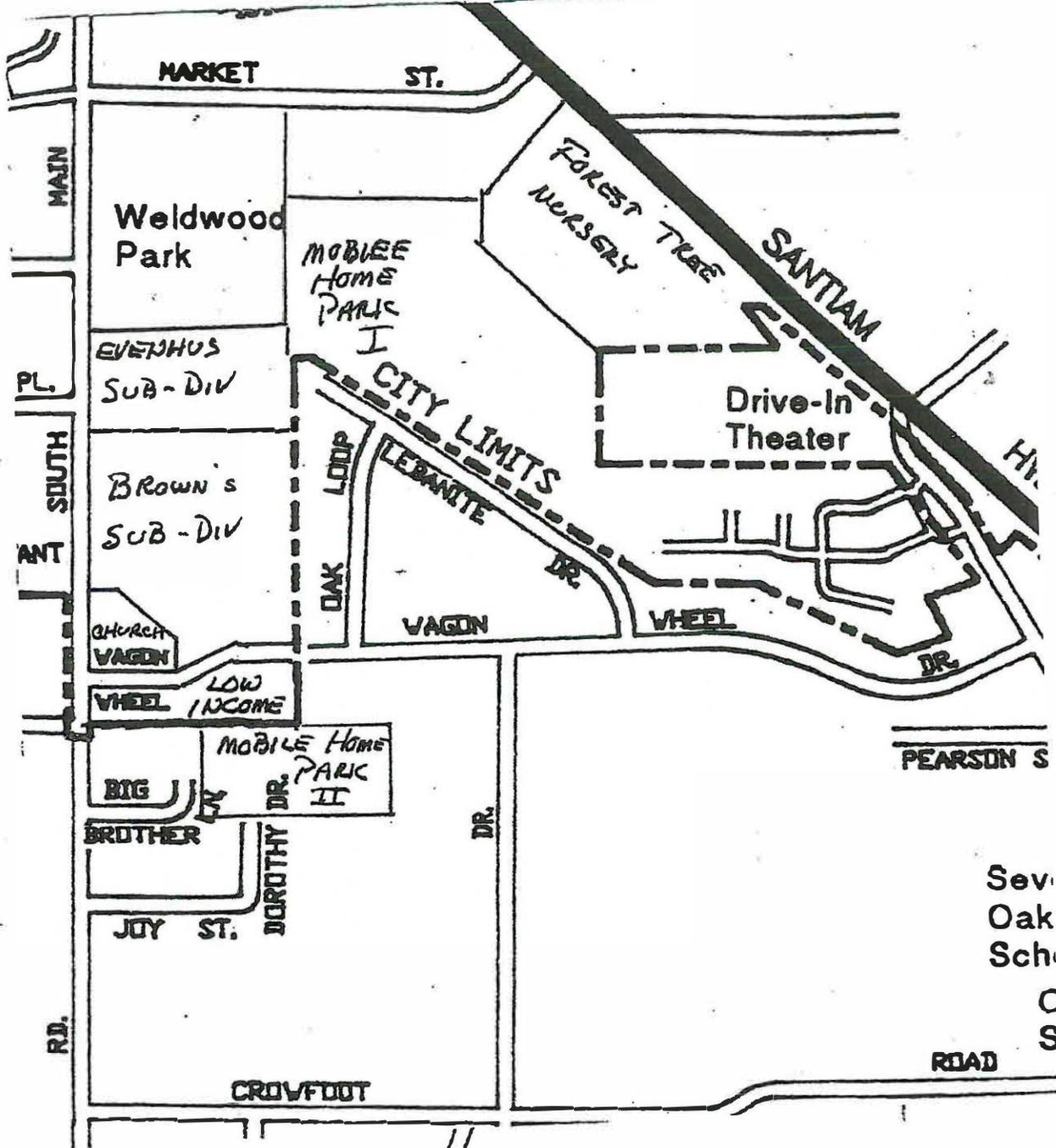
5. Would you prefer this neighborhood to remain a quiet neighborhood as it is now?

Yes

No

NC

Started 8/19/2019  
Finished 9/11/2019



Sev  
Oak  
Sch  
C  
S

PEARSON S

ROAD

# Wagon Wheel Drive Neighborhood Survey Results

1) Would you like to see Wagon Wheel Drive connected to South Main Street?

	#	%
Yes	3	3%
No	96	97%
No comment		
total:	99	100%

2) Would you like to see the traffic patterns increase due to development nearby?

	#	%
Yes	0	0%
No	98	100%
No comment		
total:	98	100%

3) Would you like the opportunity to be annexed into the City of Lebanon?

	#	%
Yes	0	0%
No	97	99%
No comment	1	1%
total:	98	100%

4) Do you think that a high density/large commercial development project nearby would enhance our neighborhood?

	#	%
Yes	0	0%
No	98	100%
No comment		
total:	98	100%

5) Would you prefer this neighborhood to remain a quiet neighborhood as it is now?

	#	%
Yes	99	100%
No	0	0%
No comment		
total:	99	100%

*Survey was conducted by Ronald Edwards and Dan Miller during August 14, 2019 to Sept 6.*

**From:** [Rachael Stutzman](#)  
**To:** [Kelly Hart](#)  
**Subject:** Apartments at Weldwood Dr  
**Date:** Thursday, June 18, 2020 11:26:31 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

I was told that there will be a meeting on 6/24 for a discussion about possible apartments on Weldwood drive In Lebanon. I would like this comment to be submitted to the meeting as I am not able to attend.

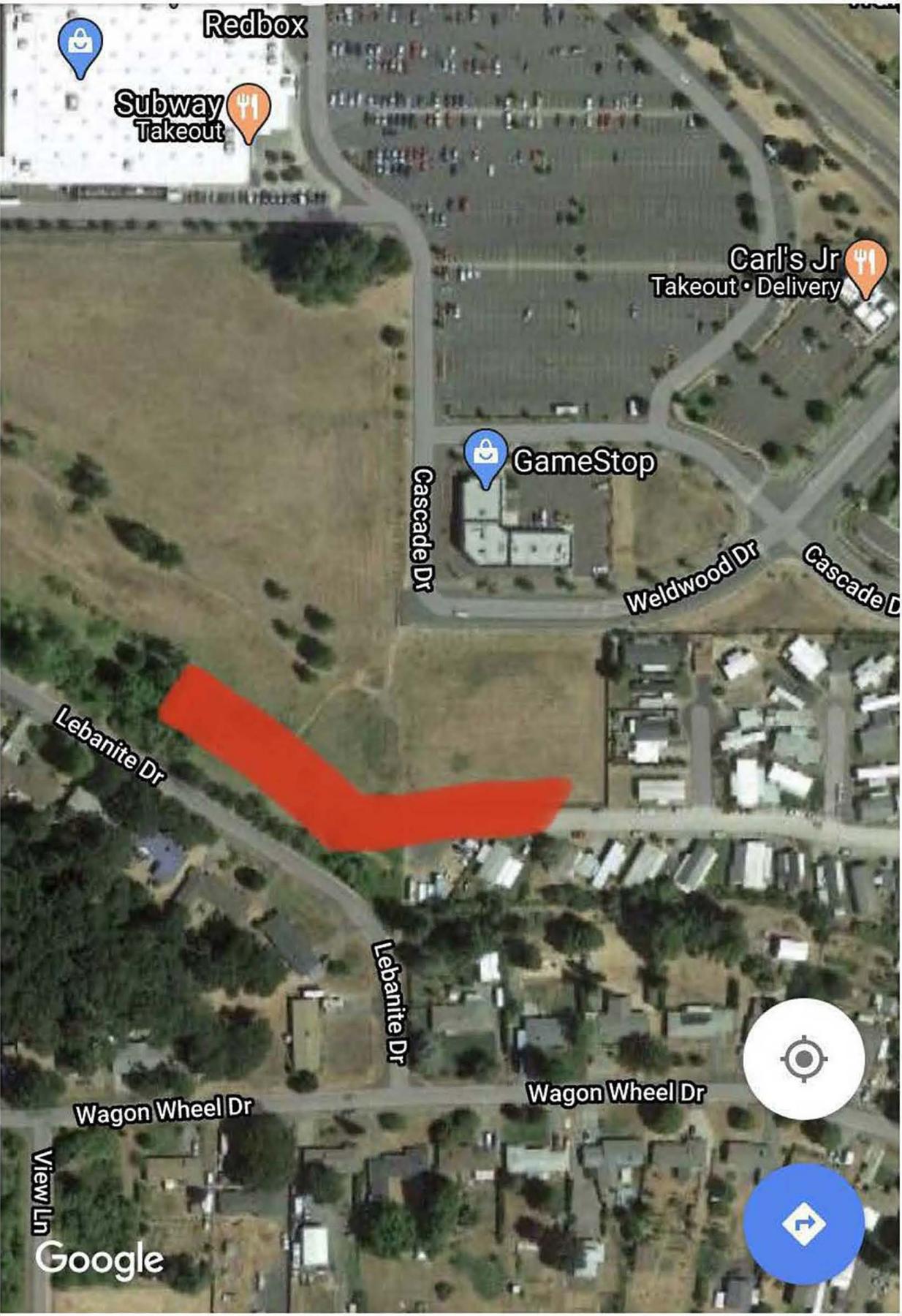
“I am a current home owner on Wagon Wheel Drive, directly behind the field you will be building these apartments. I am against them going into this location. Please don't get me wrong, I agree that Lebanon needs more housing but I do not think that this location is a good one. We have lived in our location for 1.5 years and already get a high amount of foot and vehicle traffic. We have had our house broken into and property stolen multiple times. This is all without the addition of more people.

Please note, they are already adding a new apartment complex for older adults and have low income housing on Market Street. By adding more so close to other residential neighborhoods it could result in a decline in property values.

The other main issue is where will all of the children go to school. I know that the schools that belong to this area are extremely full, and will need money added to their budgeting to be able to accommodate for such an influx. Will a new school be a possibility somewhere near by? Or will other accommodations need to be made?

Again, I am not against low income housing. But, please consider the location of where these would be going in. Please explore other locations in the town. Even behind Walgreens on Burdell should be considered. There would be more space available and not harm the property values or traffic flow to a major retailer in town.

If it is decided that the apartments will go in, will there be a fence along the property line? Along the back of the property where the city lines meet the county lines? See picture for reference.”



Redbox

Subway  
Takeout

Carl's Jr  
Takeout · Delivery

GameStop

Cascade Dr

Weldwood Dr

Cascade Dr

Lebanite Dr

Lebanite Dr

Wagon Wheel Dr

Wagon Wheel Dr

View Ln

Google

Please let me know if you need any information from me to have this submitted to the meeting.

Thank you,  
Rachael Folger

RE: PLANNING CASE # AR-20-05 AND VAR-20-02

FARMWORKER HOUSING DEVELOPMENT CORPORATION

WELDWOOD DRIVE - ADMINISTRATIVE REVIEW AND CLASS II VARIANCE

Comments from Neighbor regarding proposed housing project; Farmworker Housing on Weldwood Drive.

1. The location and size of the proposed project could cause traffic congestion - especially if Weldwood Drive is connected to South Main. That area is primarily used by children, dogs, pedestrians & bicyclists who use the paths and parks. Increased traffic would be a hazard to those in using the recreational areas. The neighborhoods of South Main, Oak lane, Lebanite Drive, Weldwood, Wagon Wheel, Cascade Drive, Walmart and surrounding businesses, Bob Smith park and Laura Gillotte Dog Park will all be affected.

Increased traffic near the Walmart intersection leading to Santiam Highway would need more regulation such as traffic lights to provide safe entry and exit for the large complex and businesses nearby. It is a busy place.

2. **Social and community concerns:** As a long term resident of Lebanon for over 20 years and having moved from Seattle where I witnessed transitions of many neighborhoods, I think a vital role in the creation of Farmworker housing is a community liaison of some sort. The liaison's role would provide a "middle man" that could take concerns of both the neighborhood residents and the occupants of the housing complex to the Farmworkers Housing Development Corporation and/or the property managers for resolution.

Neighbors have voiced concerns about increased foot traffic and noise in the area. Especially in the wooded area where the creek meets Lebanite Drive. The residents have had increased theft and safety concerns from those crossing the woods in the last few years. The residents would like a berm for noise protection and fencing or concrete wall that prevents access to Lebanite Drive. This would ease tensions in the neighborhood.

In a time of extreme political and economic tension where racism is also a contributor, the liason role would also provide a path for new residents to take any concerns they have about living conditions and rules at the housing complex. For example: noise from loud music, smoking, barbeques and fires, parking, etc.

Who will enforce the rules for tenants and who might the neighbors consult if there are any problems? Will the police department be burdened with complaints or will the property managers deal with problems?

Protection for farmworkers is also a concern as I have heard comments from those in the trailer park nearby that they are "prepared" with ammunition for any trouble that may arise. That is a concern for the families who will be living there and possible violence in the neighborhood. As new residents, they may need counseling about cultural differences, laws and rules for their own protection.

3. Will there be any kind of economic impact on the neighborhoods surrounding the new housing complex? For example, increased taxes, schools, parking, street repairs, sewer and water infrastructure?

4. Will the area between the proposed site and Lebanite Drive where the creek and woods are be impacted in such a way that could cause lack of water drainage and cause flooding? There is a creek there. What impact will it have on the residents property surrounding the creek?

Please address these concerns in further discussions and plans.

Thank you.

Alicia Van Driel

**From:** [valerie figueroa](#)  
**To:** [Kelly Hart](#)  
**Subject:** ProposedFHDC Housing Development  
**Date:** Sunday, June 21, 2020 5:36:18 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sent from my iPhone  
To: Lebanon Planning Commission  
From: Valerie Figueroa  
180 Oak Ln. Lebanon, OR.

Dear Members,

I am a retired Criminal Investigator with the State of Oregon. My husband and I lived in our travel trailer for two years while we diligently searched for a home and more importantly the perfect neighborhood to spend our retirement years. We finally found exactly what we were looking for... a beautiful established, quiet neighborhood with very little traffic and gorgeous groves of trees. I was concerned about being in such close proximity to Walmart, but the trees along Lebanite and in the proposed development area, provided a barrier which mitigated my concern.

Unfortunately, this proposed housing project one short block from my home, FAR outweighs the fears and concerns I had about Walmart. While I absolutely recognize the need for affordable housing, I don't believe this neighborhood is the appropriate place for an ultimately very high density Public Housing Project.

This type of housing development will impact the neighborhood negatively on multiple levels. It will decrease our property value, our privacy and our security. There will also be a negative environmental and quality-of-life impact, from the removal of trees, the increase of vehicles and traffic, and spilled lighting and noise from the project...particularly with the ultimate plan of even higher density.

My thirty year career in law enforcement with Oregon DHS, gave me extensive exposure and experience with low income housing developments. Projects such as this often bring unwanted and unforeseen elements and issues, creating division and resentment in the neighborhood and community.

Again, I agree the housing need exists but vehemently oppose this project because I believe it is equally important to value and preserve the identity, integrity and historic culture of Lebanon's older established neighborhoods as it is to provide affordable housing.

Thank you for your attention,  
Valerie Figueroa

**From:** [STEVE POST](#)  
**To:** [Kelly Hart](#)  
**Subject:** weldwood dr. developement ar-20-05 var20-02  
**Date:** Sunday, June 21, 2020 2:35:27 PM

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lebanon planning commission

June21, 2020

recommend that a 6ft. high obscure fence be installed on the south side and a portion of the east side of the proposed development.

i live on wagon wheel dr and the commission may not be aware of the amount of foot traffic that goes down the middle of wagon wheel drive when seven oaks school is in session. dozen of students walk and skateboard down the middle of the street that has no sidewalks on their way to and from school. this creates a real traffic hazard. although most students are respectful, they are kids that aren't always attentive of cars or play games with oncoming traffic. there has already been ONE DEATH from a girl being hit. also since the development of the subdivisions on oak terrace to joy st in the city the amount of foot traffic has increased due to people crossing barriers onto wagon wheel drive. these apartments will potentially add to the amount of children wishing to use lebanonite dr. and wagon wheel as a shortcut to school.

there is already a well-defined foot path from the back of the proposed complex onto lebanonite dr.

i propose that a 6ft. high obscure fence should be built along the south side of the parking lot. this would help deter people using the field as a shortcut to wagon wheel dr. the fence should also continue along the east side of the property at least as far as the apartment building footprint to prevent people from just walking around the back. an obscure fence would also reduce the noise and headlight glare affecting the homes on lebanonite drive.

this is a real safety issue that should be addressed in the planning process. thank you for your consideration.

steve post  
665 wagon wheel dr.  
lebanon..... [REDACTED]

**From:** [Douglas Sutton](#)  
**To:** [Kelly Hart](#)  
**Subject:** Farmworker housing project  
**Date:** Sunday, June 21, 2020 5:28:41 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Council Members,

I watched the presentation last week about the development proposed for the Weldwood Dr. location. I wanted to register my opposition to it with you. I am in the construction industry having recently been doing an upgrade for Salem Housing Authority. I have seen first hand how these sort of projects progress over time and how the residents treat them over the long haul. I am concerned with how this will affect my property values in the future in addition to how it will manifest itself in the community at large.

Are there any barriers between the Development and Lebanite Dr.?

They have Farmworks in their name but what kind of farmworkers would we be housing in our area. Don't we primarily farm grass here in the Willamette Valley? Isn't that almost completely mechanized here?

Who will be responsible for screening the residents that will be moving in? Not to mention the additional noise, crowding, traffic et al...

The spokesperson said they want the residents to have their share of the American Dream.

That usually means a car for every adult in the household plus the kids that have a driver's license. Now we are talking about a 24 unit multi-family development with nearly a hundred cars.

Looking at the proposed site plan where would they all go?

And what would that mean for this location? I use the word "this" because this is my neighborhood. I likely will be able to see this structure from my home. That would be a drastic change. The Architect did not seem very concerned or informed about the impacts he was creating.

For all these reasons I am opposed to this development as it is planned.

Sincerely,  
Douglas Sutton  
!80 Oak Lane

Planning case AR-20-05 / VAR-20-Z

The City Staff report is not accurate. It states the subject parcel is 1.39 acres.

This is incorrect, per the Linn county GIS mapping information

Pin id 12S02W23B 01701 with taxlot id of 211280

The lot is 9.53 acres, and is zoned Z-MU (Mixed Use). There seems to be no action on part of the developer to create a new tax parcel, as such the whole lot should be considered not just the Phase 1a work area.

The City incorrectly describes the property south as Vacant. Property Pin #12S02W23B 03800 is a single family lot is developed as such and is zoned UGA-UGM-10.

The proposed development is actually a 110 unit multi-story residential dwelling that will be developed over phases, by not considering the whole planned development, the individual pieces are having lessor criteria applied, The City is applying Z-RM, when it appears Z-RH would apply. This also has cascading consequences when considering allowable setbacks, parking, and or other criteria such as SDC fee calculations.

It is unclear the basis of the variance request for the class two Variance. Until the whole planned development is considered no variance should be granted.

Per City of Lebanon Code. Summary of general zoning requirements,

[https://www.ci.lebanon.or.us/sites/default/files/fileattachments/community\\_development/page/478/2017\\_summary\\_of\\_general\\_zoning\\_requirements.pdf](https://www.ci.lebanon.or.us/sites/default/files/fileattachments/community_development/page/478/2017_summary_of_general_zoning_requirements.pdf)

Environmental Quality:

Stormwater Impacts of the development are not fully addressed: Linn County is subject to the MS4 Phase II NPDES permit, which was effective March 1, 2019, and per Linn county code 903.160 (C, D) the proposed development would seem relevant and apply and it appears the City has not addressed these. A simple 1200C permit would regulate the "construction phase" however not the longterm management of the site. Mitigated wetlands, stormwater treatment, and natural streams are in and adjacent to the proposed development. Additionally, per Linn County any development is required to adhere to County Goals for protection as stated in 903.020

Per the USDS NRCS soil mapper information. The soils in the proposed project area are rated in Hydrologic soil group C/D and D, meaning they have very poor infiltration soils, so runoff is likely, and also lends to a potential high water table which would made the site difficult.

Utility capacity for water/sewer/stormwater.

It is unclear on how the City determined in the staff report that sufficient capacity is available for the utilities given those calculations are not present in the plans.

Potential impacts to historic sites.

Given the proximity to the established historic wagon trail road, the site may contain potential historic evidence, the City does not appear to address this adequately in the staff report, an archeological assessment appears to be in order. Per Linn County Code sections of 903.435, and 903.437. Lebanon Muni Chapter 16.31 apply in this case.

Lack of transparency.

The project materials were not accessible to the public until June 17 at which time the City provided the staff report and subsequent developer information. Given the whole projects extent (110 units) it is somewhat curious the lack of community engagement about the project.

Site Suitability.

The project is to provide housing for migrant workers, it this actually a good site for a development such as this. A boarder discussion to review the plans in regards to chapter 7 of the comprehensive plan appear to be in order.

Project incompatibility with standing agreements

The city appears to be in violation of their own Comprehensive plan adopted by City Council on 12-8-2004 as stated on page 21 of chapter 6.

"In October of 1995, the City of Lebanon and Linn County entered into an updated Urban Growth Management Agreement (UGMA) under which the City and the County adopt a joint management procedure for the Lebanon Urban Growth Area (UGA). A number of components of the Urban Growth Management Agreement relate to housing, especially to subdivision and new residential development within the UGA. The agreement requires that the County coordinates with the City of Lebanon to perform a complete review of all applications for partitions, subdivisions, planned-unit developments (PUD), and variances in the UGA."

The City has provided no evidence of coordinating with Linn County on this development. Additionally, no mention of the housing policies appears within the staff report, or presented developer plans. Before the development moves forward the City needs to make a compelling case this development adheres to its own policy, and coordinates with the County to that end.

Impacts to school, regarding the impact this development will have on schools, the City appears to be silent on the expected student load for the whole planned development. This is however in violation of its own adopted policy, found on page 21 of Chapter 9 of the Comprehensive plan.

"P-63: Provide notice, as part of the City's project review process, to the Lebanon School District when major development projects are proposed that may impact the Lebanon School District"

**From:** [Don Frier](#)  
**To:** [Kelly Hart](#)  
**Subject:** 110 unit low-income apartment complex  
**Date:** Monday, June 22, 2020 8:23:57 AM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lebanon Planning Commission,

I hope that you will seriously consider, and approve, the development of low-income living spaces in Lebanon. There is a distinct lack of them at the moment, and development of these buildings will greatly improve opportunity and the ability for people to find a home in the town that friendliness built.

When I initially moved to Oregon from the east coast, I was greatly limited in housing options. I ended up moving into Corvallis, even as someone who wasn't going to school there, just because there were enough housing options available at a reasonable cost. There are too many people who take advantage of the housing shortage in the area, leasing out basements, rooms, or sheds on their personal properties to fill a gap that something like this would fill.

Our town is growing, and affordable housing for individuals will help in that growth.

Thank you for taking the time to read this e-mail,  
-Don Frier



June, 20, 2020

To Whom It May Concern:

I am writing to describe the experience and relationship that Woodburn has had with our Farmworker Housing Development Corporation.

We began with land use planning and city council decisions regarding FHDC more than three decades ago that I imagine mirror the discussions you are having now. In those discussions many people in our community expressed wide ranging points of view and their fears. I can tell you that over the last 30 years none of the fears expressed have been realized.

Farmworker housing provided by FHDC is a net positive on many counts for any community. Structuring housing with on-site managers and staff that are there to provide support for their residents helps families maintain a stability that allows them stay in their jobs and their children in schools. Apart from the economic argument that farmworker families provide essential work that feeds our community and our nation and so should have the opportunity for decent housing, is the argument that stable families in our community are less of a drain on our city, county, police, health care system and other social service resources.

Before becoming mayor I served as a middle and high school principal in Woodburn for 12 years. I can tell you that the students living in the environments created by FHDC were, as a group, much more successful and less problematic than students that lived in regular apartment complexes, just like students from more stable neighborhoods.

We all know that when there is a sense of community and structures to support community in neighborhoods or apartment complexes, they become not only positive places to live but safer places, which makes an entire town more safe. FHDC has been amazing in providing stability and community within their apartments – enhancing the livability of our entire city.

Embracing the members of our community with the dignity and support that FHDC provides has provided untold benefits to our city as a whole. I can safely say that once through the storm of criticism and fear you are likely experiencing while weighing this decision, you will land in a place that is not only the right thing to do for your residents working on your farms, but the best thing to do for your entire city. I am more than happy to respond to any questions you have going forward in this process.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Eric Swenson', written over a horizontal line.

Eric Swenson,  
Mayor of Woodburn

Office of the Mayor

270 Montgomery Street • Woodburn, Oregon 97071

Ph. 503-982-5228 • Fax 503-982-5243

**From:** [Chuck Bennett](#)  
**To:** [Kelly Hart](#)  
**Subject:** FHDC project testimony  
**Date:** Tuesday, June 30, 2020 4:06:24 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To Whom it may concern,

I understand the City of Lebanon is in the process of approving an FHDC project. I'm writing to recommend this organization and the work it does. In Salem we have had one of their developments for many years — Colonia Libertad. It has been an enormous success and a very positive to its neighborhood. In addition to housing it has include valuable and important community services for its residents.

The project includes 1, 2, 3 and 4 bedroom apartments with a full set of amenities including appliances, parking, a basketball court, grounds maintenance, laundry facilities, a community garden, community room, computer lab and a playground. It's all delivered in a culturally relevant environment.

This is a vast, vast improvement over the farm worker housing I wrote about in the early 1970's when I was editor of the Woodburn newspaper. It gives this invaluable workforce outstanding housing in a safe, healthy environment.

Quite simply, I'm both grateful and proud to have this community as part of Salem. I know you will have the same experience as it becomes part of the Lebanon community.

Sincerely,

Chuck Bennett  
Mayor of the City of Salem

Sent from my iPad

Sent from my iPad

Greetings, my name is Ryon Foster-Edwards. I am providing public comment regarding the planned development (AR-20-05 and VAR-20-02 ). I have a BS in Biology, and a MS in Environmental Quality Science from the UAA school of Engineering, Have 5 years of private professional experience and 10 years of Public experience in Environmental Compliance and Enforcement.

**First.** I must state my caution to the City of Lebanon’s creative verbal presentations of submitted written public comments. This practice is rife with pitfalls that can quickly lead staff to edit and materially change submitted statements and give false impressions to those hearing the verbal statements versus reading submitted materials.

**Second.** This project is part of a larger planned development by Farmworkers Housing Development, which is acknowledged by the City in the City staff report discussions about the Traffic impact studies. This larger development should be part of a larger community wide discussion about the planned developments viability and suitability. The City has clearly not followed their own policies and goals as spelled out in the 2004 City comprehensive plan. The clear purpose of community comprehensive planning is to provide a roadmap for developments to follow. **It is important to note even though the City is aware of future phases to the development plan no “phased plan” has been submitted or disclosed which violates provisions under City Code 16.23.010**

A real question exists about the economic sense this planned project has for the community at large. Who is this project for? Is it to address the real affordable housing needs of current City residents or is it going to bring in new low-income residents from out of area?

All indicators of the owner “Farmer workers Housing Development” and its own web information, demonstrate this project will be geared to predominately serve migrant workers. So, has the City asked itself the question, of whether they and the Lebanon School District can truly absorb the ongoing costs associated with this project? The biggest challenge is funding from property tax revenue. I reviewed the first four properties listed on Farmer workers Housing Development property list and found using the Marion County GIS portal that 3 paid no property tax, and the 4<sup>th</sup> pay a discounted property tax. I would also suspect that if low income utility rates are available, then those have also been awarded. This site would be eligible for a property tax exemption per Linn County assessor form (150-310-088 or 087 or 085), and potentially low income utility rate reductions per the City rate sheets. If the projected final project will have ~110 units, If you assume a 4.09 people per unit (<https://www.oregon.gov/ohcs/DO/Farmworker/2018/05-24-18-AWHFT-Oregon-MSFW-Enumeration-Study.pdf>), this could mean an additional ~440 “new” residents. All these new people are needing services, but there is no new property tax revenues being generated. Additionally, the school age children will likely be English Language learners or English as Second Language learners, so not only will there be new children needing schooling but they will need the most expensive education delivery. More volume with higher needs, greater turnover with less revenue. That is not a recipe for success. Again, per the Comprehensive Plan the City is supposed to “coordinate and Collaborate with the Lebanon School District”. No evidence has been presented that the City has considered these items or that these discussions have occurred thus violating the City’s own adopted comprehensive plan and per LMC code 16.23.010.G.6 (Adverse Project Impacts) The City should reject the proposal until the developer has submitted information addressing all impacts listed per Code and allowed for public notice and review of those impacts.

**Third.** As a professional that has a pretty good grasp on Environmental reviews, It is very curious relevant supporting documents, such as the Wetland Delineation Study, Geotechnical Study, Archaeological reviews ,to name a few, were withheld and not included with the public notice and initial public comment packet, and these are absent in the City staff report. Per City Staff, these were “looked at” or stating “capacity is available” is frankly inadequate, it harkens a” just trust me” approach versus proof by evidence. If this happens to be the business as usual standard for the City. I respectfully suggest rethinking the standard.

**In conclusion:**

While the goal of providing good safe housing for low income and migrant farmworkers is a good one, the specific project in question has not in my opinion met the threshold of meeting local set standards. The project, Developer and City have curiously failed to address and follow the local established Code and Adopted Comprehensive planning policies and goals. If the City elects to ignore its own standards it could be well argued that the City is arbitrary and capricious in enforcing its own standards. This puts the City at risk. I would recommend the City change course and follow the standards for phased developments and the polices and goals laid out in the adopted comprehensive plan. This will lead to a better understanding and accounting for the whole project, its impacts and the necessary mitigations needed to ensure project development success.

**From:** [Heather what](#)  
**To:** [Kelly Hart](#)  
**Subject:** Public Comment for Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive(AR-20-05)  
**Date:** Thursday, July 2, 2020 4:52:44 PM

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### **Lebanon Planning Commissioners,**

This is a letter of public comment created by the neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop. This group of neighbors has met 3 times as a group and has had many additional conversations about this proposed development. We have watched both planning meetings regarding this development. We have invested considerable time, thought, and effort to bring forth legitimate concerns about the impact this development could have on our neighborhood. We were collectively disappointed and appalled at the minimal discussion at the most recent meeting to discuss public comment and how each item of concern either wasn't discussed at all or was simply dismissed, or even called "ridiculous."

We are submitting this second letter for public comment to reiterate our concerns. We ask that the Planning Commissioners spend adequate time discussing the concerns of long-standing members of this community, regarding the impact of this development. You should not be going through the motions, but actively asking how this might affect our community and its existing residents/schools/community. Lebanon is not the same as Woodburn. 3-story high-density apartment buildings interwoven with commercial property is not a responsible plan for developing this town. We are shocked that this development would not make any effort to contact owners of neighboring properties prior to implementing a project of this magnitude and without consideration to neighbor concerns. A letter was submitted stating that all neighbor concerns were alleviated once the development in Woodburn manifested. We again would stress that this community is not the same as Woodburn, and that we don't see how concerns about overcrowding of schools and having three 3-story buildings as neighbors would be alleviated after the project was completed. These discussions should happen prior to this development being approved.

#### Points for Discussion:

We are concerned about the impact of this and several high-density apartment buildings impacting the Lebanon School District. The planning commissioners just approved a 48-unit apartment building at Franklin Street and Russell. There are duplexes going up at the corner of Williams Street/ Milton. This development will eventually be 110-units. These are among many other apartments/single family homes

built in Lebanon without any consideration to the already overcrowded schools of Lebanon School District. This only hurts our schools and overburdens our school system. At the most recent meeting, the Planning Commission simply commented that the Lebanon School District has not commented on these developments. This was said as if it fulfills the responsibility of the Planning Commission to collaborate with the Lebanon School District on development issues. We don't believe this does fulfill that obligation, and we are asking the Lebanon School District representatives to be actively involved in this discussion going forward. We would ask that there be time for a representative from the developer to meet with our neighborhood and explain the full scope of this plan and to explore if they are willing/able to incorporate any of our input.

There was little/no discussion about the possibility of this project being limited to two-story buildings. It was also suggested that this property would be most appropriate for commercial development. Again, this was not discussed. Community discussion, through social media, suggested two alternative sites for this development. There is property owned by Michael McKibbin at Gilbert/HWY 20 that is 13.948 acres. There is also property owned by Freres Lumber Co off of HWY 20 and behind Walgreens, which is 6.298 acres. Both of these properties have minimal neighbors, would offer similar access to commercial resources, and have existing traffic lights to support traffic regulation.

If this development is approved, we have asked for a wall. Members of our neighborhood met with the County Commissioner this week. It was suggested that we request an 8 ft block wall to be constructed and maintained by the developer. The County Commissioner stated that this is reasonable and consistent with industry standards and with previously constructed walls/borders in our neighborhood. We have attached pictures of walls already existing in our neighborhood. We are not in agreement with a 6 ft cyclone fence and we feel that this would provide minimal sound barrier/privacy/security between properties. The 8 ft block wall would provide the security, privacy, and sound barrier needed for both our neighborhood and the proposed development. We also would want the Planning Commissioners and developers to understand that the homes on Lebanite Drive are elevated from ground level, so without a substantial wall height (8ft or more) we would still be looking directly into the apartment units.

Furthermore, Honey Locust trees planted 30 ft apart would provide little more than decoration. This was a topic of discussion with the County Commissioner and it was suggested that we request evergreen trees that are no more than 10-15 ft apart. Some of the neighbors supporting this letter are Lorna Myrtue, Master Gardener, and Rick George, Horticulture Teacher for Lebanon School District. They suggest that these trees be Fir trees for year-round coverage and ideally placed 10 ft apart for privacy for both our neighborhood and residents of the proposed development. One suggestion was for the parking lot to be relocated to the north side of the proposed apartment building, so that parking and any activity/sound would be closer to Weldwood Drive rather than neighboring properties.

We continue to be concerned about the effect of this much blacktop being added near our properties and how it might affect well water, wetlands both on the proposed

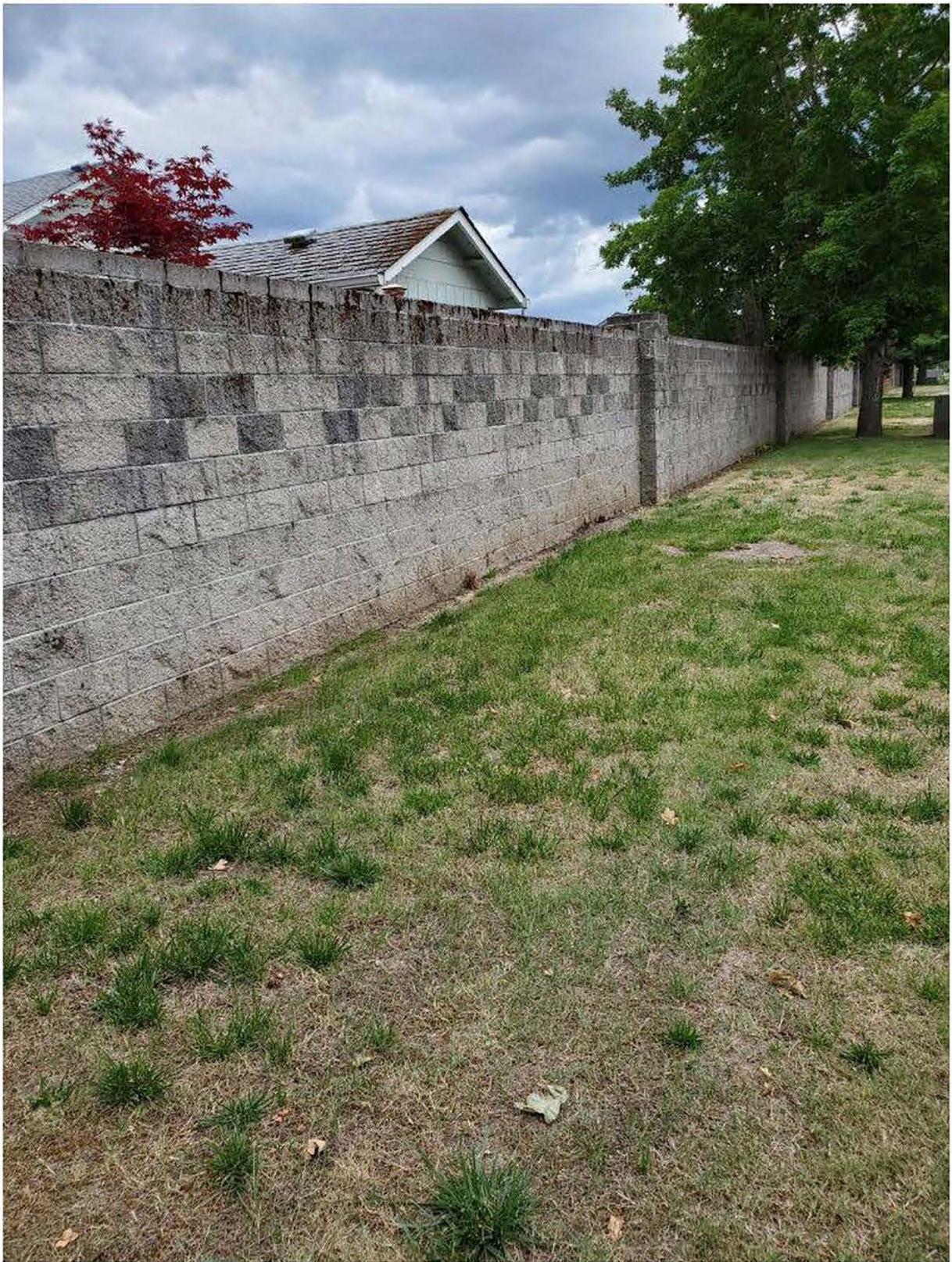
property site and neighboring properties.

The developer mentioned at the most recent meeting that we need to discuss/evaluate the first 24-units of this 110-unit development, by itself. The reasoning provided was that funding for the 2nd and 3rd phase of this project wouldn't likely be approved until July. We propose that the Planning Commission table this decision in order to evaluate this entire phased plan of development as a whole, as the number of units as a whole will likely have a bigger impact on this community. This is a situation where "The whole is greater than the sum of its parts"-Aristotle. It would be inaccurate to assess the impact of each part of this development rather than the entire phased plan of development. This seems like a way of getting a foot in the door, and then the approval of the rest of the development becomes a formality. If the funding is likely to be approved shortly, we would ask that the planning Commission table this decision to see what the scope of this development will really be.

Respectfully,

Wagon Wheel Drive, Lebanite Drive, and Oak Loop residents







**Jennifer M. Bragar**  
Attorney  
Admitted in Oregon, Washington,  
and California  
jbragar@tomasilegal.com

121 SW Morrison St, Suite 1850  
Portland, Oregon 97204  
Tel 503-894-9900  
Fax 971-544-7236  
www.tomasilegal.com

July 14, 2020

BY EMAIL

Chair Salvage and Planning Commissioners  
c/o Kelly Hart, Planning Director  
925 Main Street  
Lebanon, OR 97355

RE: Application AR-20-05 - Applicant's Request for Procedural Correction

Dear Chair Salvage and Planning Commissioners,

This office represents the applicant, Farmworker Housing Development Corporation ("FHDC" or "Applicant") in the above referenced file seeking Administrative Review of its design proposal for a 24-unit affordable housing complex at the western terminus of Weldwood Drive. Please include this letter and request in the record for the above-referenced file.

The Applicant understands the challenges of holding electronic public meetings and managing public participation in a quasi-judicial land use hearings context during this public health emergency and commends the City staff and commission for its efforts to date. Despite the instructions to date, the Applicant is concerned that the process ensured under ORS 197.763 has not been completely adhered to in this case. The purpose of this letter is to remedy these potential shortcomings and ensure that the quasi-judicial hearings process is met.

First, the Planning Commission hearings constitute the opportunity for all stakeholders – the Applicant and public alike – to participate in this process. Based on our review of the Planning Commission hearing, the general "raise it or waive it" waivers have not been read into the record. While the public notice did include the necessary warning, "Failure to raise an issue in the hearings, in person or by letter, or failure to provided sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue," not all participants in the Planning Commission proceedings may have been adequately notified of this requirement. In order to remedy this concern, the Applicant requests that the Planning Commission vote to re-open the public hearing to make this announcement. In this manner, all participants will have the appropriate notice of the quasi-judicial process. Further, as a result of the notification being provided verbally, the Applicant believes that all participants should be offered an opportunity to participate and that the public record should be left open.

This final point is related to the Applicant's second concern. Some of the verbal instruction to the public during the Planning Commission hearings could have been construed to limit the allowed public testimony. Further, at the June 24, 2020 Planning Commission meeting,

City staff reported that a member of the public requested the record remain open and would be treating the request under the process adopted by the Planning Commission on June 24, 2020. The Applicant agrees that was the right decision, but the process adopted did not protect all of the Applicant's rights under ORS 197.763. In that process, the Planning Commission only allowed for an open record period for opponents to submit information in writing for seven days (deadline July 2, 2020), and then the Applicant to submit rebuttal during the following seven days (deadline July 9, 2020). Thereafter, the Planning Commission would make its decision July 15, 2020. The Applicant's main objection is that this process foreclosed the Applicant's right to present final written argument under ORS 197.763(6)(e), which right the Applicant did not waive. In addition, the instructions may have improperly foreclosed the right of all parties to participate in the request to keep the record open.

In order to remedy these second set of concerns, the Applicant proposes that the Planning Commission follow the open record process provided in ORS 197.763(6), particularly to ensure the rights of all participants when the virtual meeting process can result in additional confusion. To that end, the Applicant requests the Planning Commission open the public record for an initial seven days for any party to submit evidence and testimony into the record. This seven day period would be followed by a rebuttal period by any party responding only to information submitted during the first seven day period. Finally, a last seven day period is set for the Applicant to submit final written argument. After this 21 day period, the record would be closed and the Planning Commission would deliberate and make a decision at its next meeting.

Based on the foregoing, the Applicant requests that the Planning Commission adopt the following motion at its meeting on July 15, 2020:

The Planning Commission moves to reopen the public record for file AR-20-05 based on the letter submitted by Applicant's counsel on July 14, 2020 raising concerns about procedural irregularities on the following terms:

1. The Planning Commission reopens the public hearing to read the quasi-judicial land use procedure rules into the record.
2. The Planning Commission further reopens the public record as follows:
  - a. The record shall be open from July 15 – July 22, 2020 at 5:00 pm for any party to submit any written evidence or testimony pertaining to file AR-20-05.
  - b. Thereafter, from July 23 – July 29, 2020 at 5:00 pm any party may submit written testimony in rebuttal to those submittals in the first seven day period. In other words, responsive testimony to those submittals received between July 15 – July 22, 2020 at 5:00 pm.
  - c. Finally, the Applicant may submit final written argument between July 29 – August 5, 2020 at 5:00 pm.

TOMASI SALYER MARTIN

July 14, 2020

Page 3

3. The Planning Commission shall reconvene on August 19, 2020 to deliberate and make a final decision.

Please also accept this letter as my request to attend the July 15, 2020 Planning Commission meeting by Zoom or conference call to answer any questions from Commissioners related to this objection and proposed motion. Thank your for your consideration of this letter and request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer M. Bragar". The signature is stylized and cursive.

Jennifer M. Bragar

JMB/jr

cc: Tre Kennedy (by e-mail)  
Kelly Hart (by e-mail)  
Client (by e-mail)

**From:** [Miguel Arellano](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz letter of support  
**Date:** Friday, July 17, 2020 4:52:11 PM

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City of Lebanon Planning Commission,

My name is Miguel Arellano. I currently serve as the Basic Needs Navigator at Oregon State University. My role is dedicated to serving students who are homeless, food-insecure, and low-income. I serve quite a number of students from the Lebanon community in my role. I am writing to support the development of Colonia Paz I.

As someone who grew up in low-income housing for farmworkers, and as a current board member for DevNW, I was excited to learn about the new development of affordable housing for farmworkers in Lebanon.

As a child, my earliest memories were formed under filbert orchards and in the berry fields of Marion county. My parents could not afford childcare, and with no other option, they would take me to work. In the summer, when it would become unbearably hot, my mom would make me a shelter out of the plastic berry crates so I can sleep and play underneath. My parents were homeless for some time- growing they would always point to the filbert orchards where they would park their car and live with some of my siblings. These were same orchards they tended to and harvested to feed America.

Eventually, through the support of FHDC, my parents got into permanent housing. The fondest memory I have growing up was moving into a brand new apartment complex- Nuevo Amanecer, a FHDC farmworker housing property! I was 4 or 5. Every day, I would go outside to look at the newly planted grass seeds sprouting. If you have ever planted grass seeds, you know how satisfying and calming it is to gently touch it and look at it. While everything around me was chaotic and uncertain, what I felt while watching the seeds sprout, is what I assumed home felt like- calm, peaceful, and at ease. I felt that through my stay at Nuevo Amanecer, until FHDC supported my parents in purchasing their own home in 1998.

If it was not for Farmworker housing- I would not be where I am today. I would see a glimpse of the American dream, if there is even such a thing. Through my parent's hard work ethic and perseverance, they were able to get out of homelessness, buy a home, and send their kids to college. Helping individuals in poverty is in the fabric of our American values. Farmworkers play a vital role in our society, economy, and community. And just like the rest of us, we all deserve a place to call home.

I am certain that my family and I would not be where we are today if it was not for FHDC. They gave us a roof over our heads, so we can thrive. I ask us today, please do the right thing. Kids in our community deserve a roof over their heads so they can learn and thrive.

Thank you,  
Miguel Arellano

**From:** [Halley Egnew](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz  
**Date:** Sunday, July 19, 2020 7:07:41 PM

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**[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I am a medical student at WesternU COMP-NW, and one of the first things that we learn is that health is shaped not just by a person's actions and genetics, but also by their environment. Housing is one of the most prominent social determinants of health, and residential instability is associated with multiple health problems among youth, including early drug use, increased risks of teen pregnancy, and depression. I refer you to this report on the importance of stable housing for health outcomes, by Portland based research organization CORE: <https://www.enterprisecommunity.org/download?fid=5703&nid=4247>. I want to highlight that providing affordable housing in the community studied decreased Medicaid expenses by 12 percent.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Thank you,

Halley Egnew  
she/her/hers  
OMS-I  
COMP-NW  
phone: 253 298 1257

**Rev. Constance B. Yost**  
5703 SE Nehalem St.  
Portland, OR 97206  
503-385-2135  
[cyost@uuma.org](mailto:cyost@uuma.org)

7/20/20

To: The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community.

Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

As President of Farm Worker Ministry Northwest and an advocate for farm workers and other low-wage workers, I urge you to give your full consideration to FHDC application for the development of Colonia Paz I.

Especially in this time of pandemic and years of economic hardship ahead, it is our moral duty to do all we can to help these essential workers who are valuable members of our community.

Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Sincerely,



Rev. Constance B. Yost, President  
Farm Worker Ministry Northwest

**From:** [Sue Alperin](#)  
**To:** [Kelly Hart](#)  
**Subject:** Farmworkers housing  
**Date:** Monday, July 20, 2020 9:41:40 AM

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This has been a subject of talk and controversy for d hope you will, too.so many tears and yet these hard workers continue to live in substandard housing. We need these workers and now, more than ever, they need a safe place to live. I support the prospective housing and hope you do, too.

Sue Alperin  
Washington County, Portland

**From:** [Edgar](#)  
**To:** [Kelly Hart](#)  
**Cc:** [j w hughes](#); [Patricia Hughes](#); [Carol Christ](#); [Deborah Medley](#); [Pr Joe Medley](#); [shelley willem](#); [jim bornzin](#); [Joel Nickel](#); [Manuel Borbon](#); [Oregon Synod](#); [Pr Charles Mantey](#); [Deb Mantey](#)  
**Subject:** Support for Colonia Paz, Lebanon  
**Date:** Monday, July 20, 2020 10:18:35 AM

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City Council, Lebanon, OR

Dear Friends,

I'm writing to support the work of Farmworker Housing Development Corporation (FHDC) and its plan to develop the 24 unit Colonia Paz in Lebanon,

Having been part of the work of FHDC in Woodburn, Independence and Salem, I'm pleased that they've risen to the challenge of providing safe and affordable housing also to farm workers in Silverton, Sublimity and Stayton.

Please support Colonia Paz. FHDC will enhance education, family resources, wellness information and shelter—a great asset to essential workers and the city of Lebanon.

I look forward to hearing from you and welcome your questions and suggestions about providing housing to frontline Willamette Valley workers.

With sincere thanks,

~ Rev Edgar Brandt,  
Dallas, OR  
Member, Board of Directors  
Farm Worker Ministry Northwest

503-917-1326 voice or text  
edgarbrandt@q.com email

Sent from my iPhone

**From:** [Suzanne Price](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz  
**Date:** Monday, July 20, 2020 10:28:16 AM

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Dear City Council,

I hope you will welcome Colonia Paz to Lebanon. We have been fortunate to have Colonia Amistad in Monmouth-Independence for quite a few years. It is always beautifully maintained and the residents are valued citizens of our community. It has amenities and communal activities which give residents ownership and pride.. Perhaps if people had a chance to visit some of the other Farmworker Housing built and maintained by this group, they would feel reassured.

Respectfully,

Suzanne Price

Suzanne Price  
Old Children's Books  
7210 Helmick Road  
Monmouth, OR  
503 838 5452  
[shprice@oldchildrensbooks.com](mailto:shprice@oldchildrensbooks.com)

**From:** [John Elizalde](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz 1  
**Date:** Monday, July 20, 2020 11:43:18 AM

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To: the Lebanon Planning Commission

I have been following the affordable housing emergency in our state through my membership in First Unitarian Church Portland and the Interfaith Alliance on Poverty. I have become aware of your affordable housing opportunity through those relationships.

This week you have the opportunity to support an excellent affordable housing project for your community. My guess is this is a unique opportunity to have a local, tested and proven development entity bring such a premier project to you for approval. My understanding is that this 24 unit development begins to fill a niche in Linn County, in fact, a gaping hole in Oregon - affordable housing. The developers, FHDC, has worked with the community to assure that their project will target the marginalized and underserved workers in Lebanon.

Please approve this project and encourage FHDC to bring future projects of this quality to the city/county.

John Elizalde  
8195 SW 71st Ave  
Portland 97223

**From:** [Mary Ann Barham](#)  
**To:** [Kelly Hart](#)  
**Subject:** Farm worker housing  
**Date:** Monday, July 20, 2020 1:05:31 PM

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To whom it may concern,

I am writing to lend my voice to all those groups who support the need for housing for farmworkers in Lebanon. These essential workers deserve adequate housing and Colonia Paz will meet this need.

Thank you for working to assure that this housing is built.

Mary Ann Barham

--

Mary Ann Barham  
she/her/hers

[mab8150@gmail.com](mailto:mab8150@gmail.com)

**From:** [lienjud@aol.com](mailto:lienjud@aol.com)  
**To:** [Kelly Hart](#)  
**Subject:** please support Colonia Paz I housing!  
**Date:** Monday, July 20, 2020 1:31:01 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions. thanks,

Judith Lienhard, retired RN and military veteran

**From:** [Debbie Wong](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz  
**Date:** Monday, July 20, 2020 1:54:43 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission:

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions. It will enable farm workers to work in fair and just conditions. The Colonia Paz will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County.

In addition, from a public health standpoint, COVID disproportionately affects the Latino population who often live in crowded conditions making it impossible to adhere to CDC guidelines of social distancing. Lebanon is noted to have a high percentage of the total state's cases of COVID. Addressing housing needs will help mitigate the spread of COVID.

As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Sincerely,

Debbie Wong

# ENLIVEN FOUNDATION

Date: July 20, 2020

Attn: Lebanon Planning Commission

Re: FHDC proposal for 24-units in AR 20-05

This letter is in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05 for affordable housing on the property that is zoned for multi-family use.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. I encourage you to look at their website if you haven't done so already. Here is the link: [fhdc.org](http://fhdc.org) This is not just low-income housing like the others we have in town. They have a program that supports and encourages success. What I can tell through their website and by speaking with directors Meg and Claudia, is they take pride in having high quality complexes with a beautiful exterior. It is my understanding that the neighboring residence are afraid of the population this may bring to the area. I believe this will bring; more to our economic growth, an answer to our ongoing problem of the need for affordable housing, a safe clean place for hard working residence to live and thrive, and be one more asset that pulls our community together.

As the CEO of Enliven Foundation, an organization that assist single-parents in achieving their academic goals to overcome poverty, I understand and see the need first hand at how important it is to have what they are offering our community. Low-income families are in high need of safe housing and the programs that are included, such as; free life-skill, budgeting, parenting, and nutrition training, ... and more. This is inline with the mission of Enliven Foundation. I really look forward to having them in our community. I look forward to housing my students in this complex, and to working together for the better good of our community.

I ask that you give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Respectfully,



Becky Van Atta  
CEO, Enliven Foundation  
Nonprofit of the Year, 2018  
C: (541) 409-2537  
[becky@enlivenfoundation.org](mailto:becky@enlivenfoundation.org)

**From:** [Mikaela Vanderperren](#)  
**To:** [Kelly Hart](#)  
**Subject:** farmworker housing  
**Date:** Monday, July 20, 2020 3:37:54 PM

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Dear City of Lebanon,

The work that farmworkers do literally puts food on our tables. I love to eat the various foods they pick but I certainly don't want to pick it myself. After long days of work, they deserve a good place to call home! The planned farmworker housing is beautiful and necessary! Please approve it and know that you are moving their lives forward that will have a positive impact on generations to come!

Thank you,

Mikaela  
SW Portland

*Building healthier communities together*

July 21, 2020

Lebanon Planning Commission  
City of Lebanon  
925 S. Main Street  
Lebanon, OR 97355

**RE: Colonia Paz Housing Project, AR 20-05**

Dear Planning Commissioners:

On behalf of Samaritan Lebanon Community Hospital, I am pleased to add my support to the Colonia Paz Housing Project you are currently considering.

As one of Lebanon's largest employers, the hospital hires individuals for jobs across the wage continuum. It is preferable for many of our employees to live close to work in case they are called in to assist in an emergency or in times of high patient volume. The housing proposed for Colonia Paz will help fill a much-needed gap in housing for lower income workers, allowing them to more easily get to work and to support local businesses.

Increasingly, we as health care providers are understanding the strong link between overall health and an individual's access to safe, affordable housing close to work. Colonia Paz residents will also benefit from the supportive services planned for this project, including a community room/center that is available at no charge to provide convenient access to community and social service organizations. These supportive services help residents develop the additional education and skills needed to qualify for home ownership and the ability to contribute through property taxes to local schools, City and County services.

The housing developer, FHDC, is a respected provider with more than 30 years' experience in Marion and Polk counties. We have met with them about this project, as have leaders of other community organizations including Community Services Consortium and the region's Early Learning Hub. I believe FHDC and the Colonia Paz project will help address an important community need, and I encourage your favorable consideration of their proposal.

Sincerely,



Marty Cahill  
Chief Executive Officer  
Samaritan Lebanon Community Hospital



DEVELOPING THRIVING COMMUNITIES

July 18, 2020

Dear City of Lebanon Planning Commission:

Thank you for the opportunity to provide testimony in **strong support of Colonia Paz I to be developed by Farm Worker Housing Development Corporation (FHDC)**. Oregon is in an unprecedented housing crisis, with high unemployment due to COVID 19 and stagnant wages; 49.5% of renters spend more than 30% of their gross monthly income on rent and utilities, making Oregon the 37<sup>th</sup> least affordable state for renters. As Commissioners, you are well aware of the challenges faced by many in Oregon who lack affordable housing. Colonia Paz I will contribute to the critical shortage of affordable housing for low-income individuals and families in Linn County.

DevNW has had the opportunity to partner with FHDC over the years. They have a very impressive track record, developing quality affordable housing, and working with community stakeholders to integrate underserved families and individuals into the larger community. The community rooms are available to residents and other social services agencies. The community rooms are used for youth summer and after school activities, early childhood education, adult education, and today is a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for their residents.

Please approve the FHDC application for the development of Colonia Paz I. Thank you for your time and service to the City of Lebanon.

Sincerely,

A handwritten signature in black ink that reads "B Olson".

Brigetta Olson, COO

[devNW.org](http://devNW.org)



212 Main Street  
Springfield, OR 97477

257 SW Madison Avenue #200  
Corvallis, OR 97333

437 Union Street NE  
Salem, OR 97301

421 High Street, Suite 110  
Oregon City, OR 97045

**From:** [Wendy Rankin](#)  
**To:** [Kelly Hart](#)  
**Subject:** Letter of support for Colonia Paz  
**Date:** Monday, July 20, 2020 4:13:01 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon City Leaders,

I am writing today to encourage you to give full support to the planned farm worker housing.

Housing makes a real difference in people's lives.

A few years ago I had the opportunity to visit some farms in the Woodburn area and see for myself the miserable living conditions of the people who harvest our food.

Our food! It is so important to have healthy food to be a healthy person and the social determinants of health also show us that housing is another important community health factor.

I urge you to stand up to those who would be so unkind as to protest decent housing for ANYONE and most especially farm workers without whom we wouldn't eat and who are part of our Oregon economy.

Please support and celebrate the builders of Colonia Paz.

Wendy Rankin

From: [susan muller](#)  
To: [Kelly Hart](#)  
Subject: Colonia Paz  
Date: Monday, July 20, 2020 5:32:33 PM

---

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon Planning Commission,

Farm workers are a critical and necessary part of being able to harvest the locally grown fresh fruit and vegetables that we value in Oregon. To support the local farmers and to be able to bring us fresh produce, the farm workers need to have housing that is decent and reliable. Farm worker provide us with a valuable service that many people would not want to do and in return for that service we should provide them with safe housing while they do so.

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Best Regards,  
Susan Muller

**From:** [Suzanne Boddy](#)  
**To:** [Kelly Hart](#)  
**Subject:** Immigrant Housing  
**Date:** Monday, July 20, 2020 5:42:52 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing in favor of proposed housing for farm workers. They are a needed group to supply our produce. They deserve safe places to live that are not substandard.  
Sent from my iPhone

**From:** [connie cleaton](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz I  
**Date:** Monday, July 20, 2020 5:43:36 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Constance Cleaton  
ccleaton@ipns.com  
1220 NE 17th Ave 9d  
Portland, OR

**From:** [Helena Lee](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz I  
**Date:** Monday, July 20, 2020 6:14:07 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Planning Commission of the Lebanon City Council,

As an Oregonian and church-going woman, I am very concerned about the well-being of all the residents of our state. The health and financial stability of all groups will help ensure a more livable community. Today I write in support of the Colonia Paz I development which will include 24 units. A multi-family complex such as this moves us closer to the goal of livable communities throughout Oregon. You are in the position to facilitate this goal. Please use your authority to move this project along at this time of critical housing needs due to the current economic crisis as well as the pandemic.

Thank you for your attention and service to the community,  
Sincerely,

*Helena Lee*  
**503-260-6466**

**From:** [Anne S. Wagner](#)  
**To:** [Kelly Hart](#)  
**Subject:** In Support of Moving Colonia Paz Forward  
**Date:** Monday, July 20, 2020 6:30:37 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon Planning Commission and City Council:

I want to voice support for moving forward the FHDC proposal to build 24 decent housing units for farm workers and low-income families and individuals - Colonia Paz. In Pandemic times, we are all "in this" together and what has been done to provide housing for these individuals and families previously has obviously become insufficient, even dangerous, not just to the farm workers, but to our surrounding communities.

The fact that this land is already zoned for multi-family and that FHDC has an apparently solid track record of working with communities to create decent, human housing for low-income peoples frankly makes it seem like an obvious choice. The additional information regarding the social service support options that will be possible should lead to strengthening the Lebanon community, not harming it.

Please approve the proposal for the FHDC units.

Thank you,

Anne S Wagner  
1507 NE 150th Ave.  
Portland, OR 97230  
member of Wy'east Unitarian Universalist Congregation

July 20, 2020

To the Lebanon Planning Commission:

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05. This project will go a long way toward meeting the affordable housing need on property that is zoned for multi-family, and it's an application that meets all the requisite code provisions.

My organization, Our Children Oregon, is a statewide organization that recently brought together two historic Oregon organizations (Children First for Oregon and The Children's Trust Fund of Oregon). Our mission is centered on preventing child abuse and helping every child thrive. We know that one out of every four families in Linn County are spending more than 50% of their income in rent. The number of affordable units needed for every family in the county to be served is 3,025. Shockingly, one in every 20 students experienced homelessness in the 2018-2019 school year; time will tell the impact of COVID-19 on these young people. In our most recent KIDS COUNT Data Book, I would note that one out of five Linn County children are food insecure, and over 5000 young people live in poverty. These numbers are from before the pandemic began. FHDC's work to build affordable housing is a necessary and important step in supporting the families of this beautiful city.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. For 30-years FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families is apparent in their building designs, which includes a community room/center. The community spaces are open to other organizations at no cost, in order to offer vital services to community members. They also serve as a HUB for youth summer and after school activities, early childhood education, and adult education. Today they provide a critical point for COVID-19 testing, food box distribution, PPE distribution, and education about the virus. FHDC brings not only housing, but an entire support system for families.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. The children of Lebanon and Linn County are counting on us to make choices that support their future. I welcome the opportunity to share more if you have questions or would like to explore further how this effort supports the well-being of the children of Lebanon.

Respectfully,

Jenifer Wagley  
Executive Director  
Our Children Oregon

Together we can be a voice for the common good of all Oregon children.

From: [Heather what](#)  
To: [Kelly Hart](#)  
Subject: Public Comment AR-20-05  
Date: Wednesday, July 22, 2020 9:53:59 AM  
Attachments: [IMG\\_7476.png](#)  
[IMG\\_7477.png](#)  
[Sample Letter.docx](#)

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]



Unfortunately, there has been a very vocal anti-immigrant group that doesn't want this housing built. And we're hoping you can help us push back by sending a letter or email of support to the Lebanon City Council in *support of Colonia Paz being built.*

PLEASE SEND BY **Wednesday, July 22, 2020.** Written testimony may be emailed to [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us), or may be mailed to the City at [925 S. Main Street, Lebanon, OR 97355](#), or delivered to the City and dropped in the white mailbox in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than **5:00pm on Wednesday, July 22, 2020.** See

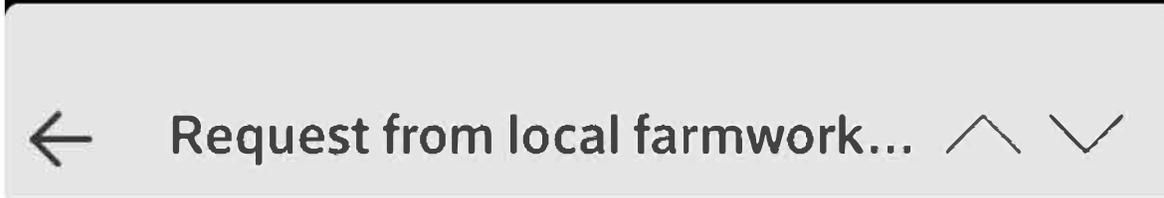
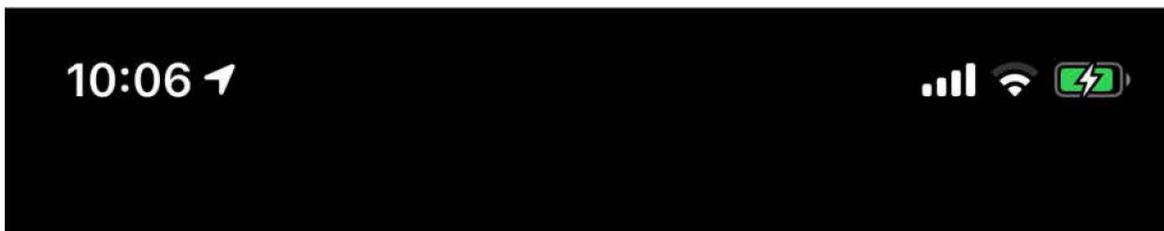
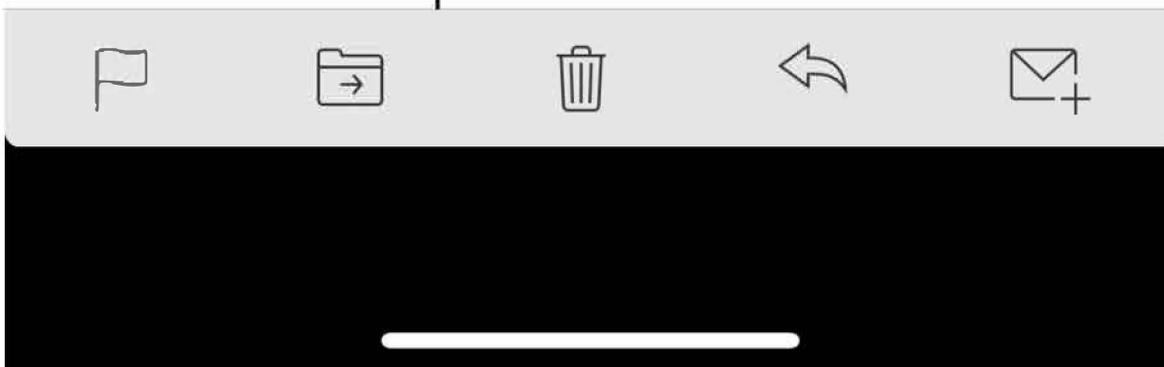
the sample letter below.



**Reyna Lopez**  
**Osuna** (she/her/they)

Executive Director

[reynalopez@pcun.org](mailto:reynalopez@pcun.org) | [\(971-240-7414\)](tel:971-240-7414)



**Request from local farmworkers union**  
July 21, 2020 at 1:46 PM



Hello LEA Members:

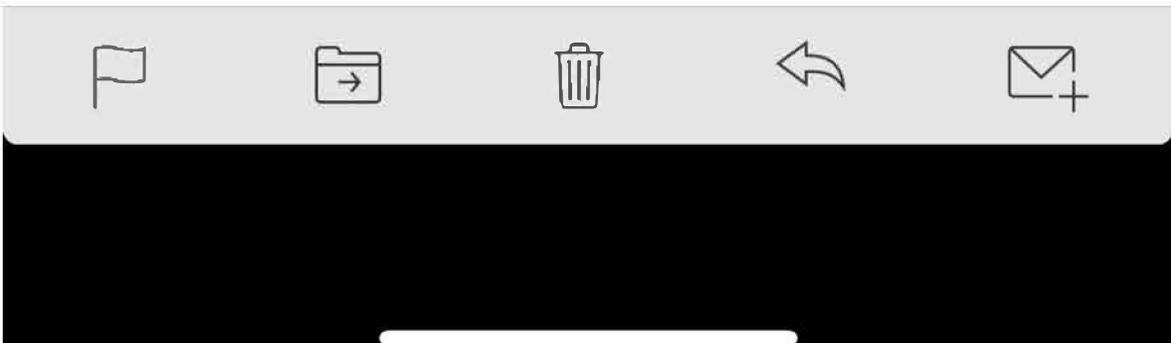
Below is a request that came to us from PCUN, our local farm workers union, via OEA's Vice-President, and I am passing it along to you for your consideration. If you would like to help the campaign, there is an attached sample letter.

Thank You,  
Bonita Randklev

-----

Hello Friends,

I am reaching out to you today because PCUN, and our sister organization [Farmworker Housing Development Corporation](#) need your help!



**Please send your comments/letter to :**

**Wednesday, July 22, 2020.** Written testimony may be emailed to [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us), or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Wednesday, July 22, 2020.

**There will be no testimony accepted in person.**

**PLEASE COPY TO YOUR LETTER HEAD**

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. Farmworker Housing Development Corporation (FHDC) proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

---

To: Lebanon Planning Commission

July 21, 2020

Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

\*First phase of a 110- unit complex by completion of development\*

Public Comment:

We as the neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop have met again tonight, 7-21-2020, and would like to reiterate, in this third letter of public comment, that our previous concerns have not been adequately addressed. We encourage the Planning Commission to further review our previous letters of comment. We have provided all of our names, addresses, emails, and phone numbers to the Planning Commission, in hopes that there could be more open dialogue. This information has been available to the Farmworker Housing Development Corporation and stated that we would welcome a conversation about our concerns. There have been no attempts by the developer to discuss any development plans or related concerns with anyone from this neighboring community.

Noise pollution is a concern that we would like the Planning Commission to investigate further. We would like the Planning Commission to measure/investigate the decibels of sound related to air conditioning units for this development, which will realistically be for 3 buildings rather than just the one building being considered in phase 1 of this proposal.

The traffic study referred to for this development is 5 years old. We propose that the amount of growth in Lebanon during the last 5 years would dictate that a new traffic study is necessary in order to accurately assess the impact this development would likely have on current traffic flow in Lebanon.

It was brought to our attention the Executive Director of PCUN, Reyna Lopez Osuna, has been soliciting support for this development by asking Oregon Education Association (OEA) members to submit a form letter of support, provided by PCUN, to the Lebanon Planning Commission. This request was passed along to Lebanon Education Association (LEA), the educators in our community, and Live Longer Lebanon, a volunteer organization in Lebanon. These form letters should be seen for what they are,

the result of a campaign effort. The most concerning part of this, is that Reyna Lopez Osuna mislabeled and misinformed these groups by stating in her request for letters of support that there is a "very vocal anti-immigrant group" opposing the development. Since our group of neighbors is the only group raising concern about this development, we have reasoned that she is referring to our group of neighbors. This is unconscionable. This is slanderous and seems like an attempt to disenfranchise us from the conversation and inflame angry supporters to the developer's cause. This raises all kinds of ethical concerns. This is a completely unacceptable, unprofessional, and offensive statement, likely made in an effort to drum up support for this development. Furthermore, the neighbor in our group-who owns the property directly neighboring the proposed development site-is an interracial couple with one spouse being an immigrant from the Philippines, so this couldn't be further from the truth. This group has no issue with who might inhabit this development. Our concerns have been outlined in detail and are not related to anyone's immigration status. This is a completely false representation of our group. We have attached proof of the statement made by Reyna Lopez Osuna and the form letter she has been asking community members to submit.

Respectfully,

The neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop

July 22, 2020



RE: Farmworker Housing Development Proposal AR-20-05

Dear Lebanon Planning Commission:

Thank you for your thoughtful consideration of this proposal. It is exciting to be looking at an opportunity to provide nice, affordable housing – along with the landscaping maintenance, on-site management, and resident wrap-around supports to help ensure security and success for the tenants who will reside there.

This will be a significant change for the existing neighborhood, and we applaud your efforts to meet the needs of the neighbors while honoring the needs of this project that will serve our community. This project will be a great improvement over the unmanaged homeless camp often occupying that area.

Our farmworkers are essential to the food security of our region. This project will create a clean, well-kept, well-managed residential space for this population especially. We are in desperate need of this type of housing in our community, and support this as a step toward helping our unsheltered residents and inadequately sheltered residents get on their feet and off the streets. Affordable housing is an important goal of the Lebanon Community Strategic Plan, and this will help greatly in helping us move toward that goal.

Thank you.

Sincerely,

*Katie Trebes*

Katie Trebes, Facilitator  
On behalf of the Live Longer Lebanon coalition

InterCommunity   
Health Network CCO

July 22, 2020

Ms. Kelly Hart  
Planning Director- City of Lebanon  
925 S. Main St.  
Lebanon, OR 97355

Dear Ms. Hart:

I am pleased to be writing on behalf of InterCommunity Health Network Coordinated Care Organization (IHN-CCO) in support of the development of Colonia Paz I, a Farmworker Housing Development Corporation (FHDC) proposal for 24-units in AR 20-05. We believe this project will go a long way in helping the community meet its affordable housing needs and is appropriately located on property that is zoned for multi-family and otherwise appears to meet all the requisite code provisions.

As you probably know, FHDC has a strong reputation of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County.

One example of FHDC's vision and expertise working with low-income families shows in their building designs, which include community room(s)/center(s) that are often open to other social services at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

Again, we believe that Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Sincerely,



Gabriel Parra, Chief Strategy Officer  
541-768-4894  
[Gparra@samhealth.org](mailto:Gparra@samhealth.org)

**From:** [eveningstarfarm@centurytel.net](mailto:eveningstarfarm@centurytel.net)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz I, FHDC Proposal  
**Date:** Wednesday, July 22, 2020 1:47:29 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05.

I have seen our community grow tremendously during the 22 years that I have lived here. Lebanon can be proud of the progress we're making, and yet there is much more that we can do to improve our community. The FHDC proposal is an excellent opportunity to provide fair and just housing for families within our community.

As a teacher in the Lebanon Community School District I know what a difference stable housing makes to student achievement. Unfortunately, a large percentage of families in our community face housing insecurity. The Colonia Paz I will help address the critical shortage of affordable housing for low income individuals and families in Linn County. FHDC is known for working with community stakeholders to integrate marginalized families and individuals into the larger community. FHDC building designs include community room/centers, which are open to other social services and non and governmental organizations at no cost. These centers have become a hub for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to the FHDC application for the development of Colonia Paz I.

Thank you for your consideration of this matter.

Sincerely,  
Carmen Robinson  
39345 Plagmann Drive  
Lebanon, OR 97355  
[eveningstarfarm@centurytel.net](mailto:eveningstarfarm@centurytel.net)



July 21, 2020

Planning Commission  
City of Lebanon  
925 S. Main Street  
Lebanon, OR 97355

Dear Planning Commissioners:

The Fair Housing Council of Oregon (FHCO) is submitting this letter regarding AR-20-05, a proposal for the development of 24 units of affordable housing on a currently vacant property. FHCO is a statewide civil rights organization whose mission is to eliminate housing discrimination through access to enforcement and education. FHCO promotes equal access to housing by providing education, outreach, technical assistance, and enforcement opportunities specifically related to federal, state, and local fair housing laws.

FHCO is in support of the development of Colonia Paz I, the FHDC proposal for 24-units. This project will go a long way to meeting the affordable housing need on property that is currently zoned for multi-family. The application meets all the requisite code provisions. The Colonia Paz I will contribute to the critical shortage of affordable housing for low-income individuals and families in Linn County.

The Fair Housing Act was passed in 1968 and ensures that people are not treated differently in housing contexts based on protected classes. Protected classes includes race, color, national origin, religion, gender, familial status and individuals with physical or mental disabilities, including mental disabilities that relate to conditions such as substance abuse or various other mental health issues. 42 U.S.C. § 3602(h)(1). The Act makes it illegal to “discriminate in the sale or rental, or to otherwise make unavailable or deny a dwelling to any buyer or renter because of a handicap of... a person residing in or intending to reside in a dwelling.” 42 U.S.C. § 3604(f)(1)(B). The Fair Housing Act applies to jurisdictions including jurisdictional processes of zoning and land use regulations.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and consideration. Please do not hesitate in contacting me directly if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo". The signature is written in a cursive, flowing style.

Allan Lazo, Executive Director



Main Office • 133 SW 2nd Ave, Ste 201 • Portland, OR 97204  
Willamette Valley Office • 454 Willamette St, Ste 213 • Eugene, OR 97401  
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528

July 22, 2020

Sent by e-mail to: [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us)

City of Lebanon  
Planning Commission  
925 S. Main Street  
Lebanon, OR 97355

Re: AR 20-05, Colonia Paz I

We write today in support of the proposal by the Farmworker Housing Development Corporation for a 24-unit residential development.

1000 Friends of Oregon is a nonprofit, membership organization that has worked with Oregonians for more than 40 years to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice. Our work includes ensuring that the promise of Oregon's Goal 10, Housing, is implemented inside Oregon's cities and towns with policies that both encourage and require needed, diverse, and affordable housing choices for all. Specifically, Goal 10 requires that the local land use plans of every town and city:

“encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

The FHDC proposal for Colonia Paz I is for an area that is already zoned multi-family and, as we understand, the application meets the applicable zoning code provisions. Colonia Paz I will contribute significantly to meeting the need for affordable housing of low-income individuals and families in Linn County. FHDC has an established history of working with localities to develop well-design, functional housing that both creates community and integrates into its surroundings. Finally, the proposal supports the local, thriving agricultural economy.

We recommend that you approve the FHDC application for the development of Colonia Paz I. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy, Deputy Director

**From:** [James Henne](#)  
**To:** [Kelly Hart](#)  
**Subject:** Proposal for 24 - units in Linn County  
**Date:** Wednesday, July 22, 2020 4:27:06 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

James Henne  
757-243-1128  
870 Glenwood St, Lebanon OR

**From:** [Karen Sorensson](#)  
**To:** [Kelly Hart](#)  
**Subject:** Colonia Paz  
**Date:** Wednesday, July 22, 2020 4:24:37 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

As a community member and nurse at our community hospital, I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Karen Sorensson, RN  
757-243-1128  
870 Glenwood St, Lebanon OR

-

**From:** [Ebba Haines](#)  
**To:** [Kelly Hart](#)  
**Subject:** Proposal for 24 - units in Linn County  
**Date:** Wednesday, July 22, 2020 4:12:38 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Ebba Haines  
540-613-5138  
870 Glenwood St, Lebanon OR



*Housing Oregon  
Board members:*

*Sheila Stiley,  
Board chair – NW  
Coastal Housing*

*Diane Linn,  
Vice-chair - Proud  
Ground*

*Travis Phillips,  
Secretary –  
Catholic Charities  
of Oregon*

*Trell Anderson,  
Treasurer –NW  
Housing  
Alternatives*

*Rachael Duke -  
Community  
Partners for  
Affordable Housing*

*Ernesto Fonseca -  
Hacienda CDC*

*Nkenge Harmon  
Johnson – Urban  
League of Portland*

*Sean Hubert-  
Central City  
Concern*

*Richard Morrow –  
Columbia Cascade  
Housing Corp.*

*Arielle Reid –  
NeighborWorks  
Umpqua*

*Lisa Rogers –  
CASA of Oregon*

July 22, 2020

[khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us)  
Lebanon Planning Commission  
City of Lebanon  
925 S. Main St  
Lebanon, OR 97355

Dear Lebanon Planning Commission:

Housing Oregon is writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

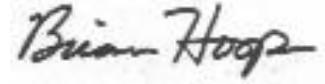
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I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Housing Oregon is a membership-based statewide association of 50 affordable housing Community Development Corporations (CDCs) committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. We are

working towards a day when every Oregonian has a safe and healthy place to call home.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is written in a cursive style with a horizontal line at the end.

Brian Hoop  
Director  
Housing Oregon



7-21-20

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

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James Lutz

**From:** [Pastor Patricia Hughes](#)  
**To:** [Kelly Hart](#)  
**Subject:** in support  
**Date:** Wednesday, July 22, 2020 6:54:57 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing to support the work of Farmworker Housing Development Corporation (FHDC) and its plan to develop the 24 unit Colonia Paz in Lebanon,

Please support Colonia Paz. FHDC will enhance education, family resources, wellness information and shelter—a great asset to essential workers and the city of Lebanon.

I am pastor of a congregation in Salem, Oregon who is interested in supporting those who struggle for equality and the right to work. Please help these individuals.

I am open to speaking to you personally about the importance of providing housing for these individuals.

Thank you

Reverend Patricia Wolf Hughes, Holy Cross Lutheran Church, 1998 Lansing Ave NE, Salem, OR 97301

July 18, 2020

Dear Lebanon City Council:

I would like to share a story and some thoughts and ideas about housing in Linn county that I would like for you to consider, especially since we have a currently proposed opportunity.

Milwaukee Wisconsin public health statistics read like this: infant mortality is three times higher, life expectancy is 14 years shorter, and there are gaping disparities in education, income, and health for non-white citizens that had been rooted in generations of anti-Black racism and the chronic stress it is still causing and as a result of these numbers, in May 2019, the city declared racism a public health crisis. Making the link between racism and health took some persuading, especially since there is a population that does not have this experience. The reaction was, "I'm not a racist." But that is personal racism. What the city is addressing is structural racism (see definition below).

Milwaukee started this journey by conducting racial bias training in their county and creating a new budgeting tool to help make decisions that factor in racial equity (see definition below). With a new tool, it was discovered that housing assistance was a great need and they have shifted their county funds to meet housing needs.

Today in Linn county there is a proposal for a 24 unit development called Colonia Paz I and there is an anti-immigration group protesting it. It is an act of structural racism (see definition below) to group together to ban seasonal immigrant employees from working in this county and prevent them from having a roof to protect them after gathering our county's harvest all day. Also, there are Latin people in Linn county that work as farmers and laborers and are either legal residents or citizens. Will you make this group of people feel included and protected in their home county with a vote against this development? Or oppressed (see definition below)? It is also a prejudicial misnomer to think all Latin people working in farming are seasonal immigrant employees and even if they are, this is a temporary seasonal situation. Even injustice crusader Cesar Chavez had his dark night of the soul when he accused seasonal immigrant employee strikebreakers as "illegal" when he was protesting the United Fruit Company (UFC) injustices of work, pay, and housing conditions (Citation: Pawel, Miriam (2014). *The Crusades of Cesar Chavez: A Biography*. New York: Bloomsbury Press. ISBN 978-1-60819-710-1.). Please don't let this be the city of Lebanon's, The City That Friendliness Built, be its dark night of the soul too.

Linn county has no declaration of addressing the disparities our state has calculated, by county, as it relates to housing, education, and wage. There is no county-wide racial bias training. There is no new budgeting tool to help make different decisions that factor in racial equity and generational poverty as it relates to housing, health, jobs, education.

There are Lebanon citizens that protested in June for such things; will you wait until they vote for a new city council if they do not see change? Here is an opportunity to not sit on the sidelines of the housing issue.

One apartment complex in this city, purchased in 2019 by an outside LLC, raised rents 21.5 percent in 2019, in 2020, raised rents 11.5 percent and more. They can do this because the property is under 15 years old, but they can also do it because the city hasn't had the impetus to create a safety cushion for its citizens. Here are three basic solutions to a situation like this and other housing disparities in Lebanon:

1. Since this property is located in the only high poverty hot spot in the city of Lebanon, why not create a local ordinance that says something to the effect of: until this area is out of this statistical high poverty bracket, there will be rent control in this geographic area and once gone, the rent control will be lifted.
2. Another local ordinance can be for every new condo, apartment, townhouse development, 15 percent of it must be designated for below the poverty level.; this is a basic ordinance that some cities with housing inequity in both California and Oregon institute.
3. Right now, you have many pending evictions in the city of Lebanon due to people losing their jobs from the COVID-19 virus. Something creative can be done here too, yet the city of Lebanon is doing nothing about that either.

But now, the city of Lebanon has an opportunity to build housing for people gathering the city’s harvest. I would suggest that if the anti-immigration people have anyone in mind that would like to work for this farm outfit and be eligible for this housing, they apply.

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05 that is zoned for multi-family and meets requisite code provisions.

I fear that in sharing my support to Colonia Paz I, I can be silently targeted and discarded. I hope that will not be the case with the friends I have met and served business and fun in this city. After all, I am speaking from personal experience with the issues of housing in the city of Lebanon.

P.S. The following terms (some are used in this letter) are being used in the current dialogue our nation and world is having that are a new part of the global conversation on discrimination and are included because I would like to see these items included in a city-wide and county-wide racial bias training (incorporating concepts of Diversity, Equity and Inclusion (DEI), along with a new budgeting tool in the hopes of creating a gap closure in the generational and racial poverty and opportunity disparities in the city of Lebanon and Linn county.

All the best,

Jennifer Puccio  
 City of Lebanon resident  
 City of Lebanon Chamber of Commerce member  
 Trees & Trails Advisory Committee, City of Lebanon

<b>TERM</b>	<b>DEFINITION</b>
Discrimination	As it relates to people, making a distinction in favor of or against a person based on the group, class, or category to which that person belongs rather than on individual merit.
Harassment	The act or an instance of disturbing, pestering, or troubling repeatedly; persecution.
<b>Diversity</b>	Inclusion of individuals representing more than one national origin, color, religion, class, gender, sexual orientation, etc.

	It has come to refer to the various backgrounds and races that comprise a community, nation, or other grouping — not only acknowledging the distinctiveness of others but appreciating those differences.
<b>Equity</b>	The quality of being fair and impartial. In the context of those from various backgrounds and races, the focus is to provide access to populations that historically have different levels of access to opportunity. For example, creating a building structure in such a way that no additional supports need to be put in place for different groups; the structure is created for all levels of access (i.e., no need to build ramps if all entrances do not have stairs).
<b>Inclusion</b>	Process of bringing traditionally excluded and/or underrepresented individuals and groups into processes, activities, decisions, and policy making.
Racism	Prejudice, discrimination, or antagonism directed against a person or people based on their racial or ethnic group, typically one that is a minority or marginalized. A belief that different races possess distinct characteristics, abilities, or qualities that distinguish them as inferior or superior to one another. Hatred or intolerance of another race or other races.
<b>Institutional racism</b>	Refers to the policies and practices within and across institutions that, intentionally or not, produce outcomes that chronically favor, or put a racial group at a disadvantage. Examples can be found in school disciplinary policies where students of color are punished at much higher rates than their white counterparts, the criminal justice system, and many employment sectors where daily operations and hiring and firing practices can significantly disadvantage workers of color.
<b>Structural racism</b>	A system in which public policies, institutional practices, cultural representation, and other norms work in various, often reinforcing ways, to perpetuate racial inequality. It identifies dimensions of our history and culture that have allowed privileges associated with “whiteness” and disadvantages associated with “color” to endure and adapt over time, becoming a feature of the social, economic, and political systems in which, we all exist. These dimensions shape our attitudes and judgments about social issues, national values, and become a historical accumulation of privilege and culture gaps.
<b>Oppression</b>	Systemic exercise of authority or power in a burdensome, cruel, or unjust manner. As it relates to race, a restraint that curtails opportunity, a person’s life choices and sense of possibility and ultimately, creates a disempowerment of subordinated and/or targeted groups, which permeates most aspects of life in a society and manifests as bigotry, institutional and systemic discrimination, personal bias, etc.
<b>Privilege</b>	A right, immunity, or benefit enjoyed only by a person beyond the advantages of most due to their social group membership (i.e., race, wealth).

White privilege	A phrase used to describe a head start associated with “whiteness” due to hundreds of years of institutional and structural racism that disenfranchises people of color in areas of quality education, decent jobs, livable wages, home ownership, retirement benefits, wealth, etc. It does not say life is not difficult for those with lighter skin but that one’s skin color hasn’t contributed to the difficulty in a white person’s life and generally, this invisible package of unearned assets is not obvious to the person.
Racial equity	A condition achieved if one’s racial identity no longer predicted how one fares and the distribution of society’s benefits and burdens would not be skewed by race. This state would be a reality if a person is no more or less likely to experience society’s benefits or burdens due to skin color. This concept holds society to a higher standard, demanding we pay attention not only to individual discrimination but to overall social outcomes that point to persons of color being more likely to live in poverty, be imprisoned, drop out of high school, be unemployed and in poorer health.
Anti-racism	Active process of identifying and eliminating racism by changing systems, organizational structures, policies, practices, and attitudes so power is redistributed and shared equitably. It is the practice of identifying, challenging, and changing values, structures, and behaviors that perpetuate racism, starting with oneself.
Anti-racist proponent	A person seeking to learn more about how they have been affected by institutional racism, regardless of race, and to actively seek change in societal norms through a variety of means – discourse, changing organizational policies and practices, protesting, etc. – to help build an equitable society.
Ally	A person from a non-marginalized group uses their privilege to advocate for a marginalized group and help change the systems that challenge that group’s basic rights, equal access, and ability to thrive in our society.
Code-switching	In linguistics, it occurs when a speaker alternates between two or more languages or language varieties; one reason is to express group identification. However, due to structural inequality and centuries of segregation, different cultural norms and ways of speaking emerged among white and black American and since the dominant culture is white, and whiteness is acknowledged in institutions as natural, normal and legitimate, there is more incentive for people of color to adapt to the dominant culture to improve their prospects. White Americans rarely, if ever, feel this same pressure in their daily lives. As a result, it can be mentally taxing, even demoralizing, if one must hide or adjust parts of oneself.
Acculturation	Process of adopting the cultural traits or social patterns of another group.
Enculturation	Process whereby individuals learn their group’s culture through experience, observation, and instruction.



Planning Application AR-20-05  
Applicant Record Submittal



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July 22, 2020

**BY EMAIL**

Chair Salvage and Planning Commissioners  
c/o Kelly Hart  
925 Main Street  
Lebanon, OR 97355

Re: Applicant's Open Record Submittal  
File No. AR 20-05

Dear Chair Salvage and Commissioners:

As you know this office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. The proposed development of 24-units of affordable housing is located at the western terminus of Weldwood Drive ("subject property" or "site"). FHDC has named the development Colonia Paz I. After considering comments made at the public hearing, and reviewing comments submitted to the record through July 15, 2020, the Applicant provides this additional information in response. Please accept these comments and additional information that further supports approval of this application and include this letter and the attachments in the record.

I. Colonia Paz Operations

While many comments did not address land use criteria, in an effort to be responsive to the range of information provided in public comments, the Applicant offers additional information to explain how the subject property is well-suited for the proposed use and how FHDC will offer services for the residents of Colonia Paz I. Before this description, FHDC alerts the Planning Commission to protections under the Fair Housing Act as amended ("FHA"). Since the comments the Applicant responds to here can be construed to be race-based comments, this letter points out that review of this application cannot be decided on race-based characteristics of the individuals who will live at the site, but must be based on the ability of the Applicant to meet the applicable land use approval criteria.

The FHA declares that "it is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States." 42 U.S.C. § 3601. To achieve this goal, the FHA makes it unlawful to "make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin. 42 U.S.C. § 3604(a). A denial here based on comments such as the request to build a "wall" that is 10-20 feet, when the Lebanon Development Code ("LDC") provides for a maximum height of 8 feet if a developer uses masonry fencing under LDC 16.150.030.D and prohibits hedges over 8 feet tall

under LDC 16.15.060.A.4.c could violate the FHA. In Applicant's view, the commenter is submitting barely veiled race-based comments with reference to a wall being constructed in the southern United States to hinder illegal migration. See Attachment 1. These types of comments, as well as references to English as a second language for children who may live in Colonia Paz; fear that the neighborhood will no longer be quiet or safe; claims that property value will be reduced; that the residents themselves should be counseled about cultural differences, laws and rules "for their own protection;" potential threats of violence against farmworker residents; and requests for a "liaison officer" are race-based comments that do not address land use criteria. The comment about second language students, in addition to focusing on race, also violates the FHA as a comment based on familial status of the potential residents of the development. Further, comments that raise questions like "what kind of farmworkers would be housing in our area" also show unfounded race-based fears about the development. Given this background, the Applicant offers the following description of its development.

Tellingly, FHDC proposed the name Colonia Paz for this development. Colonia Paz translates to "Community of Peace." Based on its over 30 years of experience, FHDC is well-placed to begin development of the subject property with farmworker housing, with much financial support through the United States Department of Agriculture ("USDA"). The USDA will fund site acquisition and development. See Attachment 2, an excerpt of the government funding application the development, reflecting USDA's award of funds and the need for affordable housing in this poverty hotspot. Colonia Paz is targeted to farmworkers and their families earning less than 70% area median income ("AMI"), with 62% of the units targeted to families with incomes below 50% AMI, and 10% to families at or below 30% AMI. Colonia Paz has received Rental Assistance from USDA Rural Development, ensuring most tenants pay no more than 30% of their income toward rent. The operations of Colonia Paz are explained below to clarify any misconceptions and to provide a better understanding of the proposed use as stable housing for area farmworkers and attendant services, including benefits to surrounding property owners.

The consideration of surrounding property values are not one of the approval criteria for this development and in the context of the comments made improperly focus on the character of the potential residents at Colonia Paz. Nonetheless, FHDC reviewed property valuation for properties that share a direct boundary or are adjacent to an existing FHDC development in Marion County. See Attachment 3. For each property listed, the values have steadily increased over the summarized nine year period from 2009 – 2018. The only exception is an old quarry site that is now government owned, and is not comparable to any site near the proposed application. While 17 out of 74 properties in Attachment 3 show some reduction over the time period, all non-FHDC properties, including those with reductions, have equal or greater value than they did in 2009. These reductions are mentioned as reported facts, not as a correlation to the FHDC developments, as there are many reasons why a single property could see a reduction in value. Overall, the properties surrounding FHDC developments have increased in value over time, benefiting in wealth generation for the subject owners from the new construction and well-maintained FHDC developments.

FHDC is committed, as it has done across all of its developed properties in Oregon, to create a community. The development is intended to serve year-round agricultural workers in and near Lebanon. This community building is shown through the design elements that include pedestrian friendly design, ample bicycle parking, and outdoor recreation space including a covered eating area and children's' playground.

In addition, the funding for the development will include a budget for an onsite property manager to maintain the property in good repair, as well as fund a resident service coordinator. The resident service coordinator will link residents to service providers, including health providers, school representatives, and other resources to help the farmworkers stabilize other aspects of their lives and participate in Lebanon activities. Further, FHDC typically has neighborhood meetings to invite neighboring property owners to meet and learn about the farmworker community. Such activities have included community discussions, shared use of onsite garden harvests, community celebrations and other activities. Some of these activities to build community connections will be implemented at Colonia Paz.

As described at the Planning Commission hearing, FHDC has engaged with community leaders over the past year, including the school district, local volunteer-organizations, and faith-based communities, to learn about the fabric of support that will be available for future residents at Colonia Paz. Letters of support from community partners and individuals are included here as Attachment 4. Each letter has a consistent theme – that FHDC's developments do create a community that helps farmworkers and their families by providing new opportunities to help them reach the American Dream, while they work daily to feed America.

II. Only clear and objective standards can be applied to this proposal.

The application is for multifamily units that qualify as needed housing under state law. See ORS 197.303(1)(a). As a result, the Applicant reserves the right to request that the City apply only "clear and objective standards, conditions, and procedures" to the development. ORS 197.307(4). As a result of public comment, the Applicant is submitting a supplement narrative. See Attachment 5. The Applicant specifically identifies those criteria that do not contain clear and objective standards in the supplemental narrative and objects to the use of such standards in review of this application.

III. FHDC addresses soil conditions and confirms the onsite stormwater control system is designed to collect runoff from new impervious surfaces and to better control offsite runoff.

A member of the public, Ronald Edwards, generally raised concerns about whether the Applicant had performed a geotechnical study to determine the subject property could be developed as proposed. In addition, another comment raised concerns about whether the particular onsite soils would have poor infiltration.

The Applicant's materials included a preliminary grading and drainage plan as Sheet C-2.1. In addition, the Applicant performed a Geotechnical Report and provides findings pertinent

to Colonia Paz I in Attachment 6. This report concludes that the site can be engineered to address soil and groundwater conditions and recommends certain actions that the Applicant can feasibly undertake during development to address geotechnical matters.

All stormwater will be captured onsite. In addition, Applicant's civil engineer describes that water will infiltrate through landscaped bioswales, and underground infiltration chambers after capture, but will not change the course of natural flow from the predevelopment site conditions. Prior to release through infiltration, surface waters will run through sumps or swales to prevent pollutants from entering the environment. Attachment 7. The proposed development will not impact offsite flow direction, but will control stormwater on site through the drainage plan that is designed to capture runoff from new impervious surface.

Based on the Geotechnical Report included in this open record submittal and other application materials in the record, the proposed engineered stormwater system on the subject property provides information in the record to show the development can feasibly be constructed to meet the code requirements and addresses the vague concerns raised by the public.

#### IV. Well and Wetland Concerns

Several neighbors signed a joint letter raising concerns about potential impacts to their well water from development of this property. Other comments questioned whether the proposed development would adversely affect a wetland located northwest of the proposed development. FHDC attaches its Wetlands Delineation Report as Attachment 8. On page 45 of Attachment 8, the delineated wetlands area is depicted. The Applicant retained a EVREN Northwest, Inc. ("EVREN") to prepare a limited hydrogeological evaluation to analyze FHDC's Geotechnical Report, Wetlands Delineation, proposed stormwater design, and data about surrounding wells. The EVREN Technical Memorandum is attached hereto as Attachment 9.

As the memorandum describes and concludes:

"nearby wells derive their water from a regional ground water aquifer at depths that are hydraulically separated from overlying perched ground water and local infiltration. The regional aquifer covers a broad geographic area and is likely recharged from areas distal to the site. Very little if an replenishment of the aquifer is from surface infiltration near the proposed development site."

Based on this review, EVREN concludes the development will not have a significant impact on surrounding well water quantity or quality.

Further, the memorandum describes the location of nearby wetlands and concludes that based on the storm water design, treatment plan, and infiltration, the shallow groundwater hydrology that feeds the wetlands will not be significantly impacted by the proposed development. Therefore, this application will not have significant impact on surrounding wells or wetlands.

V. Other neighborhood concerns are addressed.

Many public comments seek to direct the development of traffic improvements related to access, traffic impacts, and onsite parking. The Applicant has addressed the applicable criteria in greater detail in the attached supplemental narrative. Attachment 5, see especially Applicant's response to specific criteria raised in public comments, including LDC 16.12.030.G and I. Moreover, any future development on property surrounding the subject property will be required to submit application materials and be reviewed on its own merits.

In addition, all onsite parking requirements have been met. Although some comments make vague remarks about on-street parking demands, on-street parking is equally available to anyone who desires to use the spaces at a particular time. The City of Lebanon will govern on-street parking allowances on the extension of Weldwood Drive. Further, some comments were made about connecting Weldwood as a through street. However, the Applicant will not connect the Weldwood extension through the private road portion of Weldwood as it traverses the nearby manufactured home park. Therefore, the extension of Weldwood Drive will be limited to traffic impacts from this development, and there is no indication that pedestrians will be unable to follow traffic patterns associated with the driveway access to the proposed development, as both the right-of-way for Weldwood Drive, and the driveway width meet LDC requirements.

One comment related to maintenance of landscaped area. Under the code, failure to maintain landscaping is a code violation and subject to enforcement. Therefore, no separate condition of approval or response from Applicant is required.

Applicant's civil engineer and the City's environmental management staff corresponded about the availability of water and sewer to serve the proposed development. See Attachment 10. In addition, as this proposed development is an allowed use under the zoning, the City has planned adequate public facilities to serve the site as part of its comprehensive plan, and its facilities master plan. The City may rely on its own staff's expertise to find that adequate public facilities are available to serve this development.

Further, the public facilities approval criteria relate to utilities like water and sewer. The City's definition of public facilities does not include schools. The Lebanon Community Schools has been notified of this application and did not provide comments about interference with school planning and capacity. Further, the school district had an opportunity to comment when zoning decisions were made, and yet this parcel has been zoned for mixed use, where the multi-family use proposed here is listed as an allowed use. For these reasons, the Applicant is not required to take further action in meeting school district planning capacity. Notwithstanding the foregoing, the Applicant notes that the school district, in its Student Investment Action Grant Application, has requested nearly \$1 million in funds to reduce class size. Attachment 11.

One public comment raised a question about why no archaeological study was included in the application materials. The subject property is not on the Lebanon historic register and has no identified historic resource of statewide significance, therefore, no archaeological study is

required. See also Attachment 5, Applicant's supplemental narrative with additional response to LDC 16.31.040.

Several comments suggest that the Applicant should be subject to the approval criteria for a planned development. Under LDC 16.23.010.E an applicant may elect to develop a project as a planned development. However, FHDC did not elect to apply for a planned development. Therefore, LDC Ch. 16.23 does not apply to this application.

Finally, other public comments appear to request direct application of Comprehensive Plan policies. However, the LDC implements the City's Comprehensive Plan for allowed uses, such as this proposed development, and no applicable code provision requires direct application of the Comprehensive Plan.

Based on the foregoing, none of the public comments raised during the review process provide grounds to deny the application.

#### VI. FHDC Requests Modification of the Conditions of Approval.

The Applicant requests a number of modifications of the conditions of approval to address concerns raised by the public, as well as to more accurately reflect the proposed development under consideration in this application.

First, for the reasons set forth in the supplement narrative in Attachment 5, condition of approval 1.a should be modified to reflect the Applicant's proposal and read as follows:

1.a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five foot landscape buffer.

Second, the Applicant's supplemental narrative in Attachment 5 proposes particular landscaping and illumination specifications. Based on this submittal, condition of approval 3 Engineering Department e should be modified to read,

1.e. Provide a landscape and illumination plan as part of the engineering site plan review plan set consistent with the Applicant's representations about landscaping and illumination in its supplemental narrative submitted July 22, 2020.

Third, the Applicant requests removal of conditions of approval 3, Transportation, c and d. As the staff report, and information requested in Applicant's July 16, 2020 letter to the Planning Director indicate, staff determines whether a traffic impact analysis is required. Since the staff determined no traffic impact analysis is required, the conditions of approval should not discuss the traffic impact analysis that will be required at a later date when the Applicant pursues

future development. No mitigation under a traffic impact analysis is required here, and references to the analysis in the conditions of approval should be removed.

Fourth, condition of approval 3, Storm Drainage a, needs to be modified. The current first sentence is not clear and objective and does not match the test for storm drainage impacts to adjacent properties. Where the Applicant does not change the natural flow of water to neighboring properties by the proposed development, it is under no duty to control the water runoff. *Garbarino v. Van Cleave*, 214 Or 554, 561 (1958). The Applicant's civil engineer has submitted Attachment 7 to show that the historical rate and natural flow of water to adjacent properties will be maintained. Therefore, the first sentence of this condition should be removed and the condition of approval should read:

- a. Storm drainage facilities must be designed and constructed to ensure historical rates of discharge are not exceeded. Storm drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum durations time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.

#### CONCLUSION

Based on the foregoing information, the Applicant's narrative, and the established need for farmworker housing in Lebanon, the Applicant respectfully requests approval of this application.

Sincerely,



Jennifer M. Bragar

Attachments  
cc: client

# Attachment #1

NEWS

## Construction starts on border wall in Arizona with plans to build 450 miles of fencing by next year



This picture taken on August 28, 2019 shows a portion of the wall on the US-Mexico border seen from Chihuahua State in Mexico, some 100 km from the city of Ciudad Juarez. The US Defence Department said on September 3 it was freeing up \$3.6 billion in funds budgeted for other projects to build a wall on the Mexican border as ordered by President Donald Trump. Six weeks after being confirmed by Congress, Defence Secretary Mike Esper has signed off on the diversion of funds, said Pentagon spokesman Jonathan Hoffmann. (Photo credit Herika Martinez/AFP/Getty Images)

YUMA, Ariz. (AP) — On a dirt road past rows of date trees, just feet from a dry section of Colorado River, a small construction crew is putting up a towering border wall that the government hopes will reduce — for good — the flow of immigrants who cross the U.S.-Mexico border illegally.

Cicadas buzz and heavy equipment rumbles and beeps before it lowers 30-foot-tall (9-meters-tall) sections of fence into the dirt. “Ahí está!” — “There it is!” — a Spanish-speaking member of the crew says as the men straighten the sections into the ground. Nearby, workers pull dates from palm trees, not far from the cotton fields that cars pass on the drive to the border.

South of Yuma, Arizona, the tall brown bollards rising against a cloudless desert sky will replace much shorter barriers that are meant to keep out cars, but not people.

This 5-mile (8-kilometer) section of fencing is where President Donald Trump’s most salient campaign promise — to build a wall along the entire southern border — is taking shape.

The president and his administration said this week that they plan on building between 450 and 500 miles (724 and 806 kilometers) of fencing along the nearly 2,000-mile (3,218-kilometer) border by the end of 2020, an ambitious undertaking funded by billions of defense dollars that had been earmarked for things like military base schools, target ranges and maintenance facilities.

Two other Pentagon-funded construction projects in New Mexico and Arizona are underway, but some are skeptical that so many miles of wall can be built in such a short amount of time. The government is up against last-minute construction hiccups, funding issues and legal challenges from environmentalists and property owners whose land sits on the border.

play out in immigration court.

In Yuma, the defense-funded section of tall fencing is replacing shorter barriers that U.S. officials say are less efficient.

It comes amid a steep increase since last year in the number of migrant families who cross the border illegally in the Yuma area, often turning themselves in to Border Patrol agents. Many are fleeing extreme poverty and violence, and [some are seeking asylum](#).

So far this year, Border Patrol agents in the Yuma sector have apprehended over 51,000 family units. That's compared with just over 14,500 the year before — about a 250% increase.

The Yuma sector is the third busiest along the southern border, with officials building a temporary, 500-person tent facility in the parking lot of the Border Patrol's Yuma headquarters in June.

It spent just under \$15 million for the setup and services for four months, including meals, laundry and security, but officials are evaluating whether to keep it running past next month as the number of arrivals in Yuma and across the southern border have [fallen sharply](#) in recent months.

The drop is largely due to the Mexican government's efforts to stop migrants from heading north after Trump threatened tariffs earlier this year to force Mexico to act.

The number of people apprehended along the southern border fell by 61 percent between this year's high point in May and the end of August. In Yuma, it fell by 86 percent, according to government figures. Most people apprehended are

past couple of months,” Border Patrol spokesman Jose Garibay said. “They’ve just been pouring over the border due to the fact that we’ve only ever had vehicle bollards and barriers that by design only stop vehicles.”

Victor Manjarrez Jr., a former Border Patrol chief who’s now a professor at the University of Texas, El Paso, was an agent when the government put up the first stretch of barriers along the southern border — in San Diego.

He’s seen barriers evolve from easily collapsible landing mats installed by agents and the National Guard to the sophisticated, multibillion-dollar projects now being done by private contractors.

Manjarrez says tall border fencing is crucial in some areas and less helpful in others, like remote stretches of desert where shorter barriers and more technology like ground sensors would suffice.

“One form doesn’t fit in all areas, and so the fence itself is not the one solution. It’s a combination of many things,” Manjarrez said.

The ease of construction varies by place and depends on things like water, Manjarrez said, adding that just because a plot of land is flat “doesn’t mean it’s not complex.”

He said building 450 to 500 miles (724 and 806 kilometers) of fence by the end of next year would be tough if that figure doesn’t include sections of the wall that have been built recently.

“As it stands now, contractors are building pretty fast,” Manjarrez said. The real question is whether the government needs to build that much fencing, he said.

The Trump administration may face those issues along with lawsuits from

along the border with Mexico.

Near Yuma, the Cocopah Indian Tribe's reservation is near the latest fencing project, and leaders are concerned it will block the view to its sacred sites, spokesman Jonathan Athens said.

[Suggest a Correction](#)

## Attachment #2

**Project Name:**

**Colonia Paz**

**4.1A: Questionnaire**

(B)

**If New Construction or Acq/Rehab:** Describe the numeric and percentage gap between your target population group and the funded affordable housing to serve that group in your community (county or city as listed above). If a project is scattered site, address this question for each project site.

Housing Inventory available online here: <http://www.oregon.gov/ohcs/Pages/research-multifamily-housing-inventory-data.aspx>

**If Preservation;** describe what percentage of the target geographies affordable housing is represented in this project. If a project is scattered site, address this question for each project site.

Colonia Paz is a new construction project. According to the OHCS affordable housing inventory, there is a shortage of 1,744 affordable housing units in Linn County. Linn County's equitable distribution is 2.7% when compared to the entire number of affordable housing units at the state level. Based on this inequitable distribution estimate in Linn County, even if we added 24 units of affordable housing per year, not adjusting for population growth, it would take the next 73 years to equitable distribution. Realistically, due to population growth and the limited resources for affordable housing, Linn County is likely to remain underserved for at least the next three decades. The addition of Colonia Paz's 24 units of affordable housing is particularly critical to address the need in Linn County.

According to OHCS data, most of the current rental stock in Linn County is newer than 1950 (81%), however, over 25% in Linn County are severely rent burdened, paying more than 50% of household income on rent. Additionally, 24% of the Lebanon's population received Food Stamps/SNAP benefits, and 11% are without health insurance, also considerably above County and State percentages. The majority of Farmworker Housing Development Corporation's (FHDC) communities are rurally located, low-income families averaging approximately \$26,000 a year for a family of four.

According to the Linn-Benton Housing Authority (LBHA), there are 2,882 households on its waiting list for housing assistance, including 443 households in Lebanon, including 139 families with children. LBHA provided a letter of support for the development of Colonia Paz, and it's included in section 2 of this application.

Colonia Paz will be the first affordable housing property for agricultural workers and their families in Linn County. Colonia Paz will help ease the burden providing, quality affordable housing and create workforce housing critical to the agricultural industry in Linn County.

In September 2018, Colonia Paz received a \$3,000,000 loan and grant combination from USDA Rural Development, and 23 units of Rental Assistance. This allows us to serve the lowest income farmworkers in Linn County.

**Scoring Criteria:**

**Severity of Need Measures:**  
city / county vs State

	3 points	2 points	1 point	-1 point
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## Attachment #3

**Summary of Change of Property Valuation for Properties near existing FHDC Developments in Marion County**

Data Sourced from Marion County Assessor's Office Property Records Online - <https://mcasr.co.marion.or.us/>  
 FHDC Sites are the first entry in each list. All other properties share a direct boundary or are adjacent to the subject property.

Tax exempt sites are not included in these lists except for subject properties.  
 Entries in orange saw a decrease in value at some point between 2009 and 2018, see notes for details.

**Colonia Libertad Limited Partnership (48 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/Comm	Notes
CLLP/529424	\$ 2,779,980	\$ 2,641,220	Yes	MFH	Slip from 2.7 mil to 1.9 mil between 2009 and 2010. Continued increase every year since.
529425	\$ 108,210	\$ 141,150	No	SFH	Steady increase in value, no reductions.
529429	\$ 131,280	\$ 171,240	No	SFH	Steady increase in value, no reductions.
529430	\$ 1,081,210	\$ 1,410,680	No	MFH	Steady increase in value, no reductions.
529470	\$ 1,591,560	\$ 2,017,580	No	MFH	Steady increase in value, no reductions.
530037	\$ 99,300	\$ 126,950	No	Undeveloped	Steady increase in value, no reductions.
529507	\$ 5,548,330	\$ 1,687,360	Yes	Comm/City	Quarry space, bought by City of Salem in 2012. Large decline in value after purchase, which has increased steadily each year.

0.175676

**Westside Apartments (24 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
WS/534177	291,150	379,840	No	MFH	Steady increase in value, no reductions.
534173	1,237,480	1,352,210	Yes	MFH	Drop in 2013 and no growth until 2018, when it returns to 1.3 mil.
534168	284,900	371,670	No	MFH	Steady increase in value, no reductions.
534169	86,180	112,390	No	SFH	Steady increase in value, no reductions.
534170	288,660	376,560	No	SFH	Steady increase in value, no reductions.
534172	95,680	124,790	No	SFH	Steady increase in value, no reductions.
534174	102,840	134,140	No	SFH	Steady increase in value, no reductions.
534166	317,650	414,390	No	COMM	Steady increase in value, no reductions. Commercial site, restaurant.
103682	122,770	160,130	No	SFH	Steady increase in value, no reductions.

**Summary of Change of Property Valuation for Properties near existing FHDC Developments in Marion County**

103681	138,840	181,110	No	SFH	Steady increase in value, no reductions.
103680	143,280	186,890	No	SFH	Steady increase in value, no reductions.
103673	188,060	245,320	No	SFH	Steady increase in value, no reductions.
103672	146,800	191,490	No	SFH	Steady increase in value, no reductions.

**Summerset Apartments (24 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
SS/529012	90,780	118,390	No	MFH	Steady increase in value, no reductions.
SS/528997	184,370	240,520	No	MFH	Steady increase in value, no reductions.
528998	118,700	154,820	No	SFH	Steady increase in value, no reductions.
529015	1,479,880	1,930,850	No	MFH	Steady increase in value, no reductions. Mobile home village.
528995	40,100	52,270	No	COMM	Steady increase in value, no reductions. Storage site, commercial zoned.
528994	1,626,860	2,122,630	No	MFH	Steady increase in value, no reductions. Apartments.
105485	193,650	245,260	Yes	SFH	One reduction in 2015 of around \$1,000, otherwise all steady increases.
105487	362,870	473,400	No	MFH	Steady increase in value, no reductions. Apartments.

**Colonia Jardines (20 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
CJ/520660	241,980	274,720	No	MFH	2018 number is actually 2016. Property tax exemption started in 2017.
520926	131,820	131,820	No	SFH	Steady increase in value, no reductions.
520923	270,680	353,130	No	SFH	Steady increase in value, no reductions.
520921	171,760	224,060	No	SFH	Steady increase in value, no reductions.
520922	195,370	254,860	No	SFH	Steady increase in value, no reductions.
520930	135,830	155,810	Yes	SFH	SFH with an ADU. \$14k loss in 2012, but steady increase in value since.
520661	67,140	87,560	No	SFH	Steady increase in value, no reductions.
334265	189,340	243,490	No	SFH	Steady increase in value, no reductions.
520647	192,500	383,580	No	SFH	Steady increase in value, no reductions.
334266	168,300	213,150	Yes	SFH	Decrease of \$1,000 in 2013, steady increases ever since.
334267	170,100	218,240	No	SFH	Steady increase in value, no reductions.
334268	181,060	231,650	No	SFH	Steady increase in value, no reductions.

**Summary of Change of Property Valuation for Properties near existing FHDC Developments in Marion County**

334269	240,510	298,710	Yes	SFH	Decrease of \$5,000 in 2013, but steady increase in value since.
334270	228,620	228,620	Yes	SFH	Decrease of \$3,000 in 2013, but steady increase in value since.
334271	231,590	300,320	No	SFH	Steady increase in value, no reductions.
334272	235,780	300,630	No	SFH	Steady increase in value, no reductions.

**Nuevo Amanecer Next Generation (50 units) and RD Nuevo Amanecer (40 units)** These two properties are adjacent tax lots and share the same space.

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
RDNA/512768	2,406,170	N/A	N/A	MFH	Tax exempt after 2009
NANG/512769	1,985,780	N/A	N/A	MFH	Tax exempt after 2009
512767	6,611,380	8,539,200	No	MFH	Steady increase in value, no reductions. Apartments. FHDC property Nuevo Amanecer IV. Tax exempt after 2012. Steady increase, no reductions.
512946	39,910	43,590	No	MFH	Apartments.
106469	64,850	84,570	No	SFH	Steady increase in value, no reductions.
512950	N/A	N/A	N/A	COMM	As of May 2020 undeveloped commercial site. Previously a church and tax exempt.
108522	63,060	94,830	No	SFH	Steady increase in value, no reductions.
108521	78,950	94,230	Yes	SFH	Decrease of \$8,000 in 2013, steady increase in value since.
108515	78,890	102,880	No	SFH	Steady increase in value, no reductions.
108507	86,480	112,780	No	SFH	Steady increase in value, no reductions.
108506	95,180	124,130	No	SFH	Steady increase in value, no reductions.

**Nuevo Amanecer IV (40 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
NAIV/512946	39,910	43,590	No	MFH	Tax exempt after 2012. Steady increase, no reductions.
512768	2,406,170	N/A	N/A	MFH	Adjacent FHDC property. Tax exempt after 2009.
512769	1,985,780	N/A	N/A	MFH	Adjacent FHDC property. Tax exempt after 2009.
512767	6,611,380	8,539,200	No	MFH	Steady increase in value, no reductions. Apartments.
512942	86,470	112,770	No	SFH	Steady increase in value, no reductions.
512943	94,960	123,860	No	SFH	Steady increase in value, no reductions.
512945	97,420	175,060	No	SFH	Steady increase in value, no reductions.

**Summary of Change of Property Valuation for Properties near existing FHDC Developments in Marion County**

512944	172,100	224,500	No	Comm	Steady increase in value, no reductions. Heating company.
512947	61,490	110,690	No	SFH	Steady increase in value, no reductions.
106948	71,560	93,310	No	SFH	Steady increase in value, no reductions.
106947	81,590	146,590	No	SFH	Steady increase in value, no reductions.
106946	54,550	67,050	Yes	SFH	Decrease of \$600 in 2013, steady increase in value since.
108507	86,480	112,780	No	SFH	Steady increase in value, no reductions.
108506	95,180	124,130	No	SFH	Steady increase in value, no reductions.
108508	86,230	112,460	No	SFH	Steady increase in value, no reductions.
108509	67,430	87,940	No	SFH	Steady increase in value, no reductions.
110696	93,350	121,770	No	SFH	Steady increase in value, no reductions.
110697	93,130	121,460	No	SFH	Steady increase in value, no reductions.
110681	103,730	164,550	No	SFH	Steady increase in value, no reductions.

**Colonia Unidad (44 units)**

Tax Account	2009	2018	Downturns?	SFH/MFH/COMM	Notes
CU/513074	N/A	N/A	N/A	MFH	Undeveloped city owned site until Unidad was finished building in late 2019.
107139	161,940	193,330	Yes	SFH	Decrease of \$16k in 2012, recovered by 2014 with steady increase in value since.
107136	142,250	169,820	Yes	SFH	Decrease of \$6,000 in 2011, recovered by 2014 with steady increase in value since.
513072	N/A	N/A	N/A	COMM/State	Oregon National Guard installation, tax exempt.
107140	122,150	159,330	No	SFH	Steady increase in value, no reductions.
107138	124,770	148,950	Yes	SFH	Decrease of \$13k in 2011, recovered by 2014 with steady increase in value since.
107137	135,390	161,630	Yes	SFH	Decrease of \$14K in 2011, recovered by 2014 with steady increase in value since.
108699	111,970	146,020	No	SFH	Steady increase in value, no reductions.
108700	885,330	1,060,170	No	MFH	Steady increase in value, no reductions.
108348	49,290	64,260	No	SFH	Steady increase in value, no reductions.
108347	49,290	64,260	No	SFH	Steady increase in value, no reductions.
108342	49,290	64,260	No	SFH	Steady increase in value, no reductions.
347479	50,760	64,260	No	SFH	Steady increase in value, no reductions.
347480	50,760	64,260	No	SFH	Steady increase in value, no reductions.
347481	50,760	64,260	No	SFH	Steady increase in value, no reductions.
107919	518,290	675,680	No	MFH	Condo complex, 16 units bordering Unidad. Figures based off of these 16 units.

## Attachment #4



June, 20, 2020

To Whom It May Concern:

I am writing to describe the experience and relationship that Woodburn has had with our Farmworker Housing Development Corporation.

We began with land use planning and city council decisions regarding FHDC more than three decades ago that I imagine mirror the discussions you are having now. In those discussions many people in our community expressed wide ranging points of view and their fears. I can tell you that over the last 30 years none of the fears expressed have been realized.

Farmworker housing provided by FHDC is a net positive on many counts for any community. Structuring housing with on-site managers and staff that are there to provide support for their residents helps families maintain a stability that allows them stay in their jobs and their children in schools. Apart from the economic argument that farmworker families provide essential work that feeds our community and our nation and so should have the opportunity for decent housing, is the argument that stable families in our community are less of a drain on our city, county, police, health care system and other social service resources.

Before becoming mayor I served as a middle and high school principal in Woodburn for 12 years. I can tell you that the students living in the environments created by FHDC were, as a group, much more successful and less problematic than students that lived in regular apartment complexes, just like students from more stable neighborhoods.

We all know that when there is a sense of community and structures to support community in neighborhoods or apartment complexes, they become not only positive places to live but safer places, which makes an entire town more safe. FHDC has been amazing in providing stability and community within their apartments – enhancing the livability of our entire city.

Embracing the members of our community with the dignity and support that FHDC provides has provided untold benefits to our city as a whole. I can safely say that once through the storm of criticism and fear you are likely experiencing while weighing this decision, you will land in a place that is not only the right thing to do for your residents working on your farms, but the best thing to do for your entire city. I am more than happy to respond to any questions you have going forward in this process.

Sincerely,

Eric Swenson,  
Mayor of Woodburn

Office of the Mayor  
270 Montgomery Street • Woodburn, Oregon 97071  
Ph. 503-982-5228 • Fax 503-982-5243



7/18/2020

To Whom it May Concern,

Casa Latinos Unidos mission is to Build Our Community Together. We have been part of the community for over 10 years and we provide critical services to the Latinx community in Linn and Benton Counties. Today, I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County.

We, as a Community-Based Organization, have witnessed the affordable housing crisis through our direct contact with the community and this project will help alleviate some of that. Low-income families deserve a safe, comfortable, and affordable home to live. That is why, we support this housing project and we believe it will benefit not only the families but also the community-at-large and Lebanon's overall economy.

I hope you will consider FHDC application for the development of Colonia Paz I and please do not hesitate in contacting me if you have any questions.

Thank you,

Claudia Torres  
ED, Casa Latinos Unidos

1435 SW 35th Street  
Corvallis, OR 97333  
Telephone: 541-766-4863  
[executive.director@casalatinosunidos.org](mailto:executive.director@casalatinosunidos.org)  
[www.casalatinosunidos.org](http://www.casalatinosunidos.org)

# ENLIVEN FOUNDATION

Date: July 20, 2020

Attn: Lebanon Planning Commission

Re: FHDC proposal for 24-units in AR 20-05

This letter is in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05 for affordable housing on the property that is zoned for multi-family use.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. I encourage you to look at their website if you haven't done so already. Here is the link: [fhdc.org](http://fhdc.org) This is not just low-income housing like the others we have in town. They have a program that supports and encourages success. What I can tell through their website and by speaking with directors Meg and Claudia, is they take pride in having high quality complexes with a beautiful exterior. It is my understanding that the neighboring residence are afraid of the population this may bring to the area. I believe this will bring; more to our economic growth, an answer to our ongoing problem of the need for affordable housing, a safe clean place for hard working residence to live and thrive, and be one more asset that pulls our community together.

As the CEO of Enliven Foundation, an organization that assist single-parents in achieving their academic goals to overcome poverty, I understand and see the need first hand at how important it is to have what they are offering our community. Low-income families are in high need of safe housing and the programs that are included, such as; free life-skill, budgeting, parenting, and nutrition training, ... and more. This is inline with the mission of Enliven Foundation. I really look forward to having them in our community. I look forward to housing my students in this complex, and to working together for the better good of our community.

I ask that you give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Respectfully,



Becky Van Atta  
CEO, Enliven Foundation  
Nonprofit of the Year, 2018  
C: (541) 409-2537  
[becky@enlivenfoundation.org](mailto:becky@enlivenfoundation.org)



July 17, 2020

City of Lebanon Planning Commission  
925 S. Main St.  
Lebanon, OR 97355

Dear Commissioners:

Community Services Consortium is the state and federally designated community action agency for Linn, Benton, and Lincoln Counties. We have been active in the community, serving the most vulnerable populations, for the past 40 years. Over the past two years, we have been working with FHDC, making plans to provide supportive services for the residents of Lebanon who will live in Colonia Paz I. As you well know, there is a tremendous need for affordable housing in Lebanon. I am writing this letter to demonstrate CSC's support of the development of Colonia Paz I, FHDC's proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on a property that is already zoned for multi-family housing and reflects an application that meets all the requisite code provisions.

Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's expertise in working with low-income families shows in their building design. These developments include a community room/center that supports many educational events and supportive services activities. The community rooms/centers are open to other social services organizations at no cost too. The centers have become heart of the community for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

On a personal note, I have lived down the street from several FHDC properties for the past ten years. These properties are clean, well maintained, and a home to a wonderful group of residents. If you drive by and take a look at these sites, you will see they are an asset to the neighborhood.

CSC enthusiastically supports the development of Colonia Paz I.

Sincerely,

Pegge McGuire  
Acting Director

**Albany Regional Office**  
250 Broadalbin St. SW,  
Suite 2A  
Albany, OR 97321  
541.928.6335

**Corvallis Regional Office**  
545 SW 2<sup>nd</sup> St., Suite A  
Corvallis, OR 97333  
541.752.1010

**Newport Regional Office**  
120 NW Avery St.  
Newport, OR 97365  
541.265.8505

**Lincoln County Head Start**  
2130 SW Lee St., P.O. Box G  
Lincoln City, OR 97367  
541.996.3028



1209 SE Belmont St, Portland, OR 97214  
www.cffo.org

July 20, 2020

To the Lebanon Planning Commission:

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05. This project will go a long way toward meeting the affordable housing need on property that is zoned for multi-family, and it's an application that meets all the requisite code provisions.

My organization, Our Children Oregon, is a statewide organization that recently brought together two historic Oregon organizations (Children First for Oregon and The Children's Trust Fund of Oregon). Our mission is centered on preventing child abuse and helping every child thrive. We know that one out of every four families in Linn County are spending more than 50% of their income in rent. The number of affordable units needed for every family in the county to be served is 3,025. Shockingly, one in every 20 students experienced homelessness in the 2018-2019 school year; time will tell the impact of COVID-19 on these young people. In our most recent KIDS COUNT Data Book, I would note that one out of five Linn County children are food insecure, and over 5000 young people live in poverty. These numbers are from before the pandemic began. FHDC's work to build affordable housing is a necessary and important step in supporting the families of this beautiful city.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. For 30-years FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families is apparent in their building designs, which includes a community room/center. The community spaces are open to other organizations at no cost, in order to offer vital services to community members. They also serve as a HUB for youth summer and after school activities, early childhood education, and adult education. Today they provide a critical point for COVID-19 testing, food box distribution, PPE distribution, and education about the virus. FHDC brings not only housing, but an entire support system for families.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. The children of Lebanon and Linn County are counting on us to make choices that support their future. I welcome the opportunity to share more if you have questions or would like to explore further how this effort supports the well-being of the children of Lebanon.

Respectfully,

Jenifer Wagley  
Executive Director  
Our Children Oregon

Together we can be a voice for the common good of all Oregon children.



July 18, 2020

Dear City of Lebanon Planning Commission:

Thank you for the opportunity to provide testimony in **strong support of Colonia Paz I to be developed by Farm Worker Housing Development Corporation (FHDC)**. Oregon is in an unprecedented housing crisis, with high unemployment due to COVID 19 and stagnant wages; 49.5% of renters spend more than 30% of their gross monthly income on rent and utilities, making Oregon the 37<sup>th</sup> least affordable state for renters. As Commissioners, you are well aware of the challenges faced by many in Oregon who lack affordable housing. Colonia Paz I will contribute to the critical shortage of affordable housing for low-income individuals and families in Linn County.

DevNW has had the opportunity to partner with FHDC over the years. They have a very impressive track record, developing quality affordable housing, and working with community stakeholders to integrate underserved families and individuals into the larger community. The community rooms are available to residents and other social services agencies. The community rooms are used for youth summer and after school activities, early childhood education, adult education, and today is a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for their residents.

Please approve the FHDC application for the development of Colonia Paz I. Thank you for your time and service to the City of Lebanon.

Sincerely,



Brigetta Olson, COO

**From:** Miguel Arellano [mailto:arellano.orst@gmail.com]  
**Sent:** Friday, July 17, 2020 3:46 PM  
**To:** pmcguire@communityservices.us; Claudia Cantu  
**Cc:** Brigetta Olson  
**Subject:** Letter of support for City of Lebanon

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City of Lebanon,

My name is Miguel Arellano. I currently serve as the Basic Needs Navigator at Oregon State University. My role is dedicated to serving students who are homeless, food-insecure, and low-income. I serve quite a number of students from the Lebanon community.

As someone who grew up in low-income housing for farmworkers, and as a current board member for DevNW, I was excited to learn about the new development of affordable housing for farmworkers in Lebanon.

As a child, my earliest memories were formed under filbert orchards and in the berry fields of Marion county. My parents could not afford childcare, and with no other option, they would take me to work. In the summer, when it would become unbearably hot, my mom would make me a shelter out of the plastic berry crates so I can sleep and play underneath. My parents were homeless for some time- growing they would always point to the filbert orchards where they would park their car and live with some of my siblings. These were same orchards they tended to and harvested to feed America.

Eventually, through the support of FHDC, my parents got into permanent housing. The fondest memory I have growing up was moving into a brand new apartment complex- Nuevo Amanecer, a FHDC farmworker housing property! I was 4 or 5. Every day, I would go outside to look at the newly planted grass seeds sprouting. If you have ever planted grass seeds, you know how satisfying and calming it is to gently touch it and look at it. While everything around me was chaotic and uncertain, what I felt while watching the seeds sprout, is what I assumed home felt like- calm, peaceful, and at ease. I felt that through my stay at Nuevo Amanecer, until FHDC supported my parents in purchasing their own home in 1998.

If it was not for Farmworker housing- I would not be where I am today. I would see a glimpse of the American dream, if there is even such a thing. Through my parent's hard work ethic and perseverance, they were able to get out of homelessness, buy a home, and send their kids to college. Helping individuals in poverty is in the fabric of our American values. Farmworkers play a vital role in our society, economy, and community. And just like the rest of us, we all deserve a place to call home.

I am certain that my family and I would not be where we are today if it was not for FHDC. They gave us a roof over our heads, so we can thrive. I ask us today, please do

the right thing. Kids in our community deserve a roof over their heads so they can learn and thrive.

Thank you,  
Miguel Arellano



# Linn-Benton Housing Authority

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July 21, 2020

Maria Elena Guerra  
Executive Director  
Farmworker Housing Development Corporation  
1274 Fifth St, Suite 1-A  
Woodburn, OR 97071

RE: Colonia Paz I, Lebanon, Oregon

Dear Ms. Guerra,

I'm writing to express my support for the proposed 24-unit complex known as Colonia Paz I, FHDC's proposed affordable housing development in Lebanon. There is a critical shortage of affordable housing for low income individuals and families in Linn County. Rents have increased considerably in Lebanon over the past several years, causing many more families to seek rental assistance. Lebanon is among the top three severely rent burdened cities in Oregon, with one in three households (34%) paying more than 50% of their income for rent.

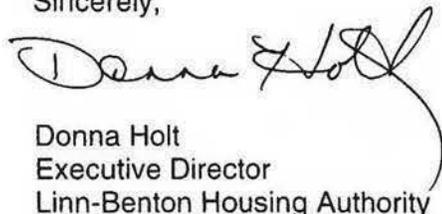
The Linn-Benton Housing Authority (LBHA) contracts with the U.S. Department of Housing and Urban Development (HUD) to administer rental assistance programs in Linn and Benton counties, providing rental assistance to over 2,600 families.

Currently, the Linn-Benton Housing Authority has 2,882 households on its waiting list for housing assistance, including 833 families with children. In the city of Lebanon specifically, there are 443 households on the waiting list for housing assistance, including 139 families with children.

Colonia Paz I will help to fill the critical shortage of affordable housing in Lebanon by providing 24 units of affordable housing for families earning up to 60% of the area median income. The Linn-Benton Housing Authority will gladly work with FHDC to refer families from its waiting list to Colonia Paz I. LBHA will work with FHDC to inform households on its waitlist of this housing opportunity by making information available to families attending initial Section 8 Housing Choice Voucher Orientation, posting unit openings on the Housing Authority Bulletin Board, providing the information to searching families as they attend unit transfer meetings with case managers and other opportunities as they arise.

The land use application AR 20-50 with the city, will go a long way to meeting this need in the Lebanon Community. I look forward to working with you in your efforts to provide affordable housing to workforce families in Lebanon.

Sincerely,



Donna Holt  
Executive Director  
Linn-Benton Housing Authority

*Improving the Quality of Life in Linn and Benton Counties through Affordable Housing*

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1250 QUEEN AVE. SE • ALBANY, OR 97322 • 541-926-4497 • FAX 541-926-3589 • E-mail: [Mail@l-bha.org](mailto:Mail@l-bha.org)

**OREGON RELAY (HEARING IMPAIRED) 711**

Attachment 4

Page 9 of 9

## Attachment #5

**FHDC Supplemental Narrative Addressing the Lebanon Development Code**  
**July 22, 2020**

This narrative is submitted by the Applicant to supplement information in the record and staff report. The information contained herein, reflects further response to comments raised by members of the public, as well as identifying standards that should not apply to the application for needed housing because they are not clear and objective.

Bold language preceding "Applicant's Response" are quotes from the Lebanon Development Code. The un-bolded text following "Applicant's Response" contain responsive text from FHDC.

**16.20.110.B. When a Traffic Impact Study is Required. The city or other road authority with jurisdiction may require a traffic impact study (TIS) as part of an application for development, a change in use, or a change in access. A TIS may be required when a land use application involves one or more of the following actions:**

**3. An increase in site traffic volume generation by three hundred average daily trips (ADT) or more;**

**Applicant Response:** The application requests approval for 24-units. The City has conferred with its traffic engineer to determine that the increase in traffic volume will not exceed 300 ADT. On July 16, 2020, Applicant requested the City staff include additional information in the record to verify that the proposed 24 units will not reach a 300 ADT threshold. Further information is expected to be included during this open record submittal.

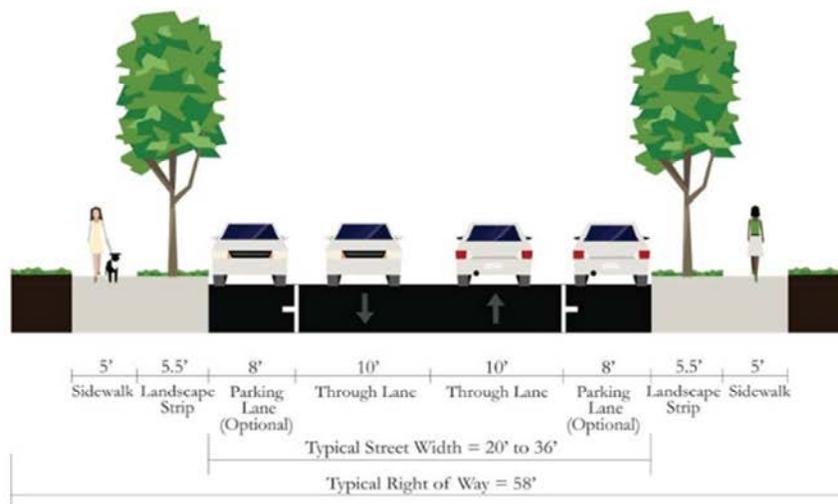
**16.20.110.B. When a Traffic Impact Study is Required. The city or other road authority with jurisdiction may require a traffic impact study (TIS) as part of an application for development, a change in use, or a change in access. A TIS may be required when a land use application involves one or more of the following actions:**

**7. A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.**

**Applicant Response:** This criterion cannot be applied to this application for needed housing because the terms "may cause safety problems" are subjective terms. Therefore the Applicant objects to this criterion. Notwithstanding Applicant's objection, Weldwood Drive extension is designed as a local road per Figure 13 below with a sixty foot right of way. See also Applicant's Response to LDC 16.12.030.G and 16.13.020.B. Further, the City of Lebanon requested that this extension be designed not to connect to the private road portion of Weldwood to the Northeast of the subject property. This

extension of Weldwood Drive will dead end into a cul de sac, or as it pertains to the proposed development at the Hammerhead within the site. The fire department has approved this design. Further, this criteria speaks to internal traffic patterns, not offsite influences. Since the hammerhead has been approved by the fire department, and the driveway leading to Weldwood Drive as it fronts the development has adequate site vision, and spacing from surrounding streets (see responses to findings under LDC 16.12) no abnormal traffic patterns nor potential for accidents are anticipated. Public comment about the behavior of pedestrians offsite does not implicate this criterion that is limited to internal traffic patterns – access through the driveway and parking lots.

Figure 13. Local Roadway



**16.12.030.G. Access Spacing. When required to serve the proposed development, accesses shall be separated from driveways and street intersections in accordance with the following standards and procedures:**

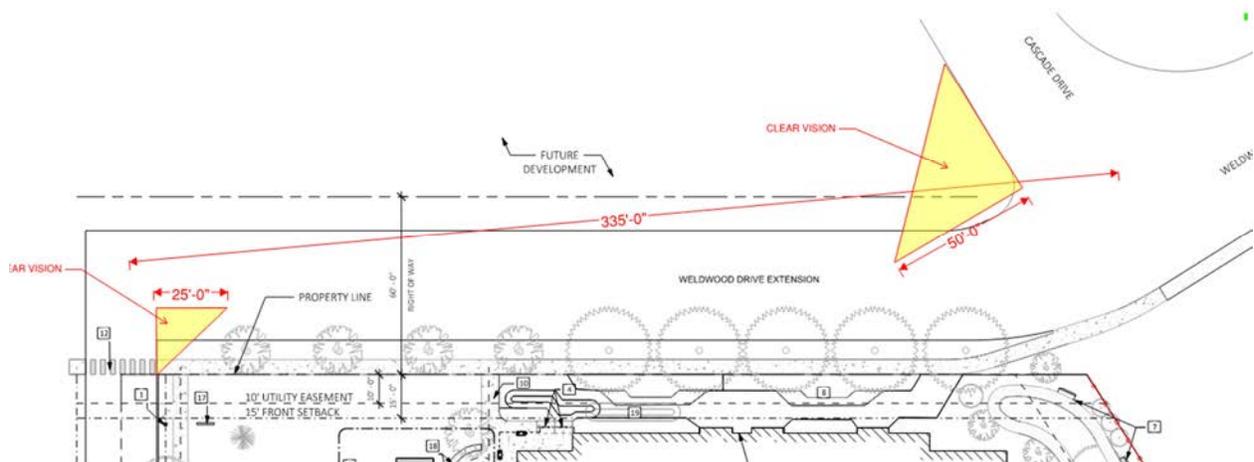
**1. Local Streets. Driveways and alleys shall be placed as far away as practicable from an intersecting street, and on the street with the lowest classification possible.**

**2. Arterial and Collector Streets. Where a collector or arterial street or a controlled intersection is under the jurisdiction of the city of Lebanon (see Table 9 in the Lebanon TSP), access spacing shall be determined based on the policies and standards contained in the city's transportation system plan as well as the Manual for Uniform Traffic Control Devices. Exceptions to this may be granted by the city engineer. Evaluations of exceptions shall consider posted speed of the street on which access is proposed, constraints due to lot patterns, and effects on safety and capacity of the**

adjacent public street, bicycle and pedestrian facilities. Access spacing on State Highways 20 and 34 (defined as principal arterials in the Lebanon TSP, as per Table 9) is subject to the requirements of applicable Oregon Administrative Rules as determined by Oregon Department of Transportation.

**3.Special Provisions for All Streets.** Direct street access may be restricted for some land uses, in conformance with the provisions of Chapters 16.05 through 16.11. For example, access consolidation, shared access, and/or access separation greater than that specified by subsections (G)(1) and (2) above, may be required for access to the city, county or state roadways for the purpose of protecting the function, safety and operation of the facility for all users (See Subsection "I," below). In some cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

**Applicant Response:** The TSP states that Weldwood Drive should be constructed as a collector with sidewalks and bike lanes. This use of "should" provides the City with flexibility, as necessary here because Weldwood Drive does not need to be constructed as a collector. The City staff's exercise of flexibility here makes sense because there is no way to connect Weldwood Drive through the private roadway portion, and as proposed the extension will end in a cul de sac. Since the street is not going to function as a collector street that connects to the broader street network, the City staff required the Applicant to design the Weldwood Drive extension as a local roadway. See also Applicant's Response to LDC 16.13.020.B below. The required spacing for a local roadway is a minimum block size of 150 feet, and minimum driveway spacing. The proposed development driveway is located 335 feet from the intersection of Cascade Drive and Weldwood, see figure below, and meets the minimum driveway spacing. Therefore these criteria have been meet.



**16.12.030.H. Clear Vision Requirements. All street access points must meet the applicable clear vision requirements noted below.**

**1. Except within the central business commercial zone (Z-CCM), vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle and vehicular safety. The extent of vision clearance to be provided shall be determined from standards listed below, and as otherwise adopted by the city to further take into account functional classification of the streets involved, type of traffic control present at the intersection, street configuration, clear sight distance needed to see on coming traffic (motor vehicles, pedestrians, and bicyclists), and designated speed for the streets.**

**2. A clear vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation, and the third side of which is a line across the corner of the lot joining the nonintersecting ends of the other two sides. Where the lot lines have rounded corners, the lot lines shall be extended in a straight line to a point of intersection and so measured. In situations involving driveways, the two sides shall include the sides of the driveway and the adjacent property line or access easement line.**

**3. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding two and one-half feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight feet above grade.4.The following measurements shall establish a clear vision area:**

**a. Corner Lots. The clear visions area for corner lots shall be twenty feet along the right-of-way of each intersecting street.**

**b. Street-Driveway. The clear vision area for a street-driveway intersection shall be ten feet along the driveway from its intersection with the street right-of-way and twenty feet along the street right-of-way at the point of intersection with the driveway.**

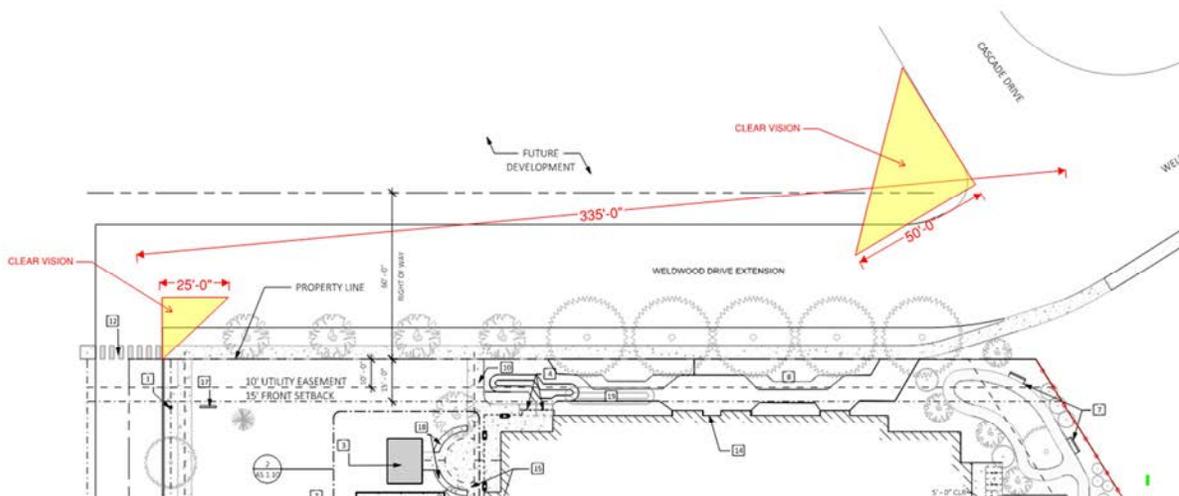
**c. Street-Alley. The clear vision area for street-alley intersections shall be ten feet along the alley from its intersection with the street right-of-way and twenty feet along the street right-of-way at the point of intersection with the alley.**

d. **Street-Private Access Easement.** The clear vision area for street-access easement intersections shall be ten feet along the access easement from its intersection with the street right-of-way and twenty feet along the street right-of-way at the point of intersection with the access easement.

e. **Dimension Exceptions.** When the angle of intersection between streets, other than an alley, is less than thirty degrees, the distance shall be twenty-five feet. Dimensions for clear vision areas for new development in the Central Business Commercial Zone (Z-CCM), shall be specified by the city engineer on a site by site basis given the near total build out of that zone.

**5.Exceptions Within Vision Clearance Areas.** Traffic control devices, streetlights, and utility installations meeting approval by the city engineer are permitted within vision clearance areas.

**Applicant Response:** The proposed project meets the criteria for clear vision see figure below. Therefore these criteria have been meet.



**16.12.030.I Number of Access Points.** For single-family (detached and attached), two-family, and three-family housing types, normally one street access point is permitted per lot, unless otherwise permitted by the city engineer, in consultation with the planning official. Two access points may be permitted for two-family and three-family housing on corner lots (no more than one access per street), subject to the access spacing standards in subsection "G," above. The number of street access points for multiple-family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in

**conformance with subsection "J," below, in order to maintain the required access spacing, and minimize the number of access points.**

**Applicant Response:** Consistent with these criteria for multifamily development, the Applicant has minimized street access points to one access point on the extension of Weldwood Drive, with a fire department approved hammerhead, ensuring safe access to the subject property and the function and operation of the newly extended Weldwood Drive for all users. As evidenced in the Applicant's submittals the driveway and right of way area for Weldwood will be designed to meet the requirements of the LDC.

**16.12.030.K. Requirements for Street Connectivity and Formation of Blocks. In order to promote efficient vehicular and pedestrian circulation throughout the city, new land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards (see Figure 16.12.030-1):**

**1. Block Length and Perimeter. The maximum block length and perimeter (measured along the edge of the right-of-way) should not exceed:**

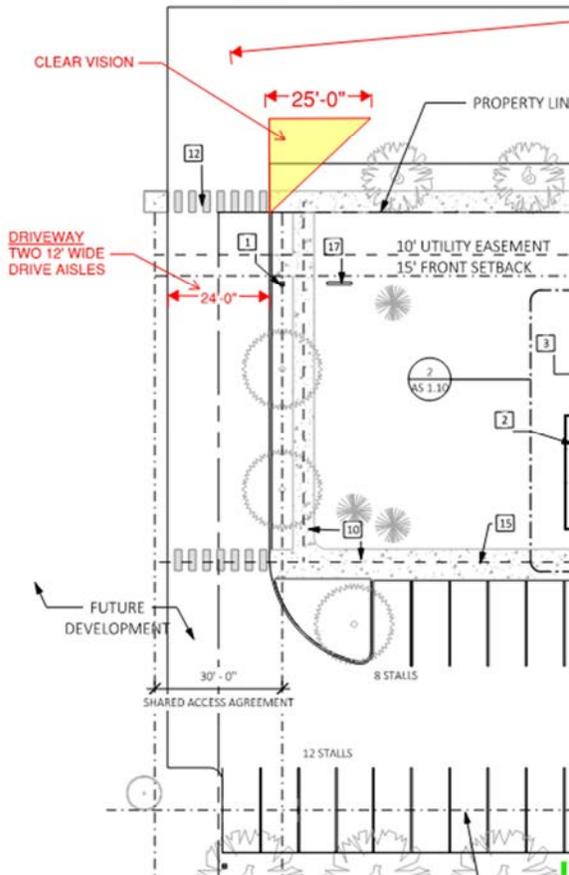
**c. Six hundred to eight hundred feet length and one thousand six hundred to two thousand feet perimeter in the highway commercial zone (Z-HCM), and mixed-use zone (Z-MU), except as required for commercial developments subject to other provisions of this code or the subdivision ordinance;**

**Applicant Response:** The proposed development is for an infill lot with only one access point to a public right of way. The future dead-end street will be designed to meet the 600-800 foot cul-de sac maximum length requirements outlined in the Transportation System Plan and the Development Code for the City of Lebanon. The current extension of Weldwood measures 335 feet, falling within the limitation for block length.

**16.12.030.L. Driveway Approaches. Driveway approaches or curb cuts shall be adequate width to provide safe and efficient access. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, ensure an exiting vehicle with an unobstructed view, avoid conflicts between vehicles and pedestrians, and have appropriate signage for one-way connections. Unless otherwise permitted by the city engineer, in consultation with the planning official, or, for State Highways 20 and 34, by Oregon Department of Transportation, minimum driveway widths shall be as follows:**

**4. Access widths for all other uses shall be based on twelve feet of width for every travel lane, except that driveways providing direct access to parking spaces shall conform to the parking area standards in Chapter 16.14 (Off-Street Parking Requirements) of this code;**

**Applicant Response:** Under LDC Ch. 16.14, a driveway is required to be 24 feet wide. The proposed design of the driveway is 24 feet wide with two 12' wide drive aisles, see figure on the following page. Therefore, this criterion has been met.



**16.13.020.A. Transportation Uses Permitted Outright. Except where otherwise specifically regulated by this code, the following standard transportation improvements are permitted outright:**

**8. Construction of a street or road as part of an approved subdivision or land partition approved consistent with the applicable land division ordinance;**

**Applicant Response:** While the approval is conditioned on a pending partition approval, the partition approval itself does not require construction of a road. Therefore, this criterion is not applicable.

### **16.13.020.B. Transportation Conditional Uses Permitted.**

**1. Conditionally permitted transportation improvements include construction, reconstruction, or widening of highways, roads, bridges, or other transportation projects that:**

**b. Change the character, function, or operation of an existing transportation-related facility as proposed or designated in the transportation system plan (TSP). Such projects shall comply with the overall standards of the TSP and other applicable standards, and shall address the following criteria:**

**i. The project is designed to be compatible with existing land use and social patterns, including noise generation, safety and zoning,**

**ii. The project is designed to minimize avoidable environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources and scenic qualities,**

**iii. The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features,**

**iv. The project includes provisions for bicycle and pedestrian circulation as consistent with the applicable requirements of the ordinance codified in this chapter.**

**Applicant Response:** As stated above, the TSP describes that Weldwood Drive should be designed as a collector street. However, the City staff determined that local roadway design would better fit the Weldwood Drive extension at this location because the collector characteristics will not be achieved. Collector street characteristics cannot be achieved because Weldwood Drive cannot be extended through the private roadway section that runs through the nearby manufactured home park to connect with the broader city street system. This local roadway design makes sense because the proposed development will be reached on the Weldwood Drive extension that will end in a cul de sac. Comments raised early in the public review process of this application opposing a full extension of Weldwood Drive to connect with the broader city street system support this approach because it will be compatible with surrounding land uses, including the private road section of Weldwood Drive. Further, cul-de-sac design of the Weldwood Drive extension will keep noise from surrounding neighborhoods. No more environmental impact is expected by reducing the street designation from collector to local roadway as it is not located near surrounding wetlands, wildlife habitat, air or water quality, or cultural or scenic qualities. To the extent that environmental benefits are

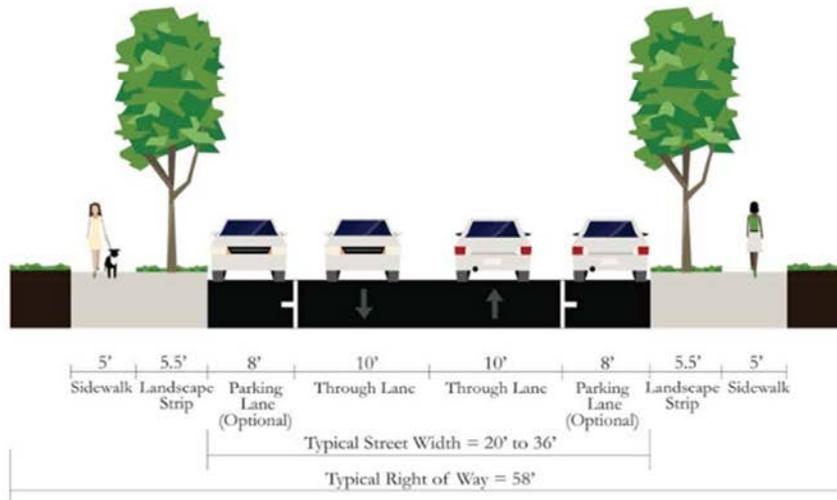
gained by reducing the right-of-way width for a local roadway as compared to a collector, those environmental benefits favor the approach taken here. As described in other responses, the project preserves safety and function with the design of the roadway to meet the City's standards, and the fire department's approved hammerhead for emergency response within the development. Further, the local roadway design provides pedestrian connectivity, and bicycles on a local roadway are acceptable in this location because of the short roadway length to Cascade, and the limited potential for additional surrounding development. For these reasons, these criteria are met.

**16.13.030.A. General Development Standards. Development shall not occur unless the development has frontage or approved access to a public street, in conformity with the provisions of Section 16.12.020 in Chapter 16.12, and the following additional standards are met:**

- 1. Streets within or adjacent to a development shall be improved to city standards in accordance with the transportation system plan, public improvement standards, and the provisions of this chapter;**
- 2. Development of new streets, additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this chapter, and other applicable city standards;**
- 3. All driveway approaches and driveways shall be paved, as per adopted city engineering standards;**
- 4. Minor sections of non-contiguous street improvements may be deferred until contiguous to city standard street improvements as determined by the city engineer.**

**Applicant Response:** The proposed development applies the design from City of Lebanon Transportation System Plan for a Local Roadway, see figure below and Applicant's Response to LDC 16.12.030.G and 16.13.020.B. No non-contiguous street improvements are proposed. Therefore, these criteria are met.

Figure 13. Local Roadway



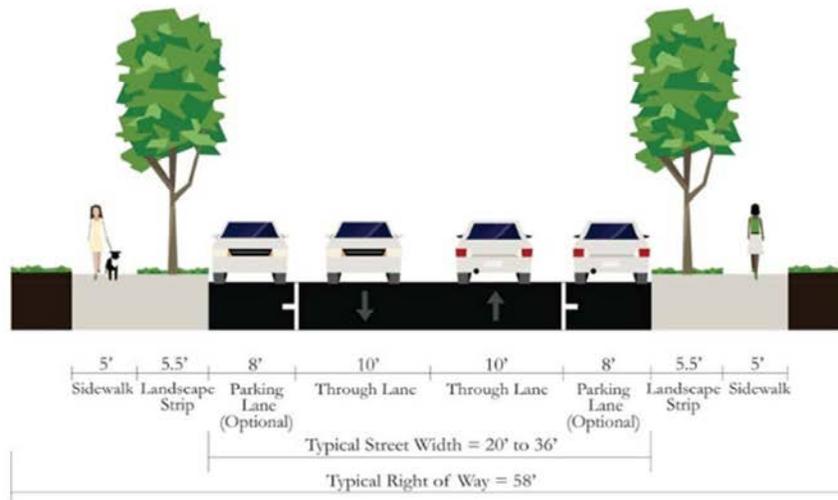
**16.13.030.D. Street Location, Width and Grade.** Except as noted below, the location, width and grade of all new public streets shall conform to the transportation system plan, as applicable, and an approved street plan or subdivision plat. Street location, width and grade shall be determined in relation to existing and planned streets, topographic conditions, public convenience and safety, and in appropriate relation to the proposed use of the land to be served by such streets:

1. Street grades shall be approved by the city engineer in accordance with the design standards in the city's transportation system plan and public improvement standards;
2. Where the location of a street is not shown in an existing street plan (See Subsection "H" below), the location of streets in a development shall either:
  - b. Conform to a site development plan approved by the review authority if it is impractical to connect with existing street patterns because of particular topographical or other existing conditions of the land. Such a plan shall be based on the type of land use to be served, the volume of traffic, the capacity of adjoining streets and the need for public convenience and safety.

**Applicant Response:** The proposed development is applying the design from City of Lebanon Transportation System Plan for a Local Roadway, see figure below and Applicant's Response to LDC 16.12.030.G and 16.13.020.B. Moreover, the proposed street was reviewed by and agreed to by the City Engineers and Fire Marshal prior to

submitting the land use application. The application materials contain Sheet C-2.1 and C-2.2 showing that the design adequately addresses the grading requirements for streets and driveways. Therefore, these criteria have been met.

Figure 13. Local Roadway



**16.13.030.H. Street Alignment and Connections.**

**1. Spacing between street intersections shall have a minimum separation of two hundred sixty-five feet for arterial and collector streets and one hundred fifty feet for local roadways, except where more closely spaced intersections are warranted by site specific considerations.**

**2. Through Circulation of Local and Collector Streets. Unless superseded by a local street network plan, all local and collector streets that abut a development site shall be extended within the site to provide through circulation and connection to abutting streets unless prevented by environmental or topographical constraints, existing development patterns or compliance with other standards in this code.**

**Applicant Response:** The proposed development of this infill lot has only one access point to a public right of way. Further, with 335 feet between the driveway for the development and the intersection with Cascade the application meets the minimum separation requirements. The dead-end street extension of Weldwood will be designed to meet the cul de sac maximum length requirements outlined in the Transportation System Plan and the Development Code for the City of Lebanon, and will tie into the existing pedestrian path south of Wal-Mart. See also Applicant's Response to LDC 16.12.030.G and 16.13.020.B.

**16.13.030.L. Cul-de-sacs.**

**1. The length of a cul-de-sac street shall not exceed four hundred feet. However, cul-de-sacs may be up to six hundred feet in length with a pedestrian/bicycle accessway to neighboring streets and/or pathways for connectivity that includes a dedicated right-of-way for utilities, and subject to approval of the Lebanon fire district.**

**2. The length of a cul-de-sac is measured from the edge of the street right-of-way along the length of the "stem" to the back of the "bulb."**

**3. All cul-de-sacs of more than one hundred fifty feet in length shall terminate with a circular turnaround. Such emergency vehicle turnarounds shall be constructed in compliance with the Oregon Fire Code and Lebanon fire district's requirements.**

**4. Also see Section 16.12.030(K)(7) (Chapter 16.12), and Table 16.13.030-1 (in this chapter).**

**Applicant Response:** The proposed development of this infill lot has only one access point to a public right of way. The dead-end street extension of Weldwood will be designed to meet the cul-de sac maximum length requirements outlined in the Transportation System Plan and the Development Code for the City of Lebanon, and will tie into the existing pedestrian path South of Wal-Mart. Moreover, the internal driveways are designed in a manner that meets the Oregon Fire Code for fire truck turnarounds and been approved by the fire department.

**16.13.030.M. Development Adjoining Arterial Streets. Where a development adjoins or is crossed by an existing or proposed arterial street, the development design shall separate residential access and through traffic, and shall minimize traffic conflicts. The design shall include one or more of the following:**

\* \* \*

**Applicant Response:** This section is not applicable, the proposed development does not interact with an Arterial Street.

**16.13.030.N Private Streets Standards.**

\* \* \*

**Applicant Response:** This section does not apply, no private streets are proposed.

**16.14.060.B Grading.** All parking areas, except those in conjunction with a single-family or two-family dwelling, shall be graded (as approved by the city engineer) so as not to drain stormwater over sidewalks or onto any abutting property.

**Applicant Response:** All parking areas are graded to a low point onsite that will collect all site runoff. See application sheet C-2.1 and C-2.2. The onsite stormwater will be collected and infiltrated via underground storm chambers. See also Attachment 7.

**16.14.060.I Off-Street Parking Areas Within or Abutting Residential Zones.** All off-street parking areas within or abutting residential zones shall be provided with both of the following:

1. Sight-obscuring fence, wall or hedge as approved by the planning official to minimize disturbances to adjacent residents. The minimum height for this fence, wall or hedge shall be five feet;
2. Five-foot landscaped buffer in addition to the fence, hedge, or wall as required above.

**Applicant Response:** To the extent that this criteria allows for subjective approval by the planning official, the applicant objects. However, the Applicant is willing to accept a revised condition of approval where condition of approval 1.a will read:

- a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five foot landscape buffer.

As conditioned, these criteria are met.

**16.14.060.J Lighting of Off-Street Parking Facilities.** Per Section 16.19.050 (in Chapter 16.19), exterior lighting shall be designed, constructed, located, shielded, and directed in such a manner so as to not face directly, shine, or reflect glare onto an adjacent residences, streets, and other land uses. Also see airport overlay zones (in Chapter 16.11) for additional lighting standards for that zone.

**Applicant Response:** Site pole lighting is designed to include cut offs/shields that prevent light from pointing directly to, shining on, or reflecting glare onto an adjacent residences, streets, and other land uses. See figure below for example. Therefore, this criterion has been meet.



## D-Series Size 1 LED Area Luminaire



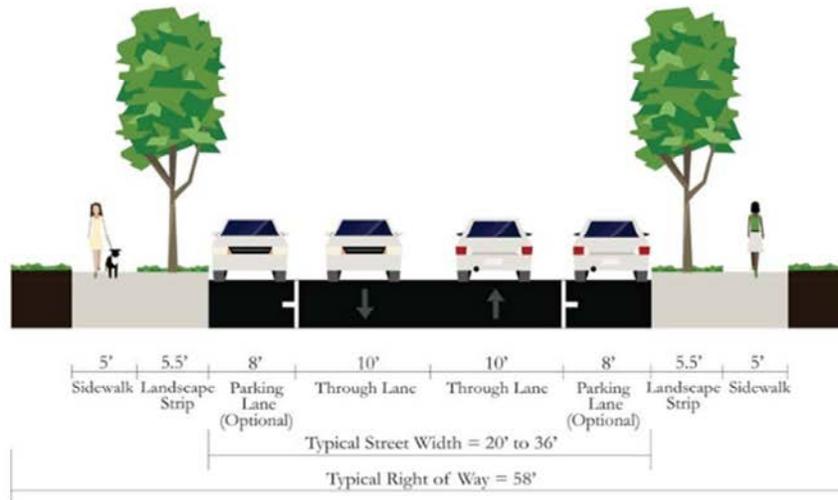
### 16.14.080.B Vehicular Access to City Streets and Alleys.

#### 2. Access Location and Design.

- a. Location and design of all accesses to and/or from city streets are subject to review and approval by the city engineer.
- b. Access spacing on collector and arterial streets, and at controlled intersections, shall be determined based on the policies and standards in the city's transportation system plan, city public improvement standards, as well as Manual for Uniform Traffic Control Devices.
- c. Exceptions may be granted by the city engineer.
- d. Evaluations of exceptions shall consider posted speed of the street on which access is proposed, constraints due to lot patterns, and effects on safety and capacity of the adjacent public street, bicycle and pedestrian facilities.

**Applicant Response:** The proposed development includes the design of the street based on the City of Lebanon Transportation System Plan for a Local Roadway, see figure below and Applicant's Response to LDC 16.12.030.G and 16.13.020.B. Therefore, these criteria are met.

Figure 13. Local Roadway



#### 16.14.120.B. Location.

1. Safe, well-lit and convenient pedestrian access shall connect the bicycle parking area to the main entrance of the principle use of the site.
2. If the bicycle parking area is located within the vehicle parking area, the bicycle facilities shall be separated from vehicular maneuvering areas by curbing or other barrier to prevent damage to parked bicycles.
3. Curb cuts shall be installed to provide safe, convenient access to bicycle parking areas.
4. Where bicycle parking facilities are not directly visible and apparent from the public right-of-way, entry and directional signs shall be used to direct bicyclists to the bicycle parking facility.
5. Bicycle parking facilities shall be placed within fifty feet of the main entrance of a building, or not farther than fifty feet from an entrance if several entrances exist.
6. For security and convenience purposes, bicycle-parking facilities shall be located in well-lit areas visible to the adjacent sidewalks and/or vehicle parking areas within the site.
7. If the bicycle parking facility is in a public right-of-way, a clear passageway of at least five feet in width for pedestrians shall be included.

**Applicant Response:** The proposed development's outdoor bicycle parking areas are adjacent to the building with a connecting sidewalk to the two main entrances, away from the vehicle parking area. They are all safely located by placement within fifty feet of entryways, and are visible from the public right-of-way and the development's vehicular parking lot. In addition, the bicycle parking is located under well-lit canopies or enclosed inside the dwelling unit patio storage rooms for most of the units. Therefore, these criteria are met.

#### **16.14.120.C. Dimensions.**

- 1. Bicycle parking spaces shall be a minimum of six feet in length and two feet in width.**
- 2. Overhead clearance in covered areas shall be at least seven feet.**
- 3. A minimum five-foot wide aisle shall be provided beside or between each row of bicycle parking.**

#### **D. Rack/Enclosure Standards.**

- 1. Bicycle parking facilities shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a stationary object (rack) to which the bicycle may be locked.**
- 2. Lockers and racks shall be securely anchored to the pavement or a structure.**
- 3. Racks requiring user-supplied locks shall accommodate both cable and U-shaped locks. Racks shall be designed and installed to permit the frame and both wheels to be secured.**
- 4. Bicycle racks shall be designed to hold bicycles securely by means of the frame, in a manner that will not cause damage to the wheels.**

#### **E. Covering (Roofing).**

- 1. All required bicycle parking must be covered, unless more than eight spaces are required, in which case half of the total may be uncovered as long as a minimum of eight spaces are covered.**
- 2. Covering for bicycle parking facilities shall be permanent and shall provide protection from weather.**
- 3. Covering may be provided by an independent outdoor structure, a parking garage, a wide roof overhang, or a wide awning, or other suitable**

**protective covering. Bicycle parking facilities may also be located within buildings in secure, well-lit and accessible spaces, provided the other requirements of this section are met.**

**F. Lighting.**

**1. For security and convenience purposes, lighting shall be provided in bicycle parking areas such that all facilities are thoroughly illuminated and visible from adjacent sidewalks and/or vehicle parking areas during all hours of use.**

**2. As noted in Section 16.19.050 (Chapter 16.19), exterior lighting shall be designed, constructed, located, shielded, and directed in such a manner so as to not face directly, shine, or reflect glare onto an adjacent residences, streets, and other land uses. Also see Airport Overlay Zones (in Chapter 16.11) for additional lighting standards for that zone.**

**Applicant Response:** All bicycle parking spaces conform to the required dimensions and clearance. The outdoor bicycle parking will have racks secured to the concrete pavement below and will accommodate both cable and U-shaped locks. They also will have a five-foot minimum aisle adjacent to the spaces for access. All required and most bicycle parking spaces are covered by either the well-lit canopies or enclosed inside the unit patio storage rooms. Therefore, these criteria have been met.

**16.15.020.C. Landscaping and Screening Standards.**

**2. Applicability.**

**b. Landscape Areas.**

**ii. Parking Lots. Parking lots shall have landscaped islands (that include trees) at the ends of parking rows at a minimum to facilitate movement of traffic and to break large areas of parking surface. Open parking areas should include landscaping and trees distributed throughout, and long rows (thirty or more spaces) of parking spaces shall be interrupted by landscape breaks.**

**Applicant Response:** Parking has been designed with landscape buffers and islands that break up stalls of greater than 30 stalls, see landscape plans attached to the application as L.3.00 and L3.01. Therefore this criterion is met.

**16.15.020.C. Landscaping and Screening Standards.**

**2. Applicability.**

**f. Buffering and Screening Required for Parking Lots and Service Areas. Buffering and screening are required under the following conditions, except for single-family dwellings:**

**i. Parking/Maneuvering Area Adjacent to Buildings.**

**(A) Where a parking or maneuvering area, or driveway, is adjacent to a building, the area shall be separated from the building by a curb or landscaped strip and a raised walkway, plaza, landscaped buffer not less than five feet in width, or other approved structure or feature.**

**(B) Raised curbs or landscaped strips, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.**

**(C) At a minimum, where parking areas are located adjacent to residential ground-floor living space, a four-foot wide landscape buffer with a curb, or other approved structure or feature.**

**(D) Parking lots shall be screened from abutting residential land uses by fencing, walls, landscaping, or a combination thereof adequate to provide privacy and separation for the abutting land use.**

**(E) Where parking areas project into required yards, the remaining yard shall be landscaped to provide screening of the parking area.**

**Applicant Response:** Applicant objects to the application of subsection (D) above because it is not clear and objective as "privacy" is a subjective term. Notwithstanding this objection, earlier in this submittal the Applicant proposed revision to condition of approval 1.a and that proposed revision also addresses subsection (D) here. In addition, parking has been designed with landscape buffers and islands that break up stalls of greater than 30 stalls. See landscape plans attached to the application materials as Sheets L.3.00 and L3.01. Moreover, each parking area is surrounded by curbs and landscaping that buffer the building from the parking area. Therefore, these criteria are met.

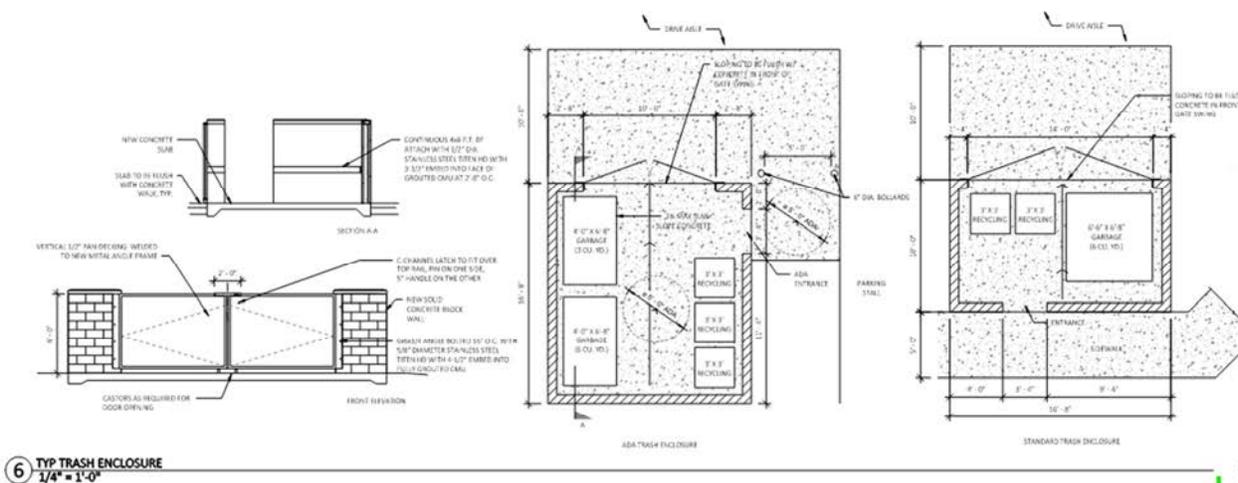
**16.15.020.C. Landscaping and Screening Standards.**

**2. Applicability.**

f. Buffering and Screening Required for Parking Lots and Service Areas. Buffering and screening are required under the following conditions, except for single-family dwellings:

ii. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. For commercial, industrial, and multifamily development, all ground level mechanical equipment, outdoor storage and manufacturing, and service and delivery areas, shall be screened from view from all public streets and adjacent residential properties.

**Applicant Response:** Trash enclosures are fully enclosed, see figure below and roof top mechanical equipment is hidden behind secondary roof elements. Therefore, this criteria is met.



16.15.030 Unless the review authority stipulates one of the following options as a condition of approval, applicants may select one of the following landscape options (subsections A through G of this section). The review authority may amend the following options during the review process (e.g., PD, CU, AR) without going through a variance process.

**A. 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 groundcover, evergreen and deciduous shrubs, and coniferous and deciduous trees.

**2. Required Materials.** Shrubs and trees, other than street trees, may be grouped. Groundcover plants must fully cover the remainder of the landscaped area (see Figure 16.15.030-1: General Landscaping). The general landscaping standard has two different requirements for trees and shrubs:

a. Where the landscaped area is less than thirty feet deep, one tree is required for every thirty linear feet;

b. Where the landscaped area is thirty feet deep or greater, one tree is required for every eight hundred square feet and two high shrubs or three low shrubs are required for every four hundred square feet.

**Figure 16.15.030-1: General Landscaping**

\* \* \*

### **C. 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. High screen treatments are at least six feet in height. A high screen landscaped buffer may not be less than five feet in width.

**2 .Required Materials.**

a. The high screen landscaping standard requires sufficient high shrubs to form a continuous screen at least six at maturity, feet high and sight-obscuring, year-round.

b. Groundcover plants or other approved landscaping treatments must fully cover the landscaped area.

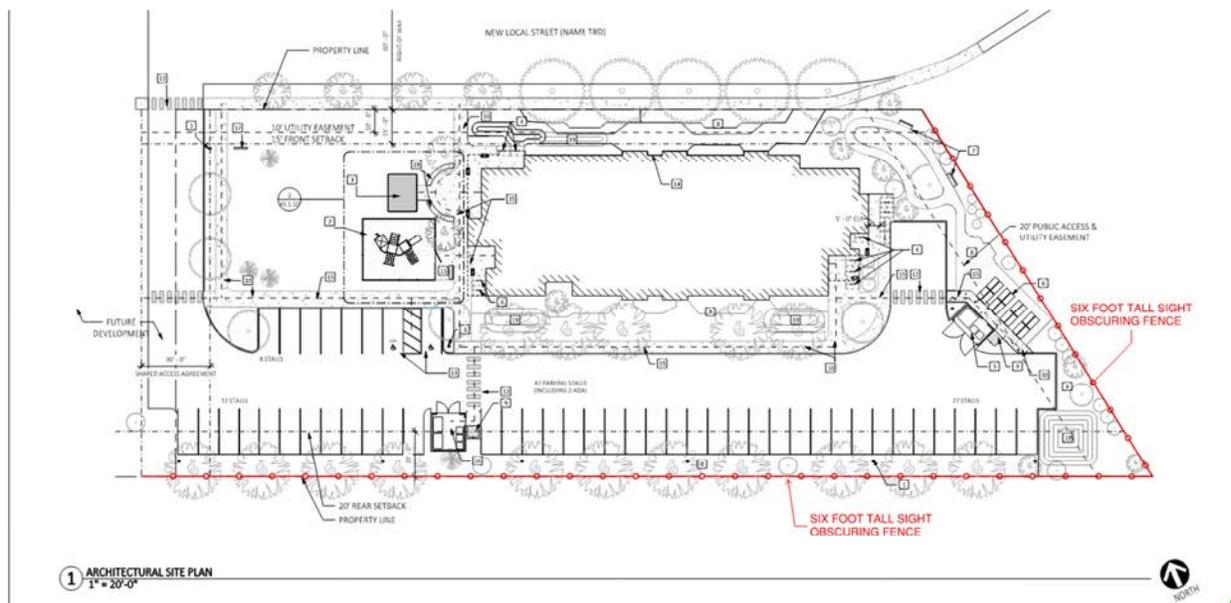
c. A six-foot high masonry wall or a berm may be substituted for the shrubs, but the trees and groundcover plants are still required.

d. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 16.15.030-3: High Screen Landscaping).

**Applicant Response:** The development will meet the high screening landscape standard with the adoption of the revised condition of approval 1.a, proposed to read,

- a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five foot landscape buffer.

See application materials Sheets L3.00 and L3.01 for additional information on species and plant sizes. In addition, a depiction of the fence area is shown below.



#### 16.15.040.A. Plant Materials.

**1. Shrubs and Groundcover. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas.**

**a. Shrubs. All shrubs shall be well branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be equal to or better than two-gallon containers and ten inches to twelve inches spread.**

**b. Groundcover.**

i. Shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at four feet on center minimum, four inches pot spaced two feet on center minimum, 2.25" pots spaced at eighteen-inch on center minimum.

ii. No bare root planting shall be permitted.

iii. Where wildflower seeds are designated for use as a groundcover, the city may require annual reseeding as necessary.

**2. Non-Street Trees.** All non-street trees should be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and preferably be balled and burlapped. Non-street trees may be categorized as follows:

a. **Primary Trees.** Primary trees that define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of two inches caliper;

b. **Secondary Trees.** Secondary trees that define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1.75" to two inches caliper;

c. **Accent Trees.** Accent trees are used to add color, variation and accent to architectural features, such as Flowering- Pear and Kousa Dogwood, shall be 1.75" minimum caliper;

d. **Large Conifers.** Large conifer trees such as Douglas-Fir, Deodar Cedar, Shore Pine, Western Red Cedar, or Mountain Hemlock shall be installed at a minimum height of six feet.

**3. Street Trees.** For references to the city's policies and standards regarding street trees, please see the following section in this Chapter (16.15.050: Street Trees).

**4. Tree Credits (Reduction in Required New Trees).**

a. Existing trees in required landscaped areas that are in good health, as certified by an arborist at the end of construction, may count for landscaping tree credit as follows in Table 16.15.040-1

(measured at four and one-half feet above grade and rounded to the nearest inch):

**Table 16.15.040-1: Tree Credits**

b. It is the responsibility of the owner to use reasonable care to maintain preserved trees. Trees preserved under this section may only be removed if approved by the planning official. Required mitigation for removal shall be replacement with the number of trees credited to the preserved and removed tree.

6. **Compliance with Standards.** The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this chapter. Landscape materials that exceed the minimum standards of this section are encouraged, provided that height and vision clearance requirements are met.

**B. Installation and Maintenance.**

1. **Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) may not interfere with normal pedestrian or vehicular movement.

2. **Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this code, or any condition of approval established by a city decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Required landscaping that dies is to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the city. Failure to maintain landscaping as required in this chapter constitutes a violation of this code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result (see Chapter 16.02, Section 16.02.030: Enforcement).

3. **Irrigation.** Irrigation is required of all new development, except single-family homes. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:

- a. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified;
- b. A permanent or temporary system designed by a licensed professional in the field of landscape architecture or irrigation system design, sufficient to assure that the plants will become established and drought-tolerant;
- c. Other irrigation system approved by the planning official.

**C. Protection of Landscaped Areas.** All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

**D. Landscaping on Corner Lots.** All landscaping on corner lots shall meet the vision clearance standards of Section 16.12.030(H) in Chapter 16.12 (Transportation Access, Access Management, and Circulation). If high screening would ordinarily be required by this code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

**E. Landscape Plans.** Except for single-family dwelling on a single lot (but not excluding subdivisions), 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.

**F. Completion of Landscaping.**

1. The installation of plant materials may be deferred for a period of time specified by the review authority acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages.
2. Except for single-family dwelling on a single lot (but not excluding subdivisions), a final certificate of occupancy shall not be granted until either landscaping is completed or 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.

**G. Street Trees Not Typically Part of Site Landscaping.** Street trees are not subject to the requirements of this section and are not counted toward the

**required standards of this section. However, the review authority may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping.**

**Applicant Response:** See application materials Sheets L3.00 and L3.01 for information on species and plant sizes. Further, proposed revisions to condition of approval 1.a requires applicant to meet these standards and based on the landscape plan contained in the application materials, these requirements can be met.

**16.15.050 For the city's provisions regarding street trees, please refer to the following:**

**A. Lebanon Municipal Code Chapter 12.16: Street Trees;**

**B. City of Lebanon (Public Works Department):**

**1. Street Tree Policy and Potential Street Tree Guide;**

**2. Acceptable Street Tree List, Including: Trees for Use Under Power Lines and Pruning Guide.**

**Applicant Response:** Along Weldwood Drive Applicant proposes a six-foot-wide planting strip without overhead utilities where nine medium size trees at thirty feet on center will be planted. Applicant proposes planting five Green Vase Zelkovas and four Armstrong Maples, both on the City of Lebanon Acceptable Street Tree List. They are all 2" caliper which meets the size requirements under the LDC.

**16.15.060.A. General Standards. Construction of fences and walls shall conform to all of the following requirements:**

**4. Materials.**

**a. Permitted fence and wall materials: wood; metal; chain-link; bricks, concrete blocks stone; stucco, or similar masonry, and non-prohibited evergreen plants.**

**b. Prohibited fence and wall materials, except where explicitly allowed under other provisions of the Lebanon Municipal Code: straw bales; barbed or razor wire; and scrap materials.**

**c. Prohibited fence and wall materials: hedges over eight feet in required yards.**

**d. Fences or walls constructed of brick or masonry exceeding four feet in height shall be subject to review and approval by the city**

**engineer. Those that are taller than six feet also require a building permit.**

**Applicant Response:** The development will meet these standards with the adoption of the revised condition of approval 1.a, proposed to read,

- a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five foot landscape buffer.

**16.16.020.C Adequacy of utility and infrastructure facilities is based on the standards established in the city's adopted master facility plans (e.g., stormwater and drainage, parks, wastewater).**

**Applicant Response:** The Applicant coordinated with the City staff regarding the availability of water and sewer capacity to determine the development falls within the City's adopted master facility plans. See Attachment 10. Further the proposed development is in close proximity to Weldwood Park and will also include construction of its own playground equipment to serve residents.

**16.16.040.E. Existing Watercourse.**

**1. Where a proposed development is traversed by a watercourse, drainage way, channel, or stream that is proposed or required to remain in its current condition and/or function, there shall be provided to the city a stormwater easement or drainage right-of-way (ROW). The easement or ROW shall include provisions for access and maintenance.**

**2. The easement or ROW shall conform substantially with the lines of the watercourse and additional width adequate for stormwater conveyance and maintenance of the stormwater conveyance to protect the public health and safety, and adjacent properties, as determined by the city engineer.**

**F. Stormwater Release Rate. All new site development shall maintain pre-development peak historic stormwater discharge rates as per city standards. The applicant for a development proposal shall demonstrate through calculations acceptable to the city engineer that this standard will be met by the proposed development.**

**Applicant Response:** As stated in the attached the EVREN Northwest, Inc. Technical Memorandum, Attachment 9, subsurface flows to the nearby wetland will not be

significantly impacted because the Applicant is infiltrating stormwater onsite. Since the source of water to the wetlands is subsurface, no easement or right of way is required for a drainageway, and the site development will maintain pre-development peak historic stormwater discharge rates. As set forth in Attachment 7, stormwater design can be achieved to meet City standards for discharge rate. A full drainage report with calculations will be submitted to the city engineer with the construction documents.

#### **16.16.050.A. Placement and Installation of Utilities.**

**1. Underground Placement. Unless otherwise exempted by subsection B of this section, all new utility lines including, but not limited to, those required for natural gas, electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for surface-mounted transformers, surface-mounted connection boxes and meter cabinets (which may be placed above ground). Temporary utility service facilities, during construction, may also be placed above ground.**

**2. Installation. The following additional standards apply to all new utility installation, in order to facilitate underground placement of utilities.**

**a. The developer shall coordinate site improvements with the serving utility to provide the underground services. Above ground utility service facilities and equipment shall not obstruct vision clearance areas for vehicular traffic (See Section 16.12.030(H) in Chapter 16.12 of this code).**

**b. All underground utilities, including sanitary sewers, storm drains and water lines installed in streets by the developer, shall be constructed prior to the surfacing of the streets.**

**c. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.**

**3. City Approval for any Surface-Mounted Utility Support Facilities. The city reserves the right to approve the location of all surface-mounted utility support facilities, subject to department of public works permit.**

#### **B. Exception to Underground Placement Requirement.**

**1. An exception to the underground placement requirement may be granted by the city engineer due to physical constraints, such as steep topography, or existing development conditions.**

**2. High capacity electrical transmission lines that are infeasible to site underground are exempted from the underground placement requirement.**

**C. Provision of Utility Services to All New Residential Subdivisions. All lots in residential subdivisions shall be provided with access to natural gas, electrical power, cable TV, and landline phone facilities provided such utilities can reasonably be made available to the site, in addition to the public utilities provided for in this chapter.**

**Applicant Response:** All new utilities are proposed to be buried. No exceptions are anticipated.

**16.31.040.G .Employing the procedures and decision criteria in Sections 16.31.070 and 16.31.080 of this chapter, the commission shall review and act upon applications for the alteration, relocation, or demolition of designated landmarks, or the major exterior alteration, relocation, or demolition of historic resources of statewide significance.**

**1. When such applications are received, the city shall send official notice to the state office of historical preservation (SHPO) and local historical preservation groups that request such notification.**

**2. The city shall invite and encourage SHPO and any local historical preservation groups to submit written testimony and present verbal testimony at the hearings. Such testimony shall be taken into account by the commission in its decision-making on these applications.**

**3. Final decisions on demolitions shall be made by the city council after conducting required public hearings.**

**Applicant Response:** One public comment raised a question about why no archaeological study was included in the application materials. The subject property is not on the Lebanon historic register and has no identified historic resource of statewide significance, therefore, no archaeological study is required. This criteria is not applicable.

## Attachment #6

# Carlson Geotechnical

A division of Carlson Testing, Inc.  
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Tigard Office (503) 684-3460



**Report of  
Geotechnical Investigation  
Colonia Paz 1  
Weldwood Drive & Cascade Drive  
Lebanon, Oregon**

**CGT Project Number G2005323**

Prepared for

Claudia Cantu  
Farmworkers Housing Development Corporation  
1274 5th Street, Suite 1-A  
Woodburn, Oregon 97071

July 22, 2020

# Carlson Geotechnical

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July 22, 2020

Claudia Cantu  
Farmworkers Housing Development Corporation (FHDC)  
1274 5th Street, Suite 1-A  
Woodburn, Oregon 97071

**Report of  
Geotechnical Investigation  
Colonia Paz 1  
Weldwood Drive & Cascade Drive  
Lebanon, Oregon**

CGT Project Number G2005323

Dear Ms. Cantu:

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our geotechnical investigation for the proposed Colonia Paz 1 project. The site is located southwest of the intersection of Weldwood Drive and Cascade Drive in Lebanon, Oregon. We performed our work in general accordance with CGT Proposal GP9022, dated July 20, 2020. Written authorization for our services was received on July 21, 2020.

Subsurface information and data was collected within the subject project site during a previous geotechnical investigation for FHDC (CGT Project Number G1804982). That information and data was used to serve as a basis for the geotechnical engineering recommendations presented later in this report.

We appreciate the opportunity to work with you on this project. Please contact us at 503.601.8250 if you have any questions regarding this report.

Respectfully Submitted,  
**CARLSON GEOTECHNICAL**

A handwritten signature in black ink that reads "Melissa L. Lehman".

Melissa L. Lehman, GIT  
Geotechnical Project Manager  
[mlehman@carlsontesting.com](mailto:mlehman@carlsontesting.com)



EXPIRES: 6/30/2022

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## 1.0 INTRODUCTION

Carlson Geotechnical (CGT), a division of Carlson Testing, Inc. (CTI), is pleased to submit this report summarizing the results of our updated geotechnical for the proposed Colonia Paz 1 project. The site is located southwest of the intersection of Weldwood Drive and Cascade Drive in Lebanon, Oregon, as shown on the attached Site Location, Figure 1.

CGT previously performed a geotechnical investigation for the FHDC Lebanon Housing Project, the results of which were presented in our January 3, 2019 report titled "Report of Geotechnical Investigation", CGT Project number G1804982. The Colonia Paz 1 project site is located within the southeast portion of that development area on a 1.39-acre lot.

### 1.1 Project Information

Based on our review of the provided development plans for the site, prepared by Pinnacle Architecture, dated June 12, 2020, development proposed within the subject 1.39-acre lot is consistent with that understood in the referenced 2019 report. The project will include construction of a multi-story residential building with an appurtenant parking lot and utilities. The project will also include construction of an extension of Weldwood Drive along the north site frontage. A lot-specific geotechnical report was requested for the referenced project. Updated geotechnical recommendations for seismic design have been presented later in this report recognizing a newer building code, 2019 Oregon Structural Specialty Code (2019 OSSC), was used to design the proposed building.

### 1.2 Scope of Services

Our scope of work included the following:

- Visit the site to confirm site conditions are consistent with those observed during our previous (2018) field investigation.
- Prepare this written geotechnical report that provides:
  - Updated seismic design parameters based on the 2019 OSSC.
  - Updated retaining wall design parameters based on the updated seismic design parameters.
  - Lot-specific geotechnical recommendations for site preparation and earthwork, wet weather construction, temporary excavations, and recommendations for design and construction of shallow foundations, floor slabs, and pavements.

## 2.0 SITE DESCRIPTION

### 2.1 Site Geology

Based on available geologic mapping<sup>1</sup> of the area, the site is underlain by Quaternary (Upper Pleistocene to Holocene) reworked gravel (Qrg) deposited by Willamette River tributaries. The gravel deposits consist of unconsolidated gravel with some sand, silt, and clay that form broad fans and terraces about 30 to 60 feet thick. Areas adjacent to the site are mapped as (Holocene and Pleistocene) reworked silt considered to have been derived largely from Willamette Silt.

---

<sup>1</sup> O'Connor, Jim E. et al., 2001. Origin, extent, and thickness of Quaternary geologic units in the Willamette Valley, Oregon: U.S. Geological Survey Professional Paper; 1620.

The reworked gravel is underlain by the lower Oligocene and middle Eocene Fisher Formation (Teof) of the Little Butte Volcanic Series. The Fisher Formation undivided consists of light gray to brown to light yellow, fine grained feldspathic sandstone and pebbly tuffaceous sandstone. The Fisher Formation is characterized by massive bedding, as well as finely laminated, fine-grained sandstone and siltstone, interbedded mafic lava flows and silicic ash-flow tuff. Beds and laminations include wood debris, bentonitic claystone, and minor coal beds. The Fisher Formation is commonly interfingered with gray-black, porphyritic Basaltic andesite, and light gray to brown to light yellow arkosic and tuffaceous marine sandstone and siltstone interbeds of the Eugene Formation.

## **2.2 Site Surface Conditions**

CGT visited the site on July 21, 2020 to observe existing conditions. Site surface conditions were generally consistent with those described in our January 3, 2019, report. The roughly triangular, 1.39-acre site was bordered by grass fields to the north, Weldwood Drive to the east, a lightly forested area to the south and west. At the time of our site visit, the relatively level to very gently sloped site was vacant and vegetated primarily with grasses and scattered trees. Photographs taken during our recent site visit are shown on the attached Figure 3.

## **2.3 Subsurface Conditions**

### **2.3.1 Subsurface Investigation & Laboratory Testing**

Our 2018 subsurface investigation of the FHDC development site consisted of twenty-four test pits (TP-1 through TP-24) excavated on December 12 and 13, 2018. Test pits TP-6, TP-7, TP-8, TP-9, and TP-12 were located within the current project area; their approximate locations are shown on the attached Site Plan. In summary, those test pits excavated to depths ranging from about 6 to 9¾ feet bgs. Details regarding the subsurface investigation, logs of the explorations, and results of laboratory testing are presented in Appendix A. Subsurface conditions encountered during our investigation are summarized below.

### **2.3.2 Subsurface Materials**

Logs of the referenced 2018 explorations have been reproduced and are presented in Appendix A. The following describes each of the subsurface materials encountered at the site.

#### **Organic Soil (OL)**

Organic Soil was encountered at the surface of the test pits. The organic soil was typically dark brown, moist, exhibited medium plasticity, and contained rootlets. This soil extended to depths ranging from about ½ to 1½ feet bgs in the test pits.

#### **Fat Clay (CH)**

Native fat clay was encountered below the organic soil in test pits TP-6 through TP-9 and extended to depths ranging from 2 to 5¾ feet bgs. This material was generally stiff to hard, brown, moist, exhibited high plasticity, and included trace subrounded to subangular gravel up to ¾ inch in diameter.

#### **Lean Clay (CL)**

Lean clay soil was encountered below the organic soil in test pit TP-12 and extended to a depth of 3½ feet bgs. The lean clay was generally medium stiff to very stiff, brown, moist, exhibited medium to high plasticity, and included trace subrounded to subangular gravel up to 3 inches in diameter.

#### Poorly Graded Gravel with Cobbles and Silt (GP)

Poorly graded gravel with cobbles and silt was encountered below the lean clay in TP-12, and extended to approximately 5½ feet bgs. This soil was encountered below the fat clay in TP-6 through TP-9, and extended to the full depths explored in those test pits, approximately 6 to 9½ feet bgs. The gravel was generally dense to very dense, moist, subrounded to subangular, up to 3 inches in diameter, and included subrounded to rounded cobbles up to 5 inches in diameter and trace coarse-grained sand.

#### Poorly Graded Sand with Cobbles (SP)

Poorly graded sand with cobbles was encountered below the poorly graded gravel with cobbles and silt in TP-12, and extended to the depth explored, approximately 6 feet bgs. This material was generally dense to very dense, gray-brown, moist, non-plastic, and included some subrounded to subangular gravel up to ¾ inch in diameter and trace cobbles up to 5 inches in diameter.

The soils encountered during our subsurface investigation were consistent with the reworked gravel and silt deposits described in Section 2.1. The fat clay (CH) and lean clay (CL) have a high percentage of fines and are referred to as “fine-grained deposits” throughout the remainder of this report. Likewise, the poorly graded gravel with cobbles and silt (GP) and poorly graded sand with cobbles (SP) are referred to as “coarse-grained deposits” throughout the remainder of this report.

### 2.3.3 Groundwater

Groundwater was encountered in test pits TP-6, TP-7, and TP-9 at depths ranging from about 4½ to 8 feet bgs on December 12 and 13, 2018. Groundwater was not encountered within the depths explored in the remaining test pits. To determine approximate regional groundwater levels in the area, we researched well logs available on the Oregon Water Resources Department (OWRD)<sup>2</sup> website for wells located within Section 23, Township 12 South, Range 2 West, Willamette Meridian. Our review indicated that groundwater levels in the area generally ranged from about 5 to 35 feet bgs. It should be noted groundwater levels vary with local topography. In addition, the groundwater levels reported on the OWRD logs often reflect the purpose of the well, so water well logs may only report deeper, confined groundwater, while geotechnical or environmental borings will often report any groundwater encountered, including shallow, unconfined groundwater. Therefore, the levels reported on the OWRD well logs referenced above are considered generally indicative of local water levels and may not reflect actual groundwater levels at the project site. We anticipate that groundwater levels will fluctuate due to seasonal and annual variations in precipitation, changes in site utilization, or other factors. In addition, the fine-grained deposits (CH, CL) are conducive to the formation of perched groundwater.

## **3.0 SEISMIC CONSIDERATIONS**

### **3.1 Seismic Design**

Section 1613.2.2 of the 2019 Oregon Structural Specialty Code (2019 OSSC) requires that the determination of the seismic site class be in accordance with Chapter 20 of the American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures (ASCE 7-16). We have assigned the site as Site Class D (“Stiff Soil”) based on geologic mapping and subsurface conditions encountered during our investigation.

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<sup>2</sup> Oregon Water Resources Department, 2020. Well Log Records, accessed July 2020, from OWRD web site: [http://apps.wrd.state.or.us/apps/gw/well\\_log/](http://apps.wrd.state.or.us/apps/gw/well_log/).

Earthquake ground motion parameters for the site were obtained in accordance with the 2019 OSSC using the Seismic Hazards by Location calculator on the ATC website<sup>3</sup>. The site Latitude 44.514247° North and Longitude 122.899776° West were input as the site location. The following table shows the recommended seismic design parameters for the site.

**Table 1 Seismic Ground Motion Values (2019 OSSC)**

	Parameter	Value
Mapped Acceleration Parameters	Spectral Acceleration, 0.2 second ( $S_s$ )	0.691g
	Spectral Acceleration, 1.0 second ( $S_1$ )	0.374g
Coefficients (Site Class D)	Site Coefficient, 0.2 second ( $F_A$ )	1.247
	Site Coefficient, 1.0 second ( $F_V$ ) <sup>1</sup>	1.926
Adjusted MCE Spectral Response Parameters	MCE Spectral Acceleration, 0.2 second ( $S_{MS}$ )	0.862g
	MCE Spectral Acceleration, 1.0 second ( $S_{M1}$ )	0.720g
Design Spectral Response Accelerations	Design Spectral Acceleration, 0.2 second ( $S_{DS}$ )	0.575g
	Design Spectral Acceleration, 1.0 second ( $S_{D1}$ )	0.480g
Seismic Design Category (Risk Category II)		D

<sup>1</sup> Value determined from 2019 OSSC Table 1613.2.3(2).

### 3.2 Seismic Hazards

#### 3.2.1 Liquefaction

In general, liquefaction occurs when deposits of loose/soft, saturated, cohesionless soils, generally sands and silts, are subjected to strong earthquake shaking. If these deposits cannot drain quickly enough, pore water pressures can increase, approaching the value of the overburden pressure. The shear strength of a cohesionless soil is directly proportional to the effective stress, which is equal to the difference between the overburden pressure and the pore water pressure. When the pore water pressure increases to the value of the overburden pressure, the shear strength of the soil approaches zero, and the soil can liquefy. The liquefied soils can undergo rapid consolidation or, if unconfined, can flow as a liquid. Structures supported by the liquefied soils can experience rapid, excessive settlement, shearing, or even catastrophic failure.

For fine-grained soils, susceptibility to liquefaction is evaluated based on penetration resistance and plasticity, among other characteristics. Criteria for identifying non-liquefiable, fine-grained soils are constantly evolving. Current practice to identify non-liquefiable, fine-grained soils is based on moisture content and plasticity characteristics of the soils<sup>4,5,6</sup>. The susceptibility of sands, gravels, and sand-gravel mixtures to liquefaction is typically assessed based on penetration resistance, as measured using SPTs, CPTs, or Becker Hammer Penetration tests (BPTs).

<sup>3</sup> Applied Technology Council (ATC), 2020. USGS seismic design parameters determined using "Seismic Hazards by Location," accessed July 2020, from the ATC website <https://hazards.atcouncil.org/>.

<sup>4</sup> Seed, R.B. et al., 2003. Recent Advances in Soil Liquefaction Engineering: A Unified and Consistent Framework. Earthquake Engineering Research Center Report No. EERC 2003-06.

<sup>5</sup> Bray, Jonathan D., Sancio, Rodolfo B., et al., 2006. Liquefaction Susceptibility of Fine-Grained Soils, Journal of Geotechnical and Geoenvironmental Engineering, Volume 132, Issue 9, September 2006.

<sup>6</sup> Idriss, I.M., Boulanger, R.W., 2008. Soil Liquefaction During Earthquakes, Earthquakes Engineering Research Institute Monograph MNO-12.

The Oregon Department of Geology and Mineral Industries' Oregon Statewide Geohazards Viewer (HazVu)<sup>7</sup> shows no hazard for liquefaction at the site. The Oregon Hazard Explorer for Lifelines Program (O-HELP)<sup>8</sup> show no hazard for liquefaction for the site or immediate vicinity due to a M9.0 Cascadia Subduction Zone earthquake.

Based on their plasticity characteristics, the fine-grained deposits (CH, CL) encountered within our explorations are considered non-liquefiable. Based on their dense to very dense relative density, the coarse-grained deposits (GP, SP) are also considered non-liquefiable. Based on review of geologic mapping and our previous experience in the area, we do not anticipate liquefiable conditions are present at depths below those explored as part of this assignment.

### 3.2.2 Slope Instability

Due to the relatively level topography at and surrounding the site, the risk of slope instability at the site is considered low. The proposed grading includes relatively minimal planned changes in site grades and is not anticipated to increase this significantly risk.

### 3.2.3 Surface Rupture

#### 3.2.3.1 Faulting

Although the site is situated in a region of the country with known active faults and historic seismic activity, no known faults exist on or immediately adjacent to the site. Therefore, the risk of surface rupture at the site due to faulting is considered low.

#### 3.2.3.2 Lateral Spread

Surface rupture due to lateral spread can occur on sites underlain by liquefiable soils that are located on or immediately adjacent to slopes steeper than about 3 degrees (20H:1V), and/or adjacent to a free face, such as a stream bank or the shore of an open body of water. During lateral spread, the materials overlying the liquefied soils are subject to lateral movement downslope or toward the free face. Based on the relatively level topography at the site and the non-liquefiable nature of the soils at the site, the risk of damage associated with lateral spread is very low to negligible

## 4.0 CONCLUSIONS

Based on the results of our field explorations and analyses, the site may be developed as described in Section 1.1 of this report, provided the recommendations presented in this report are incorporated into the design and development. The following are the primary geotechnical considerations for the project:

- The presence of potentially expansive soils near the surface of the site,
- The presence of shallow groundwater within proposed excavation depths, and
- The presence of near-surface, moisture-sensitive soils that are susceptible to disturbance during wet weather.

These considerations are described in more detail in the following sections.

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<sup>7</sup> Oregon Department of Geology and Mineral Industries, 2020. Oregon Statewide Geohazards Viewer, accessed July 2020, from DOGAMI web site: <http://www.oregongeology.org/sub/hazvu/index.htm>.

<sup>8</sup> Oregon State University College of Engineering, 2020. Oregon Hazard Explorer for Lifelines Program (O-HELP), accessed July 2020, from O-HELP web site: <http://ohelp.oregonstate.edu/#&ui-state=dialog>.

#### **4.1 Expansion Potential**

As indicated above and shown on the attached Site Plan, Figure 2, we encountered high plasticity fat clay (CH) in several of the test pits at the site. Fat clay soils are highly sensitive to changes in moisture content and have a high potential for exhibiting shrink-swell (expansive-contractive) behavior. Foundations, floor slabs, and pavements founded directly on these soils may be subject to cyclic shrink-swell movements that can result in differential movements and distress. In the absence of additional laboratory testing to evaluate the expansive potential of those soils, we recommend measures be taken to protect foundations, slabs, and pavements from the potentially damaging effects of shrink-swell movements. Specific recommendations for foundation, floor slab, and pavement subgrade preparation are presented in Sections 5.5, 5.6, and 5.7, respectively.

#### **4.2 Shallow Groundwater**

As indicated above and shown on the attached Site Plan, Figure 2, we encountered groundwater in three test pits at depths of about 4¾ to 8½ feet bgs. Depending on the time of year construction occurs, we anticipate groundwater may be encountered during excavation of utility trenches at the site extending beyond depths of about 4 feet bgs. Geotechnical recommendations for temporary dewatering of trenches and excavations, if required, are provided in Section 5.2.3 of this report.

#### **4.3 Subgrade Moisture Sensitivity**

The near surface fine-grained deposits (CH, CL) are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to the subgrade could occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content. In the event that construction occurs during wet weather, CGT recommends that measures be implemented to protect the fine-grained subgrade in areas of repeated construction traffic. Geotechnical recommendations for wet weather construction are presented in Section 5.3 of this report. Re-use of the fine-grained deposits during wet times of the year will require special consideration as discussed in Section 5.4.1 of this report.

### **5.0 RECOMMENDATIONS**

The recommendations presented in this report are based on the information provided to us, results of our field investigation and analyses, laboratory data, and professional judgment. CGT has observed only a small portion of the pertinent subsurface conditions. The recommendations are based on the assumptions that the subsurface conditions do not deviate appreciably from those found during the field investigation. CGT should be consulted for further recommendations if the design of the proposed development changes and/or variations or undesirable geotechnical conditions are encountered during site development.

#### **5.1 Site Preparation**

##### **5.1.1 Stripping**

Existing vegetation, rooted soils, and organic soil (OL) should be removed from within, and for a minimum 5-foot margin around, proposed structural fill, building pad and pavement areas. Based on the results of our field explorations, topsoil stripping depths are anticipated to vary from about 1 to 1½ feet bgs. These materials may be deeper or shallower at locations away from the completed explorations. Accordingly, the geotechnical engineer or his representative should provide recommendations for actual stripping depths

based on observations during site stripping. Stripped surface vegetation and rooted soils should be transported off-site for disposal, or stockpiled for later use in landscaped areas.

#### 5.1.2 Grubbing

Grubbing of trees should include the removal of the root mass and roots greater than ½-inch in diameter. Grubbed materials should be transported off-site for disposal. Root masses from larger trees may extend greater than 3 feet bgs. Where root masses are removed, the resulting excavation should be properly backfilled with structural fill in conformance with Section 5.4.2 of this report.

#### 5.1.3 Test Pit Backfills

The test pits conducted at the site in 2018 were loosely backfilled during our field investigation. Where test pits are located within finalized building, structural fill, or pavement areas, the loose backfill materials should be re-excavated. The resulting excavations should be backfilled with structural fill in conformance with Section 5.4 of this report.

#### 5.1.4 Existing Utilities & Below-Grade Structures

All existing utilities at the site should be identified prior to excavation. Abandoned utility lines beneath the new building, pavements, and hardscaping features should be completely removed or grouted full. Soft, loose, or otherwise unsuitable soils encountered in utility trench excavations should be removed and replaced with structural fill in conformance with Section 5.4 this report. Buried structures (i.e. footings, foundation walls, retaining walls, slabs-on-grade, tanks, etc.), if encountered during site development, should be completely removed and replaced with structural fill in conformance with Section 5.4 of this report.

#### 5.1.5 Subgrade Preparation – Building Pad & Pavement Areas

After site preparation as recommended above, but prior to placement of structural fill and/or aggregate base, the geotechnical engineer or their representative should observe the exposed subgrade soils in order to identify areas of excessive yielding through either proof rolling or probing. Proof rolling of subgrade soils is typically conducted during dry weather using a fully-loaded, 10- to 12-cubic-yard, tandem-axle, tire-mounted, dump truck or equivalent weighted water truck. Areas of limited access or that appear too soft or wet to support proof rolling equipment should be evaluated by probing. During wet weather, subgrade preparation should be performed in general accordance with the recommendations presented in Section 5.3 of this report. If areas of soft soil or excessive yielding are identified, the affected material should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill in conformance with Section 5.4.2 of this report.

#### 5.1.6 Erosion Control

Erosion and sedimentation control measures should be employed in accordance with applicable City, County, and State regulations.

### **5.2 Temporary Excavations**

#### 5.2.1 Overview

Conventional earthmoving equipment in proper working condition should be capable of making necessary excavations for the anticipated site cuts as described earlier in this report. All excavations should be in

accordance with applicable OSHA and state regulations. It is the contractor's responsibility to select the excavation methods, to monitor site excavations for safety, and to provide any shoring required to protect personnel and adjacent improvements. A "competent person", as defined by OR-OSHA, should be on-site during construction in accordance with regulations presented by OR-OSHA. CGT's current role on the project does not include review or oversight of excavation safety.

#### 5.2.2 OSHA Soil Type

For use in the planning and construction of temporary excavations up to 10 feet in depth, an OSHA soil type "C" should be used for the granular soils (GP, SP) encountered in the test pits. Similarly, an OSHA soil type "B" may be used for the fine-grained soils (CH, CL) encountered near the surface of the site.

#### 5.2.3 Dewatering

As indicated in Section 2.3.3 above, groundwater was encountered at depths of about 4¼ to 8½ feet bgs within the test pits excavated at the site in early December 2018. The coarse-grained deposits (GP, SP) encountered at depth generally have low fines content and are anticipated to exhibit moderate to high rates of transmissivity. Therefore, we would expect moderate to heavy seepage during excavation. For excavations extending below the groundwater level, in order to maintain dry working conditions, pumping from multiple sump locations may be effective in managing seepage. If sumps are not effective, or a greater assurance of effectively managing groundwater is desired, well points may be required. We recommend that sumps or well points be installed to remove water to a depth of at least 2 feet below the lowest elevation of the excavation. Well points should be installed and put into operation prior to commencing excavation. The project civil engineer should evaluate requirements for disposal of the resultant discharge. In order to refine groundwater levels and estimate flow rates, piezometers or well points could be installed and drawdown tests could be performed prior to, or at the onset of, construction.

#### 5.2.4 Utility Trenches

Temporary trench cuts should stand near vertical to depths of approximately 4 feet in the native, fine-grained deposits encountered near the surface of the site. If groundwater seepage undermines the stability of the trench, or if sidewall caving is observed during excavation, the sidewalls should be flattened or shored. Depending on the time of year trench excavations occur, trench dewatering may be required in order to maintain dry working conditions. A discussion of temporary dewatering measures is presented in Section 5.2.3 above. If groundwater is encountered, we recommend placing trench stabilization material at the base of the excavations. Trench stabilization material should be in conformance with Section 5.4.4 of this report.

#### 5.2.5 Excavations Near Foundations

Excavations near footings should not extend within a 1H:1V plane projected out and down from the outside, bottom edge of the footings. In the event excavation needs to extend below the referenced plane, temporary shoring of the excavation and/or underpinning of the subject footing may be required. The geotechnical engineer should be consulted to review proposed excavation plans for this design case to provide specific recommendations.

### 5.3 **Wet Weather Considerations**

For planning purposes, the wet season should be considered to extend from late September to late June. It is our experience that dry weather working conditions should prevail between early July and mid-September.

Notwithstanding the above, soil conditions should be evaluated in the field by the geotechnical engineer or their representative at the initial stage of site preparation to determine whether the recommendations within this section should be incorporated into construction.

### 5.3.1 Overview

Due to their fines content, the on-site fine-grained deposits (CH, CL) are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to subgrade soils could occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content. For wet weather construction, site preparation activities may need to be accomplished using track-mounted equipment, loading removed material onto trucks supported on granular haul roads, or other methods to limit soil disturbance. The geotechnical engineer or their representative should evaluate the subgrade during excavation by probing rather than proof rolling. Soils that have been disturbed during site preparation activities, or soft or loose areas identified during probing, should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill in conformance with Section 5.4.2.

### 5.3.2 Geotextile Separation Fabric

We recommend a geotextile separation fabric be placed to serve as a barrier between the prepared subgrade and granular fill/base rock in areas of repeated or heavy construction traffic. The geotextile fabric should meet the requirements presented in the current Oregon Department of Transportation (ODOT) Standard Specification for Construction, Section 02320.

### 5.3.3 Granular Working Surfaces (Haul Roads & Staging Areas)

Haul roads subjected to repeated heavy, tire-mounted, construction traffic (e.g. dump trucks, concrete trucks, etc.) will require a minimum of 18 inches of imported granular material. For light staging areas, 12 inches of imported granular material is typically sufficient. Additional granular material, geo-grid reinforcement, or cement amendment may be recommended based on site conditions and/or loading at the time of construction. The imported granular material should be in conformance with Section 5.4.2 and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. The prepared subgrade should be covered with geotextile fabric (Section 5.3.2) prior to placement of the imported granular material. The imported granular material should be placed in a single lift (up to 24 inches deep) and compacted using a smooth-drum, non-vibratory roller until well-keyed.

### 5.3.4 Footing Subgrade Protection

A minimum of 3 inches of imported granular material is recommended to protect fine-grained footing subgrades from foot traffic during inclement weather. The imported granular material should be in conformance with Section 5.4.2. The maximum particle size should be limited to 1 inch. The imported granular material should be placed in one lift over the prepared, undisturbed subgrade, and compacted using non-vibratory equipment until well keyed.

Surface water should not be allowed to collect in footing trenches. Trenches should be draped and/or provided with sumps to preclude water accumulation during inclement weather.

### 5.3.5 Cement Amendment

It is sometimes less costly to amend near-surface, moisture-sensitive, fine-grained soils with Portland cement than to remove and replace those soils with imported granular material. Successful use of soil cement amendment depends on use of correct techniques and equipment, soil moisture content, and the amount of cement added to the subgrade (mix design). The recommended percentage of cement is based on soil moisture contents at the time the work is performed. Based on our experience, 3 percent cement by weight of dry soil can generally be used when the soil moisture content does not exceed approximately 20 percent. If the soil moisture content is in the range of 25 to 35 percent, 4 to 6 percent by weight of dry soil is recommended. It is difficult to accurately predict field performance due to the variability in soil response to cement amendment. The amount of cement added to the soil may need to be adjusted based on field observations and performance.

If cement amendment is considered, we recommend additional sampling, laboratory testing, and a mix design be performed to determine the level of improvement in engineering properties (strength, stiffness) of the on-site soils when blended with Portland cement. We recommend project scheduling allow for a minimum of 4 weeks for this testing and design to be completed, prior to initiating cement amendment.

## 5.4 **Structural Fill**

The geotechnical engineer should be provided the opportunity to review all materials considered for use as structural fill (prior to placement). Samples of the proposed fill materials should be submitted to the geotechnical engineer a minimum of 5 business days prior their use on site<sup>9</sup>. The geotechnical engineer or their representative should be contacted to evaluate compaction of structural fill as the material is being placed. Evaluation of compaction may take the form of in-place density tests and/or proof roll tests with suitable equipment. Structural fill should be evaluated at intervals not exceeding every 2 vertical feet as the fill is being placed.

### 5.4.1 On-Site Soils – General Use

#### 5.4.1.1 Lean Clay (CL)

Re-use of this soil as structural fill may be difficult because this soil is sensitive to small changes in moisture content and difficult, if not impossible, to adequately compact during wet weather. We anticipate the moisture content of this soil will be higher than the optimum moisture content for satisfactory compaction. Therefore, moisture conditioning (drying) should be expected in order to achieve adequate compaction. If used as structural fill, this soil should be free of organic matter, debris, and particles larger than 4 inches. When used as structural fill, this soil should be placed in lifts with a maximum pre-compaction thickness of about 8 inches at moisture contents within –1 and +3 percent of optimum, and compacted to not less than 92 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor).

#### 5.4.1.2 High Plasticity Fat Clay (CH)

The recommendations presented in Section 5.4.1.1 of this report are applicable for re-using this on-site soil as structural fill, with the following provisions:

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<sup>9</sup> Laboratory testing for moisture density relationship (Proctor) is required. Tests for gradation may be required.

- Where used as structural fill, this soil should be “capped” with a minimum of 1 foot of structural fill fitting the description of low plasticity material. Examples of low plasticity fill are presented in Section 5.4.1.1 and 5.4.1.3 of this report.
- Treating these soils with Portland cement is not recommended due to their high plasticity. Alternative treatment agent(s), such as lime, may be considered subject to review of the geotechnical engineer.

#### 5.4.1.3 Coarse-Grained Deposits [Poorly Graded Gravel with Cobbles and Silt (GP) and Poorly Graded Sand with Cobbles (SP)]

Re-use of the on-site, relatively clean, granular soils as structural fill is feasible, provided the materials are kept clean of organics, debris, and particles larger than 4 inches in diameter. Re-use of the on-site gravels may require processing (removal) of large cobbles and, if encountered, occasional boulders. If re-used as structural fill, these materials should be prepared in general accordance with Section 5.4.2 of this report.

If the on-site materials cannot be properly moisture-conditioned and/or processed, we recommend using imported granular material for structural fill.

#### 5.4.2 Imported Granular Structural Fill – General Use

Imported granular structural fill should consist of angular pit or quarry run rock, crushed rock, or crushed gravel that is fairly well graded between coarse and fine particle sizes. The granular fill should contain no organic matter, debris, or particles larger than 4 inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. For fine-grading purposes, the maximum particle size should be limited to 1½ inches. The percentage of fines can be increased to 12 percent of the material passing the U.S. Standard No. 200 Sieve if placed during dry weather, and provided the fill material is moisture-conditioned, as necessary, for proper compaction. Imported granular fill material should be compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor). Proper moisture conditioning and the use of vibratory equipment will facilitate compaction of these materials.

Granular fill materials with high percentages of particle sizes in excess of 1½ inches are considered non-moisture-density testable materials. As an alternative to conventional density testing, compaction of these materials should be evaluated by proof roll test observation (deflection tests), where accepted by the geotechnical engineer.

#### 5.4.3 Floor Slab Base Rock

Floor slab base rock should consist of well-graded granular material (crushed rock) containing no organic matter or debris, have a maximum particle size of ¾-inch, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. Floor slab base rock should be placed in one lift and compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor). We recommend “choking” the surface of the base rock with sand just prior to concrete placement. Choking means the voids between the largest aggregate particles are filled with sand, but does not provide a layer of sand above the base rock. Choking the base rock surface reduces the lateral restraint on the bottom of the concrete during curing. Choking the base rock also reduces punctures in vapor retarding membranes due to foot traffic where such membranes are used.

5.4.4 Trench Base Stabilization Material

If groundwater is present at the base of utility excavations, trench base stabilization material should be placed. Trench base stabilization material should consist of a minimum of 1 foot of well-graded granular material with a maximum particle size of 4 inches and less than 5 percent material passing the U.S. Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material, placed in one lift (up to 24 inches thick), and compacted until well-keyed.

5.4.5 Trench Backfill Material

Trench backfill for the utility pipe base and pipe zone should consist of granular material as recommended by the utility pipe manufacturer. Trench backfill above the pipe zone should consist of well-graded granular material containing no organic matter or debris, have a maximum particle size of ¾ inch, and have less than 8 percent material passing the U.S. Standard No. 200 Sieve. As a guideline, trench backfill should be placed in maximum 12-inch-thick lifts. The earthwork contractor may elect to use alternative lift thicknesses based on their experience with specific equipment and fill material conditions during construction in order to achieve the required compaction. The following table presents recommended relative compaction percentages for utility trench backfill.

**Table 2 Utility Trench Backfill Compaction Recommendations**

Backfill Zone	Recommended <u>Minimum</u> Relative Compaction	
	Structural Areas <sup>1,2</sup>	Landscaping Areas
Pipe Base and Within Pipe Zone	90% ASTM D1557 or pipe manufacturer's recommendation	88% ASTM D1557 or pipe manufacturer's recommendation
Above Pipe Zone	92% ASTM D1557	90% ASTM D1557
Within 3 Feet of Design Subgrade	95% ASTM D1557	90% ASTM D1557

<sup>1</sup> Includes proposed buildings, pavement areas, structural fill areas, exterior hardscaping, etc.

<sup>2</sup> Or as specified by the local jurisdiction where located in the public right of way.

5.4.6 Controlled Low-Strength Material (CLSM)

CLSM is a self-compacting, cementitious material that is typically considered when backfilling localized areas. CLSM is sometimes referred to as “controlled density fill” or CDF. Due to its flowable characteristics, CLSM typically can be placed in restricted-access excavations where placing and compacting fill is difficult. If chosen for use at this site, we recommend the CLSM be in conformance with Section 00442 of the most recent, State of Oregon, Standard Specifications for Highway Construction. The geotechnical engineer’s representative should observe placement of the CLSM and obtain samples for compression testing in accordance with ASTM D4832. As a guideline, for each day’s placement, two compressive strength specimens from the same CLSM sample should be tested. The results of the two individual compressive strength tests should be averaged to obtain the reported 28-day compressive strength. If CLSM is considered for use on this site, please contact the geotechnical engineer for site-specific and application-specific recommendations.

## **5.5 Shallow Foundations**

### **5.5.1 Subgrade Preparation**

#### ***5.5.1.1 Design Case #1 - Expansive Soils Encountered at Design Subgrade Elevation***

Satisfactory subgrade support for shallow foundations associated the proposed building can be obtained from a minimum of 12 inches of imported granular structural fill that is properly placed and compacted on the native, stiff to better, high plasticity fat clay (CH) during construction. During excavation, the subgrade soils should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

The geotechnical engineer or his representative should be contacted to observe subgrade conditions prior to placement of granular backfill. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill in conformance with Section 5.4.2 of this report. The maximum particle size of over-excavation backfill should be limited to 1½ inches. All granular pads for footings should be constructed a minimum of 6 inches wider on each side of the footing for every vertical foot of over-excavation.

#### ***5.5.1.2 Design Case #2 – Non-Expansive Soils Encountered at Design Subgrade Elevation***

Satisfactory subgrade support for shallow foundations can be obtained from the native, medium dense to better, coarse-grained deposits (GP, SP), the native, medium stiff to better, lean clay (CL), or new structural fill that is properly placed and compacted on these materials during construction. The geotechnical engineer or their representative should be contacted to observe subgrade conditions prior to placement of forms, reinforcement steel, or granular backfill (if required). If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill in conformance with Section 5.4.2. The maximum particle size of over-excavation backfill should be limited to 1½ inches. All granular pads for footings should be constructed a minimum of 6 inches wider on each side of the footing for every vertical foot of over-excavation.

### **5.5.2 Minimum Footing Width & Embedment**

Minimum footing widths should be in conformance with the current OSSC. As a guideline, we recommend individual spread footings have a minimum width of 24 inches. For two- and three-story, light-duty construction, we recommend continuous wall footings have minimum widths of 15 and 18 inches, respectively. All footings should be founded at least 18 inches below the lowest, permanent adjacent grade to develop lateral capacity and for frost protection.

### **5.5.3 Bearing Pressure & Settlement**

Footings founded as recommended above should be proportioned for a maximum allowable soil bearing pressure of 2,500 pounds per square foot (psf). This bearing pressure is a net bearing pressure, applies to the total of dead and long-term live loads, and may be increased by one-third when considering seismic or wind loads. For foundations founded as recommended above, total settlement of foundations is anticipated to be less than 1 inch. Differential settlements between adjacent columns and/or bearing walls should not

exceed ½-inch. If an increased allowable soil bearing pressure is desired, the geotechnical engineer should be consulted.

#### 5.5.4 Lateral Capacity

A maximum passive (equivalent fluid) earth pressure of 150 pounds per cubic foot (pcf) is recommended for design of footings cast neat into excavations in suitable native soil or confined by imported granular structural fill that is properly placed and compacted during construction. The recommended earth pressure was computed using a factor of safety of 1½, which is appropriate due to the amount of movement required to develop full passive resistance. In order to develop the above capacity, the following should be understood:

1. Concrete must be poured neat in excavations or the foundations must be backfilled with imported granular structural fill,
2. The adjacent grade must be level,
3. The static ground water level must remain below the base of the footings throughout the year.
4. Adjacent floor slabs, pavements, or the upper 12-inch-depth of adjacent, unpaved areas should not be considered when calculating passive resistance.

An ultimate coefficient of friction equal to 0.35 may be used when calculating resistance to sliding for footings founded on the native soils described above. An ultimate coefficient of friction equal to 0.45 may be used when calculating resistance to sliding for footings founded on a minimum of 6 inches of imported granular structural fill (crushed rock) that is properly placed and compacted during construction.

#### 5.5.5 Subsurface Drainage

Recognizing the presence of predominantly near-surface fine-grained soils at this site, we recommend placing foundation drains at the exterior, base elevations of perimeter continuous wall footings. Foundation drains should consist of a minimum 4-inch diameter, perforated, PVC drainpipe wrapped with a non-woven geotextile filter fabric. The drains should be backfilled with a minimum of 2 cubic feet of open graded drain rock per lineal foot of pipe. The drain rock should also be encased in a geotextile fabric in order to provide separation from the surrounding fine-grained soils. Foundation drains should be positively sloped and should outlet to a suitable discharge point. The geotechnical engineer or their representative should observe the drains prior to backfilling. Roof drains should not be tied into foundation drains.

### 5.6 **Floor Slabs**

#### 5.6.1 Subgrade Preparation

##### 5.6.1.1 Design Case #1 - Expansive Soils Encountered at Design Subgrade Elevation

Satisfactory subgrade support for floor slabs constructed on grade, supporting up to 150 psf area loading, can be obtained from a minimum of 12 inches of imported granular structural fill (granular sub-base) that is properly placed and compacted on the native, stiff to better, high plasticity fat clay (CH) during construction. During excavation, the subgrade soils should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill.

The geotechnical engineer or his representative should observe floor slab subgrade soils to evaluate surface consistencies. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill as described in Section 5.4.2 of this report.

#### 5.6.1.2 Design Case #2 – Non-Expansive Soils Encountered at Design Subgrade Elevation

Satisfactory subgrade support for slabs constructed on grade, supporting up to 150 psf area loading, can be obtained from the native, medium dense to better, coarse-grained deposits (GP, SM, SP), the native, medium stiff to better, low plasticity soils (CL, ML), or new structural fill that is properly placed and compacted on these materials during construction. The geotechnical engineer or their representative should observe floor slab subgrade soils to evaluate surface consistencies. If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill as described in Section 5.4.2 of this report.

#### 5.6.2 Crushed Rock Base

Concrete floor slabs should be supported on a minimum 6-inch-thick layer of crushed rock (base rock) in conformance with the recommendations presented in Section 5.4.3 above. If a gas-permeable base rock is considered, the geotechnical engineer should be contacted to provide supplemental recommendations.

#### 5.6.3 Design Considerations

For floor slabs constructed as recommended above, an effective modulus of subgrade reaction of 150 pounds per cubic inch (pci) is recommended for the design of the floor slab. A higher effective modulus of subgrade reaction can be obtained by increasing the base rock thickness. Please contact the geotechnical engineer for additional recommendations if a higher modulus is desired. Floor slabs constructed as recommended will likely settle less than ½-inch. For general floor slab construction, slabs should be jointed around columns and walls to permit slabs and foundations to settle differentially.

#### 5.6.4 Subgrade Moisture Considerations

Liquid moisture and moisture vapor should be expected at the subgrade surface. The recommended crushed rock base is anticipated to provide protection against liquid moisture. Where moisture vapor emission through the slab must be minimized, e.g. impervious floor coverings, storage of moisture sensitive materials directly on the slab surface, etc., a vapor retarding membrane or vapor barrier below the slab should be considered. Factors such as cost, special considerations for construction, floor coverings, and end use suggest that the decision regarding a vapor retarding membrane or vapor barrier be made by the architect and owner.

If a vapor retarder or vapor barrier is placed below the slab, its location should be based on current American Concrete Institute (ACI) guidelines, ACI 302 Guide for Concrete Floor and Slab Construction. In some cases, this indicates placement of concrete directly on the vapor retarder or barrier. Please note that the placement of concrete directly on impervious membranes increases the risk of plastic shrinkage cracking and slab curling in the concrete. Construction practices to reduce or eliminate such risk, as described in ACI 302, should be employed during concrete placement.

## 5.7 Pavements

### 5.7.1 Subgrade Preparation

#### 5.7.1.1 Design Case #1 - Expansive Soils Encountered at Design Subgrade Elevation

Satisfactory subgrade support for pavements can be obtained from a minimum of 12 inches of imported granular structural fill (granular sub-base) that is properly placed and compacted on the native, stiff to better, high plasticity fat clay (CH) during construction. During excavation, the subgrade soils should be kept moist, near optimum moisture content, and not allowed to dry out. If allowed to dry below optimum moisture content, to a point where surface cracking appears in the subgrade, the affected material should be over-excavated and replaced with imported granular structural fill. Pavement subgrade preparation should be in conformance with Section 5.1.5 of this report. Pavement subgrade surfaces should be crowned (or sloped) for proper drainage in accordance with specifications provided by the project civil engineer.

#### 5.7.1.2 Design Case #2 – Non-Expansive Soils Encountered at Design Subgrade Elevation

Satisfactory subgrade support for pavements can be obtained from the native, medium dense to better, coarse-grained deposits (GP, SP), the native, medium stiff to better, lean clay (CL), or new structural fill that is properly placed and compacted on these materials during construction. Pavement subgrade preparation should be in conformance with Section 5.1.5 of this report. Pavement subgrade surfaces should be crowned (or sloped) for proper drainage in accordance with specifications provided by the project civil engineer.

### 5.7.2 Input Parameters

Our asphalt concrete (AC) pavement section designs were based on the American Association of State Highway and Transportation Officials (AASHTO) 1993 “Design of Pavement Structures” manual and the 2011 ODOT Pavement Design Guide. A number of design assumptions and variables were required in order to develop design sections for pavements proposed at the site. The following table presents the input parameters assumed for the design:

**Table 3 Input Parameters Used in AC Pavement Design**

Global Input			Condition Input			
Parameter	Value	Note	Parameter	Value	Note	
Pavement Design Life (years)	20	---	Resilient Modulus	Subgrade (Fine-Grained Soils)	3.0	2
Growth Rate (%)	0	---	- Subgrade (ksi)	Aggregate Base	20	1
Initial & Terminal Serviceability	4.2   2.5	1		Structural Coefficient - Asphalt	0.42	1
Standard Deviation	0.49	1		Structural Coefficient – Aggregate Base	0.10	1
Reliability (%)	85	1	Vehicle Traffic	APAO Level I (Very Light)	Less than 10,000	
Drainage Coefficient – All Layers	1.0	1	(See Note 3)	APAO Level II (Light)	Less than 50,000	

Note 1 – Value based on guidelines presented in 2011 ODOT Pavement Design Manual.

Note 2 – Values based on experience with similar soils in their in-situ (unimproved) condition.

Note 3 – ESAL = Total 18-Kip equivalent single axle load. Traffic levels taken from Table 3.1 of APAO manual. If actual traffic levels will be above those identified above, the geotechnical engineer should be consulted.

5.7.3 Recommended Minimum Sections

5.7.3.1 Design Case #1: Expansive Soils Encountered at Design Subgrade Elevation

The following table presents the minimum AC pavement sections for various traffic loads indicated in the preceding table, based on the referenced AASHTO procedures.

**Table 4 Recommended Minimum Asphalt Pavement Sections (Expansive Soil Areas)**

Material	APAO Traffic Loading	
	Level I	Level II
	(Passenger Car Traffic Only)	(Entrance & Service Drive Lanes)
Asphalt Pavement (inches)	3	3½
Crushed Aggregate Base (inches)	4	4
Granular Sub-Base (inches)	12	12
Geotextile Separation Fabric	Placed in conformance with Section 5.3.2 of this report.	
Subgrade Soils	Prepared in conformance with Section 5.7.1.1 of this report.	

5.7.3.2 Design Case #2 – Non-Expansive Soils Encountered at Design Subgrade Elevation

The following table presents the minimum AC pavement sections for various traffic loads indicated in the preceding table, based on the referenced AASHTO procedures.

**Table 5 Recommended Minimum Asphalt Pavement Sections (Non-Expansive Soil Areas)**

Material	APAO Traffic Loading	
	Level I	Level II
	(Passenger Car Traffic Only)	(Entrance & Service Drive Lanes)
Asphalt Pavement (inches)	3	3½
Crushed Aggregate Base (inches) <sup>1</sup>	8	8
Subgrade Soils	Prepared in conformance with Section 5.7.1.2 of this report.	

<sup>1</sup> Thickness shown assumes dry weather construction. A granular sub-base section and/or a geotextile separation fabric may be required in wet conditions in order to support construction traffic and protect the subgrade. Refer to Section 5.3 for additional discussion.

5.7.4 AC Pavement Materials

We recommend pavement aggregate sub-base consist of durable, relatively well-graded, granular fill in conformance with Section 00641.10.b of the most recent State of Oregon, Standard Specifications for Highway Construction (ODOT SSC), with the following considerations. We recommend the material have a maximum particle size of 4 inches and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. Aggregate sub-base should be compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor), or visual equivalent as identified by deflection (proof roll) testing.

We recommend pavement aggregate base consist of dense-graded aggregate in conformance with Section 02630.10 of the most recent ODOT SSC, with the following additional considerations. We recommend the material consist of crushed rock or gravel, have a maximum particle size of 1½ inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. Aggregate base should be compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557 (Modified Proctor).

We recommend asphalt pavement consist of Level 2, ½-inch, dense-graded HMAC in conformance with the most recent ODOT SSC. Asphalt pavement should be compacted to at least 91 percent of the material's theoretical maximum density as determined in general accordance with ASTM D2041 (Rice Specific Gravity).

## **5.8 Additional Drainage Considerations**

Subsurface drains should be connected to the nearest storm drain or other suitable discharge point. Paved surfaces and grading near or adjacent to the building should be sloped to drain away from the building. Surface water from paved surfaces and open spaces should be collected and routed to a suitable discharge point. Surface water should not be directed into foundation drains or onto site slopes.

## **6.0 RECOMMENDED ADDITIONAL SERVICES**

Satisfactory earthwork, foundation, floor slab, and pavement performance depends to a large degree on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during subsurface explorations, and recognition of changed conditions often requires experience. We recommend that qualified personnel visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those observed to date and anticipated in this report. We recommend geotechnical engineer's representative attend a pre-construction meeting coordinated by the contractor and/or developer. The project geotechnical engineer's representative should provide observations and/or testing of at least the following earthwork elements during construction:

- Site Stripping
- Subgrade Preparation for Shallow Foundations, Structural Fills, Floor Slabs, and Pavements
- Compaction of Structural Fill and Utility Trench Backfill
- Compaction of Base Rock for Floor Slabs and Pavements
- Compaction of Asphalt Concrete for Pavements

It is imperative that the owner and/or contractor request earthwork observations and testing at a frequency sufficient to allow the geotechnical engineer to provide a final letter of compliance for the earthwork activities.

## **7.0 LIMITATIONS**

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The opinions and recommendations contained within this report are forwarded to assist in the planning and design process and are not intended to be, nor should they be construed as, a warranty of subsurface conditions.

We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between or away from our explorations. If subsurface conditions vary from those encountered in our site explorations, CGT should be alerted to the change in conditions so that we may provide additional geotechnical recommendations, if necessary. Observation by experienced geotechnical personnel should be considered an integral part of the construction process.

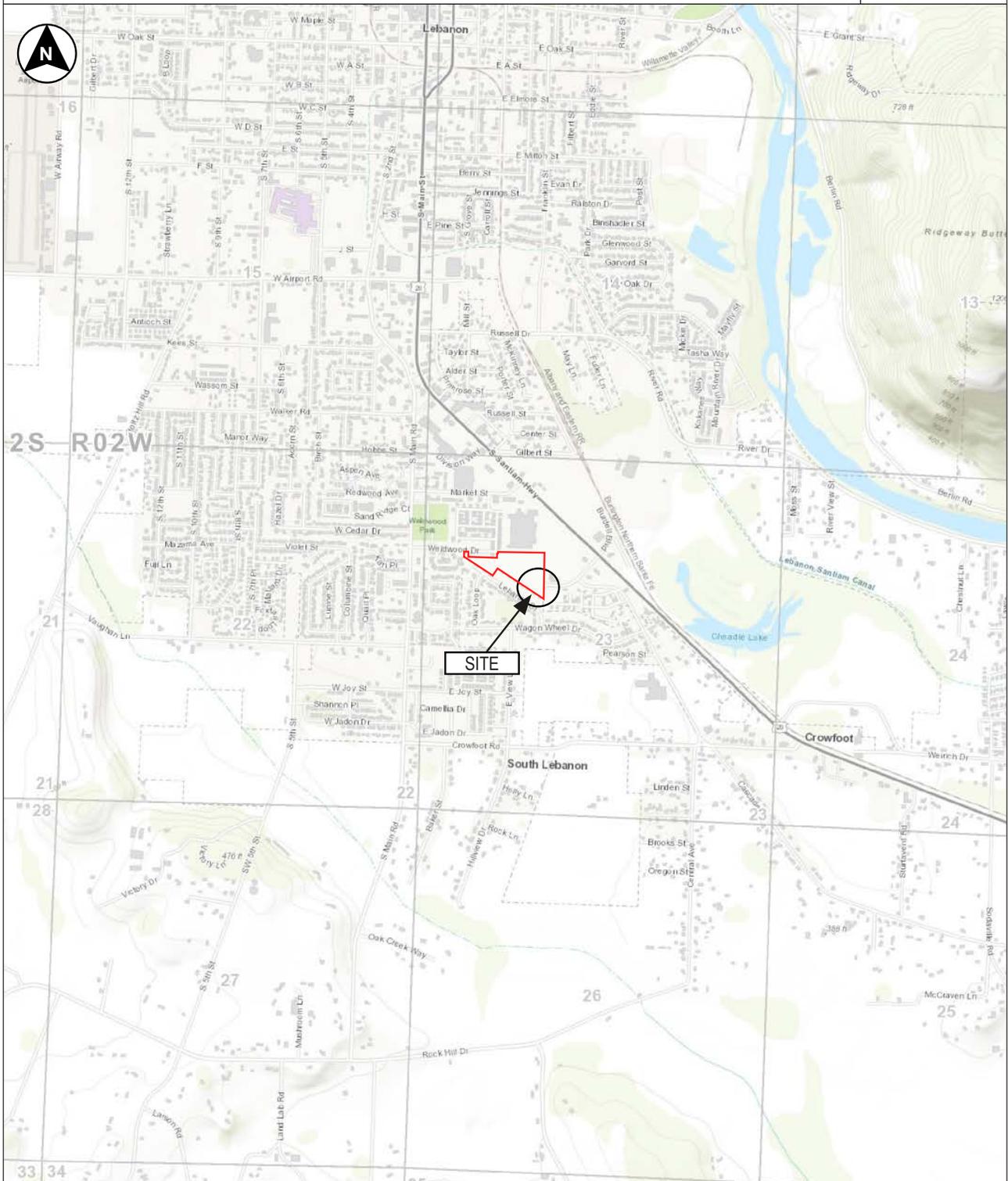
The owner/developer is responsible for ensuring that the project designers and contractors implement our recommendations. When the design has been finalized, prior to releasing bid packets to contractors, we recommend that the design drawings and specifications be reviewed by our firm to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification. Design review and construction phase testing and observation services are beyond the scope of our current assignment, but will be provided for an additional fee.

The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design.

Geotechnical engineering and the geologic sciences are characterized by a degree of uncertainty. Professional judgments presented in this report are based on our understanding of the proposed construction, familiarity with similar projects in the area, and on general experience. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared; no warranty, expressed or implied, is made. This report is subject to review and should not be relied upon after a period of three years.

**COLONIA PAZ 1 - LEBANON, OREGON**  
**Project Number G2005323**

**FIGURE 1**  
**Site Location**



Map created with ArcGIS Pro 2.2.4, copyright 2018 Esri, Inc.  
 Township 12 South, Range 2 West, Section 23, Willamette Meridian

Latitude: 44.514302° North  
 Longitude: 122.899986° West

1 Inch = 2,000 feet

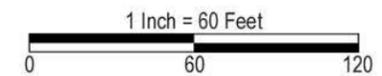
COLONIA PAZ 1 - LEBANON, OREGON  
CGT Project Number G2005323

FIGURE 2  
Site Plan



LEGEND

- TP-1 2018 Test Pit. Depth to groundwater, if encountered, indicated in ( ).
- TP-3 2018 Test Pit with near-surface expansive soil. Depth to groundwater, if encountered, indicated in ( ).
- Orientation of site photographs shown on Figure 3



NOTES: Site layout obtained from Sheet C3.0 of provided civil plan set, prepared by Ashley Vance Engineering, and dated July 13, 2020. All test pit and photograph locations are approximate.



Drafted by: AET/mw



Photograph 1



Photograph 2



Photograph 3



Drafted by: AET

See Figure 2 for approximate photograph locations and directions. Photographs were taken on July 21, 2020.

# Carlson Geotechnical

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## Appendix A: Subsurface Investigation and Laboratory Testing

**Colonia Paz 1  
Weldwood Drive and Cascade Drive  
Lebanon, Oregon**

**CGT Project Number G2005323**

July 22, 2020

*Prepared For:*

Ms. Maria Guerra  
Farmworker Housing Development Corporation  
1274 A North Fifth Street  
Woodburn, Oregon 97071

*Prepared by*  
**Carlson Geotechnical**

Exploration Key.....	Figure A1
Soil Classification.....	Figure A2
Test Pit Logs.....	Figures A3 – A7

### **A.1.0 SUBSURFACE INVESTIGATION**

Our field investigation for the FHDC Housing Development project consisted of twenty-four test pits completed in December 2018. As shown on the Site Plan, five of the test pits (TP-6, TP-7, TP-8, TP-9, and TP-12) were excavated within the current development area. The exploration locations shown therein were originally determined in 2018 based on measurements from existing site features (buildings, etc.) and have been approximated onto the recently provided site layout plan. Surface elevations indicated on the logs were estimated based on the topographic contours as shown on the original Site Plan attached to the 2019 geotechnical report and should be considered approximate. A key for symbols and in-situ test methods shown on the logs is attached as Figure A1. The attached figures detail the exploration methods (Figure A1), soil classification criteria (Figure A2), and present detailed logs of the explorations (Figures A3 through A7).

#### **A.1.1 Test Pits**

CGT observed the excavation of the referenced eight test pits (TP-6, TP-7, TP-8, TP-9, and TP-12) at the site on December 12 and 13, 2018, to depths of about 6 to 9¼ feet bgs. The test pits were excavated using a Bobcat 337 mini-excavator provided and operated by our subcontractor, Douglas Shepherd Dirt Work of Keizer, Oregon. The test pits were loosely backfilled with the excavated materials upon completion.

#### **A.1.2 In-Situ Testing - Pocket Penetrometer Tests**

Pocket penetrometer readings were generally taken at approximate ½-foot intervals in the upper four feet of each test pit. The pocket penetrometer is a hand-held instrument that provides an approximation of the unconfined compressive strength of cohesive, fine-grained soils. The correlation between pocket penetrometer readings and the consistency of cohesive, fine-grained soils is provided on the attached Figure A2. Since some of the on-site soils were coarse-grained, those pocket penetrometer readings are for informational purposes only, and were not used in our analyses.

#### **A.1.3 Material Classification & Sampling**

Representative disturbed (grab) samples were obtained at select intervals within the test pits. A qualified member of CGT's geological staff collected the samples and logged the soils in general accordance with the Visual-Manual Procedure (ASTM D2488). An explanation of this classification system is attached as Figure A2. The grab samples were stored in sealable plastic bags and transported to our soils laboratory for further examination and testing. Our geotechnical staff visually examined all samples in order to refine the initial field classifications.

#### **A.1.4 Subsurface Conditions**

Subsurface conditions are summarized in Section 2.3 of the geotechnical report. Detailed logs of the test pits are presented on the attached test pit logs, Figures A3 through A7.

### **A.2.0 LABORATORY TESTING**

Laboratory testing was performed on samples collected in the field to refine our initial field classifications and determine in-situ parameters. Laboratory testing conducted on samples collected from test pits within the current development area included five moisture content determinations (ASTM D2216), one percentage passing the U.S. Standard No. 200 Sieve test (ASTM D1140) and one Atterberg limits (plasticity) test (ASTM D4318). Results of the laboratory tests are shown on the exploration logs.



Atterberg limits (plasticity) test results (ASTM D4318): PL = Plastic Limit, LL = Liquid Limit, and MC= Moisture Content (ASTM D2216)

FINES CONTENT (%) Percentage passing the U.S. Standard No. 200 Sieve (ASTM D1140)

**SAMPLING**

 GRAB

Grab sample

 BULK

Bulk sample

 SPT

**Standard Penetration Test (SPT)** consists of driving a 2-inch, outside-diameter, split-spoon sampler into the undisturbed formation with repeated blows of a 140-pound, hammer falling a vertical distance of 30 inches (ASTM D1586). The number of blows (N-value) required to drive the sampler the last 12 inches of an 18-inch sample interval is used to characterize the soil consistency or relative density. The drill rig was equipped with a cat-head or automatic hammer to conduct the SPTs. The observed N-values, hammer efficiency, and  $N_{60}$  are noted on the boring logs.

 MC

**Modified California** sampling consists of 3-inch, outside-diameter, split-spoon sampler (ASTM G3550) driven similarly to the SPT sampling method described above. A sampler diameter correction factor of 0.44 is applied to calculate the equivalent SPT  $N_{60}$  value per Lacroix and Horn, 1973.

 CORE

**Rock Coring** interval

 SH

**Shelby Tube** is a 3-inch, inner-diameter, thin-walled, steel tube push sampler (ASTM D1587) used to collect relatively undisturbed samples of fine-grained soils.

WDCP

**Wildcat Dynamic Cone Penetrometer (WDCP)** test consists of driving 1.1-inch diameter, steel rods with a 1.4-inch diameter, cone tip into the ground using a 35-pound drop hammer with a 15-inch free-fall height. The number of blows required to drive the steel rods is recorded for each 10 centimeters (3.94 inches) of penetration. The blow count for each interval is then converted to the corresponding SPT  $N_{60}$  values.

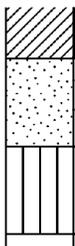
DCP

**Dynamic Cone Penetrometer (DCP)** test consists of driving a 20-millimeter diameter, hardened steel cone on 16-millimeter diameter steel rods into the ground using a 10-kilogram drop hammer with a 460-millimeter free-fall height. The depth of penetration in millimeters is recorded for each drop of the hammer.

POCKET PEN. (tsf)

**Pocket Penetrometer** test is a hand-held instrument that provides an approximation of the unconfined compressive strength in tons per square foot (tsf) of cohesive, fine-grained soils.

**CONTACTS**



Observed (measured) contact between soil or rock units.

Inferred (approximate) contact between soil or rock units.

Transitional (gradational) contact between soil or rock units.

**ADDITIONAL NOTATIONS**

*Italics* Notes drilling action or digging effort

{ Braces } Interpretation of material origin/geologic formation (e.g. { Base Rock } or { Columbia River Basalt })



*All measurements are approximate.*





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**FIGURE A3**

**Test Pit TP-06**

PAGE 1 OF 1

<b>CLIENT</b> Farmworker Housing Development Corporation	<b>PROJECT NAME</b> FHDC Lebanon Housing Project
<b>PROJECT NUMBER</b> G2005323	<b>PROJECT LOCATION</b> Tax Lot 1701 Weldwood Drive, Lebanon, Oregon
<b>DATE STARTED</b> 12/12/18 <b>GROUND ELEVATION</b> 364 ft	<b>ELEVATION DATUM</b> NAVD88 - See Figure 2
<b>WEATHER</b> Clear, 50° F <b>SURFACE</b> Grass	<b>LOGGED BY</b> MMS <b>REVIEWED BY</b> BMW
<b>EXCAVATION CONTRACTOR</b> Douglas Shepherd Dirt Works	<b>SEEPAGE</b> 5.0 ft / El. 359.0 ft
<b>EQUIPMENT</b> Bobcat 337	<b>GROUNDWATER DURING DRILLING</b> 5.5 ft / El. 358.5 ft
<b>EXCAVATION METHOD</b> 12-inch toothed/24-inch smooth edge	<b>GROUNDWATER 2 HOURS AFTER EXCAVATION</b> 8.5 ft / El. 355.5 ft

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲	
										PL	LL
				0							MC
											□ FINES CONTENT (%) □
											0 20 40 60 80 100
		OL	ORGANIC SOIL: Dark brown, moist, medium plasticity, abundant rootlets.					2.0			
362		CH	FAT CLAY: Stiff to very stiff, brown with light brown mottling, moist, high plasticity, trace subrounded to subangular gravel up to 3/4 inch in diameter, trace rootlets.	2	GRAB 1	100		1.75			● 29
								1.75			
								2.25			
								1.75			
360		GP	POORLY GRADED GRAVEL WITH COBBLES AND SILT: Dense to very dense, brown, moist, subrounded to rounded gravel up to 3 inches in diameter, subrounded to rounded cobbles up to 5 inches in diameter, trace medium- to coarse-grained sand, low plasticity fines.	4	GRAB 2	100					
358				6							
356				8							
354			<ul style="list-style-type: none"> <li>• Test pit terminated at 9½ feet bgs.</li> <li>• Groundwater encountered at 5 feet bgs with some caving.</li> <li>• Test pit loosely backfilled with excavated material.</li> </ul>								
352											

CGT EXPLORATION WITH WDCP TP LOGS.GPJ 7/22/20 DRAFTED BY: ALS



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# FIGURE A4

## Test Pit TP-07

PAGE 1 OF 1

<b>CLIENT</b> Farmworker Housing Development Corporation	<b>PROJECT NAME</b> FHDC Lebanon Housing Project
<b>PROJECT NUMBER</b> G2005323	<b>PROJECT LOCATION</b> Tax Lot 1701 Weldwood Drive, Lebanon, Oregon
<b>DATE STARTED</b> 12/12/18	<b>GROUND ELEVATION</b> 365 ft
<b>ELEVATION DATUM</b> NAVD88 - See Figure 2	<b>LOGGED BY</b> MMS
<b>WEATHER</b> Clear, 50° F	<b>SURFACE</b> Grass
<b>REVIEWED BY</b> BMW	<b>SEEPAGE</b> 7.3 ft / El. 357.8 ft
<b>EXCAVATION CONTRACTOR</b> Douglas Shepherd Dirt Works	<b>GROUNDWATER DURING DRILLING</b> 8.0 ft / El. 357.0 ft
<b>EQUIPMENT</b> Bobcat 337	<b>GROUNDWATER AFTER EXCAVATION</b> ---
<b>EXCAVATION METHOD</b> 12-inch toothed/24-inch smooth edge	

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲	
										PL	LL
364	[Symbol]	OL	<b>ORGANIC SOIL:</b> Dark brown, moist, medium plasticity, abundant rootlets.	0				3.25			
362	[Symbol]	CH	<b>FAT CLAY:</b> Stiff to hard, brown, moist, high plasticity, trace subrounded to subangular gravel up to ¾ inch in diameter, some rootlets.  Brown with gray and orange mottling, trace rootlets and root casts at about 2½ bgs.	2				1.25			
360	[Symbol]	CH		4	GRAB 1	100		4.25			30
360	[Symbol]	CH		4	GRAB 1	100		2.75			30
358	[Symbol]	GP	<b>POORLY GRADED GRAVEL WITH COBBLES AND SILT:</b> Dense to very dense, brown, moist, subrounded to rounded gravel up to 3 inches in diameter, subrounded to rounded cobbles up to 5 inches in diameter, trace medium- to coarse-grained sand, low plasticity fines.	6							
356	[Symbol]	GP		8							
354	[Symbol]		<ul style="list-style-type: none"> <li>• Test pit terminated at 9¾ feet bgs.</li> <li>• Groundwater encountered at 8 feet bgs with some caving.</li> <li>• Test pit loosely backfilled with excavated material.</li> </ul>		GRAB 2	100					8

CGT EXPLORATION WITH WDCP TP LOGS.GPJ 7/22/20 DRAFTED BY: ALS



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# FIGURE A5

## Test Pit TP-08

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<b>CLIENT</b> Farmworker Housing Development Corporation	<b>PROJECT NAME</b> FHDC Lebanon Housing Project
<b>PROJECT NUMBER</b> G2005323	<b>PROJECT LOCATION</b> Tax Lot 1701 Weldwood Drive, Lebanon, Oregon
<b>DATE STARTED</b> 12/12/18	<b>GROUND ELEVATION</b> 365 ft
<b>ELEVATION DATUM</b> NAVD88 - See Figure 2	<b>LOGGED BY</b> MMS
<b>WEATHER</b> Clear, 50° F	<b>SURFACE</b> Grass
<b>REVIEWED BY</b> BMW	<b>SEEPAGE</b> ---
<b>EXCAVATION CONTRACTOR</b> Douglas Shepherd Dirt Works	<b>GROUNDWATER DURING DRILLING</b> ---
<b>EQUIPMENT</b> Bobcat 337	<b>GROUNDWATER AFTER EXCAVATION</b> ---
<b>EXCAVATION METHOD</b> 12-inch toothed/24-inch smooth edge	

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲	
											PL	LL
					0						0	100
364		OL	<b>ORGANIC SOIL:</b> Dark brown, moist, medium plasticity, abundant rootlets.						4.25			
						GRAB 1	100		3.75			
		CH	<b>FAT CLAY:</b> Very stiff to hard, brown, moist, high plasticity, trace subrounded to subangular gravel up to 3 inches in diameter, trace rootlets.		2				4.25			
362									2.75			
									2.75			
		GP	<b>POORLY GRADED GRAVEL WITH COBBLES AND SILT:</b> Dense to very dense, brown, moist, subrounded to rounded gravel up to 3 inches in diameter, subrounded to rounded cobbles up to 5 inches in diameter, trace medium- to coarse-grained sand, low plasticity fines.		4							
360						GRAB 2	100					
					6							
358			<ul style="list-style-type: none"> <li>• Test pit terminated at 6 feet bgs.</li> <li>• No groundwater encountered.</li> <li>• Test pit loosely backfilled with excavated material.</li> </ul>									
356												

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**FIGURE A6**

**Test Pit TP-09**

PAGE 1 OF 1

<b>CLIENT</b> Farmworker Housing Development Corporation	<b>PROJECT NAME</b> FHDC Lebanon Housing Project
<b>PROJECT NUMBER</b> G2005323	<b>PROJECT LOCATION</b> Tax Lot 1701 Weldwood Drive, Lebanon, Oregon
<b>DATE STARTED</b> 12/12/18	<b>GROUND ELEVATION</b> 364 ft
<b>ELEVATION DATUM</b> NAVD88 - See Figure 2	<b>LOGGED BY</b> MMS
<b>WEATHER</b> Clear, 50° F	<b>SURFACE</b> Grass
<b>REVIEWED BY</b> BMW	<b>SEEPAGE</b> ---
<b>EXCAVATION CONTRACTOR</b> Douglas Shepherd Dirt Works	<b>EQUIPMENT</b> Bobcat 337
<b>GROUNDWATER DURING DRILLING</b> 5.0 ft / El. 359.0 ft	<b>GROUNDWATER AFTER EXCAVATION</b> ---

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲		
										PL	LL	
				0							MC	
											□ FINES CONTENT (%) □	
											0 20 40 60 80 100	
		OL	<b>ORGANIC SOIL:</b> Dark brown, moist, medium plasticity, abundant rootlets.					1.25				
362		CH	<b>GRAVELLY SANDY FAT CLAY:</b> Stiff to very stiff, brown, moist, high plasticity, subrounded to subangular gravel up to 3/4 inch in diameter, trace rootlets.	2	GRAB 1	100		2.25			28 ● 56 □	
360		GP	<b>POORLY GRADED GRAVEL WITH COBBLES AND SILT:</b> Dense to very dense, brown to gray-brown, moist, subrounded to rounded gravel up to 3 inches in diameter, subrounded to rounded cobbles up to 6 inches in diameter, trace medium-to coarse-grained sand, low plasticity fines.					3.0				
358				4								
356				6								
354				8			GRAB 2	100				
352			<ul style="list-style-type: none"> <li>• Test pit terminated at 9 1/4 feet bgs.</li> <li>• Groundwater encountered at about 5 feet bgs with some caving.</li> <li>• Test pit loosely backfilled with excavated material.</li> </ul>									

CGT EXPLORATION WITH WDCP TP LOGS.GPJ 7/22/20 DRAFTED BY: ALS



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# FIGURE A7

## Test Pit TP-12

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<b>CLIENT</b> Farmworker Housing Development Corporation	<b>PROJECT NAME</b> FHDC Lebanon Housing Project
<b>PROJECT NUMBER</b> G2005323	<b>PROJECT LOCATION</b> Tax Lot 1701 Weldwood Drive, Lebanon, Oregon
<b>DATE STARTED</b> 12/13/18	<b>GROUND ELEVATION</b> 363 ft
<b>ELEVATION DATUM</b> NAVD88 - See Figure 2	<b>LOGGED BY</b> MMS
<b>WEATHER</b> Clear, 39° F	<b>SURFACE</b> Grass
<b>REVIEWED BY</b> BMW	<b>SEEPAGE</b> ---
<b>EXCAVATION CONTRACTOR</b> Douglas Shepherd Dirt Works	<b>GROUNDWATER DURING DRILLING</b> ---
<b>EQUIPMENT</b> Bobcat 337	<b>GROUNDWATER AFTER EXCAVATION</b> ---
<b>EXCAVATION METHOD</b> 12-inch toothed/24-inch smooth edge	

ELEVATION (ft)	GRAPHIC LOG	GROUP SYMBOL	MATERIAL DESCRIPTION	GROUNDWATER	DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	WDCP N <sub>60</sub> VALUE	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ WDCP N <sub>60</sub> VALUE ▲	
											PL	LL
					0						0	100
362		OL	<b>ORGANIC SOIL:</b> Dark brown, moist, medium plasticity, abundant rootlets.						2.5			
360		CL	<b>LEAN CLAY:</b> Very stiff, brown, moist, medium to high plasticity, trace subrounded to subangular gravel up to 3 inches in diameter, trace roots up to ½ inch in diameter, trace rootlets.		2				3.25			
358		GP	<b>POORLY GRADED GRAVEL WITH COBBLES AND SILT:</b> <i>Dense to very dense</i> , brown to gray-brown, moist, subrounded to rounded gravel up to 3 inches in diameter, subrounded to rounded cobbles up to 5 inches in diameter, trace medium- to coarse-grained sand, low plasticity fines.		4	GRAB 1	100					8
356		SP	<b>POORLY GRADED SAND WITH COBBLES:</b> <i>Dense to very dense</i> , gray-brown, moist, non-plastic, some subrounded to subangular gravel up to ¾ inch in diameter, trace cobbles up to 5 inches in diameter.		6	GRAB 2	100					
354			<ul style="list-style-type: none"> <li>• Test pit terminated at 6 feet bgs.</li> <li>• No groundwater or caving encountered.</li> <li>• Test pit loosely backfilled with excavated material.</li> </ul>									

CGT EXPLORATION WITH WDCP TP LOGS.GPJ 7/22/20 DRAFTED BY: ALS

## Attachment #7

July 21, 2020

Claudia Cantu, Deputy Director  
Farmworker Housing Development Corporation  
1274 5th Street, Suite 1-A, Woodburn, OR 97071

RE: Stormwater Drainage Facilities at the Colonia Paz I Apartment Development in Lebanon, Oregon

Dear Claudia,

The Colonia Paz 1 Apartment development in Lebanon, Oregon is proposed on a vacant site off of Weldwood Drive just south of the Walmart Supercenter. The City of Lebanon code requires the following for stormwater drainage design:

*Storm drainage facilities must be designed and constructed to ensure historical rates of discharge are not exceeded. Storm drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum durations time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.*

Ashley & Vance Engineering, Inc has designed a system the exceeds the City's standards. All stormwater runoff for the 25-year storm event will be collected and infiltrated onsite. No stormwater will overflow off of the site. As shown on the attached plans, C-4.0 and C-4.1, runoff from the proposed building roof and half of the parking lot will flow to new stormwater swales. Structures in the swales will then divert the runoff to underground stormwater chambers that will detain and infiltrate the stormwater. Runoff from the other half of the parking lot will be collected in catch basins and then piped to the storm chambers. The catch basins have 2-foot deep sumps, and there are manholes upstream of the chambers with 2-foot sumps as well. These sumps and the swales provide treatment of the runoff and system redundancy to eliminate pollutants and sediments from entering the chambers and the ground.

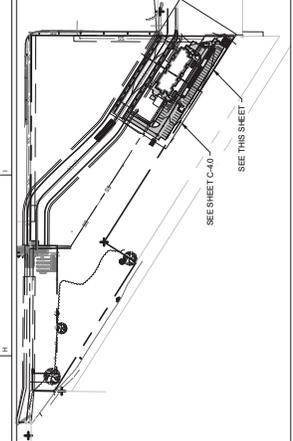
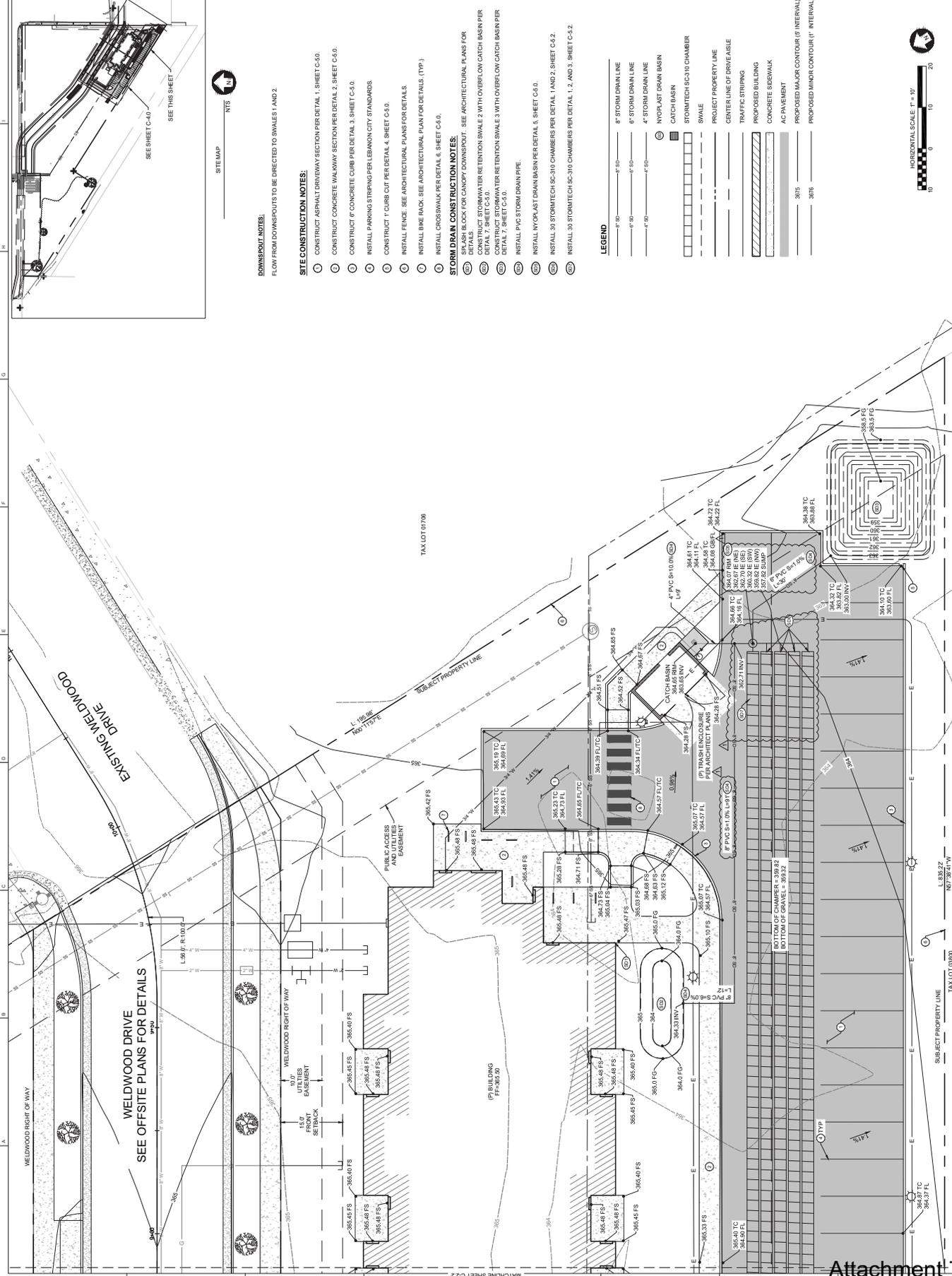
The proposed stormwater drainage system for the Colonia Paz 1 Apartments meets and exceeds the City of Lebanon and Oregon DEQ standards. Please let me know if you have any further questions or comments.

Sincerely,



Jim Lord, PE

Oregon PE No. 77331



**DOWNSPOUT NOTES:**  
 FLOW FROM DOWNSPOUTS TO BE DIRECTED TO SWALES 1 AND 2.

- SITE CONSTRUCTION NOTES:**
- 1. CONSTRUCT ASPHALT DRIVEWAY SECTION PER DETAIL 1, SHEET C-5.0.
  - 2. CONSTRUCT CONCRETE WALKWAY SECTION PER DETAIL 2, SHEET C-5.0.
  - 3. CONSTRUCT 6" CONCRETE CURB PER DETAIL 3, SHEET C-5.0.
  - 4. INSTALL PARKING STRIPS PER LEBANON CITY STANDARDS.
  - 5. CONSTRUCT 1" CURB CUT PER DETAIL 4, SHEET C-5.0.
  - 6. INSTALL FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 7. INSTALL BIKE RACK. SEE ARCHITECTURAL PLAN FOR DETAILS (TYP).
  - 8. INSTALL CROSSWALK PER DETAIL 6, SHEET C-5.0.
- STORM DRAIN CONSTRUCTION NOTES:**
- 9. SPLASH BLOCK FOR CANOPY DOWNSPOUT. SEE ARCHITECTURAL PLANS FOR DETAIL 7, SHEET C-5.0.
  - 10. CONSTRUCT STORMWATER RETENTION SWALE 2 WITH OVERFLOW CATCH BASIN PER DETAIL 1, SHEET C-5.0.
  - 11. CONSTRUCT STORMWATER RETENTION SWALE 3 WITH OVERFLOW CATCH BASIN PER DETAIL 1, SHEET C-5.0.
  - 12. INSTALL PVC STORM DRAIN PIPE.
  - 13. INSTALL NYOPLAST DRAIN BASIN PER DETAIL 5, SHEET C-5.0.
  - 14. INSTALL 30" STORMTECH SC-310 CHAMBERS PER DETAIL 1 AND 2, SHEET C-5.2.
  - 15. INSTALL 30" STORMTECH SC-310 CHAMBERS PER DETAIL 1, 2, AND 3, SHEET C-5.2.

- LEGEND**
- 8" STORM DRAIN LINE
  - 6" STORM DRAIN LINE
  - 4" STORM DRAIN LINE
  - NYOPLAST DRAIN BASIN
  - CATCH BASIN
  - STORMTECH SC-310 CHAMBER
  - SWALE
  - PROJECT PROPERTY LINE
  - CENTERLINE OF DRIVEWAY
  - TRAFFIC STRIPING
  - PROPOSED BUILDING
  - CONCRETE SIDEWALK
  - AC PAVEMENT
  - 3875
  - 3876

**Revisions:**

1	BID ADDENDUM 1 2/20/2013
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**COLONIA PAZ 1**  
**ONSITE IMPROVEMENT PLANS**  
 TAX LOT 1701  
 LEBANON, OR 97355

Project Manager: JML  
 Date: 06.12.2020  
 AV Job No: 1011700  
 Project Engineer: EMD  
 Scale: PER PLAN  
 Sheet Size: 24" x 36"

**GRADING AND DRAINAGE PLAN**

**C-4.1**

HORIZONTAL SCALE: 1" = 10'  
 0 10 20

Prepared By: \_\_\_\_\_

Engineer of Record: \_\_\_\_\_

ASHLEY & VANCE ENGINEERING, INC.  
 13 NW Franklin Ave. Suite 110  
 Lebanon, OR 97355  
 (503) 251-1455  
 www.ashleyandvance.com

CIVIL • STRUCTURAL

EXP. 12/31/20

The user of these plans and specifications shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The user shall also be responsible for providing all necessary information to the engineer of record. The engineer of record shall not be responsible for any errors or omissions in these plans and specifications. The user shall also be responsible for providing all necessary information to the engineer of record.



## Attachment #8

# Colonia Paz Housing Complex Lebanon, Oregon Wetland Delineation Report

---

**Date:** November 26, 2018

**Prepared for:** Farmworker Housing Development Corporation  
1274 5<sup>th</sup> Street, Suite 1-A  
Woodburn, OR 97071

**Prepared By:** AKS Engineering & Forestry, LLC  
Sonya Templeton and  
Stacey Reed, PWS, Senior Wetland Scientist

**Site Information:** T12S, R2W, Section 23B, Tax Lot 1701  
Lebanon, Linn County, Oregon



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

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**Table 1.** Precipitation Data – Observed Rainfall (Inches) the Day of Site Visits and within the Two Weeks Prior

**Table 2.** Precipitation Data – Monthly Averages Based on the Climate Period 1971-2000 (Inches)

**Table 3.** Summary of Study Results and Conclusions

### Appendices

- i. Figure 1. USGS Vicinity Map
- ii. Figure 2. Tax Map
- iii. Figure 3. NRCS Soil Survey Map
- iv. Figure 4. National Wetland Inventory Map
- v. Figures 5. Wetland Delineation Map

**Appendix A.** WD#1994-0430 and WD#2001-0118 DSL Concurrence Letter

**Appendix B.** Google Earth Aerial Photographs

**Appendix C.** Precipitation Data

**Appendix D.** Wetland Determination Data Forms

**Appendix E.** Photo Location Map and Site Photographs



---

## Introduction

This report was prepared by AKS Engineering & Forestry, LLC (AKS) in accordance with Oregon Administrative Rules (OAR) 141-090-0030 and 141-090-0035 (1-17) and describes the results of a wetland delineation conducted on a site south of Weldwood Drive in Lebanon, Linn County, Oregon (Figure 1). The wetland delineation study area is approximately ±9.53 acres in size and includes Tax Lot 1701 of Linn County's Assessor's Tax Map 12S 2W 23B (Figure 2). The on-site boundaries of one palustrine forested (PFO) wetland (referred to as Wetland A) located in the southwestern portion of the site and an isolated artificial pond were delineated in the study area. Our investigation determined that approximately ±0.55 acres of potentially jurisdictional wetlands are present within the study area.

A wetland delineation was previously conducted on the site in April of 1994 (which also included an off-site area to the south) by Jay Lorenz of A.G. Crook Company. The 1994 delineation received concurrence by the Oregon Department of State Lands (DSL) under DSL File WD# 1994-0430. Our delineation generally agrees with the 1994 boundaries delineated for Wetland A and the artificial pond; however, we did not document isolated wetland conditions in the central portion of the site that were previously present on the site.

Mr. Lorenz conducted an updated delineation for the adjacent tax lot to the south (tax lot 3800) in 2001. Mr. Lorenz determined site conditions on the adjacent tax lot had not significantly changed since his original 1994 wetland delineation. Although the updated delineation was for the adjacent site to the south, Mr. Lorenz implied wetland conditions for the entire wetland (including subject site) had not changed. DSL confirmed the updated 2001 wetland delineation boundaries under DSL File WD#2001-0118. The DSL concurrence letters are included in Appendix A for reference.

The western portion of the site contains a compensatory mitigation site associated with the Santiam Village project, DSL File FP-13676. The mitigation site included 22,242 square feet/0.51 acres of wetland creation located adjacent to the PFO wetland delineated in the southern portion of the site. The mitigation site was not protected under a deed restriction. We did not document wetland conditions within the compensatory mitigation area; however, this area is still protected as a compensatory mitigation site by DSL. The mitigation area is shown on the attached delineation figure. Any amount of removal or fill within the mitigation site requires authorization from DSL.

## A. Landscape Setting and Land Use

The study area consists of an undeveloped field. An old farm road run through the central portion of the study area. The field is dominated with planted pasture grasses consisting of tall false rye grass (*Schedonorus arundinaceus*; FAC) and colonial bent (*Agrostis capillaris*; FAC), as well as scattered Himalayan blackberry (*Rubus armeniacus*; FAC), Queen Anne's-lace (*Daucus carota*; FACU), English plantain (*Plantago lanceolata*; FACU), and common dandelion (*Taraxacum officinale*; FACU). Few scattered balsam poplar (*Populus balsamifera*; FAC) are present in the field and around Wetland A.

General topography in the study area is flat (less than 5% overall slope), with a subtle southerly slope towards Wetland A.

The following soil units are mapped within the study area, according to the Natural Resources Conservation Service (NRCS) Linn, County Area Soil Survey Map and hydric soil list (Figure 3)

- (Unit 23) Clackamas gravelly silt loam – Non-hydric; and
- (Unit 2224A) Courtney gravelly silty clay loam, 0% to 3% slopes –Hydric



## B. Site Alterations

Aerial photographs dated between 1995 to 2018 were obtained from Google Earth and are included in Appendix B.

According to the 1994 wetland delineation report prepared by Mr. Lorenz, the site has been planted with pasture grasses since as early as 1985. Based on google earth imagery, there does not appear to have been any significant on-site alterations that could have affected the site's hydrology between the 1994 delineation fieldwork and our current delineation fieldwork. However, development adjacent to the site, including the construction of Walmart and parking area, occurred over the years. It is possible the surrounding development has intercepted some of the surface and ground water that formerly drained to the site.

## C. Precipitation Data and Analysis

Precipitation data was obtained from the Lacombe 3 NNE, OR weather station via the National Oceanic and Atmospheric Administration (NOAA) Applied Climate Information System (ACIS). The closest Wetlands Climate Analysis (WETS) station to the project site is the Lacombe 3 NNE, OR station. Table 2 represents the observed received rainfall the day of the site visit, within the two weeks prior, and the year-to-date rainfall. Table 3 shows the monthly precipitation averages according to the WETS Lacombe 3 NNE, OR station for the three months prior to the site visit (raw data included in Appendix C).

**Table 1. Precipitation Data – Observed Rainfall (Inches) the Day of Site Visits and within the Two Weeks Prior**

Field Date	Observed Rainfall on Field Date	Observed Rainfall Two Weeks Prior to Field Date	Observed Rainfall for the Water Year-to-Date (WYTD)	Departure from Average WYTD
October 18, 2018	0.00	1.24	1.24	-0.91

**Table 2. Precipitation Data – Monthly Averages Based on the Climate Period 1971-2000 (Inches)**

Prior Months	Observed Precipitation (Inches)	30% Chance Will Have		Condition Dry, Wet, Normal	Condition Value (1=dry, 2=normal, 3=wet)	Month Weight	Multiply Previous Two Columns	
		Less Than	More Than					
October (1-18)	1.24	2.56	5.36	Dry (so far)	-	-	-	
September	1.03	1.02	2.41	Normal	2	3	6	
August	0.23	0.33	1.23	Dry	1	2	2	
July	0.04	0.45	1.33	Dry	1	1	1	
<b>Sum</b>							<b>9</b>	
Rainfall of prior period was: <b>drier</b> than normal (sum is 6-9), <b>normal</b> (sum is 10-14), <b>wetter</b> than normal (sum is 15-18)								

According to the WETS data, our site visits occurred during a drier than normal timeframe. No rain fell during our October 2018 site visit. Therefore, secondary indicators of wetland hydrology (geomorphic position and FAC-Neutral test) were used in plots determined to be wetland. The October 18 site visit was conducted during the growing season, which occurs from February 2 to December 28 according to the Lacombe WETS table.

## D. Delineation Methods

The methodology used for determining the presence of wetlands followed the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version

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2.0) (Wakeley et al., 2010). *The National Wetland Plant List 2016* (Lichvar et al., 2016) was used to assign wetland indicator status for the appropriate region.

Site visit was conducted on October 18, 2018 by AKS's Natural Resource Specialist, Sonya Templeton, and Senior Wetland Scientist, Stacey Reed, PWS. Soils, vegetation, and indicators of hydrology were recorded at a total of six sample plot locations. Wetland determination data sheets are included in Appendix D.

The site visit was conducted within a below normal precipitation period; however, wetland conditions were still determined by the presence of secondary indicators of wetland hydrology during the site visits. Sample plot locations were selected based on changes in vegetation, changes in topography, and wherever possible, near Jay Lorenz's 1994 sample plot locations.

Representative ground level site photographs are included in Appendix E. Literature cited and referenced are listed at the end of this report.

## **E. Description of All Wetlands and Other Non-Wetland Waters**

### **Wetland A**

Wetland A is a PFO wetland located in the southwestern portion of the study area, in vicinity of the wetland delineated Jay Lorenz in the 1994 delineation. Wetland conditions extend off-site to the south, northwest, and southeast. Seasonal hydrology discharges from Wetland A into a ditched tributary located off-site to the south, parallel to Lebanite Road. The main hydrology sources for Wetland A include a seasonally high groundwater table and direct precipitation, along with some upland runoff, with water leaving the wetland unobstructed in one direction; therefore, Wetland A belongs to the Slopes hydrogeomorphic (HGM) sub classification. The off-site ditch lacked ponding and flow during the October 2018 site visit. The ditch is approximately 3-feet wide with 1 foot tall banks and was generally unvegetated.

Wetland A is dominated by Oregon ash (*Faxinus latifolia*; FACW) trees, with an understory generally dominated by dense sedge (*Carex densa*; OBL), field meadow-foxtail (*Alopecurus pratensis*; FAC), Himalayan blackberry, and Pacific ninebark (*Physocarpus capitatus*; FACW) as recorded at Plots 3 and 5. Soils are a low chroma (chroma 2 or less) with distinct redoximorphic features, meeting hydric soil indicator F6 redox dark surface. Wetland hydrology was based on secondary indicators including geomorphic position and FAC-Neutral test.

The wetland boundary was defined based on a slight change in landform from concave in the wetland to slightly convex landform in the upland. English ivy (*Hedera helix*; FACU), tall false rye grass, pineland sword fern (*Polystichum munitum*; FACU), and Himalayan blackberry were present in the upland. The adjacent upland plots (Plots 4 and 6) lacked hydric soil and wetland hydrology indicators. The wetland is approximately 0.04 acres smaller than the wetland delineated by Mr. Lorenz's delineation.

### **Artificial Pond**

An artificial, isolated pond located in the northeastern portion of the study area was delineated in the vicinity of a pond delineated under the 1994 delineation. The pond was dry (lacked a surface groundwater table) during our October 2018 site visit and was partially vegetated with English hawthorn (*Crataegus mongyna*; FAC), red osier (*Cornus alba*; FACW), and slough sedge (*Carex obnupta*; OBL) with quaking aspen (*Populus tremuloides*; FACU) and balsam poplar around the perimeter. The pond consists of a closed depression, that lacks an inlet and outlet; therefore, belongs to the Depressional HGM classification.

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The 1994 wetland delineation report describes a former ditch extending from the east feeding into the pond. The 1994 report describes the ditch and pond to have been potentially constructed to drain the former drive-in movie theater off-site to the east. The ditch is no longer present. A paved parking area associated with commercial development is now present off-site to the east in the vicinity of the former drive in theater. According to a DSL database search, a delineation concurrence was not received for the off-site development, which according to google earth imagery, occurred sometime between 2004-2005.

Conditions within the pond were documented at Plot 1. Soil in the pond lacked hydric soil indicators within 10 inches below ground surface (shovel refusal at 10 inches due to gravels). The pond lacked primary indicators of wetland hydrology. The pond lacked soil cracking, algal matting, and water stained leaves; however, due to the presence of hydrophytic vegetation and secondary wetland hydrology indicators, it is likely the area ponds seasonally, therefore, qualifies as a Problematic Hydric Soil listed in Chapter 5 of the Regional Supplement. A follow up site visit during the early portion of the growing season is recommended to confirm wetland hydrology.

### **Uplands**

Plot 2 is in a subtle low spot in the field within the vicinity of a small isolated wetland delineated by Jay Lorenz in 1994. Vegetation was dominated by tall false rye grass, colonial bent, Queen Anne's-lace, and English plantain. The plot lacked hydric soil indicators. No plow layer was evident. Since the plot lacked hydric soil and wetland hydrology indicators, this area was determined to be upland. This area was also relatively flat, generally lacking a landform to develop wetland conditions.

Upland Plot 4 and 6 documents the boundary of Wetland A. Vegetation was dominated by English ivy, tall false rye grass, pineland sword fern, and Himalayan blackberry. Plots 4 and 6 were topographically higher in elevation than the adjacent wetland and lacked hydric soil and wetland hydrology indicators; therefore, were determined to be upland.

### **F. Deviation from National Wetland Inventory**

The City of Lebanon does not have a DSL approved Local Wetland Inventory (LWI). No wetlands or waters are mapped within the study area according to the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map (Figure 4); however, our study determined  $\pm$  0.55 acres of potentially jurisdictional features are present in the study area.

### **G. Mapping Method**

Sample Plots 1 through 6, the on-site wetland and artificial pond boundaries were surveyed in the field by AKS using with a hand-held Trimble Geo7X Global Positioning System (GPS), with submeter accuracy. The resulting Wetland Delineation Map is attached as Figure 5 in Appendix A. The approximate extent of the compensatory mitigation site was hand mapped based on site plan figures provided in the 1997 permit application.

### **H. Additional Information**

Wetland A within the study area would likely be determined jurisdictional by DSL and USACE. Water drains from Wetland A off-site to the northwest via a ditched natural tributary. The ditched tributary appears to have a direct hydrologic connection to Burkhart Creek (a relatively permanent water) which eventually reaches the Willamette River, a traditional navigable water.

The artificial pond was created from within NRCS mapped hydric soils and may therefore be determined to be jurisdictional by DSL, per OAR 141-085-0515(7)(i). The pond is isolated, lacking a direct hydrologic connection to nearby wetlands and waters. The pond is located greater than 100 feet from Wetland A and

is not located within or in part of a 100-year floodplain; therefore, is not adjacent to waters of the U.S. The pond is located within 4,000 feet of Wetland A; therefore, the pond may have a significant nexus to nearby waters of the U.S.

Under OAR 141-085-0520 (3), the compensatory mitigation site is protected and any amount of removal and/or fill or other ground alteration may require a permit from DSL. It is unknown whether this area is also documented as a compensatory mitigation site with USACE.

### I. Summary of Results and Conclusions

Table 3 below provides a summary of the on-site areas of each feature, hydrologic connections to other nearby waters, the Cowardin and HGM classifications for the wetlands, and our prediction of whether each feature would likely be determined jurisdictional by DSL or the USACE.

**Table 3. Summary of Features Delineated on the Site**

Potentially Jurisdictional Feature	Latitude, Longitude	Size (acres)	Cowardin Class	HGM Subclass/ Flow Regime	Hydrologic Connection to Other Waters	USACE/DSL Predicted Jurisdiction
Wetland A	44.515294, -122.903060	±0.53	PFO	Slope	Burkart Creek	DSL and USACE
Artificial Pond	44.515759, -122.899801	±0.02	PSS	Depressional	None. Isolated.	Potentially DSL and USACE

### J. Required Disclaimer

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk, unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with Oregon Administrative Rules (OAR) 141-090-0005 through 141-090-0055.

### K. List of Preparers



Sonya Templeton  
 Natural Resource Specialist  
 Fieldwork and Report Preparation



Stacey Reed, PWS  
 Senior Wetland Scientist  
 Fieldwork and Report QA/QC

## **Appendix A: DSL Concurrence Letters**

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# Oregon

DIVISION OF  
STATE LANDS

STATE LAND BOARD

BARBARA ROBERTS  
Governor

PHIL KEISLING  
Secretary of State

JIM HILL  
State Treasurer

July 5, 1994

Mr. Jay R. Lorenz  
A. G. Crook Co.  
1800 NW 169th Place, Suite B-100  
Beaverton, Oregon 97006

Re: Wetland Delineation for Lebanite Site, Lebanon,  
Linn Co., T12S, R2W, section 23, tax lot 1701.

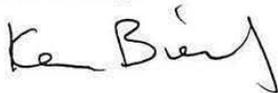
Dear Jay:

I have reviewed the above referenced wetland delineation. Based on the data presented, I concur with the delineation as shown on Figure 5 of your report and the attached survey.

The wetland area identified on the site is subject to the permit requirements of Oregon's Removal-Fill Law (ORS 196.800-196.990). The law places a preference on the avoidance of wetland impacts. I would urge you to remind your client of this preference.

If you have any questions concerning this matter, please feel free to call.

Sincerely,



Kenneth F. Bierly  
Wetlands Program Manager

KFB/sz  
ken:959

c: Jim Goudzwaard, Corps  
John Court  
City of Lebanon Planning  
Tami Burness, DSL



775 Summer Street NE  
Salem, OR 97310-1337  
(503) 378-3805  
FAX (503) 378-4844

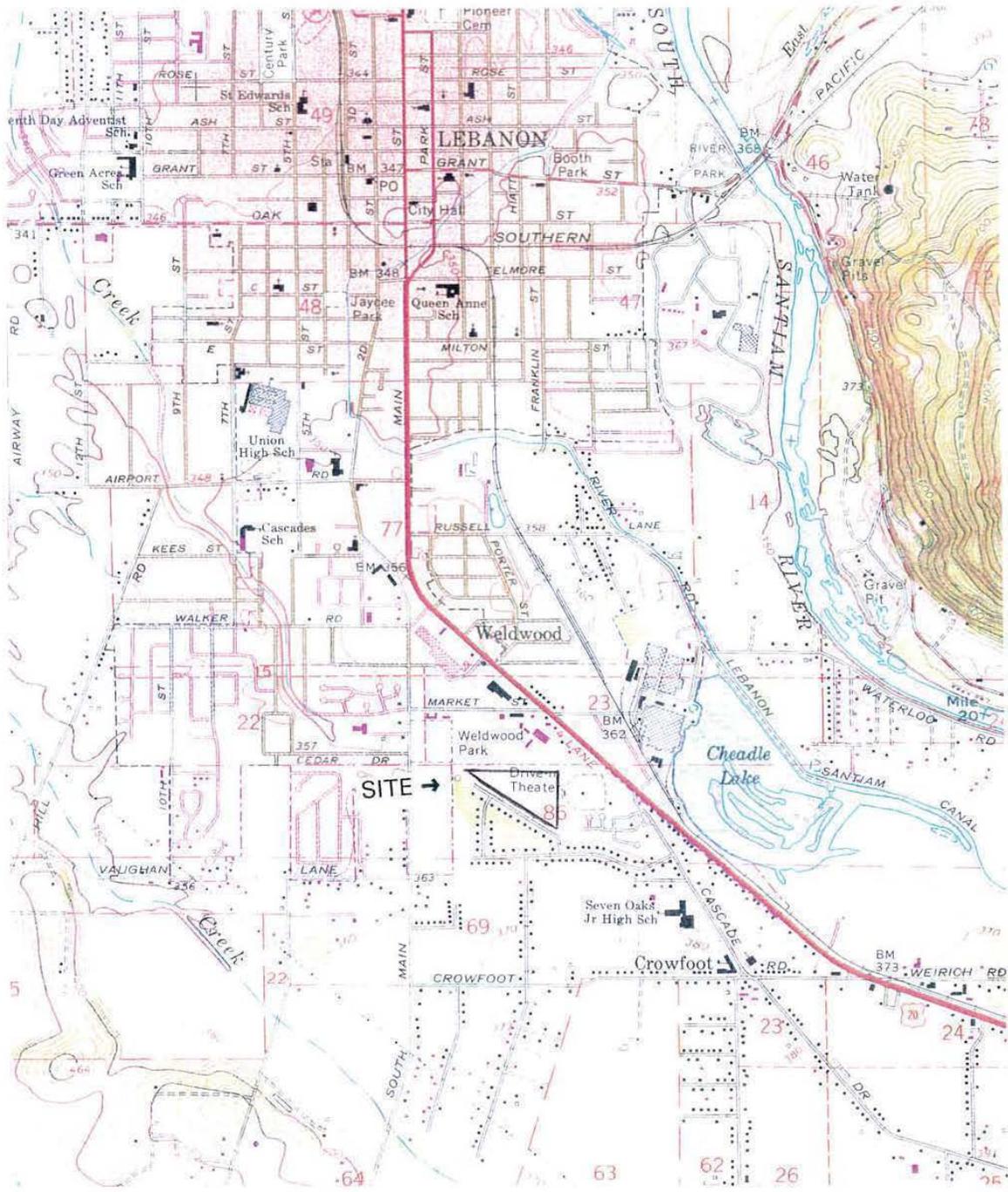


FIGURE 1 - A section of the USGS Quad map - Lebanon, OR quad - showing the site location

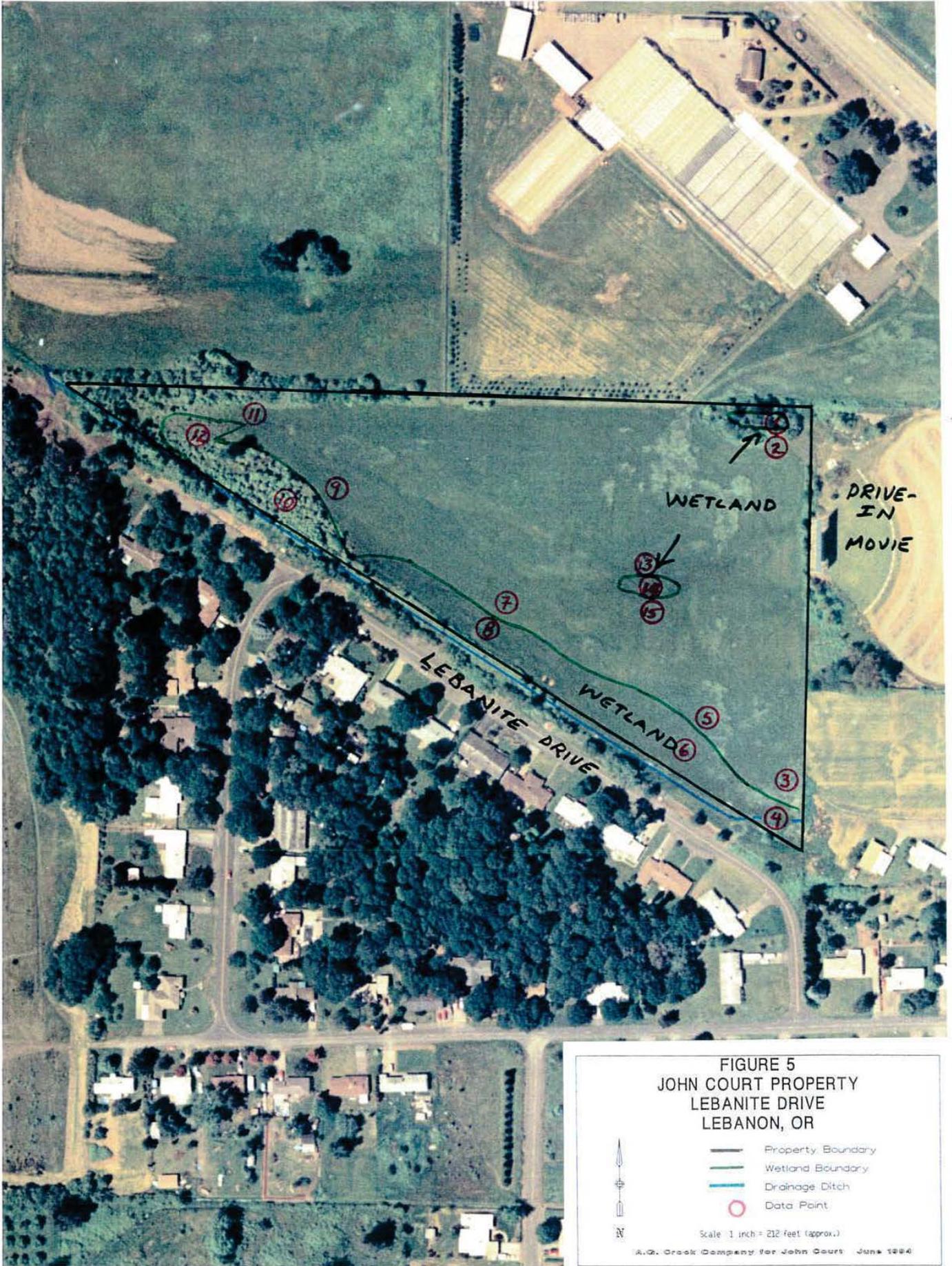


FIGURE 5  
 JOHN COURT PROPERTY  
 LEBANITE DRIVE  
 LEBANON, OR

- Property Boundary
- Wetland Boundary
- Drainage Ditch
- Data Point

Scale 1 inch = 212 feet (approx.)

A.G. Cook Company for John Court June 1994

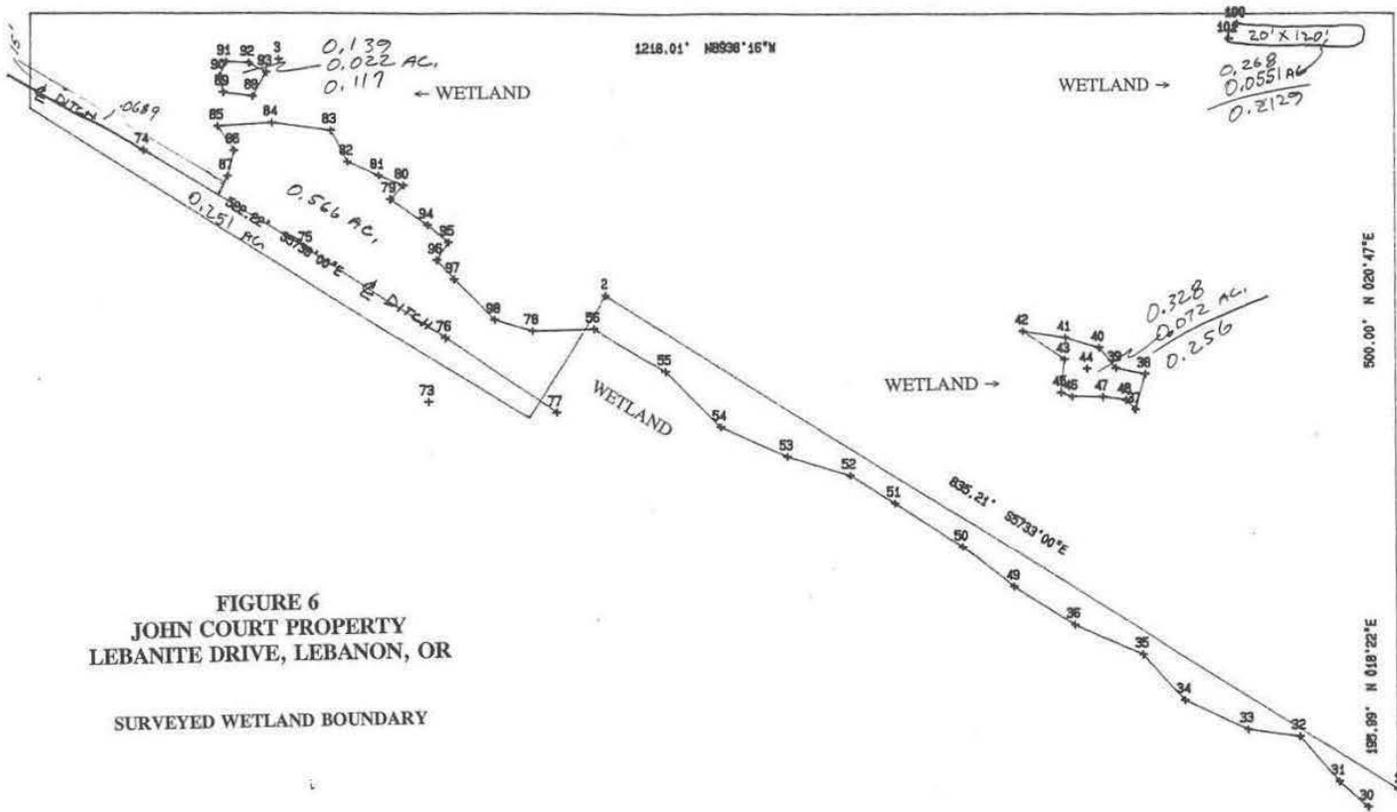


FIGURE 6  
 JOHN COURT PROPERTY  
 LEBANITE DRIVE, LEBANON, OR  
 SURVEYED WETLAND BOUNDARY



# Oregon

John A. Kitzhaber, M.D., Governor

**Division of State Lands**  
775 Summer Street NE, Suite 100  
Salem, OR 97301-1279  
(503) 378-3805  
FAX (503) 378-4844  
<http://statelands.dsl.state.or.us>

April 4, 2001

**State Land Board**

John A. Kitzhaber  
Governor

Bill Bradbury  
Secretary of State

Randall Edwards  
State Treasurer

Jay Lorenz  
J.R. Lorenz & Associates, Inc.  
P.O. Box 796  
Corvallis, OR 97339

Re: Wetland Delineation for Kingsley Property located in T12S R2W Section 23,  
Tax Lot 3800 in Lebanon; WD #2001-0118

Dear Mr. Lorenz:

I have reviewed your wetland determination letter for the above-referenced site and I concur with your findings. Based on the data submitted, the wetland area depicted in Figure 6 appears to have the same boundary as delineated in 1994.

This wetland is subject to the permit requirements of the state Removal-Fill Law (ORS 196.800-196.990). A state permit will be required for fill or excavation of 50 cubic yards or more in the wetland areas. This concurrence is for purposes of the state Removal-Fill Law only; federal or local wetland permit requirements may apply as well.

Division approval of wetland delineation reports is based upon the information provided to us. Should additional information be brought to our attention or should site conditions change, we will consider the new information and re-evaluate the site and our jurisdictional determination as needed.

Thank you for your report. If I can answer any questions for you, please do not hesitate to contact me at (503) 378-3805, ext. 233.

Sincerely,

Jennifer Goodridge  
Wetland Specialist  
Wetlands Program

Approved by

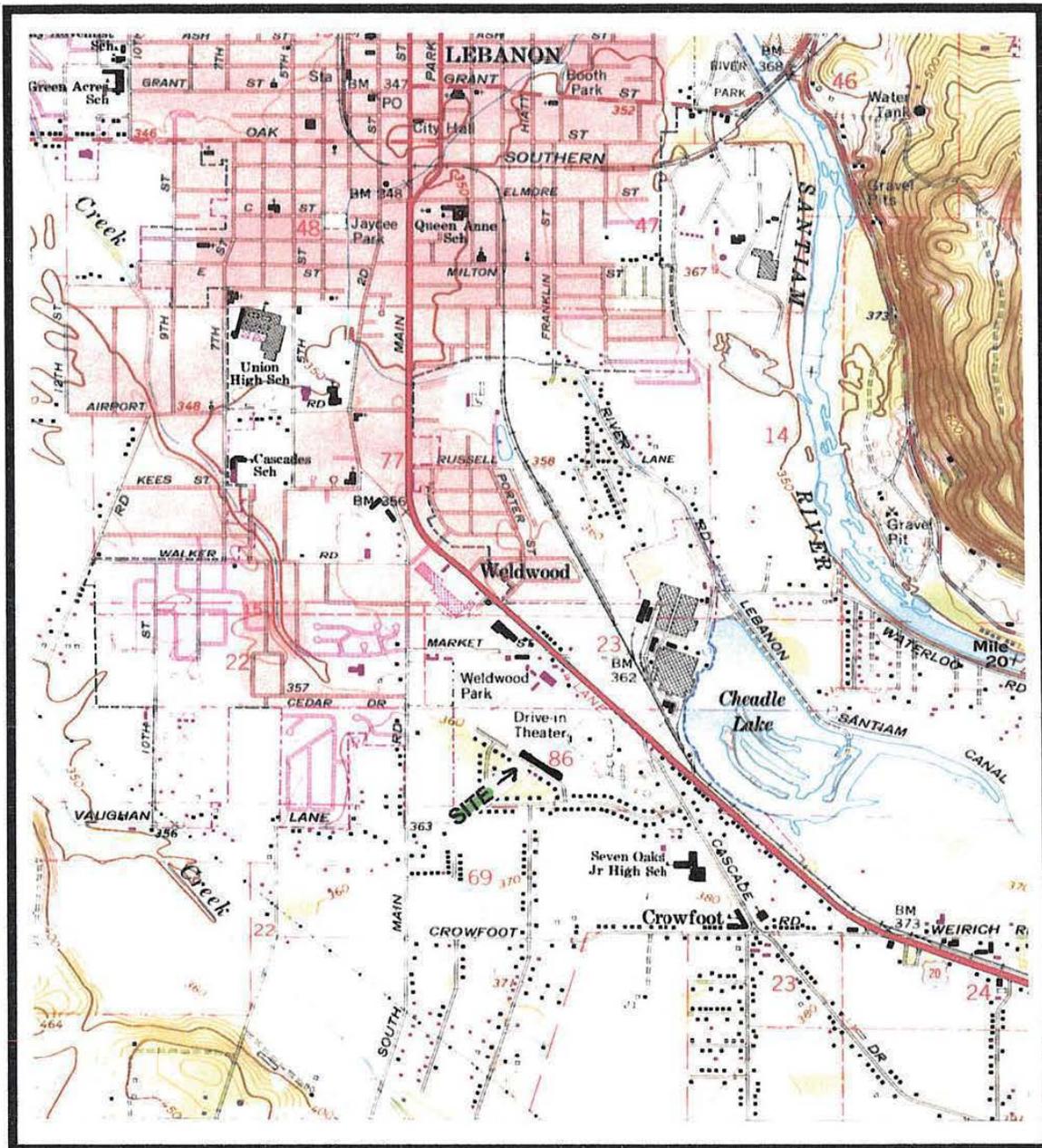
  
John E. Lilly  
Assistant Director

Enclosure: Figure 6

cc: Ken Kingsley  
825 Lebanite Dr.  
Lebanon, OR 97355

k:\wetlands\jennifer\wd letters\wd01-0118kingsley.doc





**FIGURE 1.** A portion of USGS topographic map (7.5 minute series), Lebanon, OR quadrangle showing study area.



## Appendix B: Google Earth Aerials

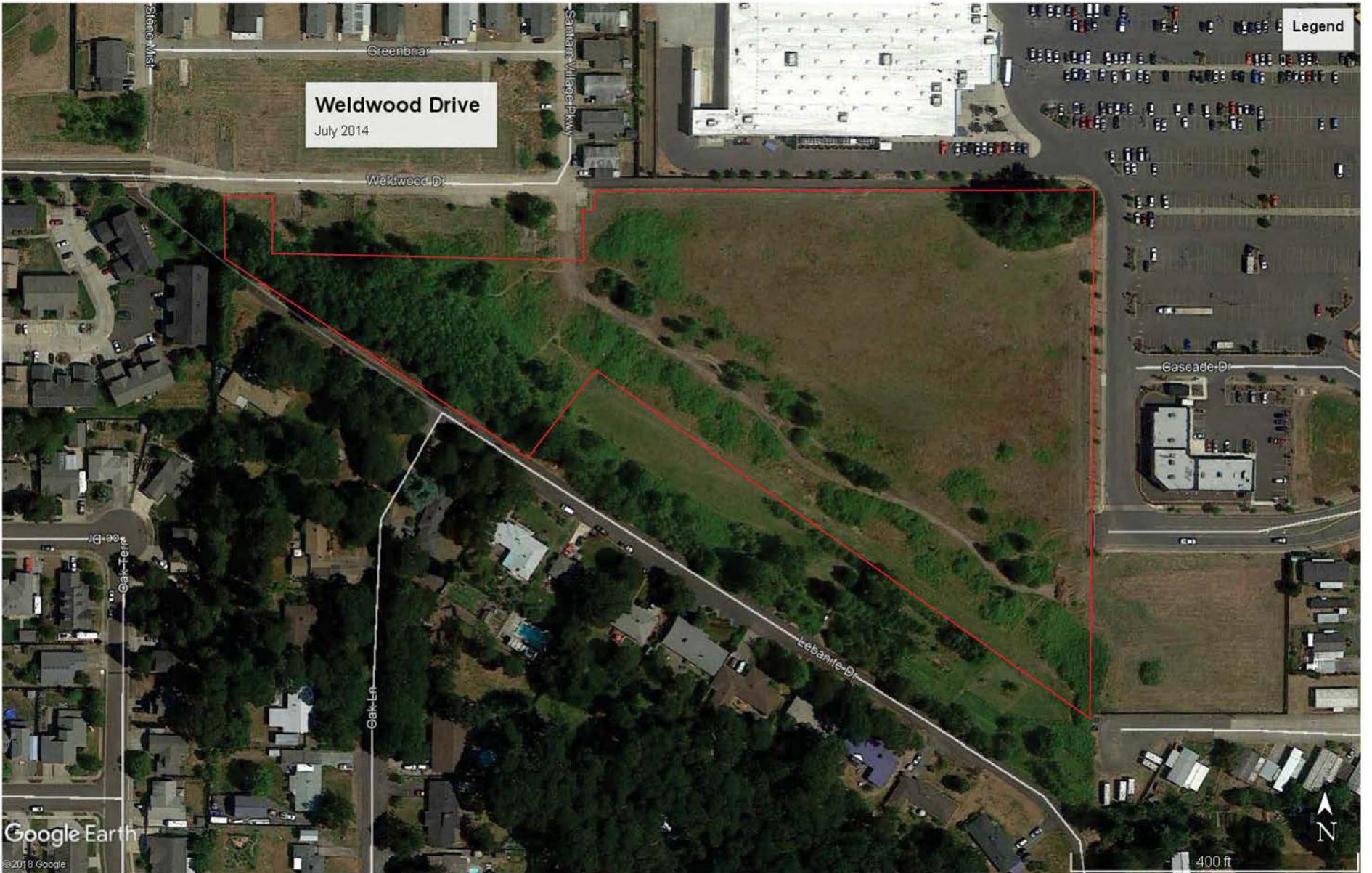
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## **Appendix C: Precipitation Data**

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WETS Table

WETS Station: LACOMB 3  
NNE, OR

Requested years: 1971 -  
2000

Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall
Jan	46.5	32.6	39.5	7.20	4.84	8.61	14	0.7
Feb	50.8	34.2	42.5	6.53	4.75	7.69	13	1.2
Mar	55.6	35.9	45.8	5.97	4.67	6.89	14	0.0
Apr	60.0	38.6	49.3	4.86	3.78	5.63	12	0.0
May	65.8	42.9	54.4	4.10	2.74	4.91	10	0.0
Jun	71.7	47.4	59.6	3.10	1.99	3.73	7	0.0
Jul	78.5	50.2	64.3	1.10	0.45	1.33	3	0.0
Aug	79.6	49.6	64.6	1.22	0.33	1.23	3	0.0
Sep	75.3	45.8	60.6	2.03	1.02	2.41	5	0.0
Oct	64.0	40.7	52.3	4.41	2.56	5.36	9	0.0
Nov	51.9	36.9	44.4	8.83	6.40	10.40	15	0.2
Dec	45.9	33.7	39.8	8.41	5.79	10.02	15	0.5
Annual:					50.73	61.62		
Average	62.1	40.7	51.4	-	-	-	-	-
Total	-	-	-	57.74			121	2.7

GROWING SEASON DATES

Years with missing data:	24 deg = 5	28 deg = 5	32 deg = 2
Years with no occurrence:	24 deg = 8	28 deg = 0	32 deg = 0
Data years used:	24 deg = 25	28 deg = 25	32 deg = 28
Probability	24 F or higher	28 F or higher	32 F or higher
50 percent *	2/2 to 12/28: 329 days	3/16 to 11/21: 250 days	4/26 to 10/23: 180 days
70 percent *	No occurrence	3/9 to 11/29: 265 days	4/20 to 10/30: 193 days

\* Percent chance of the growing season occurring between the Beginning and Ending dates.

STATS TABLE - total precipitation (inches)

Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1973			5.48	2.37	2.04	2.94	0.08	1.18	2.74	3.82	19.05	12.18	51.88
1974	10.60	8.17	9.27	4.63	2.92	1.34	2.28	0.50	0.30	2.82	7.74	10.73	61.30
1975	6.55	5.41	7.04	4.16	2.78	2.27	0.56	3.77	0.00	8.16	7.41	9.55	57.66
1976	8.31	6.91	5.33	5.31	3.04	1.47	1.20	3.68	1.66	2.22	2.82	1.77	43.72
1977	1.56	3.80	7.27	2.69	8.49	1.87	0.99	2.64	4.39	3.37	9.70	11.69	58.46
1978	7.60	3.83	2.63	7.42	5.00	2.30	1.06	5.37	3.71	0.91	6.96		46.79
1979	3.56	10.85	4.19	6.05	3.23	1.20	0.37	1.75	2.28	8.48	6.92	6.56	55.44
1980	7.38	4.53	6.31	4.24	2.34	2.79	0.41	T	1.90	2.45	6.33	11.14	49.82

1981	2.78	6.69	4.09	4.66	5.04	5.85	0.20	0.04	3.18	5.73	6.50	13.65	58.41
1982	M9.32	7.94	5.40	4.58	1.32	3.38	0.90	1.22	3.28	5.26	6.00	10.05	58.65
1983	9.41	10.63	9.02	4.39	3.41	4.41	4.95	2.85	0.86	2.15	11.61	7.66	71.35
1984		7.60	6.52	6.73	5.71	7.01	0.47	0.01	1.79	7.34	15.98		59.16
1985	0.74	6.07	5.73	2.56	1.53	2.38	1.35	1.11	3.68	5.87	8.48	2.98	42.48
1986	6.40	10.21	4.58	4.18	3.63	0.99	1.79	0.13	5.51	2.58	12.83		52.83
1987	8.30	3.13	5.50	3.52	3.38	0.61	3.42	0.10	0.67	0.48	5.24	11.20	45.55
1988	9.31	2.33	5.65	7.41	6.15	3.25	0.17	0.00	0.81	0.33	13.42	M4.62	53.45
1989	6.29	M3.33	10.65	1.93	3.36	2.28	1.05	1.73	0.88	2.62	5.02	2.90	42.04
1990	10.23	7.15	3.85	3.75	3.65	2.56	0.45	M1.72	0.48	9.27	8.74	4.82	56.67
1991	3.22	5.40	7.05	5.41	7.87	3.27	0.61	0.85	0.49	3.79	9.27	6.52	53.75
1992	4.56	5.39	1.67	7.14	0.66	1.77	1.38	0.38	1.16	4.21	7.72	9.08	45.12
1993	5.62	M2.06	7.38	10.69	6.79	5.31	2.68	0.63	0.10	2.01	2.89	6.57	52.73
1994	5.68	5.75	5.05	3.85	2.31	3.11	0.15	T	1.89	5.63	M12.80	6.76	52.98
1995	9.97	4.79	5.45	5.47	2.69	4.26	1.19	1.52	4.62	5.81	9.89	9.96	65.62
1996	12.30	15.18	3.59	6.24	5.64	1.64	1.24	0.22	2.75	8.03	13.08	19.62	89.53
1997	7.69	5.02	10.26	5.93	2.63	3.13	0.97	1.65	4.61	7.21	4.37	3.92	57.39
1998	9.69	6.14	6.39	4.26	9.33	9.88	0.06	0.00	1.96	5.42	11.57	10.70	75.40
1999	9.15	M10.10	6.89	3.26	4.76	2.54	0.32	0.89	0.00	3.78	M10.89	7.20	59.78
2000	10.85	M7.94	4.92	3.36	M5.05	2.85	0.45	0.08	1.22	3.72	3.91	4.58	48.93
2001	3.55	1.74	4.60	4.66	2.34	2.94	0.52	0.56	1.16	4.73	9.47	10.07	46.34
2002	9.39	4.16	6.77	4.20	2.38	2.41	0.05	0.35	1.31	1.21	4.89	12.14	49.26
2003	8.64	5.66	8.74	9.50	2.04	0.84	0.00	0.31	1.90	M3.15	8.09	13.66	62.53
2004	11.12	5.74	3.19	2.89	2.90	2.51	0.15	3.54	4.35	5.95	4.89	M5.48	52.71
2005	2.88	1.24	6.25	6.62	6.44	4.69	0.59	0.10	0.85	5.84	8.00	11.55	55.05
2006	16.91	3.99	5.11	4.47	4.82	2.30	0.25	0.00	1.53	2.12	M19.07	M8.16	68.73
2007	M5.94	8.41	8.04	4.75	2.08	1.39	0.66	1.02	3.11	5.37	6.26	M10.20	57.23
2008	M10.69	4.06	7.87	5.29	2.45	1.99	0.15	1.90	1.11	1.78	6.63	9.36	53.28
2009	5.50	4.87	4.82	4.01	5.14	M0.63	0.27	0.24	1.94	M5.17	8.24	5.48	46.31
2010	7.38	M3.78	M8.08	7.72	M4.94	5.08	0.36	0.20	M3.00	6.76	M10.43	10.76	68.49
2011	5.10	3.56	M11.44	M7.43	M3.74	1.87	2.07	0.20	M0.59	M4.31	7.09	M6.06	53.46
2012	12.10	M5.46	M13.17	M7.56	M3.32	M4.60	M0.55	M0.01	M0.13	M7.13	10.29	M11.52	75.84
2013	6.00	3.00	M2.79	M3.32	5.56	M2.06	0.06	0.55	9.79	M2.54	3.77	M3.56	43.00
2014	M4.76	9.37	8.71	4.79	3.08	M2.25	0.71	M0.04	2.53	9.55	7.18	9.21	62.18

2015	3.26	3.90	4.71	M3.14	1.68	0.58	0.00	1.41	2.17	3.53	8.21	14.89	47.48
2016	7.12	4.88	7.82	3.42	2.01	1.83	0.61	0.33	1.23	14.06	7.81	6.99	58.11
2017	5.55	12.03	11.28	5.54	3.33	1.97	0.00	0.00	3.28	7.67	9.34	4.45	64.44
2018	6.68	3.60	M6.05	6.29	0.64	1.76	0.00	M0.23	1.03	M1.24			27.52

Notes: Data missing in any month have an "M" flag. A "T" indicates a trace of precipitation.

Data missing for all days in a month or year is blank.

Creation date: 2016-07-22

Almanac for LACOMB 3 NNE, OR<br/>October 18, 2018

Daily Data	Observed	---	Normal	Record Highest	Record Lowest
Max Temperature	74		62	79 in 2003	48 in 1984
Min Temperature	37		40	53 in 2015	30 in 1976
Avg Temperature	55.5		51.3	62.0 in 2003	43.5 in 1994
Precipitation	0.00		0.15	1.55 in 2016	0.00 in 2018
Snowfall	0.0		0.0	0.0 in 2018	0.0 in 2018
Snow Depth	0		-	0 in 2018	0 in 2018
HDD (base 65)	9		14	21 in 1994	3 in 2003
CDD (base 65)	0		0	0 in 2018	0 in 2018
Month-to-Date Summary	Observed	---	Normal	Record Highest	Record Lowest
Avg Max Temperature	66.7		66.1	78.4 in 1991	58.1 in 2007
Avg Min Temperature	38.2		41.6	49.3 in 1988	35.9 in 1974
Avg Temperature	52.4		53.9	59.4 in 1991	48.3 in 2013
Total Precipitation	1.24		2.15	10.43 in 2016	0.00 in 1987
Total Snowfall	0.0		0.0	0.0 in 2018	0.0 in 2018
Max Snow Depth	0		-	0 in 2018	0 in 2018
Total HDD (base 65)	223		201	297 in 2013	99 in 1991
Total CDD (base 65)	0		0	6 in 1980	0 in 2018
Year-to-Date Summary	Observed	---	Normal	Record Highest	Record Lowest
Avg Max Temperature	65.7		65.4	68.9 in 2015	62.5 in 2011
Avg Min Temperature	41.1		42.0	43.9 in 1998	39.9 in 1985
Avg Temperature	53.4		53.7	56.1 in 1992	52.1 in 2011
Total Precipitation	27.52		37.81	52.09 in 1996	17.61 in 1973
Total Snowfall (since July 1)	0.0		0.0	0.0 in 2018	0.0 in 2018
Max Snow Depth (since July 1)	0		-	0 in 2018	0 in 2018
Total HDD (since July 1)	503		476	621 in 1973	233 in 2014
Total CDD (since Jan 1)	199		166	324 in 2017	72 in 1980

Climatological Data for LACOMB 3 NNE, OR - October 2018

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2018-10-01	71	51	61.0	21	11	0.00	0.0	0
2018-10-02	73	53	63.0	23	13	0.00	0.0	0
2018-10-03	71	35	53.0	13	3	0.00	0.0	0
2018-10-04	67	34	50.5	11	1	0.00	0.0	0
2018-10-05	63	37	50.0	10	0	0.00	0.0	0
2018-10-06	55	41	48.0	8	0	0.56	0.0	0
2018-10-07	57	36	46.5	7	0	0.00	0.0	0
2018-10-08	57	37	47.0	7	0	0.21	0.0	0
2018-10-09	59	52	55.5	16	6	0.47	0.0	0
2018-10-10	63	41	52.0	12	2	0.00	0.0	0
2018-10-11	61	34	47.5	8	0	0.00	0.0	0
2018-10-12	68	34	51.0	11	1	0.00	0.0	0
2018-10-13	70	35	52.5	13	3	0.00	0.0	0
2018-10-14	73	32	52.5	13	3	0.00	0.0	0
2018-10-15	71	31	51.0	11	1	0.00	0.0	0
2018-10-16	71	31	51.0	11	1	0.00	0.0	0
2018-10-17	76	36	56.0	16	6	0.00	0.0	0
2018-10-18	74	37	55.5	16	6	0.00	0.0	0
2018-10-19	71	37	54.0	14	4	0.00	0.0	0
2018-10-20	69	36	52.5	13	3	0.00	0.0	0
2018-10-21	67	37	52.0	12	2	0.00	0.0	0
2018-10-22	67	37	52.0	12	2	0.00	0.0	0
2018-10-23	67	37	52.0	12	2	0.00	0.0	0
2018-10-24	59	39	49.0	9	0	0.01	0.0	0
2018-10-25	63	43	53.0	13	3	0.00	0.0	0
2018-10-26	63	45	54.0	14	4	0.05	0.0	0
2018-10-27	61	49	55.0	15	5	0.08	0.0	0
2018-10-28	66	48	57.0	17	7	0.63	0.0	0
2018-10-29	56	47	51.5	12	2	0.71	0.0	0
2018-10-30	M	M	M	M	M	M	0.0	0
2018-10-31	53	37	45.0	5	0	0.25	M	0
<b>Average/Sum</b>	<b>65.4</b>	<b>39.3</b>	<b>52.4</b>	<b>375</b>	<b>91</b>	<b>2.97</b>	<b>0.0</b>	<b>0.0</b>

Climatological Data for LACOMB 3 NNE, OR - September 2018

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2018-09-01	75	43	59.0	19	9	0.00	0.0	0
2018-09-02	74	41	57.5	18	8	0.00	0.0	0
2018-09-03	80	41	60.5	21	11	0.00	0.0	0
2018-09-04	75	40	57.5	18	8	0.00	0.0	0
2018-09-05	80	40	60.0	20	10	0.00	0.0	0
2018-09-06	85	46	65.5	26	16	0.00	0.0	0
2018-09-07	83	44	63.5	24	14	0.00	0.0	0
2018-09-08	83	44	63.5	24	14	0.00	0.0	0
2018-09-09	75	44	59.5	20	10	0.00	0.0	0
2018-09-10	78	44	61.0	21	11	0.10	0.0	0
2018-09-11	73	50	61.5	22	12	0.00	0.0	0
2018-09-12	68	51	59.5	20	10	0.33	0.0	0
2018-09-13	62	47	54.5	15	5	0.05	0.0	0
2018-09-14	67	41	54.0	14	4	0.00	0.0	0
2018-09-15	70	41	55.5	16	6	0.00	0.0	0
2018-09-16	68	42	55.0	15	5	0.04	0.0	0
2018-09-17	63	41	52.0	12	2	0.36	0.0	0
2018-09-18	65	42	53.5	14	4	0.00	0.0	0
2018-09-19	70	39	54.5	15	5	0.00	0.0	0
2018-09-20	70	39	54.5	15	5	0.00	0.0	0
2018-09-21	72	42	57.0	17	7	0.00	0.0	0
2018-09-22	74	42	58.0	18	8	0.12	0.0	0
2018-09-23	68	40	54.0	14	4	0.02	0.0	0
2018-09-24	67	38	52.5	13	3	0.00	0.0	0
2018-09-25	70	36	53.0	13	3	0.00	0.0	0
2018-09-26	81	37	59.0	19	9	0.00	0.0	0
2018-09-27	83	40	61.5	22	12	0.00	0.0	0
2018-09-28	83	44	63.5	24	14	0.00	0.0	0
2018-09-29	85	45	65.0	25	15	0.00	0.0	0
2018-09-30	66	50	58.0	18	8	0.01	0.0	0
Average/Sum	73.8	42.5	58.1	552	252	1.03	0.0	0.0

Climatological Data for LACOMB 3 NNE, OR - August 2018

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2018-08-01	90	49	69.5	30	20	0.00	0.0	0
2018-08-02	87	49	68.0	28	18	0.00	0.0	0
2018-08-03	73	54	63.5	24	14	0.00	0.0	0
2018-08-04	77	48	62.5	23	13	0.00	0.0	0
2018-08-05	84	48	66.0	26	16	0.00	0.0	0
2018-08-06	87	49	68.0	28	18	0.00	0.0	0
2018-08-07	88	53	70.5	31	21	0.00	0.0	0
2018-08-08	92	54	73.0	33	23	0.00	0.0	0
2018-08-09	92	54	73.0	33	23	0.00	0.0	0
2018-08-10	94	54	74.0	34	24	0.00	0.0	0
2018-08-11	90	57	73.5	34	24	0.00	0.0	0
2018-08-12	78	49	63.5	24	14	0.00	0.0	0
2018-08-13	M	M	M	M	M	M	0.0	0
2018-08-14	95	49	72.0	32	22	0.00	0.0	0
2018-08-15	89	52	70.5	31	21	0.00	0.0	0
2018-08-16	84	54	69.0	29	19	0.00	0.0	0
2018-08-17	81	47	64.0	24	14	0.00	0.0	0
2018-08-18	80	43	61.5	22	12	0.00	0.0	0
2018-08-19	85	43	64.0	24	14	0.00	0.0	0
2018-08-20	86	48	67.0	27	17	0.00	0.0	0
2018-08-21	80	50	65.0	25	15	0.00	0.0	0
2018-08-22	95	50	72.5	33	23	0.00	0.0	0
2018-08-23	91	50	70.5	31	21	0.00	0.0	0
2018-08-24	64	48	56.0	16	6	0.00	0.0	0
2018-08-25	73	41	57.0	17	7	0.00	0.0	0
2018-08-26	74	41	57.5	18	8	0.03	0.0	0
2018-08-27	69	56	62.5	23	13	0.20	0.0	0
2018-08-28	76	45	60.5	21	11	0.00	0.0	0
2018-08-29	87	45	66.0	26	16	0.00	0.0	0
2018-08-30	85	47	66.0	26	16	0.00	0.0	0
2018-08-31	68	48	58.0	18	8	0.00	0.0	0
<b>Average/Sum</b>	<b>83.1</b>	<b>49.2</b>	<b>66.2</b>	<b>791</b>	<b>491</b>	<b>0.23</b>	<b>0.0</b>	<b>0.0</b>

Climatological Data for LACOMB 3 NNE, OR - July 2018

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2018-07-01	82	49	65.5	26	16	0.00	0.0	0
2018-07-02	80	43	61.5	22	12	0.00	0.0	0
2018-07-03	71	39	55.0	15	5	0.00	0.0	0
2018-07-04	76	40	58.0	18	8	0.00	0.0	0
2018-07-05	77	49	63.0	23	13	0.00	0.0	0
2018-07-06	84	50	67.0	27	17	0.00	0.0	0
2018-07-07	78	51	64.5	25	15	0.00	0.0	0
2018-07-08	80	46	63.0	23	13	0.00	0.0	0
2018-07-09	84	47	65.5	26	16	0.00	0.0	0
2018-07-10	67	52	59.5	20	10	0.00	0.0	0
2018-07-11	80	50	65.0	25	15	0.00	0.0	0
2018-07-12	88	55	71.5	32	22	0.00	0.0	0
2018-07-13	97	53	75.0	35	25	0.00	0.0	0
2018-07-14	92	50	71.0	31	21	0.00	0.0	0
2018-07-15	91	51	71.0	31	21	0.00	0.0	0
2018-07-16	97	54	75.5	36	26	0.00	0.0	0
2018-07-17	97	53	75.0	35	25	0.00	0.0	0
2018-07-18	M	M	M	M	M	0.00	0.0	0
2018-07-19	M	M	M	M	M	0.00	0.0	0
2018-07-20	M	M	M	M	M	0.00	0.0	0
2018-07-21	78	43	60.5	21	11	0.00	0.0	0
2018-07-22	81	44	62.5	23	13	0.00	0.0	0
2018-07-23	M	M	M	M	M	0.00	0.0	0
2018-07-24	M	M	M	M	M	0.00	0.0	0
2018-07-25	M	M	M	M	M	0.00	0.0	0
2018-07-26	95	52	73.5	34	24	0.00	0.0	0
2018-07-27	95	50	72.5	33	23	0.00	0.0	0
2018-07-28	90	48	69.0	29	19	0.00	0.0	0
2018-07-29	89	48	68.5	29	19	0.00	0.0	0
2018-07-30	96	53	74.5	35	25	0.00	0.0	0
2018-07-31	89	52	70.5	31	21	0.00	0.0	0
<b>Average/Sum</b>	<b>85.4</b>	<b>48.9</b>	<b>67.1</b>	<b>685</b>	<b>435</b>	<b>0.00</b>	<b>0.0</b>	<b>0.0</b>

## **Appendix D: Wetland Determination Data Forms**

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**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 1  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Artificial Pond Local relief (concave, convex, none): Concave Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 2224A, Courtney gravelly silty clay loam, 0% to 3% slopes NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____			
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**  
 Plot is located within isolated pond.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
1. <u>Populus tremuloides</u>	<u>25%</u>	<u>Yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67%</u> (A/B)
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____
_____ = Total Cover				
<b>Sapling/Shrub Stratum (Plot Size: 10' r or _____)</b>				OBL species <u>30</u> x 1 = <u>30</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>40</u> (A) <u>50</u> (B) Prevalence Index = B/A = <u>1.25</u>
1. <u>Cornus alba</u>	<u>10%</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants <sup>1</sup> _____ Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>X</u> No _____
5. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				
<b>Herb Stratum (Plot Size: 5' r or _____)</b>				
1. <u>Carex obnupta</u>	<u>30%</u>	<u>Yes</u>	<u>OBL</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				
<b>Woody Vine Stratum (Plot Size: 10' r or _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				
% Bare Ground in Herb Stratum	<u>70%</u>			

**Remarks:**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 2  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Concave Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 2224A, Courtney gravelly silty clay loam, 0% to 3% slopes NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b>	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>			
Wetland Hydrology Present?	Yes _____	No <u>X</u>			

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**  
 Plot is located in vicinity of wetland delineated under the 1994 delineation by Jay Lorenz.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>67%</u> (A/B)
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____
_____ = Total Cover				
<b>Sapling/Shrub Stratum (Plot Size: 10' r or _____)</b>				OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>62</u> x 3 = <u>186</u> FACU species <u>45</u> x 4 = <u>180</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>107</u> (A) <u>366</u> (B) Prevalence Index = B/A = <u>3.42</u>
1. <u>Rubus armeniacus</u>	5%	Yes	FAC	
2. <u>Crataegus monogyna</u>	2%	Yes	FAC	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants <sup>1</sup> _____ Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
_____ = Total Cover				
<b>Herb Stratum (Plot Size: 5' r or _____)</b>				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. <u>Plantago lanceolata</u>	20%	Yes	FACU	
2. <u>Daucus carota</u>	20%	Yes	FACU	
3. <u>Schedonorus arundinaceus</u>	20%	Yes	FAC	
4. <u>Agrostis capillaris</u>	20%	Yes	FAC	
5. <u>Cirsium arvense</u>	5%	No	FAC	
6. <u>Holcus lanatus</u>	5%	No	FAC	
7. <u>Leucanthemum vulgare</u>	5%	No	FACU	
8. <u>Trifolium repens</u>	5%	No	FAC	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
<b>Woody Vine Stratum (Plot Size: 10' r or _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>0%</u>				

**Remarks:**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 3  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Concave Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 23, Clackamas gravelly silt loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b>
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
<b>Yes <u>X</u> No _____</b>			

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**  
**Wetland A**

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
1. <u>Fraxinus latifolia</u>	<u>40%</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
4. _____	_____	_____	_____	
<u>40%</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____
Sapling/Shrub Stratum (Plot Size: 10' r or _____)				
1. <u>Rubus armeniacus</u>	<u>10%</u>	<u>Yes</u>	<u>FAC</u>	OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>40</u> x 2 = <u>80</u> FAC species <u>12</u> x 3 = <u>36</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>52</u> (A) <u>116</u> (B) Prevalence Index = B/A = <u>2.23</u>
2. <u>Rosa pisocarpa</u>	<u>2%</u>	<u>No</u>	<u>FAC</u>	
3. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants <sup>1</sup> _____ Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
6. _____	_____	_____	_____	
<u>12%</u> = Total Cover				Herb Stratum (Plot Size: 5' r or _____)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes _____ No _____
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Woody Vine Stratum (Plot Size: 10' r or _____)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	1. _____ 2. _____ <u>0%</u> = Total Cover
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	% Bare Ground in Herb Stratum <u>100%</u>
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	1. _____ 2. _____ <u>0%</u> = Total Cover
11. _____	_____	_____	_____	

**Remarks:**  
 Bare ground covered by leaf litter.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 4  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Convex Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 23, Clackamas gravelly silt loam NWI classification: \_\_\_\_\_ None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
1. <u>Fraxinus latifolia</u>	20%	Yes	FACW	
2. <u>Crataegus monogyna</u>	15%	Yes	FAC	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60%</u> (A/B)
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____
_____ = Total Cover				
<b>Sapling/Shrub Stratum (Plot Size: 10' r or _____)</b>				OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>20</u> x 2 = <u>40</u> FAC species <u>110</u> x 3 = <u>330</u> FACU species <u>14</u> x 4 = <u>56</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>144</u> (A) <u>426</u> (B) Prevalence Index = B/A = <u>2.96</u>
1. <u>Rubus armeniacus</u>	80%	Yes	FAC	
2. <u>Rosa pisocarpa</u>	15%	No	FAC	
3. <u>Oemleria cerasiformis</u>	2%	No	FACU	
4. _____	_____	_____	_____	<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants <sup>1</sup> _____ Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
5. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
_____ = Total Cover				
<b>Herb Stratum (Plot Size: 5' r or _____)</b>				
1. <u>Hedera helix</u>	10%	Yes	FACU	
2. <u>Mahonia aquifolium</u>	2%	Yes	FACU	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
_____ = Total Cover				
<b>Woody Vine Stratum (Plot Size: 10' r or _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
0% = Total Cover				
0% = Total Cover				
% Bare Ground in Herb Stratum <u>88%</u>				

**Remarks:**



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 5  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Concave Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 23, Clackamas gravelly silt loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____			
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**  
**Wetland A**

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)
1. <u>Fraxinus latifolia</u>	<u>40%</u>	<u>Yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____
_____ = Total Cover				
Sapling/Shrub Stratum (Plot Size: 10' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	OBL species <u>8</u> x 1 = <u>8</u> FACW species <u>45</u> x 2 = <u>90</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>68</u> (A) <u>143</u> (B) Prevalence Index = B/A = <u>2.10</u>
1. <u>Rubus armeniacus</u>	<u>5%</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Crataegus monogyna</u>	<u>5%</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Physocarpus capitatus</u>	<u>5%</u>	<u>Yes</u>	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants <sup>1</sup> Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
_____ = Total Cover				
Herb Stratum (Plot Size: 5' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. <u>Carex densa</u>	<u>8%</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Alopecurus pratensis</u>	<u>5%</u>	<u>No</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot Size: 10' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>87%</u>				

**Remarks:**  
 Bareground covered by leaf litter.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: Colonia Paz Housing Complex City/County: Lebanon/Linn Sampling Date: 10/18/2018  
 Applicant/Owner: Farmworker Housing Development Corporation State: OR Sampling Point: 6  
 Investigator(s): Stacey Reed and Sonya Templeton Section, Township, Range: Sec. 23, T. 12S., R. 2W  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Convex Slope (%): <3%  
 Subregion (LRR): A, Northwest Forests and Coast Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Unit: 23, Clackamas gravelly silt loam13 NWI classification: \_\_\_\_\_ None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No X (If no, explain in Remarks)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b>	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>			
Wetland Hydrology Present?	Yes _____	No <u>X</u>			

**Precipitation:**  
 According to the AgACIS, Lacombe 3 NNE, OR station, 0.00 inches of rainfall was received on the day of the site visit and 1.24 inches within the two weeks prior.

**Remarks:**  
 Plot is approximately 4-6" higher than Plot 5.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b>
1. <u>Fraxinus latifolia</u>	<u>20%</u>	<u>Yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
<u>20%</u> = Total Cover				
Sapling/Shrub Stratum (Plot Size: 10' r or _____)				<b>Prevalence Index worksheet:</b>
1. <u>Rubus ameniacus</u>	<u>15%</u>	<u>Yes</u>	<u>FAC</u>	Total % Cover of: _____ Multiply by: _____
2. <u>Crataegus douglasii</u>	<u>10%</u>	<u>Yes</u>	<u>FAC</u>	OBL species <u>0</u> x 1 = <u>0</u>
3. <u>Quercus garryana</u>	<u>5%</u>	<u>No</u>	<u>FACU</u>	FACW species <u>20</u> x 2 = <u>40</u>
4. _____	_____	_____	_____	FAC species <u>53</u> x 3 = <u>159</u>
5. _____	_____	_____	_____	FACU species <u>12</u> x 4 = <u>48</u>
<u>30%</u> = Total Cover				UPL species <u>0</u> x 5 = <u>0</u>
				Column Totals: <u>85</u> (A) <u>247</u> (B)
				Prevalence Index = B/A = <u>2.91</u>
Herb Stratum (Plot Size: 5' r or _____)				<b>Hydrophytic Vegetation Indicators:</b>
1. <u>Schedonorus arundinaceus</u>	<u>20%</u>	<u>Yes</u>	<u>FAC</u>	1 - Rapid Test for Hydrophytic Vegetation
2. <u>Holcus lanatus</u>	<u>8%</u>	<u>Yes</u>	<u>FAC</u>	<u>X</u> 2 - Dominance Test is >50%
3. <u>Polystichum munitum</u>	<u>5%</u>	<u>No</u>	<u>FACU</u>	<u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup>
4. <u>Hedera helix</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
5. _____	_____	_____	_____	5 - Wetland Non-Vascular Plants <sup>1</sup>
6. _____	_____	_____	_____	Problematic Hydrophytic Vegetation (Explain) <sup>1</sup>
7. _____	_____	_____	_____	<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>35%</u> = Total Cover				
Woody Vine Stratum (Plot Size: 10' r or _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0%</u> = Total Cover				
% Bare Ground in Herb Stratum <u>65%</u>				

**Remarks:**

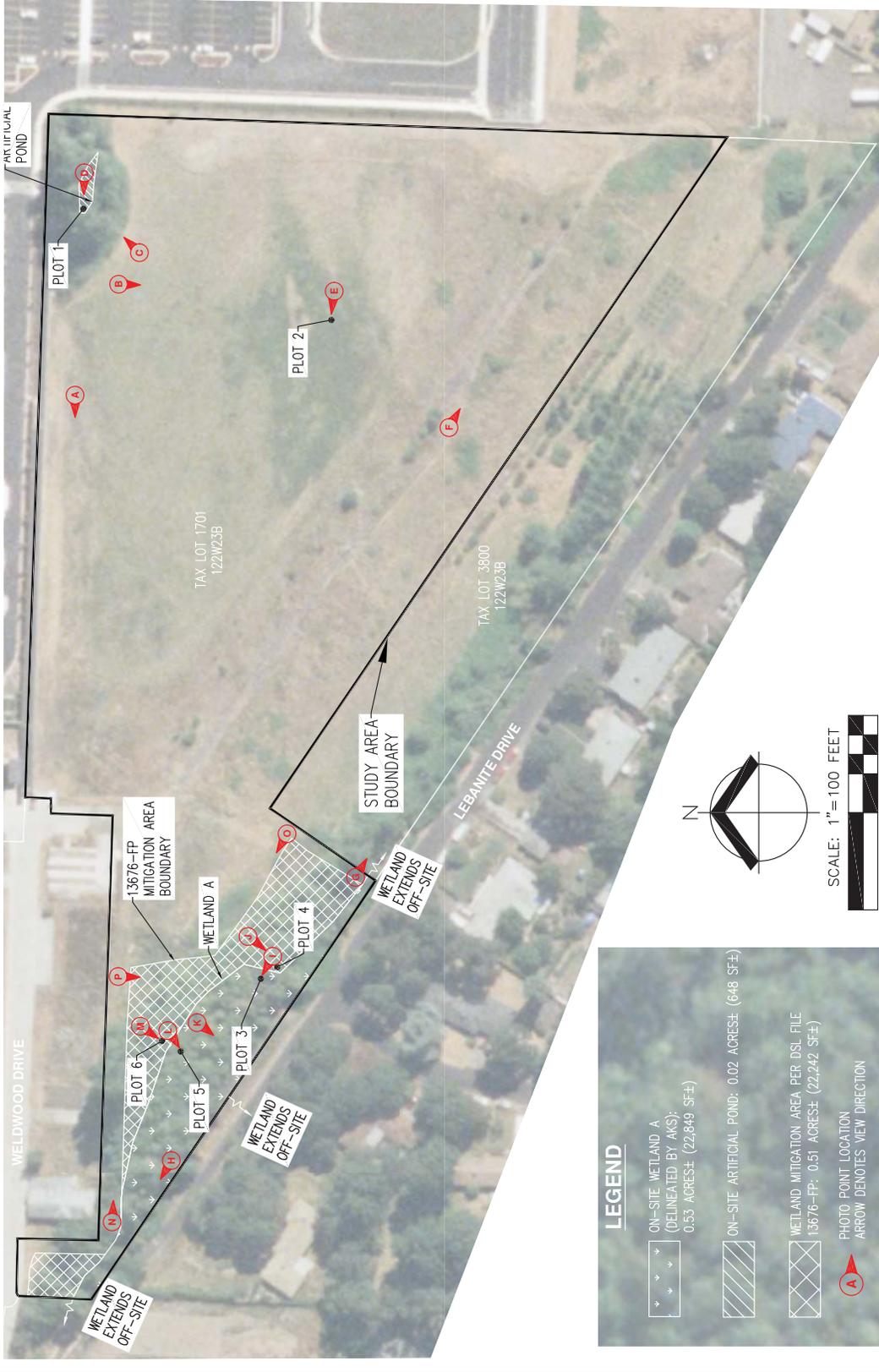


## **Appendix E: Photo Location Map and Site Photographs**

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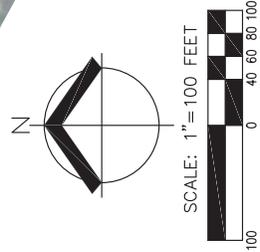
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USGS HIGH RESOLUTION  
ORTHOMAGERY  
JUNE, 2005



DATE: 11/26/2018

PHOTO LOCATION MAP	
FIGURE	5
DRWN: SKT	AKS
CHKD: SAR	AKS
AKS JOB:	7138
COLONIA PAZ HOUSING COMPLEX, LEBANON AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	



**LEGEND**

- ON-SITE WETLAND A  
(DELINEATED BY AKS):  
0.53 ACRES± (22,849 SF±)
- ON-SITE ARTIFICIAL POND: 0.02 ACRES± (648 SF±)
- WETLAND MITIGATION AREA PER DSL FILE  
15676-PP: 0.51 ACRES± (22,242 SF±)
- PHOTO POINT LOCATION  
ARROW DENOTES VIEW DIRECTION

WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON OCTOBER 18, 2018 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

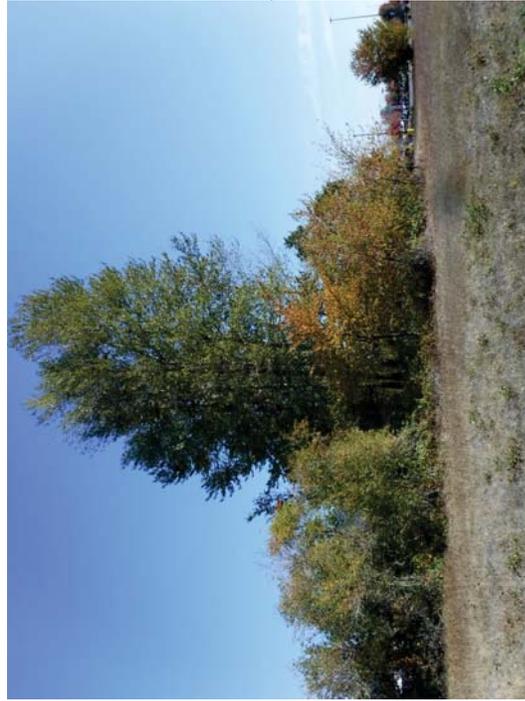
DWG: 7138 PHOTO LOCATION MAP | LAYOUT



**Photo A.** View facing west of upland field.



**Photo B.** View facing south from the artificial pond of upland field.



**Photo C.** View north of the artificial pond.



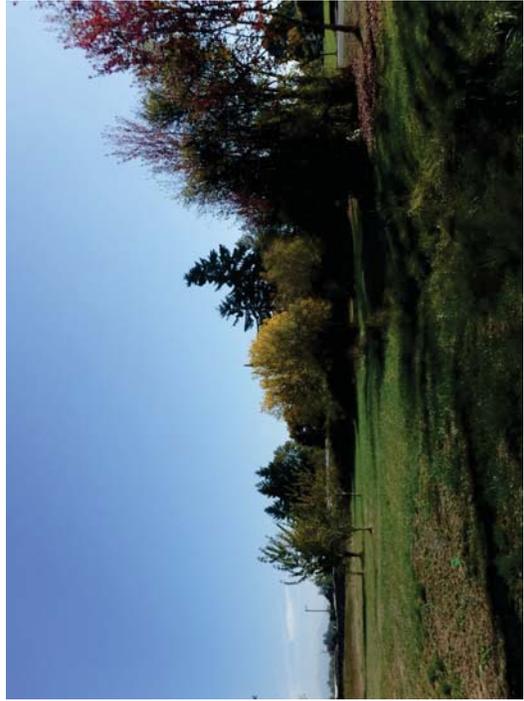
**Photo D.** View facing west within the artificial pond and Plot 1.



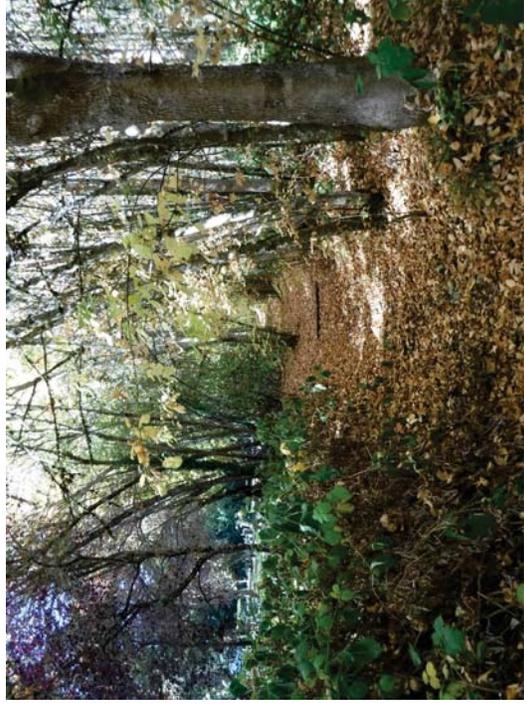
**Photo E.** View facing west of Plot 2 in subtle low spot in field.



**Photo F.** View facing east of farm road that runs through the central portion of the study area.



**Photo G.** View facing east of off-site portion of Ditch 1.



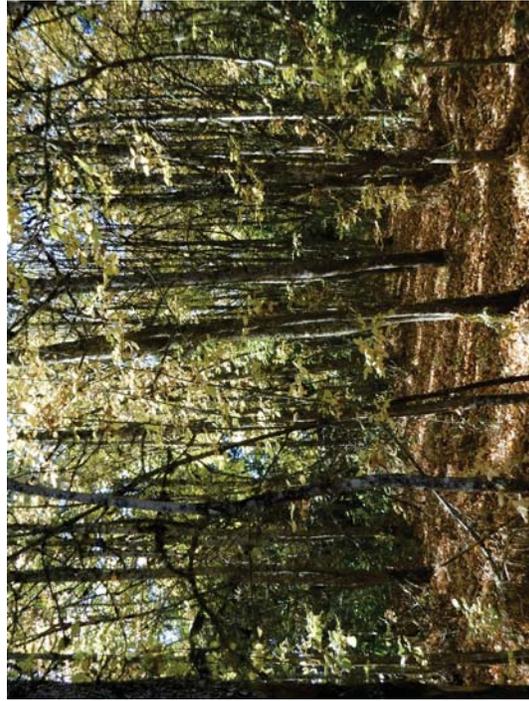
**Photo H.** View facing west of Wetland A



**Photo I.** View west at Plot 3 within Wetland A.



**Photo J.** View southwest of Plot 4.



**Photo K.** View southwest within Wetland A of small Oregon ash grove.



**Photo L.** View facing southwest of Plot 5 within Wetland A.

*Photos taken by Stacey Reed, October 18, 2018*



**Photo M.** View facing southwest of Plot 6 at edge of Wetland A boundary.



**Photo N.** View east along Wetland A and proposed mitigation area.



**Photo O.** View facing west of upland field, Wetland A, and proposed mitigation area.



**Photo P.** View facing south of proposed mitigation area.

## Attachment #9



## Technical Memorandum

### Limited Hydrogeological Evaluation

Colonia Paz  
Linn County Parcel 211280  
(12S02W23B TL 01701)  
Lebanon, OR

July 22, 2020

*Prepared for:*



# FHDC

*A Home is Just the Beginning*

Attn: Claudia Cantu  
1274 5<sup>th</sup> Street, Suite 1-A  
Woodburn, OR 97071

*Prepared by:*



**EVREN NORTHWEST**  
INC.  
environmental natural resource consultants

Offices in Portland and Bend, Oregon / San Rafael, California  
P.O. Box 14488, Portland, Oregon 97293  
T. 503-452-5561 / E. ENW@EVREN-NW.com

Project No. 382-18001-04

**Technical Memorandum**  
**Limited Hydrogeologic Evaluation**

**Colonia Paz**  
Linn County Parcel 211280  
(12S02W23B TL 01701)  
Lebanon, Oregon

Prepared for:

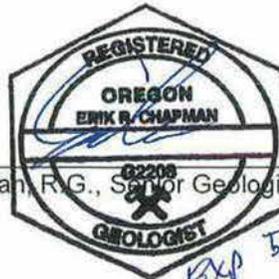


Attn: Claudia Cantu  
1274 5<sup>th</sup> Street, Suite 1-A  
Woodburn, OR 97071

By:



Lynn D. Green, C.E.G., Principal Engineering Geologist



Erik RD Chapman, R.G., Senior Geologist

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1.1	Background .....	1
2.0	SITE SETTING.....	1
3.0	Review of Well Log Records .....	2
3.1	Water Well Records.....	2
3.2	Monitoring Well Records .....	3
4.0	Planned Storm Water Management (Future Development).....	4
5.0	Impact of Development on Ground Water Resources .....	4
6.0	Impact of Development on Wetland Areas .....	4
7.0	Conclusion.....	5
8.0	LIMITATIONS .....	5

## Figures (after text)

1	Site Vicinity Map
2	Site Plan
3	Well Location Diagram

## Attachments

A	Well Construction Reports
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## **Technical Memorandum Limited Hydrogeological Evaluation**

**Colonia Paz**  
Linn County Parcel 211280  
(12S02W23B TL 01701)  
Lebanon, Oregon

### **1.0 INTRODUCTION**

This report presents the results of a limited hydrogeological evaluation conducted by EVREN Northwest, Inc. (ENW) at the site of the future Colonia Paz apartments on a portion of Linn County Parcel number 211280 in Lebanon, Oregon (see Figures 1 and 2). ENW understands that Farmworker Housing Development Corporation (FHDC) has requested this evaluation in response to public comments regarding potential effects on ground water quality in existing wells in the area and its impact on area wetlands.

### **1.1 Background**

The subject property is identified by the Marion County Assessor's Office on tax map 12S02W23B as Tax Lot 1701 located in the SE quarter of the NW quarter of Section 23 of Township 12 South, Range 2 West, W.M. Surrounding properties are a mix of residential and commercial development in the south part of Lebanon, Oregon (see Figures 1 and 2).

ENW understands FHDC currently plans to develop a portion the subject property. This first phase of construction is planned for the southeastern corner of the site and amounts to just under two acres. Planned development includes an apartment building, paved parking, and common areas.

The City of Lebanon Community Development received written comments from the public in file AR20-05 through July 15, 2020 which have been shared and reviewed by the development team. This technical memorandum addresses issues strictly associated with potential impacts on nearby residents as they pertain to potential impacts to ground water and surface water resources.

### **2.0 SITE SETTING**

The subject site is located within the US Geological Survey Lebanon, OR 7.5-minute quadrangle, at an approximate elevation of 360 feet above mean sea level (see Figure 1). The triangularly-shaped 9.51-acre property borders the north side of Lebanite Drive and is comprised of grass- and tree-covered land. The property is generally level, and the vicinity slopes very gently to the northeast toward Cheadle Lake. Site features are presented on the Site Plan on Figure 2.

The US Department of Agriculture Natural Resources Conservation Service Soil Survey of Linn County has mapped surface soils at the subject property as Clackamas gravelly silt loam. The typical soil profile consists of an upper 12 inches of gravelly silt loam, underlain by up to 48 inches of gravelly silty clay loam, and extremely gravelly clay loam.

The underlying geology beneath the subject area is described as lacustrine and fluvial basin-fill sediments of the Willamette Valley. In the Lebanon area, sediments have been derived from deposits from Eastern Idaho and Montana emplaced by floodwaters of the Missoula Floods (Willamette Silt). These deposits are underlain by sands and gravels of Cascade Range provenance, some of which were deposited as fluvial "fan deposits" by rivers. Large variations in sediment textures, mineralogy and grain size are attributed to Lebanon's position relative to "fan deposits," which deposit coarser materials near the slopes of origin and finer grained deposits further away from the source areas. Ground water beneath Lebanon occurs within the upper 100 to 200 feet of basin-fill sediments and provides water to numerous wells in the area.

A recent wetland delineation has identified a 0.53-acre wetland area within the 9-acre site. Other potential wetland areas within the subject site were determined to be manmade depressions and not directly hydraulically connected to adjacent wetland areas or nearby waters.<sup>1</sup> It is our understanding that the delineated 0.53-acre wetland area will be preserved during site development. The 1.93-acre Kingsley Wetland borders the site to the south.

The closest surface water body is an oxbow lake associated with the ancient Santiam River named Cheadle Lake, located approximately 0.25 miles to the east. The Santiam River is approximately ¾-miles east of the site.

### 3.0 Review of Well Log Records

To identify ground-water use in the area and to research local hydrostratigraphy, ENW searched available drillers' records of water wells and monitoring wells maintained by the Oregon Water Resources Department (OWRD). See Figure 3 for locations of select water wells and monitoring wells identified during the search.

### 3.1 Water Well Records

The OWRD lists 208 water well records within the same township, section, and range as the site. Results of this search indicate ground water is used extensively for domestic purposes as well as for irrigation and industrial use. The nearest wells to the site are all domestic wells and are summarized below in Table 1.

---

<sup>1</sup> AKS Engineering and Forestry. November 26, 2018. Wetland Delineation. Colonia Paz Housing Complex.

**Table 1. Summary of Nearest Domestic Wells**

Well Cty	Well No.	Name	Address of Well	Depth of First Water (feet bgs)	Depth Drilled (feet bgs)	Depth Water-Bearing Unit (feet bgs)	Static WL (feet bgs)	Max Yield (gpm)
LINN	14761	SCHEELE	455 CASCADE DR	39	59	39-59' (depth drilled)	12	150
LINN	8219	LADY	625 WAGON WHEEL DRIVE	---	58	48-58' (depth drilled)	24	20
LINN	53002	KENNEDY	3780 S SANTIAM HWY	42	50	42-46'	7	20
LINN	56389	RIES	WAGON WHEEL DR	42	83	43-83' (depth drilled)	16	40
LINN	61510	WALL	780 WAGON WHEEL DR	25	70	25-40' 50-70' (depth drilled)	16	30

A review of the closest water well records indicate wells draw water from depths of 39 to 83 feet bgs. The deepest well in the area is the Ries well, located on Wagon Wheel Drive south of the proposed development site. Well driller's notes describe the water-bearing zone in all of the closest wells as unconsolidated to indurated (i.e., cemented) sands and gravels. Maximum yields of the productive aquifer ranged from 20 to 150 gallons per minute.

In all of the closest well logs, driller's notes describe a confining unit above the regional aquifer. This confining unit consists of relatively fine-grained deposits, which are less porous and transmit less water and creates hydrostatic pressure in the productive aquifer below (confining head pressure). Confining conditions are reflected in elevated static water levels in completed wells in response to this confining head pressure. Due to low hydraulic conductivity of overlying sediments, the regional aquifer receives little recharge from surface infiltration, but rather is replenished from infiltration over a larger area, such as portions of Santiam River and from the foothills of the Cascades to the east.

### 3.2 Monitoring Well Records

ENW's search identified 13 monitoring wells, the details of which are presented in Table 2.

**Table 2. Monitoring Well Details**

Well No.	Depth to First Water (feet bgs)	Depth Drilled (feet bgs)	Static Water Level (feet bgs)	Monitoring Well Address	Max Yield (gpm)
LINN4379	4	10	4	3092 S SANTIAM HIGHWAY	
LINN4380	5	10	4.5	3092 S SANTIAM HIGHWAY	
LINN4381	5	10	5	3092 S SANTIAM HIGHWAY	
LINN14528	6	20	10	3029 S SANTIAM HWY	
LINN14529	10	20	10	3029 S SANTIAM HWY	
LINN14530	7	20	10	3029 S SANTIAM HWY	
LINN8120	38	40	15	3092 S SANTIAM HWY	10
LINN53707	9	19	9	3510 S SANTIAM	
LINN53708	9	19	9	3510 S SANTIAM	
LINN53709	6	19	6	3510 S SANTIAM	
LINN57043		20	10	3029 S SANTIAM HWY	
LINN57044			10	3029 S SANTIAM HWY	
LINN57045		20	10	3029 S SANTIAM HWY	

Monitoring wells are typically used for shallow aquifer assessments and therefore tend to report any ground water encountered, including shallow, unconfined ground water and perched water

tables. Accordingly, most monitoring wells nearby are drilled to total depths of between 10 and 20 feet bgs (with one exception). First water was encountered in most monitoring wells at depths ranging from 4 to 10 feet bgs, which are consistent with shallow ground water depths encountered at the subject site during recent geotechnical investigations. In all but the deepest monitoring well, static water levels suggest unconfined conditions (no confining head pressure). Ground-water yields within the shallow, unconfined water-bearing unit is on the order of 10 gpm (see LINN 8120).

The monitoring well data suggests the presence of a shallow water table near the ground surface. The shallow "perched" water-bearing unit typically occurs when surface water such as precipitation infiltrates vertically downward through relatively porous near-surface sediments until vertical movement is impeded by non-porous sediment layers. Accumulation of "perched" infiltrating water by definition lies above the regional aquifer. The shallow water table is generally unconfined and affected by seasonal changes in local precipitation. Shallow ground water may be expressed at the surface and is likely in hydraulic connection with nearby wetland areas.

#### **4.0 Planned Storm Water Management (Future Development)**

Based on discussions with our Client, it is our understanding that storm-water flow generated at the planned development will be infiltrated into the ground utilizing infiltration swales and other structures. These swales will be constructed as pre-treatment water-quality facilities using bioretention soil and appropriate vegetation (swales) and other pre-treatment technologies, such as catch basin that can remove oil, grease and other floating material as well as sediment, will be installed and maintained by the owner, following a Storm Water Management Plan. This plan will include regular inspections as part of regular operation and maintenance.

#### **5.0 Impact of Development on Ground Water Resources**

Concern has been expressed by area residents that site development may inhibit the quality or quantity of well water in the area. As suggested in a review of available nearby water well logs, nearby wells derive their water from a regional ground water aquifer at depths and that are hydraulically separated from overlying perched ground water and local infiltration. The regional aquifer covers a broad geographic area and is likely recharged from areas distal to the site. Very little if any replenishment of the aquifer is from surface infiltration near the proposed project development site. Based on these hydrogeologic characteristics, the potential impact of development on aquifer recharge, water availability and well water quality is not significant.

#### **6.0 Impact of Development on Wetland Areas**

Another comment was related to the development's potential impact on wetlands within the proposed development site. As indicated, the proposed development has one delineated wetland area with additional adjacent wetland areas. The wetland areas are conservatively considered to be in hydraulic connection with the shallow, perched water table and therefore, may be partially sustained by hydraulic contributions by the shallow ground water system.

As outlined in Section 4.0, surface water recharge to wetlands will be maintained by diverting all storm water falling on hardscape surfaces (paved areas and roofs) to a water quality infiltration structures. These features gather the storm water, treat it for potential contaminants (i.e., oil and grease, suspended solids and other pollutants that are typical of parking lot runoff), and infiltrate the treated storm water into the subsurface. Since storm water system will be regularly monitored, inspected and maintained under an approved Storm Water Management Plan, the potential impact of development on shallow ground-water hydrology is not significant.

## **7.0 Conclusion**

Based on our review of available information, it is our opinion that:

- The presence of low-porosity strata above the regional ground water aquifer, the broad occurrence of the regional aquifer, and substantial area from which ground water sources are replenished, the proposed development is not anticipated to adversely impact ground water quality or availability.
- The planned storm water treatment and management will employ engineered means of pre-treating and infiltrating storm water into the subsurface, and therefore replenish shallow ground water hydrology to the adjacent and other local wetland areas nearby.

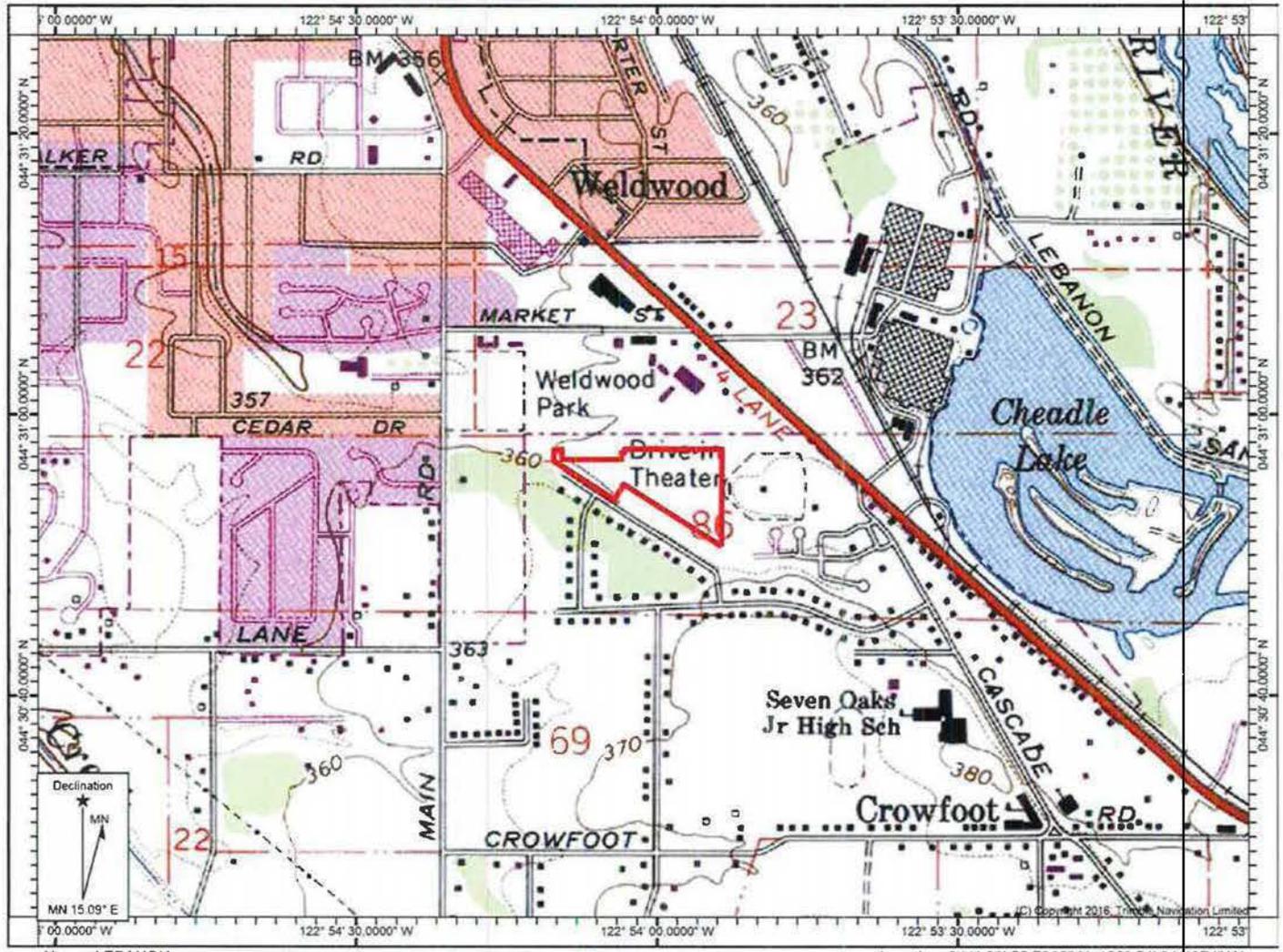
## **8.0 LIMITATIONS**

The scope of this Technical Memorandum is limited to observations made during previous on-site work; interviews with knowledgeable sources; and review of readily available published and unpublished reports and literature. As a result, these conclusions are based on information supplied by others as well as interpretations by qualified parties.

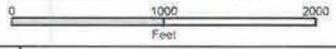
No subsurface exploration has been performed in conducting this assessment, and detailed mapping has not been completed. Figures and findings presented herein are based on limited site reconnaissance. Conclusion and recommendation presented in this assessment were prepared in accordance with generally accepted professional geologic engineering principals and practice. We make no warranty, either express or implied.

We have performed our services for this project in accordance with our agreement and understanding with the Client. This document and the information contained herein have been prepared solely for the use of the Client. We have performed this study under a limited scope of services per our agreement. It is possible, despite the use of reasonable care and interpretation that we may have failed to identify the presence of geological hazards other than those specifically mentioned in this assessment. We assume no responsibility for conditions that we did not specifically evaluate, or conditions that were not generally recognized at the time this report was prepared.

## FIGURES



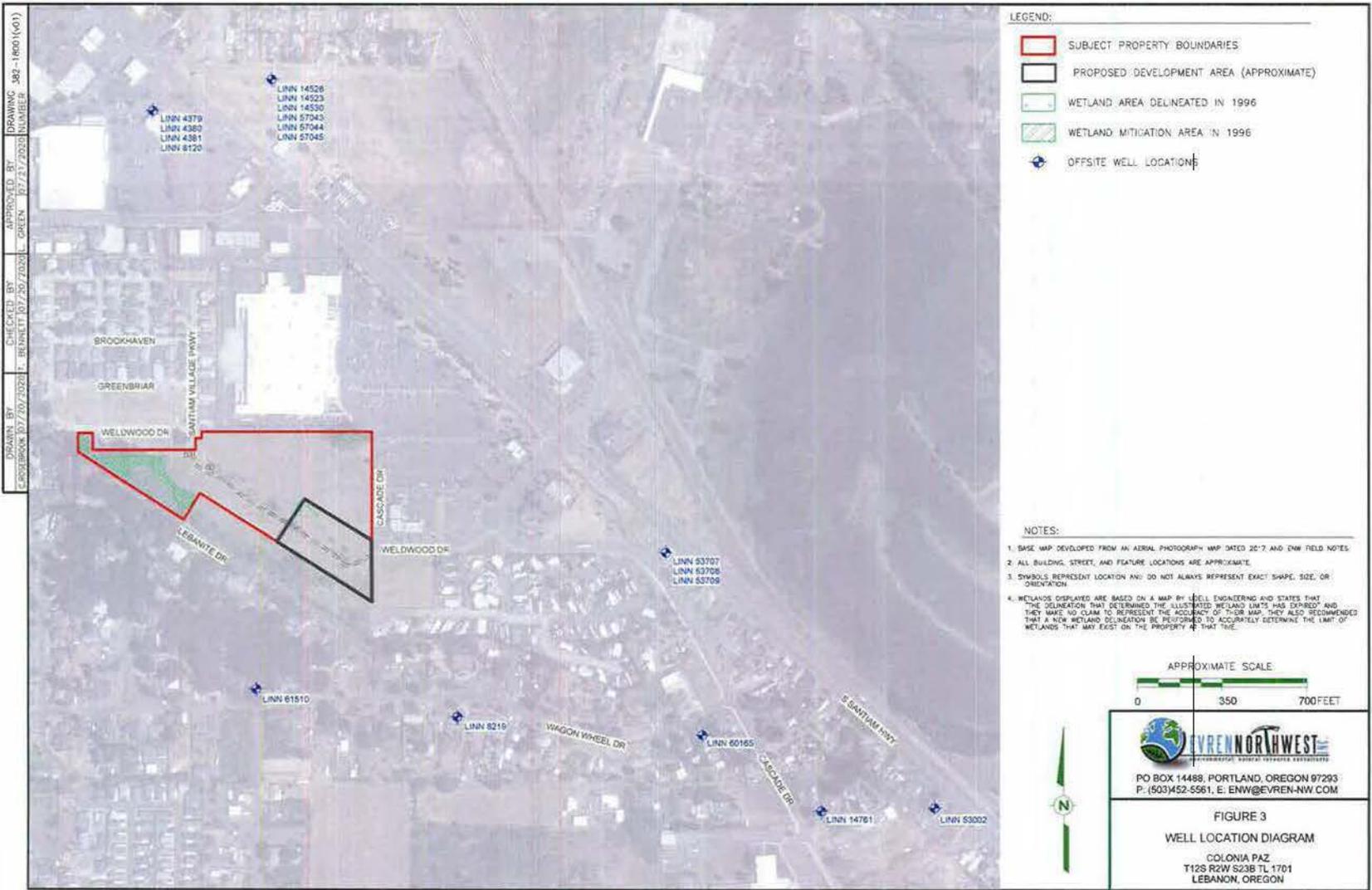
Name: LEBANON  
Date: Jan 1, 1986



Location: 044° 30' 55.7269" N, 122° 54' 01.4074" W  
Contour Interval: 10 ft

	<p>Date Drawn: 12/10/2018 CAD File Name: 382-18001-fig1sv_map(v01) Drawn By: JOB Approved By: LDG</p>	<p>Colonial Paz T12S R2W S23B TL 1701 Lebanon, Oregon</p>	<p><b>Site Vicinity Map</b></p>	<p>Project No. 382-18001 Figure No. <b>1</b></p>
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ATTACHMENT A  
WELL REPORTS

NOTICE TO WATER WELL CONTRACTOR  
 The original and first copy of this report are to be filed with the STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

**RECEIVED**  
 AUG 17 1970  
 WATER WELL REPORT  
 STATE OF OREGON  
 (Please type or print)  
 STATE ENGINEER  
 SALEM, OREGON

ONLY ONE WHITE COPY,

Linn  
8219

State Well No. 12/2W-23bd  
 State Permit No.

**(1) OWNER:**

Name DON LADY  
 Address 625 WAGON WHEEL DRIVE, LEBANON, OREGON

**(2) TYPE OF WORK (check):**

New Well  Deepening  Reconditioning  Abandon   
 If abandonment, describe material and procedure in Item 12.

**(3) TYPE OF WELL:**

Rotary  Driven   
 Cable  Jetted   
 Dug  Bored

**(4) PROPOSED USE (check):**

Domestic  Industrial  Municipal   
 Irrigation  Test Well  Other

**(5) CASING INSTALLED:**

Threaded  Welded   
 6" Diam. from 1 1/2 ft. to 5.8 ft. Gage 250  
 " Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_  
 " Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Gage \_\_\_\_\_

**(6) PERFORATIONS:**

Perforated?  Yes  No  
 Type of perforator used \_\_\_\_\_  
 Size of perforations in. by in.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 \_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(7) SCREENS:**

Well screen installed?  Yes  No  
 Manufacturer's Name \_\_\_\_\_  
 Type \_\_\_\_\_ Model No. \_\_\_\_\_  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ Set from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(8) WATER LEVEL: Completed well.**

Static level 24 ft. below land surface Date 8-12-70  
 Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_

**(9) WELL TESTS:**

Drawdown is amount water level is lowered below static level  
 Was a pump test made?  Yes  No If yes, by whom? \_\_\_\_\_  
 \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

**(10) CONSTRUCTION:**

Well seal—Material used CEMENT + BENTONITE  
 Depth of seal 58 ft.  
 Diameter of well bore to bottom of seal 6 in.  
 Were any loose strata cemented off?  Yes  No Depth \_\_\_\_\_  
 Was a drive shoe used?  Yes  No  
 Did any strata contain unusable water?  Yes  No  
 Type of water? \_\_\_\_\_ depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_  
 Was well gravel packed?  Yes  No Size of gravel: \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

**(11) LOCATION OF WELL:**

County LINN Driller's well number \_\_\_\_\_  
 SE 1/4 NW 1/4 Section 23 T12S R. 2W W.M.  
 Bearing and distance from section or subdivision corner  
625 WAGON WHEEL DRIVE, LEBANON, ORE.

**(12) WELL LOG:**

Diameter of well below casing 6  
 Depth drilled 58' ft. Depth of completed well 58 ft.  
 Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level as drilling proceeds. Note drilling rates.

MATERIAL	From	To	SWL
SOIL SANDY	0	4	
CLAY GRAVEL	4	18	
CEMENTED SAND & GRAVEL	18	27	
CLAY BROWN	27	32	
CLAY BLUE	32	46	
CLAY BLUE SANDY	46	48	
SAND & GRAVEL	48	58	24'

Work started 4-10 19 70 Completed 8-11 19 70  
 Date well drilling machine moved off of well 8-12 19 70

**Drilling Machine Operator's Certification:**

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.  
 [Signed] Phill Hoffman Date 8-12, 19 70  
 (Drilling Machine Operator)

Drilling Machine Operator's License No. 91

**Water Well Contractor's Certification:**

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.  
 NAME H. H. Walling (Type of print)  
 Address P.O. Box 427 Lebanon, Ore.  
 [Signed] Phill Hoffman (Water Well Contractor)  
 Contractor's License No. 266 Date 8-12, 19 70

(USE ADDITIONAL SHEETS IF NECESSARY)

RECEIVED

LINN  
14761

OCT - 9 1995

12S/02W/23DB

STATE OF OREGON  
WATER WELL REPORT  
(as required by ORS 537.765)

WATER RESOURCES DEPARTMENT (CARD) # 83618  
SALEM, OREGON

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number DR-1034

Name Don Scheele  
Address 455 CASCADE DR.  
City Lebanon State ORE Zip 97355

(2) TYPE OF WORK

New Well  Deepening  Alteration (repair/recondition)  Abandonment

(3) DRILL METHOD:

Rotary Air  Rotary Mud  Cable  Auger  
 Other

(4) PROPOSED USE:

Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Livestock  Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval  Yes  No Depth of Completed Well 59 ft.  
Explosives used  Yes  No Type Amount

HOLE			SEAL				
Diameter	From	To	Material	From	To	Sacks or pounds	
10"	0	21	BENTONITE	0	21	11 SACKS	
6"	21	59					

How was seal placed: Method  A  B  C  D  E

Other POURED DRY

Backfill placed from \_\_\_ ft. to \_\_\_ ft. Material

Gravel placed from \_\_\_ ft. to \_\_\_ ft. Size of gravel

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	59	1250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 59'

(7) PERFORATIONS/SCREENS:

Perforations Method HOLTE

Screens Type SLOT Material STEEL

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
48	58	1x1/4	250	6"		<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

<input type="checkbox"/> Pump	<input type="checkbox"/> Bailer	<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Flowing
Yield gal/min	Drawdown	Drill stem at	Artesian
150+		55'	Time
			1 hr.

Temperature of water 53° Depth Artesian Flow Found

Was a water analysis done?  Yes By whom

Did any strata contain water not suitable for intended use?  Too little

Salty  Muddy  Odor  Colored  Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County Linn Latitude Longitude  
Township 12 N or S Range 2 E or W WM.  
Section 23 SE 1/4 NW 1/4  
Tax Lot 3401 Lot Block Subdivision  
Street Address of Well (or nearest address) SAME

(10) STATIC WATER LEVEL:

12 ft. below land surface. Date 9-26-95  
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 39'

From	To	Estimated Flow Rate	SWL
39	59	150 + gpm	72'

(12) WELL LOG:

Ground Elevation

Material	From	To	SWL
TOP SOIL	0	2	
CLAY-BROWN w/ GRAVEL	2	16	
CLAY-BROWN	16	39	
SAND w/ GRAVEL	39	46	12'
GRAVEL	46	59	12'

Date started 9-26-95 Completed 9-26-95

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number 1281  
Signed Gale Abernathy Date 9-27-95

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 664  
Signed Charles D. Light Date 9-27-95

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

RECEIVED

LINN 53002

FEB 10 2000

STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.765)

WATER RESOURCES DEPT. SALEM, OREGON

WELL I.D. # L 14320 START CARD # 128424

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 3446 Name Mary Kennedy Address 3780 S Santiam Hwy City Lebanon State Oregon Zip 97355

(2) TYPE OF WORK: [X] New Well [ ] Deepening [ ] Alteration (repair/recondition) [ ] Abandonment

(3) DRILL METHOD: [X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger [ ] Other

(4) PROPOSED USE: [X] Domestic [ ] Community [ ] Industrial [ ] Irrigation [ ] Thermal [ ] Injection [ ] Livestock [ ] Other

(5) BORE HOLE CONSTRUCTION: Special Construction approval [X] Yes [ ] No Depth of Completed Well 46 ft. Explosives used [ ] Yes [X] No Type Amount

Table with columns: Diameter, From, To, Material, From, To, Sacks or pounds. Row 1: 10, 0, 40, Cement, 0, 40, 17 sacks. Row 2: 6, 40, 45, Bore.

How was seal placed: Method [ ] A [ ] B [X] C [ ] D [ ] E [ ] Other Backfill placed from ft. to ft. Material Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER: Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Casing: 6, +1, 39, 250. Liner: NONE. Final location of shoe(s): NONE

(7) PERFORATIONS/SCREENS: Table with columns: From, To, Slot size, Number, Diameter, Material, Casing, Liner. Entry: NONE

(8) WELL TESTS: Minimum testing time is 1 hour. [ ] Pump [ ] Bailer [X] Air [ ] Artesian. Yield 20 gpm, Drawdowns, Drill stem at 40, Time 1 hr. Temperature of water 56, Depth Artesian Flow Found. Was a water analysis done? [ ] Yes By whom. Did any strata contain water not suitable for intended use? [ ] Too little. [ ] Salty [ ] Muddy [ ] Odor [ ] Colored [ ] Other. Depth of strata:

(9) LOCATION OF WELL by legal description: County Linn Latitude Longitude Township 12 N or S Range 2 E of W, WM. Section 23 SE 1/4 NW 1/4 Tax Lot 800 Lot Block Subdivision Street Address of Well (or nearest address) 3780 S. Santiam Hwy Lebanon, OR 97355

(10) STATIC WATER LEVEL: 7 ft. below land surface. Date 1-27-00 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES: Depth at which water was first found 42

Table with columns: From, To, Estimated Flow Rate, SWL. Row 1: 42, 46, 20 gpm, 7

(12) WELL LOG: Ground Elevation

Table with columns: Material, From, To, SWL. Rows: Topsoil (0-1), Brown clay & gravel (1-19), Brown clay (19-30), Brown clay & gravel (30-42), Cemented gravel (42-43), Black brown sand (43-44), Sand & gravel (44-50), 7

Date started 1-26-2000 Completed 1-27-2000

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed [Signature] WWC Number 1279 Date 2-7-2000

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed [Signature] WWC Number 514 Date 2-7-2000

STATE OF OREGON  
**WATER SUPPLY WELL REPORT**  
(as required by ORS 537.765)

(WELL I.D.)# L 74190  
 (START CARD) # 171900

Instructions for completing this report are on the last page of this form.

(1) **OWNER:** Well Number **4017**  
 Name **Kenneth & Patricia Ries**

Address **61 H Street**  
 City **Lebanon** State **Oregon** Zip **97355**

(2) **TYPE OF WORK**  
 New Well  Deepening  Alteration (repair/recondition)  Abandonment

(3) **DRILL METHOD:**  
 Rotary Air  Rotary Mud  Cable  Auger  
 Other

(4) **PROPOSED USE:**  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Livestock  Other

(5) **BORE HOLE CONSTRUCTION:**  
 Special Construction approval  Yes  No Depth of Completed Well **83** ft.  
 Expenses used  Yes  No Type \_\_\_\_\_ Amount \_\_\_\_\_

HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds
10		20	Bentonite	0	20	16 sacks
6	20	83				

How was seal placed: Method  A  B  C  D  E  
 Other **Poured dry**  
 Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(6) **CASING/LINER:**

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+1	49	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) \_\_\_\_\_

(7) **PERFORATIONS/SCREENS:**

From	To	Slot size	Number	Diameter	Material	Tele/pipe size	Casing	Liner
							<input type="checkbox"/>	<input type="checkbox"/>

(8) **WELL TESTS: Minimum testing time is 1 hour**

Yield gal/min	Drawdown	Drill stem at	Time
40		83	1 hr

Pump  Bailor  Air  Flowing  
 Artesian

Temperature of water **55** Depth Artesian Flow Found \_\_\_\_\_  
 Was a water analysis done?  Yes By whom \_\_\_\_\_  
 Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_  
 Depth of strata: \_\_\_\_\_

(9) **LOCATION OF WELL by legal description:**  
 County **Linn** Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Township **12** S Range **2** W WM.  
 Section **23** SE 1/4 NW 1/4  
 Tax Lot **2000** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Street Address of Well (or nearest address) **Wagon Wheel Dr.**  
**Lebanon, OR 97355**

(10) **STATIC WATER LEVEL:**  
**16** ft. below land surface. Date **2/14/2005**  
 Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) **WATER BEARING ZONES:**

Depth at which water was first found **42**

From	To	Estimated Flow Rate	SWL
42	83	40 gpm	16

(12) **WELL LOG:**  
 Ground Elevation \_\_\_\_\_

Material	From	To	SWL
Cemented clay & gravel	0	22	
Sand & gravel	22	30	
Cemented clay & gravel	30	42	
Cemented gravel	42	83	

**RECEIVED**

FEB 16 2005

WATER RESOURCES DEPT  
 SALEM, OREGON

JONES DRILLING CO., INC.  
 29400 SANTIAM HWY.  
 LEBANON, OR 97355  
 541-367-2560 541-451-2686  
 1-800-915-8388

Date started **2/14/2005** Completed **2/14/2005**

(unbonded) **Water Well Constructor Certification:**  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.  
 Signed *KAD* WWC Number **1411**  
 Date **2/15/2005**

(bonded) **Water Well Constructor Certification:**  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.  
 Signed *Brody Jones* WWC Number **1684**  
 Date **2/15/2005**

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

**DRAFT**

(1) **LAND OWNER** Owner Well I.D. 5602  
First Name David & Tracey Last Name Wall

Company \_\_\_\_\_  
Address 780 Wagon Wheel Dr.  
City Lebanon State OR Zip 97355

(2) **TYPE OF WORK**  New Well  Deepening  Conversion  
 Alteration (complete 2a & 10)  Abandonment (complete 5a)

(2a) **PRE-ALTERATION**  
Dia + From To Gauge Stl Plstc Wld Thrd  
Casing: 1.25 1 20 40      
Material From To Amt sacks/lbs  
Seal: \_\_\_\_\_

(3) **DRILL METHOD**  
 Rotary Air  Rotary Mud  Cable  Auger  Cable Mud  
 Reverse Rotary  Other \_\_\_\_\_

(4) **PROPOSED USE**  Domestic  Irrigation  Community  
 Industrial/Commercial  Livestock  Dewatering  
 Thermal  Injection  Other \_\_\_\_\_

(5) **BORE HOLE CONSTRUCTION** Special Standard  (Attach copy)  
Depth of Completed Well 70 ft.

BORE HOLE			SEAL			sacks/lbs	
Dia	From	To	Material	From	To	Amt	Calculated
10	0	19	Bentonite	0	19	10	S
6	19	70				8	
							Calculated

How was seal placed: Method  A  B  C  D  E  
 Other Poured dry

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_

Filter pack from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_ Size \_\_\_\_\_

Explosives used:  Yes Type \_\_\_\_\_ Amount \_\_\_\_\_

(5a) **ABANDONMENT USING UNHYDRATED BENTONITE**  
Proposed Amount Pounds Actual Amount Pounds

(6) **CASING/LINER**  
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd  
   6  1 59 250       
Shoe  Inside  Outside  Other Location of shoe(s) \_\_\_\_\_  
Temp casing  Yes Dia 10 From 0 To 19

(7) **PERFORATIONS/SCREENS**  
Perforations Method \_\_\_\_\_  
Screens Type \_\_\_\_\_ Material \_\_\_\_\_

Perf/S	Casing/Screen	Liner Dia	From	To	Scrm/slot width	Slot length	# of slots	Tele/pipe size

(8) **WELL TESTS: Minimum testing time is 1 hour**  
 Pump  Bailer  Air  Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
30		58	1

Temperature 53 °F Lab analysis  Yes By \_\_\_\_\_

Water quality concerns?  Yes (describe below) TDS amount 112

From	To	Description	Amount	Units

(9) **LOCATION OF WELL (legal description)**  
County LINN Twp 12 S N/S Range 2 W E/W WM  
Sec 23 SE 1/4 of the NW 1/4 Tax Lot 5100  
Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_  
Lat \_\_\_\_\_ or \_\_\_\_\_ DMS or DD  
Long \_\_\_\_\_ or \_\_\_\_\_ DMS or DD  
 Street address of well  Nearest address

780 Wagon Wheel Dr., Lebanon, OR 97355

(10) **STATIC WATER LEVEL**

Date	SWL(psi)	+ SWL(ft)
Existing Well / Pre-Alteration		
Completed Well	11-03-2015	16

Flowing Artesian?  Dry Hole?

WATER BEARING ZONES Depth water was first found 25

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
11-02-2015	25	40	12		16
11-02-2015	50	70	30		16

(11) **WELL LOG** Ground Elevation \_\_\_\_\_

Material	From	To
Brown clay	0	9
Cemented sand & gravel	9	35
Brown sandy clay	35	50
Cemented sand & gravel	50	70

Pulled a 20' drive point out and drilled in the same hole

RECEIVED BY \_\_\_\_\_ NOV 09 2015

**JONES DRILLING CO., INC.**  
29400 SANTIAM HWY.  
LEBANON, OR 97355 SALEM, OR  
541-367-2560 541-451-2686  
1-800-915-8388

Date Started 11-02-2015 Completed 11-03-2015

(unbonded) **Water Well Constructor Certification**  
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1888 Date 11-04-2015  
Signed \_\_\_\_\_

(bonded) **Water Well Constructor Certification**  
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1684 Date 11-04-2015  
Signed \_\_\_\_\_  
Contact Info (optional) jonesdrilling@gmail.com



0 20  
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 (FEET)

APR 19 1995

WATER RESOURCES DEPT.  
 SALEM, OREGON

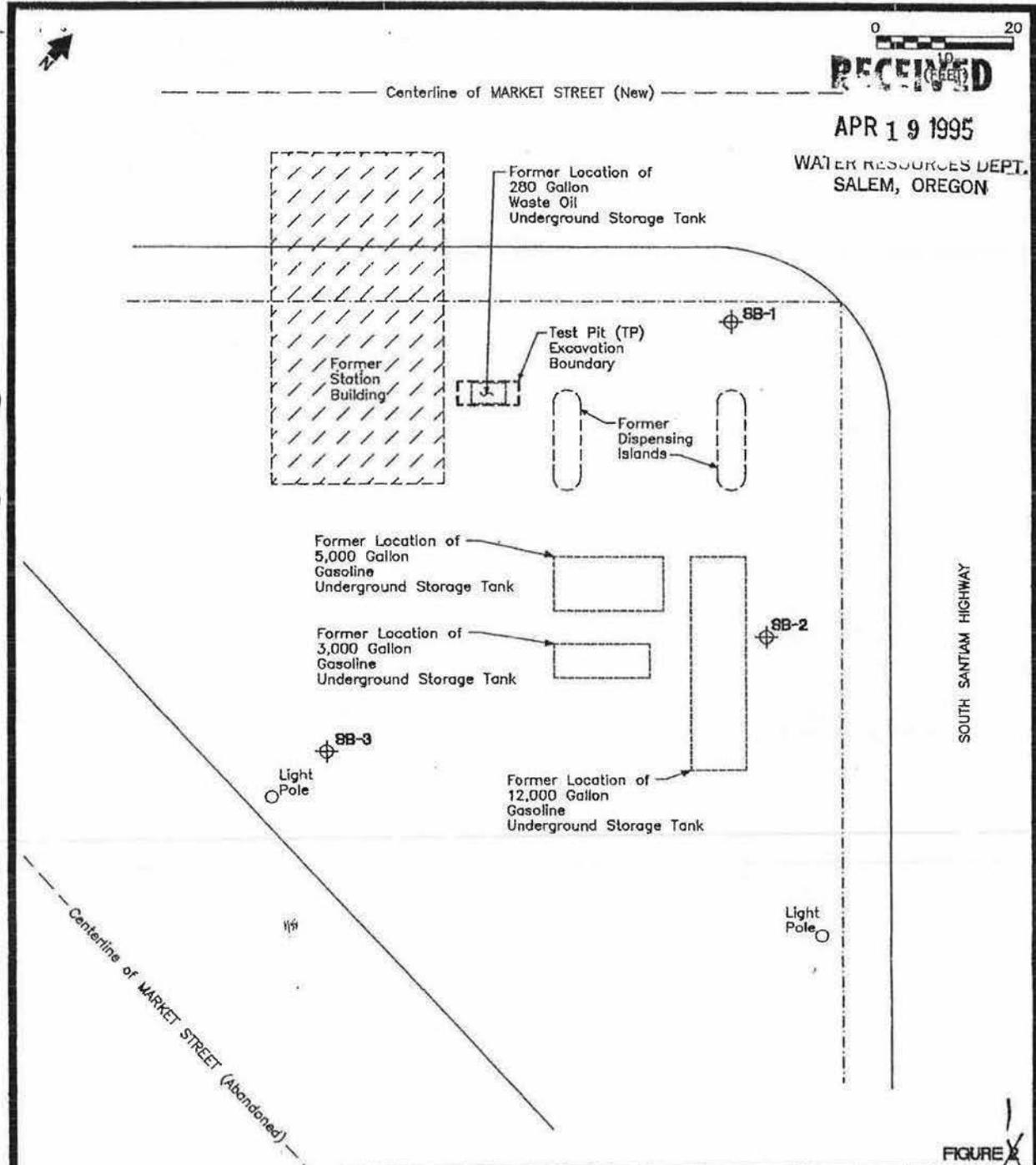
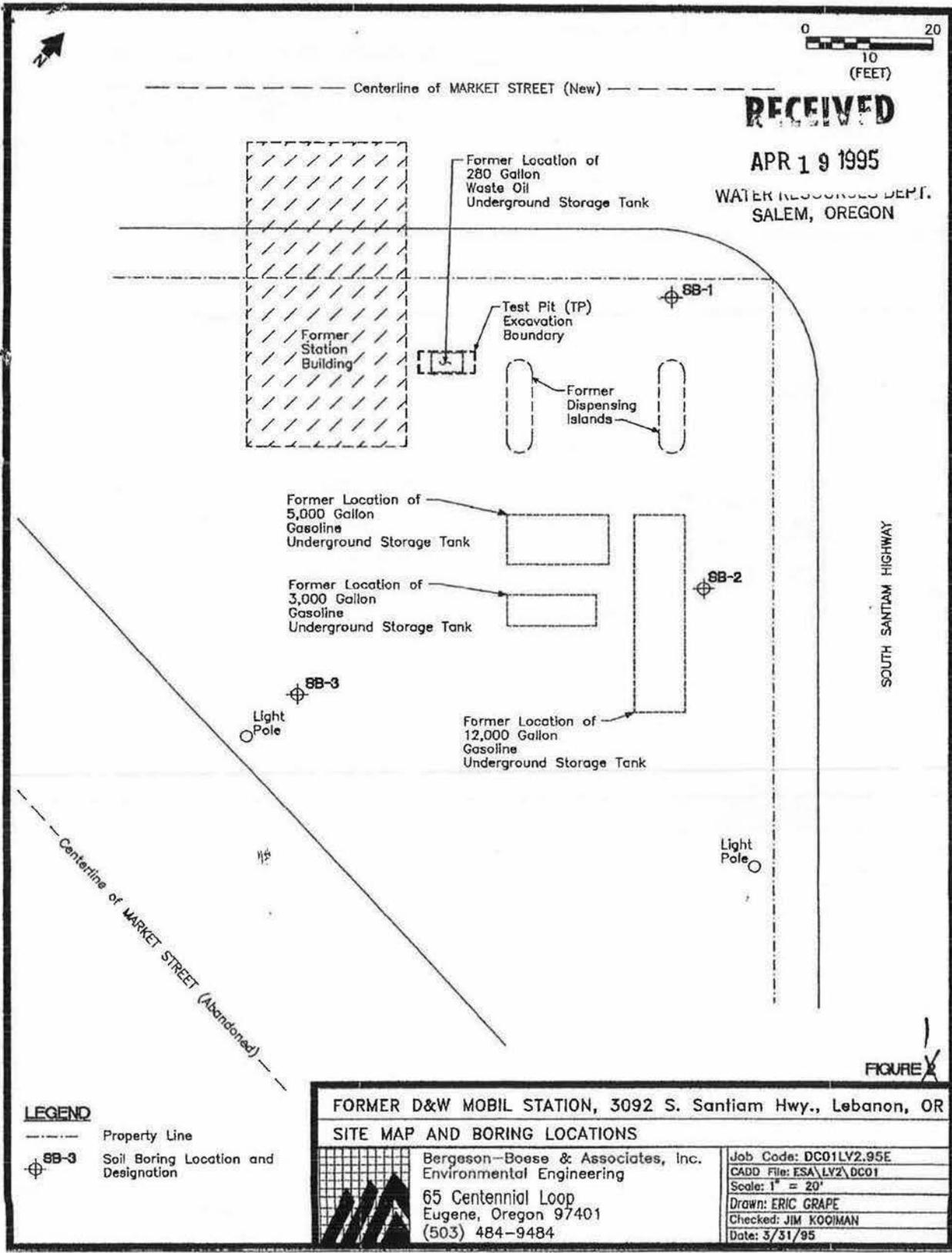


FIGURE 1

**LEGEND**  
 - - - - - Property Line  
 ⊕ BB-3 Soil Boring Location and Designation

<b>FORMER D&amp;W MOBIL STATION, 3092 S. Santiam Hwy., Lebanon, OR</b>	
<b>SITE MAP AND BORING LOCATIONS</b>	
	Bergeson-Boese & Associates, Inc. Environmental Engineering 65 Centennial Loop Eugene, Oregon 97401 (503) 484-9484
	Job Code: DC01LV2.95E CADD File: ESA\LV2\DC01 Scale: 1" = 20' Drawn: ERIC GRAPE Checked: JIM KOOIMAN Date: 3/31/95





STATE OF OREGON  
**WATER WELL REPORT**  
 (as required by ORS 837.765)

Linn  
 8120

12S/2W/23

(START CARD) # 917174

(1) OWNER: Well Number: \_\_\_\_\_  
 Name Louis Scheyndt  
 Address 38120 Wilbur Dr  
 City Sebanon State ore Zip 97353

(2) TYPE OF WORK:  
 New Well  Deepen  Recondition  Abandon

(3) DRILL METHOD  
 Rotary Air  Rotary Mud  Cable  
 Other \_\_\_\_\_

(4) PROPOSED USE:  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Other Monitoring

(5) BORE HOLE CONSTRUCTION:  
 Special Construction approval Yes  No  Depth of Completed Well 40 ft.  
 Explosives used Yes  No  Type \_\_\_\_\_ Amount \_\_\_\_\_

HOLE		SEAL		Amount sacks or pounds
Diameter	From To	Material	From To	
	6 0 40	Cement	15 40	5

How was seal placed: Method  A  B  C  D  E  
 Other \_\_\_\_\_

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(6) CASING/LINER:

	Diameter	From	To	Gauge	Material			
					Steel	Plastic	Welded	Threaded
Casing:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) \_\_\_\_\_

(7) PERFORATIONS/SCREENS:  
 Perforations Method \_\_\_\_\_  
 Screens Type \_\_\_\_\_ Material \_\_\_\_\_

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour  
 Pump  Bailor  Air  Flowing Artesian  
 Yield gal/min 10 Drawdown \_\_\_\_\_ Drill stem at \_\_\_\_\_ Time 1 hr.

Temperature of water 54 Depth Artesian Flow Found \_\_\_\_\_  
 Was a water analysis done?  Yes By whom \_\_\_\_\_

Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_

Depth of strata: \_\_\_\_\_

(9) LOCATION OF WELL by legal description:  
 County LINN Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Township 12-5 N or S, Range 2W E or W, WM.  
 Section 23 <sup>1/4</sup> \_\_\_\_\_ <sup>1/4</sup> \_\_\_\_\_  
 Tax Lot Lot no. 0211181 Block \_\_\_\_\_ Subdivision HORN  
 Street Address of Well (or nearest address) 3099-S Highway

(10) STATIC WATER LEVEL:  
 \_\_\_\_\_ 15 ft. below land surface. Date 10-14-89  
 Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:  
 Depth at which water was first found 38

From	To	Estimated Flow Rate	SWL
<u>38</u>	<u>40</u>	<u>10 gal/min</u>	

(12) WELL LOG: Ground elevation \_\_\_\_\_

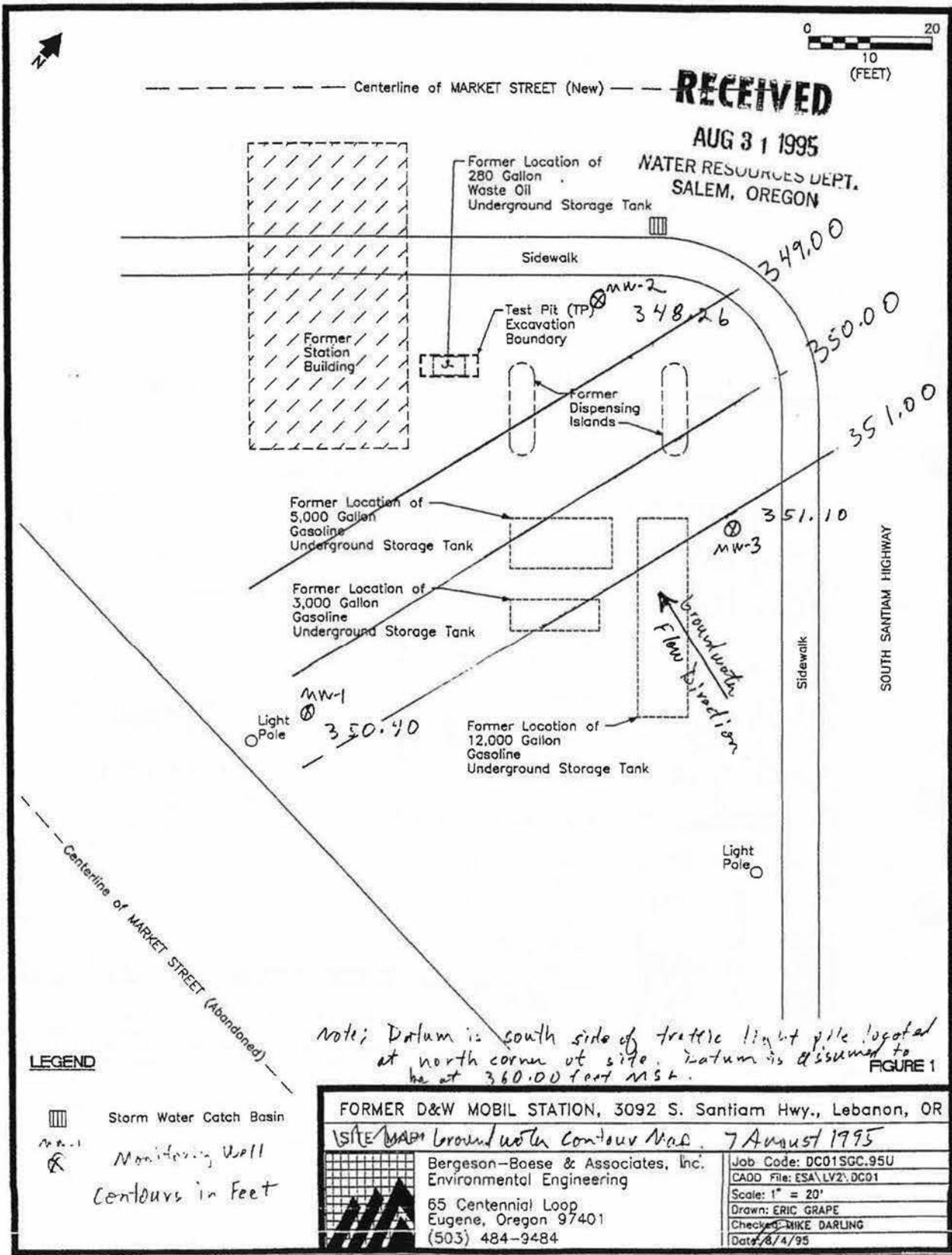
Material	From	To	SWL
<u>Sand + gravel boulders</u>	<u>0</u>	<u>18</u>	
<u>Yellow Clay</u>			
<u>Yellow Clay</u>	<u>18</u>	<u>22</u>	
<u>Sand + gravel yellow</u>	<u>22</u>	<u>26</u>	
<u>Clay Hard</u>			
<u>Yellow Clay gravel</u>	<u>26</u>	<u>29</u>	
<u>Clay Blue</u>	<u>29</u>	<u>34</u>	
<u>Clay Yellow</u>	<u>34</u>	<u>38</u>	
<u>Clay yellow + gravel</u>			
<u>+ Water</u>	<u>38</u>	<u>40</u>	

Date started 10-9-89 Completed 11-11-89

(unbonded) Water Well Constructor Certification:  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.  
 Signed Robert E. White WWC Number 121  
 Date 11-12-89

(bonded) Water Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 Signed Robert E. White WWC Number 131  
 Date 11-12-89





STATE OF OREGON  
**MONITORING WELL REPORT**  
 (as required by ORS 537.765 & OAR 690-240-095)

**LINN**  
**14529**

DC01SGC.95U

125/02W/23BB  
 Start Card # W-80274

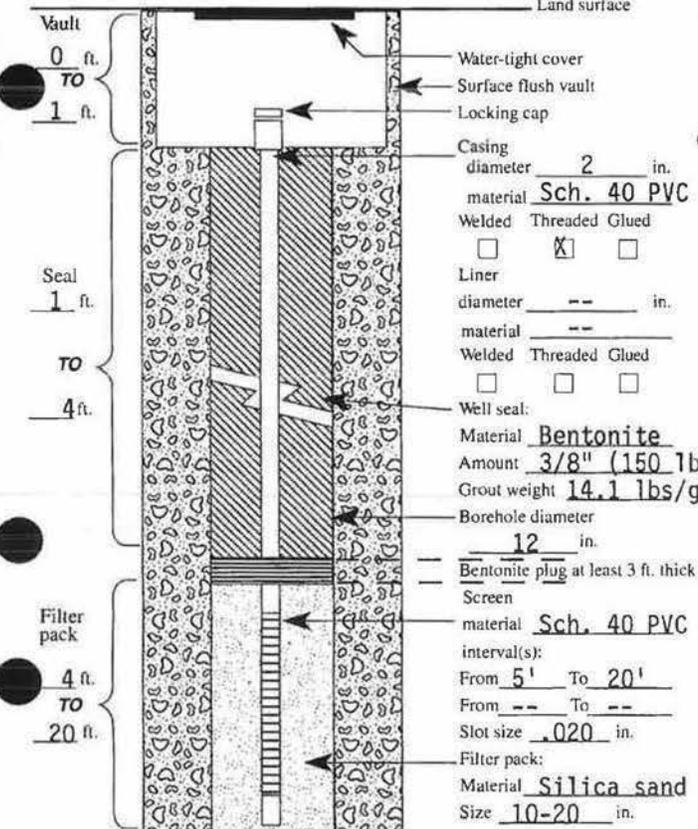
Instructions for completing this report are on the last page of this form.

(1) OWNER/PROJECT: WELL NO. MW-3  
 Name Louis Schwindt  
 Address 740 16th Street  
 City Lebanon State OR Zip 97355

(2) TYPE OF WORK:  
 New construction     Alteration (Repair/Recondition)  
 Conversion     Deepening     Abandonment

(3) DRILLING METHOD  
 Rotary Air     Rotary Mud     Cable  
 Hollow Stem Auger     Other \_\_\_\_\_

(4) BORE HOLE CONSTRUCTION  
 Special Standards  Yes  No  
 Depth of completed well 20 ft.  
 Land surface



(5) WELL TEST:  
 Pump     Bailer     Air     Flowing Artesian  
 Permeability -- Yield -- GPM  
 Conductivity -- PH --  
 Temperature of water 55 °C Depth artesian flow found -- ft.  
 Was water analysis done?  Yes  No  
 By whom? Pacific Northwest Laboratories  
 Depth of strata to be analyzed. From 5 ft. to 20 ft.  
 Remarks: \_\_\_\_\_

Name of supervising Geologist/Engineer Michael Darling  
 ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT

(6) LOCATION OF WELL By legal description  
 Well Location: County Linn  
 Township T12S (N of S) Range R2W (E of W) Section 23  
 1. NW 1/4 of NW 1/4 of above section.  
 2. Either Street address of well location 3029 S. Santiam Hwy.  
Lebanon, OR 97355  
 or Tax lot number of well location Unknown

3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

(7) STATIC WATER LEVEL:  
10 Ft. below land surface. Date 8-3-95  
 Artesian Pressure -- lb/sq. in. Date --

(8) WATER BEARING ZONES:  
 Depth at which water was first found 10'

From	To	Est. Flow Rate	SWL
10'	20'	2 gpm	--

(9) WELL LOG: Ground elevation 360'

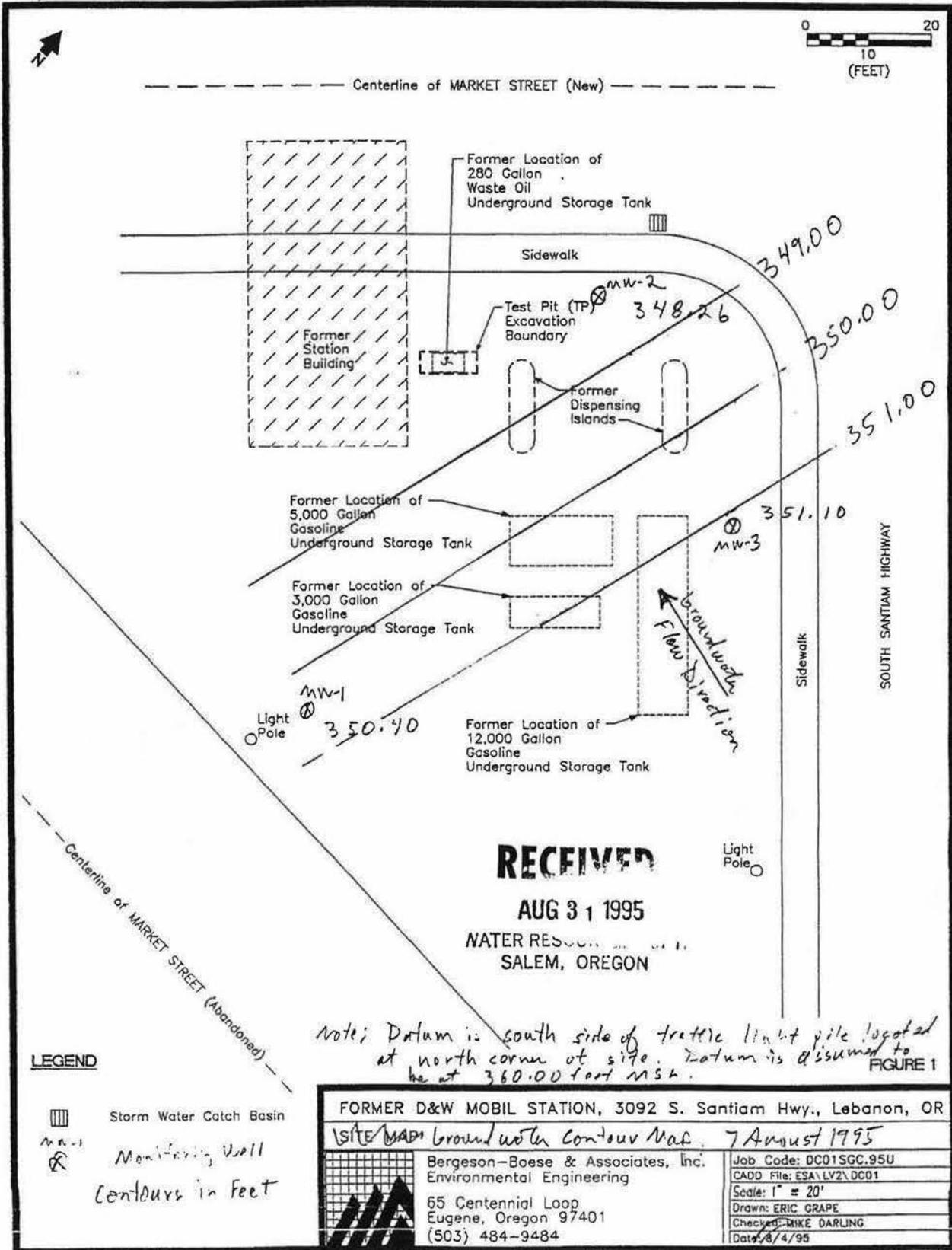
Material	From	To	SWL
Sandy gravels w/cobbles wet at 10'. Coarse sand lenses from 15' - 20'.	0	20'	

**RECEIVED**  
**AUG 31 1995**  
 WATER RESOURCES DIV.  
 SALEM, OREGON

Date started 8/3/95 Completed 8/3/95

(unbonded) Monitor Well Constructor Certification:  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.  
 MWC Number --  
 Signed \_\_\_\_\_ Date --

(bonded) Monitor Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 MWC Number 10288  
 Signed Robert L. Loefer Date 8/29/95  
 SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER



STATE OF OREGON  
**MONITORING WELL REPORT**  
 (as required by ORS 537.765 & OAR 690-240-095)

**LINN**  
**14530**

DC01SGC.95U  
**125/20/23 B8**  
 Start Card # **W-80272**

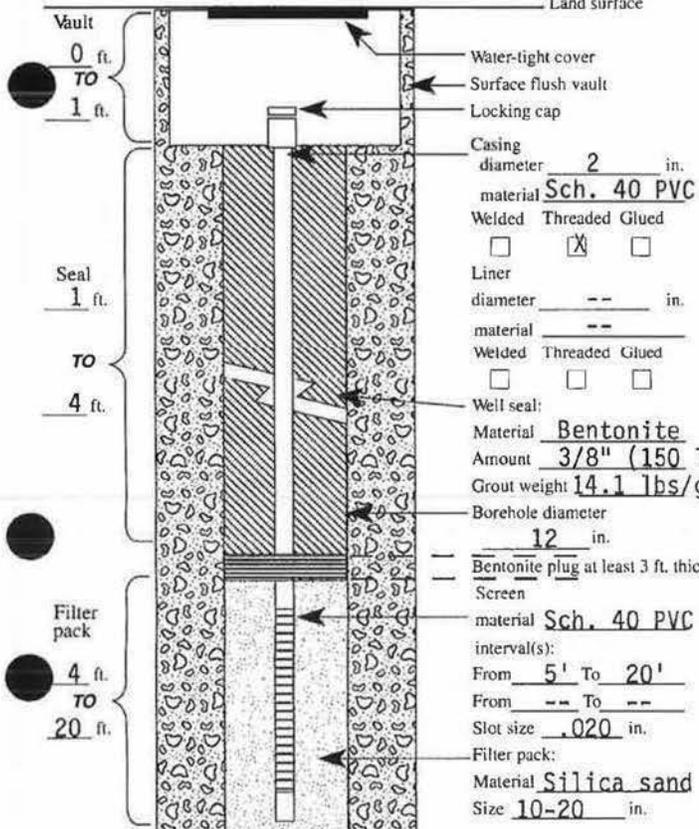
Instructions for completing this report are on the last page of this form.

(1) **OWNER/PROJECT:** WELL NO. **MW-1**  
 Name **Louis Schwindt**  
 Address **740 16th Street**  
 City **Lebanon** State **OR** Zip **97355**

(2) **TYPE OF WORK:**  
 New construction     Alteration (Repair/Recondition)  
 Conversion     Deepening     Abandonment

(3) **DRILLING METHOD**  
 Rotary Air     Rotary Mud     Cable  
 Hollow Stem Auger     Other \_\_\_\_\_

(4) **BORE HOLE CONSTRUCTION**  
 Yes No  
 Special Standards   Depth of completed well **20** ft.  
 Land surface



(6) **LOCATION OF WELL By legal description**  
 Well Location: County **Linn**  
 Township **T12S** (N of **S**) Range **R2W** (E of **W**) Section **23**  
 1. **NW** 1/4 of **NW** 1/4 of above section.  
 2. Either Street address of well location **3029 S. Santiam Hwy**  
**Lebanon, OR 97355**  
 or Tax lot number of well location **Unknown**

3. **ATTACH MAP WITH LOCATION IDENTIFIED.** Map shall include approximate scale and north arrow.

(7) **STATIC WATER LEVEL:**  
**10** Ft. below land surface. Date **7-28-95**  
 Artesian Pressure **--** lb/sq. in. Date **--**

(8) **WATER BEARING ZONES:**  
 Depth at which water was first found **6.5'**

From	To	Est. Flow Rate	SWL
6.5'	20'	1 gpm	--

(9) **WELLOG:** Ground elevation **360'**

Material	From	To	SWL
Dark brown silty clay w/gravels	0	6.5'	
Sandy gravel, brown w/cobbles, saturated.	6.5'	20'	

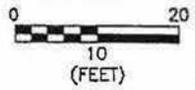
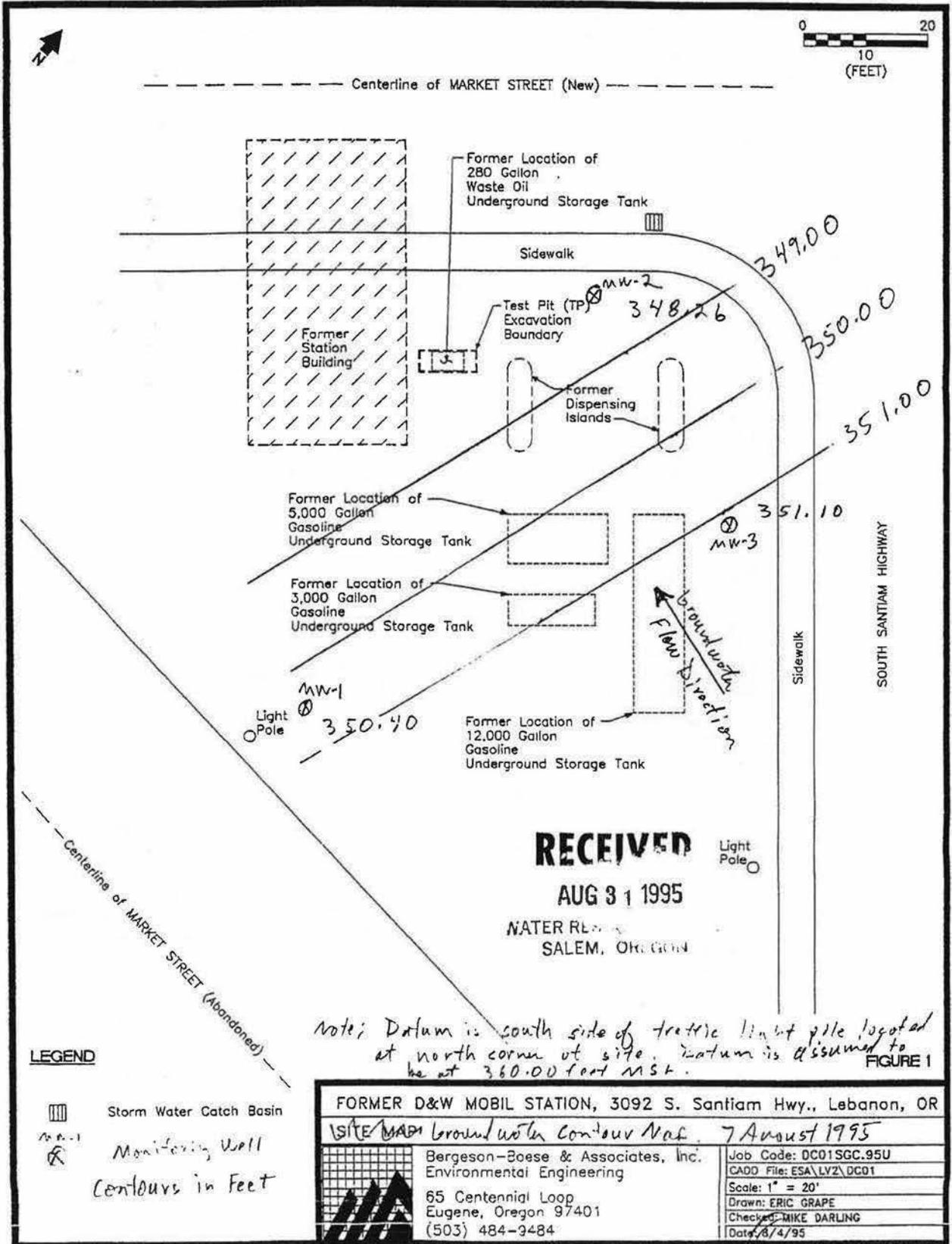
**RECEIVED**  
**AUG 31 1995**  
 WATER RESOURCES DEPARTMENT  
 SALEM, OREGON

(5) **WELL TEST:**  
 Pump     Bailer     Air     Flowing Artesian  
 Permeability **--** Yield **--** GPM  
 Conductivity **--** PH **--**  
 Temperature of water **55** °F Depth artesian flow found **--** ft.  
 Was water analysis done?  Yes  No  
 By whom? **Pacific Northwest Laboratories**  
 Depth of strata to be analyzed. From **5'** ft. to **20** ft.  
 Remarks: \_\_\_\_\_

(unbonded) Monitor Well Constructor Certification:  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.  
 MWC Number **--**  
 Signed \_\_\_\_\_ Date **--**

(bonded) Monitor Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 MWC Number **10288**  
 Signed **Robert L. Boese** Date **8/28/95**  
 SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

Name of supervising Geologist/Engineer **Michael Darling**  
 ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT



**RECEIVED**

AUG 31 1995

WATER RESOURCES  
SALEM, OREGON

*Note: Datum is south side of traffic light pole located at north corner of site. Datum is assumed to be at 360.00 feet MSL.*

**LEGEND**

-  Storm Water Catch Basin
-  Monitoring Well
-  Contours in Feet

FORMER D&W MOBIL STATION, 3092 S. Santiam Hwy., Lebanon, OR	
SITE MAP: Groundwater Contour Map, 7 August 1995	
Bergeson-Boese & Associates, Inc. Environmental Engineering 65 Centennial Loop Eugene, Oregon 97401 (503) 484-9484	Job Code: DC01SGC.95U CADD File: ESA\LV2\DC01 Scale: 1" = 20' Drawn: ERIC GRAPE Checked: MIKE DARLING Date: 8/4/95

STATE OF OREGON  
**MONITORING WELL REPORT**  
(as required by ORS 537.765 & OAR 690-240-045)

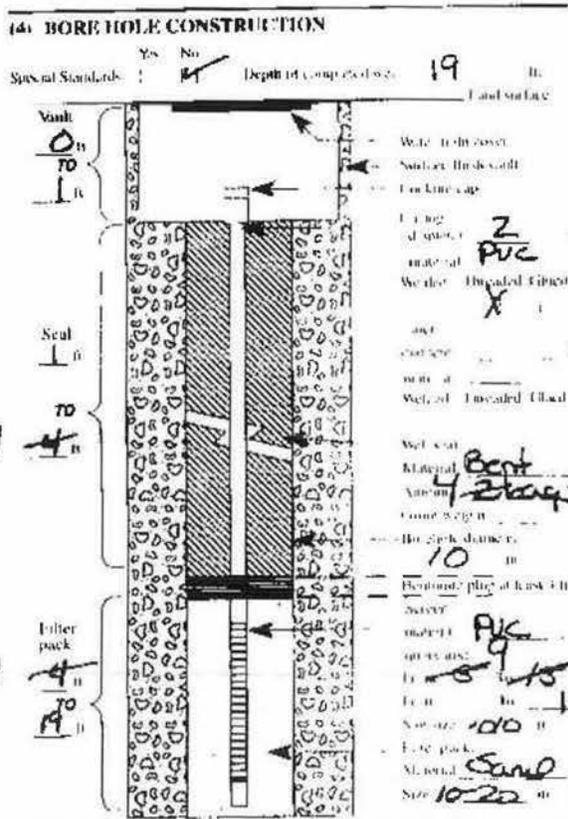
LINN 53707 - 34  
 Amended Map Card # 134734

Instructions for completing this report are on the last page of this form.  
**(1) OWNER/PROJECT:**  
 Name: Younger Oil Company  
 Address: PO Box 87  
 City: Albany State: OR Zip: 97321  
**(2) TYPE OF WORK:**  
 New construction     Alteration/Repair/Upgrade/and  
 Conversion     Deepening     Abandonment

**(6) LOCATION OF WELL:** By legal description  
 Well location County: Linn  
 Township: 12 (N/S) Range: 2 (E/W) Section: 23  
 T. 30 R. 02 S. 23  
 \* Elevation (spot address of well location)  
8510 S. Santiam  
 or U.S. lot number of well location: 1000  
**(7) STATIC WATER LEVEL:**  
 Elevation (spot) \_\_\_\_\_ Date: 1/25/01  
 Atmospheric Pressure \_\_\_\_\_ Date: \_\_\_\_\_

**(3) DRILLING METHOD:**  
 Rotary Bit     Rotary Mud     C.C.M.  
 Hollow Stem Auger     Other

**(7) STATIC WATER LEVEL:**  
 Elevation (spot) \_\_\_\_\_ Date: 1/25/01  
 Atmospheric Pressure \_\_\_\_\_ Date: \_\_\_\_\_



**(8) WATER BEARING ZONES:**  
 Depth (which water was first encountered): 6-9

Depth (ft.)	Est. Flow Rate	SWI
<u>6-9</u>		<u>6-9</u>

**(9) WELL LOG:** (Location: \_\_\_\_\_)

Material	From (ft.)	To (ft.)	SWI
<u>Gravel</u>	<u>0</u>	<u>2</u>	
<u>Sandy Silt</u>	<u>2</u>	<u>7</u>	
<u>Silty Gravel</u>	<u>7</u>	<u>13.5</u>	
<u>Silty Clay</u>	<u>13.5</u>	<u>19</u>	

RECEIVED  
 JUN 25 2001  
 WATER RESOURCES DEPT  
 SALEM, OREGON

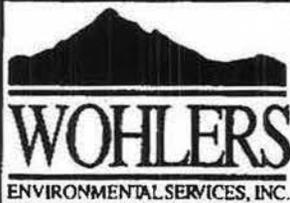
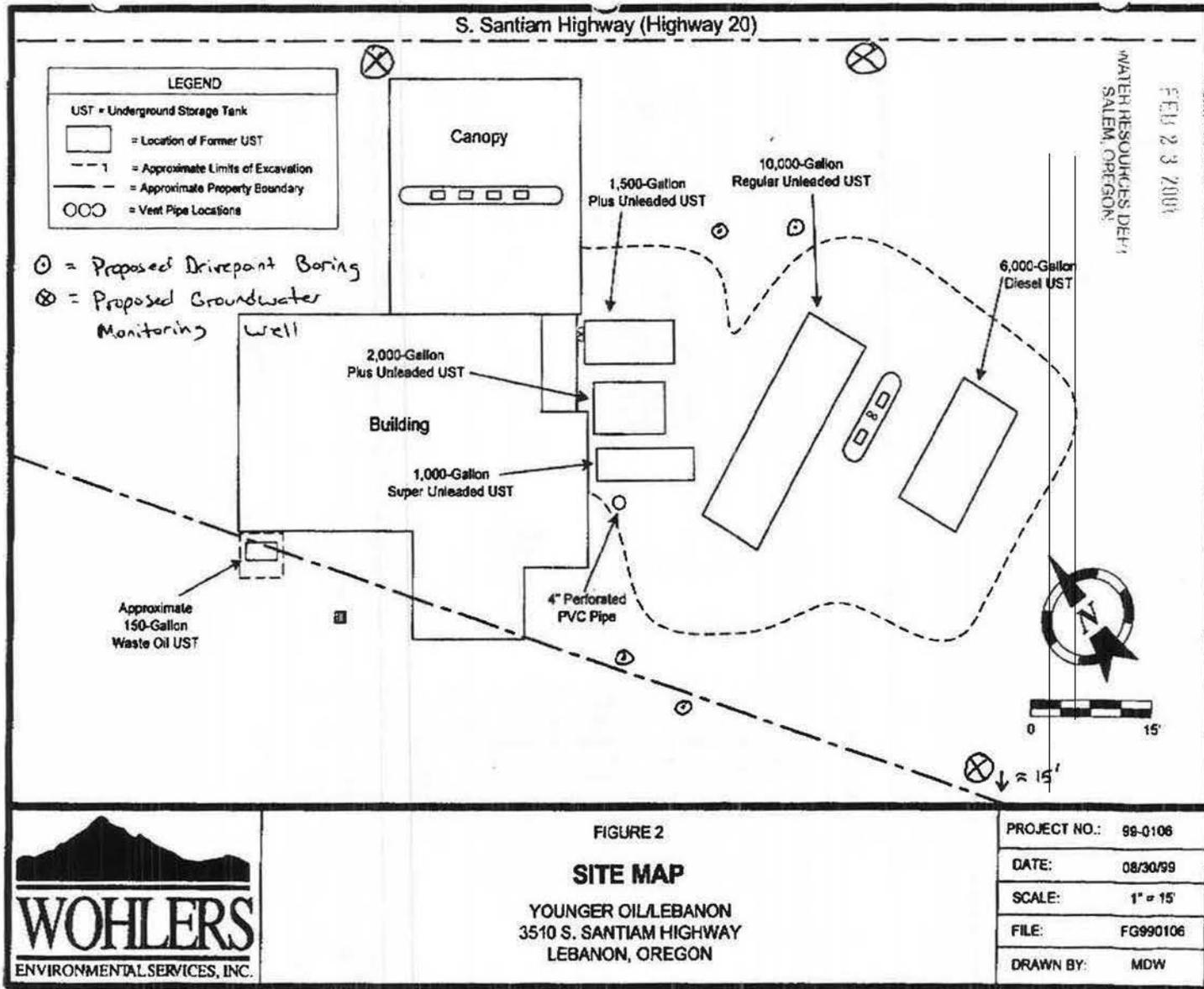
Recorded: 1/25/01    Completed: 1/25/01

**(5) WELL TEST:**  
 (Pump)  / (Bailer)  / (Air)  / (Flowing Artesian)   
 Permeability \_\_\_\_\_ Yield \_\_\_\_\_ GPM  
 Conductivity \_\_\_\_\_ PH \_\_\_\_\_  
 Temperature of water: 33 °F    \*FA\* Diphenylamine flow point \_\_\_\_\_  
 W.S. water analysis done?  Yes  No  
 By whom: \_\_\_\_\_  
 Depth of strata to be analyzed: From \_\_\_\_\_ to \_\_\_\_\_ ft.  
 Remarks: \_\_\_\_\_  
 Name of supervising Geologist/Engineer: \_\_\_\_\_  
 ORIGINAL & FIRST COPY WATER RESOURCES DEPARTMENT

**(10) Borehole Monitor Well Construction Certification**  
 I certify that the work performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.  
 MWC Number: 14162  
 Signature: \_\_\_\_\_ Date: 2/2/01

**(11) Borehole Monitor Well Construction Certification**  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during the times is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 MWC Number: 10011  
 Signature: \_\_\_\_\_ Date: 2/2/01  
 ORIGINAL & FIRST COPY CONSTRUCTOR TO THE COUNTY CLERK





FROM : Panasonic FAX SYSTEM

PHONE/LIN 537 07

Jan. 05 2001 02:03PM P3

FEB 23 2001

WATER RESOURCES DEPT  
SALEM, OREGON

STATE OF OREGON  
**MONITORING WELL REPORT** **6/23/2001**  
As required by ORS 537.765 & OAR 690-240-0951

LINN 53708

*Amendment* *443685*  
 Permit Card # *129725*

Instructions for completing this report are on the last page of this form.

(1) **OWNER/PROJECT**  
 Name: *Younger Oil Company*  
 Address: *PO Box 87*  
 City: *Albany* State: *OR* Zip: *97321*

(6) **LOCATION OF WELL** By legal description  
 Location: County *Linn*  
 Township *12* (N or S) Range *2* (E or W) Section *23*  
 1. *SW* 1/4 of *SE* 1/4 of above section.  
 2. Other: Street address of well location: *8510 S. Barnham*  
 3. Tax lot number of well location: *1000*

(2) **TYPE OF WORK:**  
 New construction  
 Alteration (expand/Recess and/or)  
 Conversion  
 Deepening  
 Mending/cor.

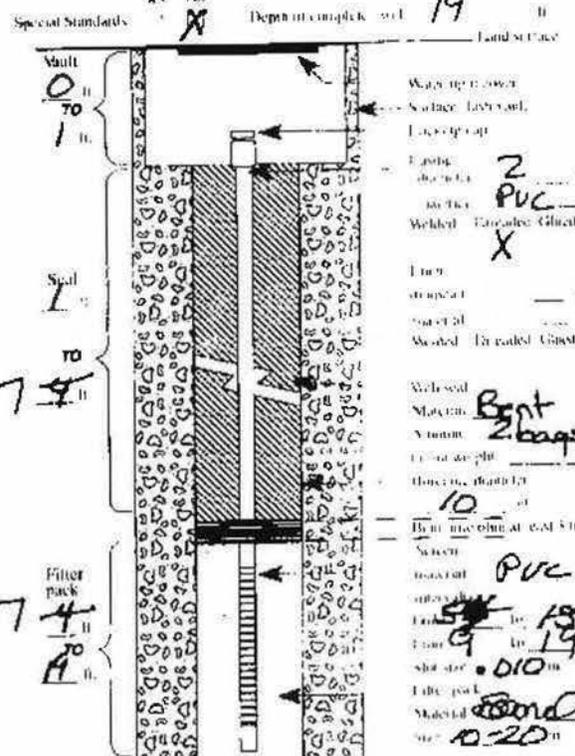
(7) **STATIC WATER LEVEL:**  
 1. Below land surface: *0* Date: *1/25/01*  
 2. Artesian Pressure: *9* Just at Date:

(3) **DRILLING METHOD**  
 Rotary Air  
 Rotary Mud  
 Hollow Stem Auger  
 Cable  
 Other

(8) **WATER BEARING ZONES:**  
 Depth to which water was first found: *6-9*

From	To	Est. Flow Rate	SWL
<i>6-9</i>	<i>19</i>		<i>6-9</i>

(4) **BORE HOLE CONSTRUCTION**



(9) **WELL LOG:** Ground elevation: \_\_\_\_\_

Material	From	To	SWL
<i>Gravel</i>	<i>0</i>	<i>2</i>	
<i>Sandy silt</i>	<i>2</i>	<i>7</i>	
<i>Silt Gravel</i>	<i>7</i>	<i>18.5</i>	
<i>Silt Clay</i>	<i>18.5</i>	<i>19</i>	

**RECEIVED**  
 JUN 25 2001  
 WATER RESOURCES DEPT  
 SALEM, OREGON

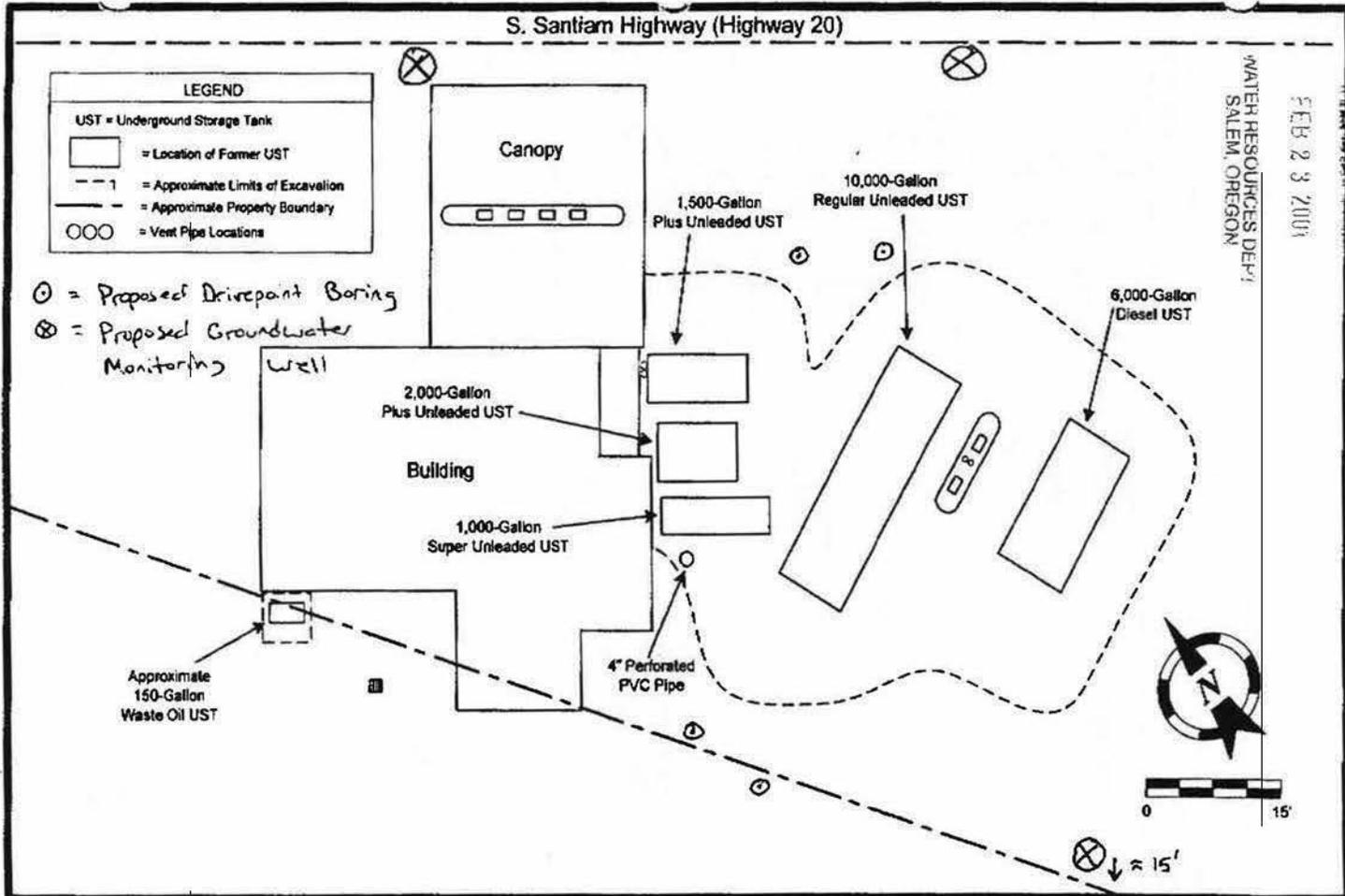
(5) **WELL TEST:**  
 Pump: \_\_\_\_\_ Bailler: \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
 Permeability: \_\_\_\_\_ Yield: \_\_\_\_\_ GPM  
 Conductivity: \_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
 Temperature of water: *53* °F (Yes) \_\_\_\_\_ (No)  
 Was water analysis done?  Yes  No  
 By whom? \_\_\_\_\_  
 Depth of slits to be analyzed: \_\_\_\_\_ ft  
 Remarks: \_\_\_\_\_

I hereby certify that the work performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.  
 MWE Number: *10468*  
 Date: *6/21/01*  
 Signature: *[Signature]*  
 SPECIALTY CONSTRUCTOR

Name of supervising Clerk of Engineers: \_\_\_\_\_  
 ORIGINAL & FIRST COPY WATER RESOURCES DEPARTMENT



LINN 53708

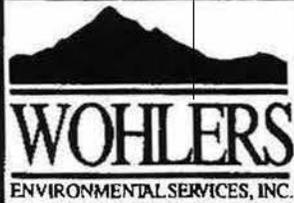


WATER RESOURCES DEPT  
SALEM, OREGON  
FEB 23 2001

FROM : Panasonic FAX SYSTEM

PHONE NO. :

Jan. 05 2001 02:03PM P3



**FIGURE 2**  
**SITE MAP**  
YOUNGER OIL/LEBANON  
3510 S. SANTIAM HIGHWAY  
LEBANON, OREGON

PROJECT NO.:	99-0106
DATE:	08/30/99
SCALE:	1" = 15'
FILE:	FG990106
DRAWN BY:	MDW

STATE OF OREGON  
**MONITORING WELL REPORT**  
 (as required by ORS 537.765 & OAR 690-240-095)

**RECEIVED**

LINN 53709

FEB 23 2001

L43686  
 Start Card # 134736

Instructions for completing this report are on the last page of this form.

(1) **OWNER/PROJECT:** WATER RESOURCES DEPT. SALEM, OREGON  
 Name: Yanger Oil Company  
 Address: PO Box 8  
 City: Albany State: OR Zip: 97321

(6) **LOCATION OF WELL:** By legal description  
 Well Location: County Lincoln  
 Township 12 (N, S) Range 2 (E, W) Section 23  
 1. SW 1/4 of SE 1/4 of above section.  
 2. Either Street address of well location: 3570 S. Santiam  
 or Tax lot number of well location: 1000

(2) **TYPE OF WORK:**  
 New construction | | Alteration (Repair/Recondition)  
 Conversion | | Deepening | | Abandonment

3. **ATTACH MAP WITH LOCATION IDENTIFIED.** Map shall include approximate scale and north arrow.

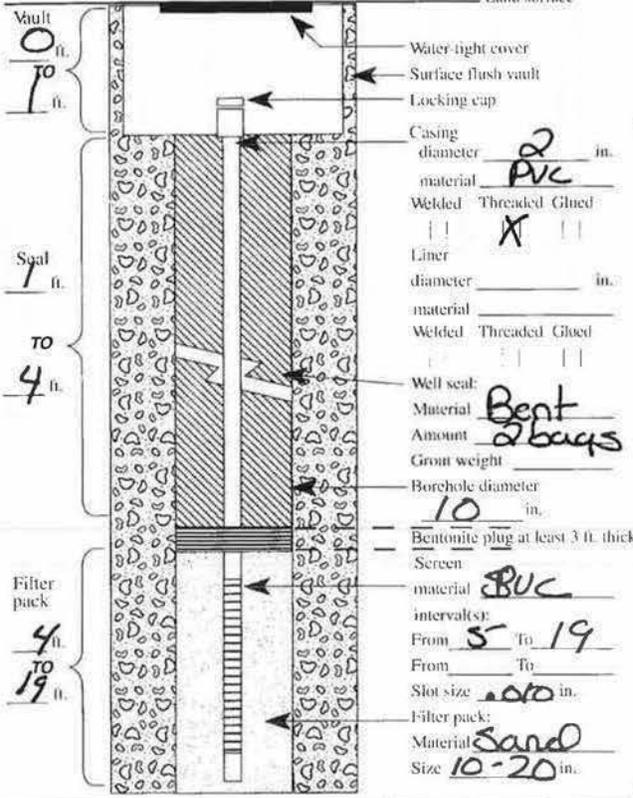
(3) **DRILLING METHOD:**  
 Rotary Air | | Rotary Mud | | Cable  
 Hollow Stem Auger | | Other

(7) **STATIC WATER LEVEL:**  
10 Ft. below land surface. Date: 1/25/01  
 Artesian Pressure: \_\_\_\_\_ lb/sq. in. Date: \_\_\_\_\_

(4) **BORE HOLE CONSTRUCTION:**  
 Special Standards:  Yes  No  
 Depth of completed well: 19 ft. Land surface

(8) **WATER BEARING ZONES:** 6  
 Depth at which water was first found: 6

From	To	Est. Flow Rate	SWI
<u>6</u>	<u>19</u>		<u>6</u>



(9) **WELL LOG:** Ground elevation \_\_\_\_\_

Material	From	To	SWI
<u>Gravels</u>	<u>0</u>	<u>2</u>	
<u>Sandy Silts</u>	<u>2</u>	<u>7</u>	
<u>Silty Gravels</u>	<u>7</u>	<u>18.5</u>	
<u>Silty Clay</u>	<u>18.5</u>	<u>19</u>	

Date started: 1/25/01 Completed: 1/25/01

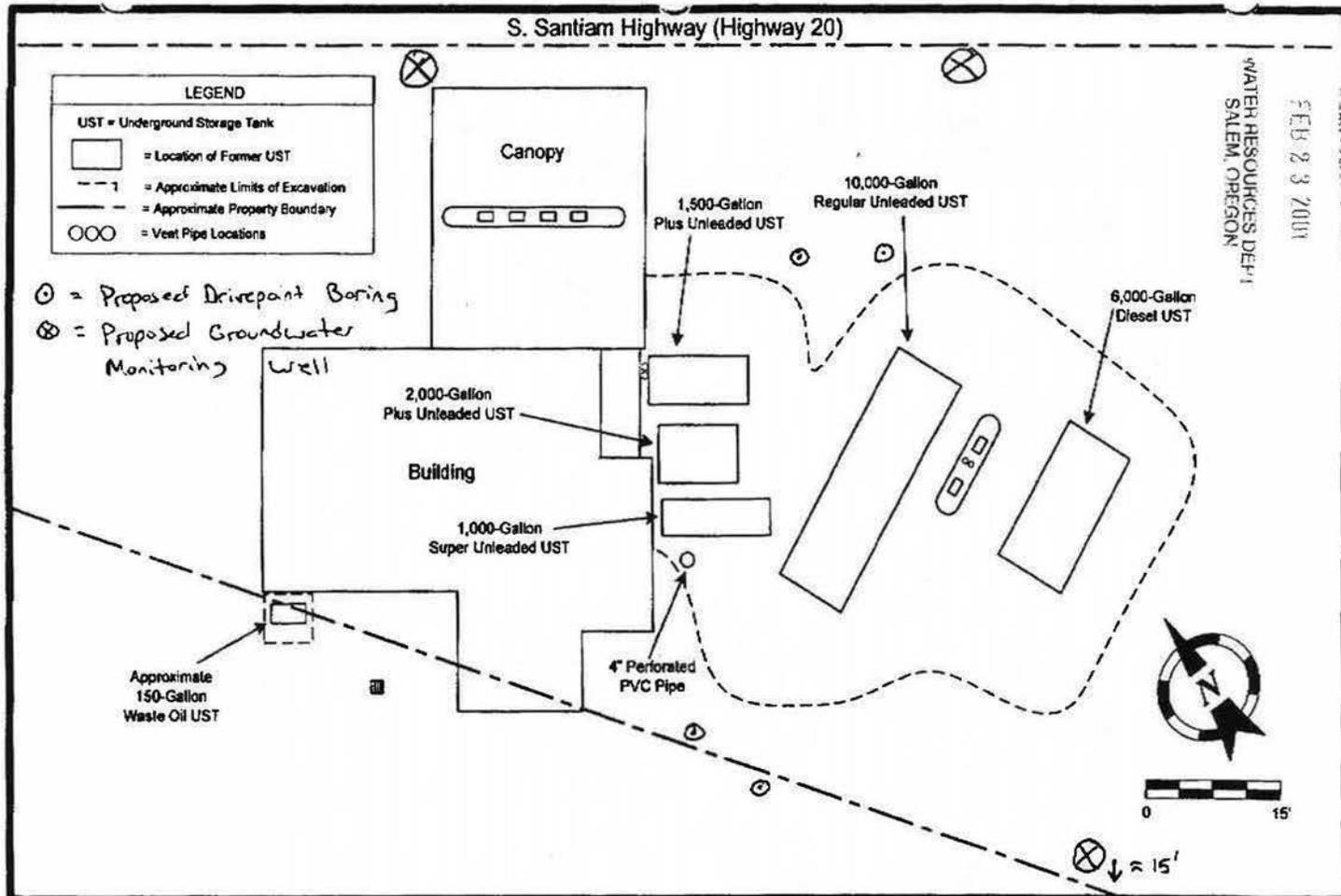
(5) **WELL TEST:**  
 Pump |  Bailor |  Air |  Flowing Artesian  
 Permeability \_\_\_\_\_ Yield \_\_\_\_\_ GPM  
 Conductivity \_\_\_\_\_ PH \_\_\_\_\_  
 Temperature of water 51 °F/C Depth artesian flow found \_\_\_\_\_ ft.  
 Was water analysis done?  Yes  No  
 By whom? \_\_\_\_\_  
 Depth of strata to be analyzed. From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Remarks: \_\_\_\_\_  
 Name of supervising Geologist/Engineer \_\_\_\_\_

(unbonded) Monitor Well Constructor Certification:  
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.  
 Signed: [Signature] MWC Number 1062  
 Date: 2/21/01

(bonded) Monitor Well Constructor Certification:  
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
 Signed: [Signature] MWC Number 10011  
 Date: 2/21/01

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

LINN 53709

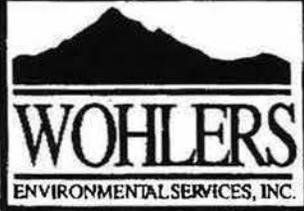


WATER RESOURCES DEPT  
SALEM, OREGON  
FEB 23 2001

FROM : Panasonic FAX SYSTEM

PHONE NO. :

Jan. 05 2001 02:03PM P3

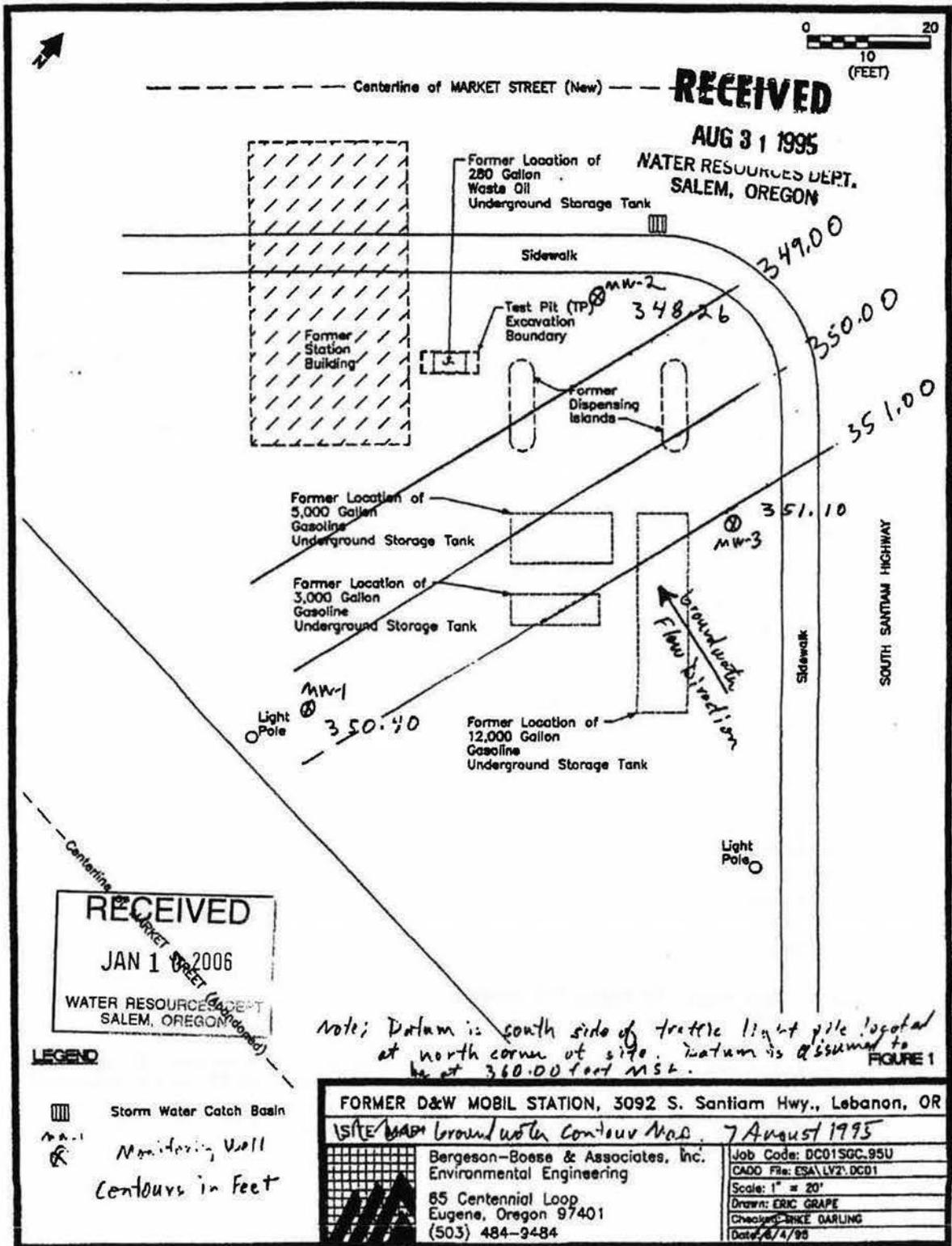
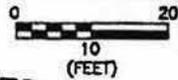


**FIGURE 2**  
**SITE MAP**  
YOUNGER OIL/LEBANON  
3510 S. SANTIAM HIGHWAY  
LEBANON, OREGON

PROJECT NO.:	99-0106
DATE:	08/30/99
SCALE:	1" = 15'
FILE:	FG990106
DRAWN BY:	MDW



LINN 57043  
 LINN 57043





Oregon

Theodore R. Kulongoski, Governor

LINN 57043

CV

Water Resources Department  
North Mall Office Building  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271  
503-986-0900  
FAX 503-986-0904

December 20, 2005

NUGENT DRILLING CO.  
CHARLES D NUGENT MWC 10118  
36969 ROCK HILL DR  
LEBANON OR 97355

**FINAL ORDER**

Dear Chuck:

The Special Standard requests you submitted for owner: Louis Schwindt, Start Card numbers 183927, 183928 and 183929, are hereby approved for the following: You may abandon these wells in place as described in OAR 690-240-0510(2). If you plan on abandoning the wells using bentonite then the placement of the bentonite shall conform to the Department's rules and the manufacturers specifications and result in a seal that is free of voids or bridges. Care shall be taken to minimize the introduction of bentonite dust. Only sodium bentonite chips manufactured to be greater than 1/4 inch or tablets shall be used below the water level in the sealing interval. Copies of your Special Standard Request forms are attached.

The Well Construction Standards serve to protect ground water resources. By approving and issuing this special construction standard the Oregon Water Resources Department is not representing that a well constructed in accordance with this condition will maintain structural integrity or that it meets engineering standards. The well constructor/or landowner is responsible for ensuring that a well is constructed in a manner that protects ground water resources as required under Oregon Administrative Rules 690-200 through 690-240.

If you have any questions regarding this letter, I may be contacted at (503) 986-0851, or by e-mail at [Kristopher.R.Byrd@wrdd.state.or.us](mailto:Kristopher.R.Byrd@wrdd.state.or.us).

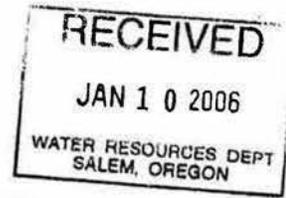
Sincerely,

Kristopher Byrd  
Well Construction Program Coordinator  
Enforcement Section

enclosure

cc: John Unger, NW Region Well Inspector  
File

This is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.



### Oregon Water Resources Department

#### REQUEST FOR WRITTEN APPROVAL TO USE CONSTRUCTION METHODS NOT INCLUDED IN OREGON ADMINISTRATIVE RULES 690-200 THROUGH 690-240

Before the request can be considered, this form must be completed. Requests shall be submitted to the Well Construction Specialist, Water Resources Department, 158 12<sup>th</sup> Street NE, Salem OR 97301. Requests may also be considered by the appropriate Regional Manager.

Date of request: 11-28-05 Oral approval date (if applicable): 11-14-05

Bonded Well Constructor (name, license #, and mailing address): Charles D. Nugent  
36969 Rock Hill Dr. Lebanon, Ore 97355 #10118

(1) Location of Well: NW 1/4 NW 1/4 of Section 23,  
Township 12 N Range 2 W Lincoln County

Address at well site: 3029 S. Santiam Hwy  
Lebanon, Ore.

(2) Start Card Number(s)(for work to be done): 183928

(3) Name and Address of Land Owner: Louis Schwinger  
797 Glen Oak Dr. ~~7th St.~~ Lebanon, Ore 97355

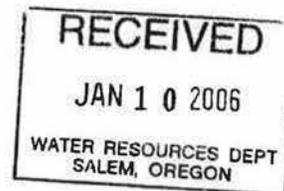
(4) Distance to the nearest septic tank, drainfield, closed sewage line (if water supply well)  
N/A

(5) The unusual site conditions which necessitate this request: N/A.

(6) The proposed construction methods that the bonded well constructor believes will be adequate for this well: (attach additional pages if needed)

File monitoring well (20') with 3/8" sandstone  
to ground level - remove surface UOUCT.

- (7) **Diagram showing the pertinent features of the proposed well design and construction:**  
(attach additional pages if needed)



- 
- (1) **The Well Construction Standards serve to protect ground water resources. By approving and issuing this special construction standard the Oregon Water Resources Department is not representing that a well constructed in accordance with this condition will maintain structural integrity or that it meets engineering standards. The well constructor/or landowner is responsible for ensuring that a well is constructed in a manner that protects ground water resources as required under Oregon Administrative Rules 690-200 through 690-240.**
- (2) **If it should be determined at some future date that the well, due to its construction, is allowing ground water contamination, waste or loss of artesian pressure, the undersigned shall return to the site and rectify the problem.**
- (3) **If oral approval was granted, a written request must be submitted to the Department either within three (3) working days of the date of approval or prior to the completion of the associated well work. Failure to submit a written request as described above may void prior oral approval.**

**I have read and understand the above information. I further attest that the information provided is accurate to the best of my knowledge.**

**Bonded Constructor Signature:** \_\_\_\_\_

A handwritten signature in black ink, appearing to be "Chad D. A.", written over a horizontal line.

revised 07/07/2003

STATE OF OREGON  
MONITORING WELL REPORT

Linn  
57044  
57044

Start Card # 183927

Instructions for completing this report are on the last page of this form.

(1) OWNER/PROJECT: WELL NO. DR-2000  
Name: Louis Schwindt  
Address: 797 Glen Oak Dr.  
City: Lebanon State: Oregon Zip: 97355

(6) LOCATION OF WELL By legal description  
Well Location: County Linn  
Township 12 on Range 2 (R or W) Section 23  
1. NW 1/4 of NW 1/4 of above section.  
2. Either Street address of well location 3029 S. Sandham Hwy  
Lebanon, Ore. 97355  
or Tax lot number of well location

(2) TYPE OF WORK:  
 New construction  Alteration (Repair/Recondition)  
 Conversion  Deepening  Abandonment

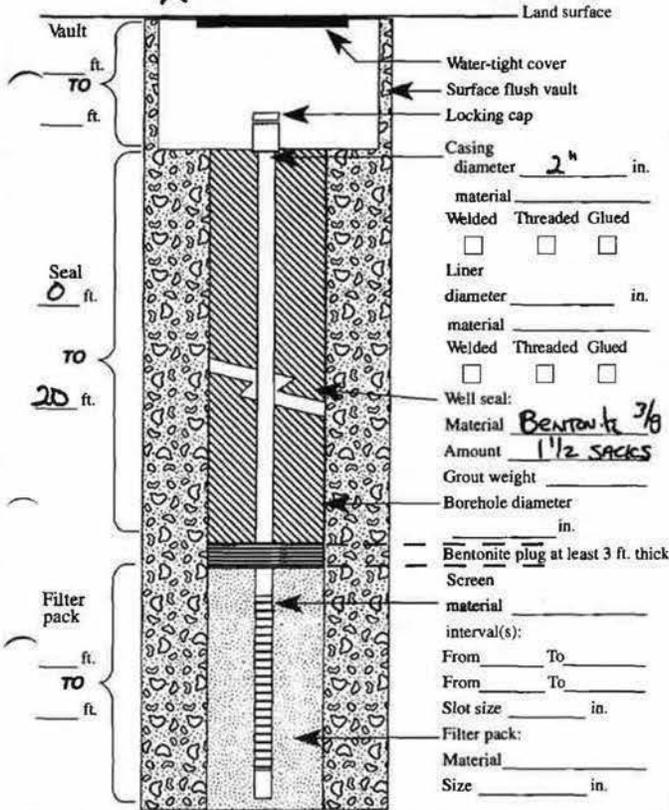
3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.

(3) DRILLING METHOD  
 Rotary Air  Rotary Mud  Cable  
 Hollow Stem Auger  Other N/A

(7) STATIC WATER LEVEL:  
10 Ft. below land surface. Date 12-1-05  
Artesian Pressure lb/sq. in. Date

BORE HOLE CONSTRUCTION

Special Standards Yes No  
  Depth of completed well ft.



(8) WATER BEARING ZONES:  
Depth at which water was first found N/A.

From	To	Est. Flow Rate	SWL

(9) WELL LOG: Ground elevation

Material	From	To	SWL
Filled 2" P.U.C. with 3/8 bentonite to minus 1 foot.			
Removed vaults! Topped DE with bentonite to ground level.			
Abandon well in accordance to specific standards.			

RECEIVED JAN 10 2006 WATER RESOURCES DEPT SALEM, OREGON  
RECEIVED MAR 07 2006 WATER RESOURCES DEPT SALEM, OREGON

Date started 12-1-05 Completed 12-1-05

(5) WELL TEST:  
 Pump  Bailer  Air  Flowing Artesian  
Permeability Yield GPM  
Conductivity PH  
Temperature of water °F/C Depth artesian flow found ft.  
Was water analysis done?  Yes  No  
By whom?  
Depth of strata to be analyzed. From ft. to ft.  
Remarks:

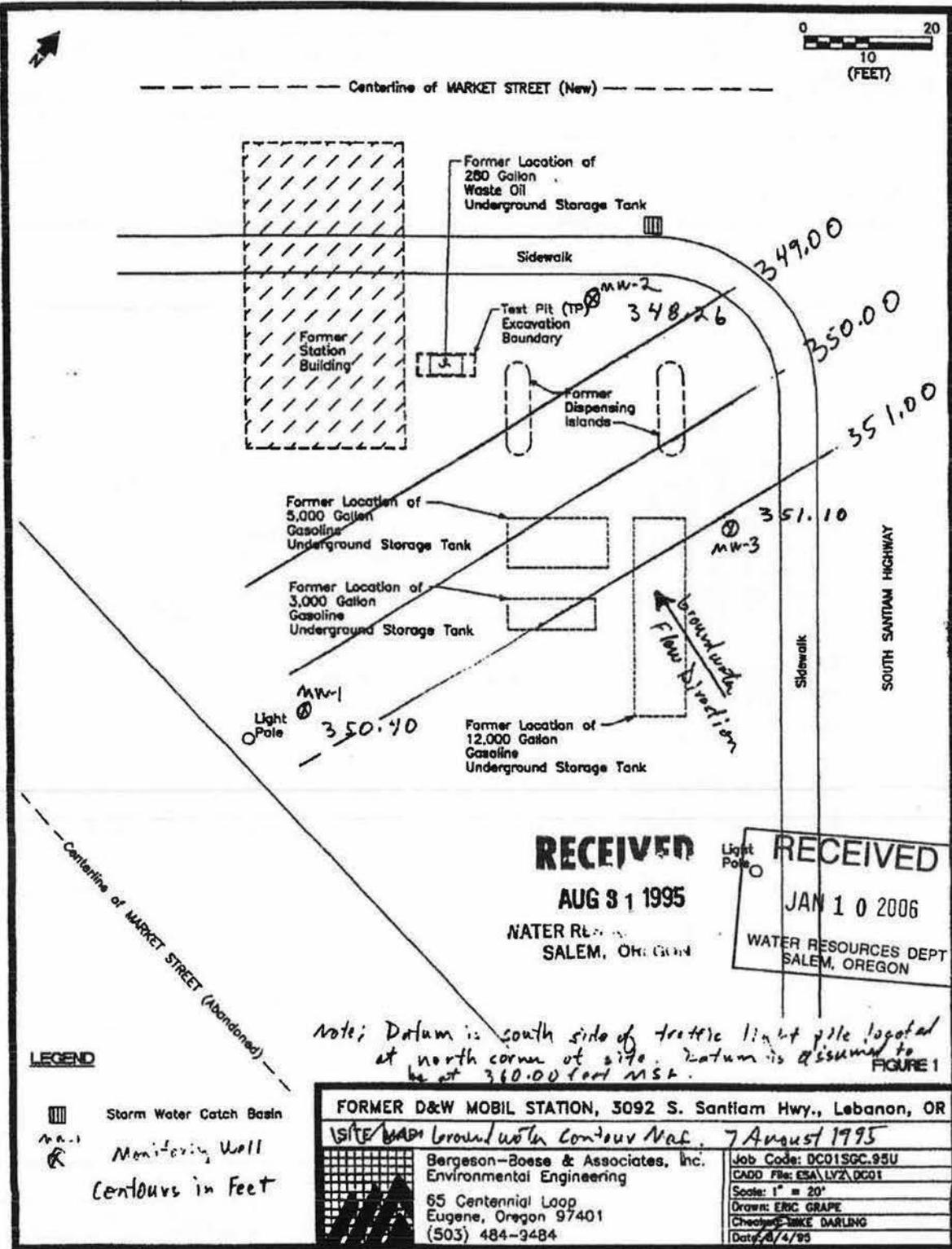
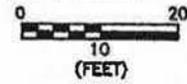
(unbonded) Monitor Well Constructor Certification:  
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to the best knowledge and belief.  
MWC Number  
Signed Date

(bonded) Monitor Well Constructor Certification:  
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.  
MWC Number 10118  
Signed Date 12-2-05

Name of supervising Geologist/Engineer  
ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT

SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

LINN 57044  
LINN 57044



**RECEIVED**

AUG 31 1995

WATER RESOURCES DEPT  
SALEM, OREGON

**RECEIVED**

JAN 10 2006

WATER RESOURCES DEPT  
SALEM, OREGON

Note: Datum is south side of traffic light pole located at north corner of site. Datum is assumed to be at 360.00 feet MSL. FIGURE 1

**LEGEND**

- Storm Water Catch Basin
- Monitoring Well
- Contours in Feet

**FORMER D&W MOBIL STATION, 3092 S. Santiam Hwy., Lebanon, OR**

DATE: 7 August 1995

Bergeson-Boese & Associates, Inc. Environmental Engineering 65 Centennial Loop Eugene, Oregon 97401 (503) 484-9484	Job Code: DC01SGC.95U CADD File: ESA\LV2.DC01 Scale: 1" = 20' Drawn: ERIC GRAPE Checked: MIKE DARLING Date: 8/4/95
--	---



Oregon

Theodore R. Kulongoski, Governor

LINN 57044

CV

Water Resources Department  
North Mall Office Building  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271  
503-986-0900  
FAX 503-986-0904

December 20, 2005

NUGENT DRILLING CO.  
CHARLES D NUGENT MWC 10118  
36969 ROCK HILL DR  
LEBANON OR 97355

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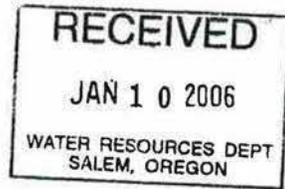
Sincerely,

Kristopher Byrd  
Well Construction Program Coordinator  
Enforcement Section

enclosure

cc: John Unger, NW Region Well Inspector  
File

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### Oregon Water Resources Department

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Bonded Well Constructor (name, license #, and mailing address): Charles D. Nuewnt

36969 Rock Hill Dr. Lebanon, Ore 97355 #10118

(1) Location of Well: NW 1/4 NW 1/4 of Section 23,  
Township 12  S Range 2  W LINN County

Address at well site: 3029 S. Santiam Hwy  
Lebanon, Ore.

(2) Start Card Number(s)(for work to be done): 183927

(3) Name and Address of Land Owner: Louis Schwinot  
797 Glen Oak Dr. ~~740 16th St~~ Lebanon, Ore 97355

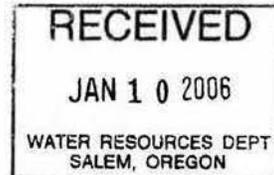
(4) Distance to the nearest septic tank, drainfield, closed sewage line (if water supply well)  
N/A

(5) The unusual site conditions which necessitate this request: N/A.

(6) The proposed construction methods that the bonded well constructor believes will be adequate for this well: (attach additional pages if needed)

Fill monitoring well (20') with 3/8 rebar  
to ground level - remove surface vent.

- (7) **Diagram showing the pertinent features of the proposed well design and construction:**  
(attach additional pages if needed)



- (1) **The Well Construction Standards serve to protect ground water resources. By approving and issuing this special construction standard the Oregon Water Resources Department is not representing that a well constructed in accordance with this condition will maintain structural integrity or that it meets engineering standards. The well constructor/or landowner is responsible for ensuring that a well is constructed in a manner that protects ground water resources as required under Oregon Administrative Rules 690-200 through 690-240.**
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- (3) **If oral approval was granted, a written request must be submitted to the Department either within three (3) working days of the date of approval or prior to the completion of the associated well work. Failure to submit a written request as described above may void prior oral approval.**

**I have read and understand the above information. I further attest that the information provided is accurate to the best of my knowledge.**

**Bonded Constructor Signature:** \_\_\_\_\_



revised 07/07/2003

**STATE OF OREGON**  
**MONITORING WELL REPORT**  
 (as required by ORS 537.765 & OAR 690-240-095)

**LINN 57045**  
 57045

Start Card # 183929

**(1) OWNER/PROJECT:** WELL NO. DR-2000-C  
 Name LOUIS SCHWINDT  
 Address 797 GLEN OAK DR.  
 City LEBANON State OREGON Zip 97355

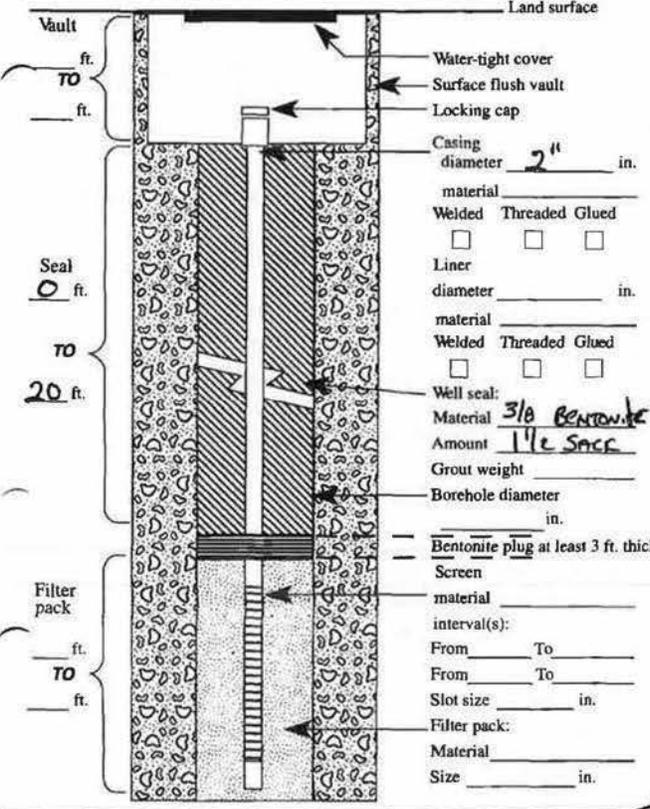
**(6) LOCATION OF WELL By legal description**  
 Well Location: County LINN  
 Township 12 (N or S) Range 2 (E or W) Section 23  
 1. NW 1/4 of NW 1/4 of above section.  
 2. Either Street address of well location 3029 S. Sanham Ln  
LEBANON, ORE. 97355  
 or Tax lot number of well location \_\_\_\_\_  
**3. ATTACH MAP WITH LOCATION IDENTIFIED. Map shall include approximate scale and north arrow.**

**(2) TYPE OF WORK:**  
 New construction     Alteration (Repair/Recondition)  
 Conversion         Deepening         Abandonment

**(3) DRILLING METHOD**  
 Rotary Air     Rotary Mud     Cable  
 Hollow Stem Auger     Other \_\_\_\_\_

**(7) STATIC WATER LEVEL:**  
10 Ft. below land surface.    Date 12-1-05  
 Artesian Pressure \_\_\_\_\_ lb/sq. in.    Date \_\_\_\_\_

**(4) BORE HOLE CONSTRUCTION**  
 Special Standards  Yes  No  
 Depth of completed well \_\_\_\_\_ ft.



**(8) WATER BEARING ZONES:**  
 Depth at which water was first found N/A

From	To	Est. Flow Rate	SWL

**(9) WELL LOG:** Ground elevation \_\_\_\_\_

Material	From	To	SWL
<u>Filled 2" P.U.C. with 3/8 bentonite to minus one foot to 20'</u>			
<u>Removed vaults &amp; topped off with bentonite</u>			
<u>Abandon well in accordance with special standards</u>			

**RECEIVED**  
 JAN 10 2006  
 WATER RESOURCES DEPT  
 SALEM, OREGON

**RECEIVED**  
 MAR 07 2006  
 WATER RESOURCES DEPT  
 SALEM, OREGON

Date started 12-1-05    Completed 12-1-05

**(5) WELL TEST:**  
 Pump     Bailer     Air     Flowing Artesian  
 Permeability \_\_\_\_\_ Yield \_\_\_\_\_ GPM  
 Conductivity \_\_\_\_\_ PH \_\_\_\_\_  
 Temperature of water \_\_\_\_\_ °F    Depth artesian flow found \_\_\_\_\_ ft.  
 Was water analysis done?  Yes  No  
 By whom? \_\_\_\_\_  
 Depth of strata to be analyzed. From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Remarks: \_\_\_\_\_  
 Name of supervising Geologist/Engineer \_\_\_\_\_

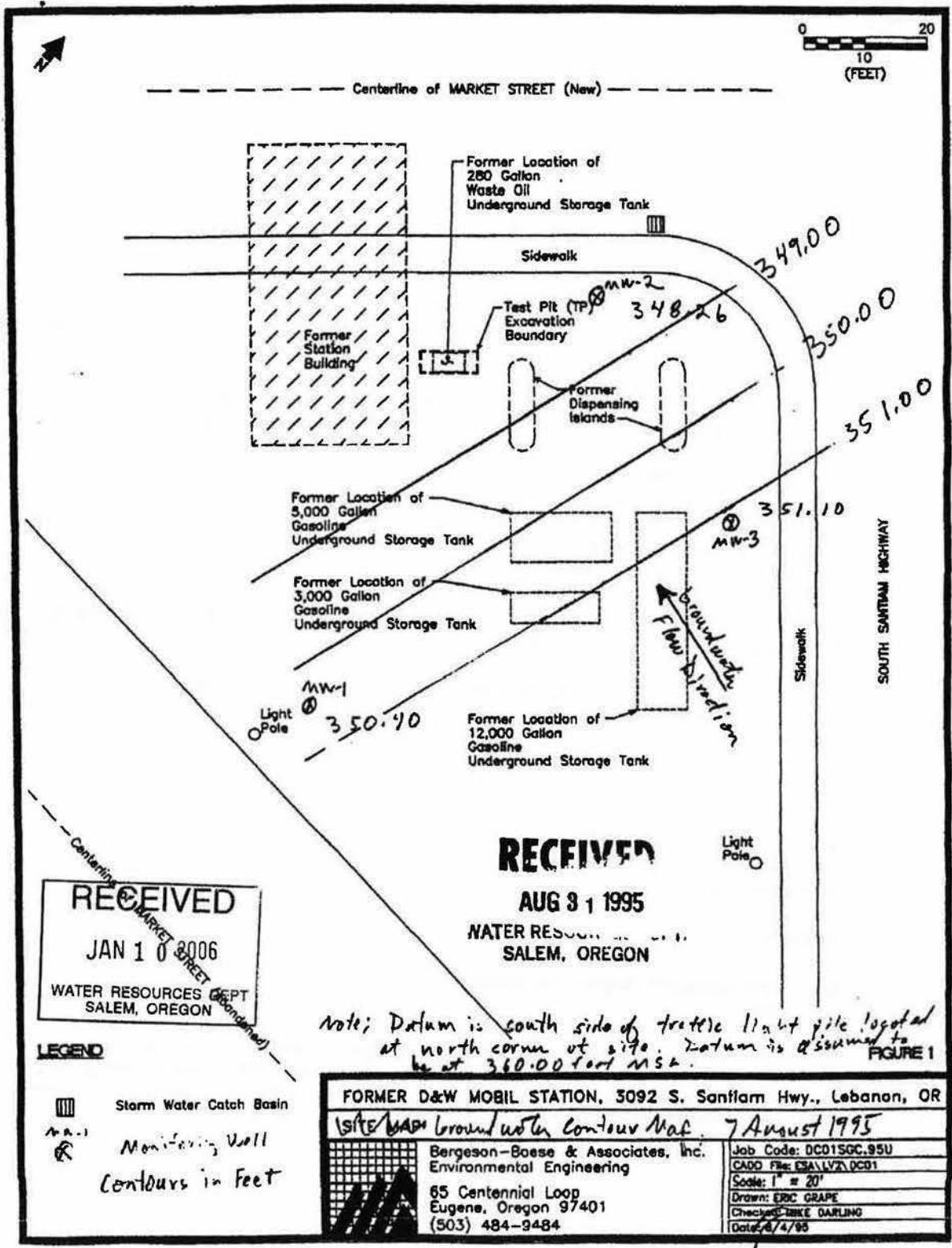
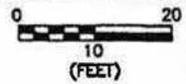
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 MWC Number \_\_\_\_\_  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

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 Signed Chal Pelt MWC Number 10118  
 Date 12-2-05

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT

SECOND COPY-CONSTRUCTOR    THIRD COPY-CUSTOMER

LINN 57045  
**LINN 57045**



**RECEIVED**  
 JAN 10 2006  
 WATER RESOURCES DEPT  
 SALEM, OREGON

**RECEIVED**  
 AUG 31 1995  
 WATER RESOURCES DEPT.  
 SALEM, OREGON

*Note: Datum is south side of traffic light pole located at north corner of site. Datum is assumed to be at 360.00 feet MSL.* **FIGURE 1**

**LEGEND**

Storm Water Catch Basin

MW-1 Monitoring Well

Contours in Feet

**FORMER D&W MOBIL STATION, 3092 S. Sanfam Hwy., Lebanon, OR**

*SITE MAP: Groundwater Contour Map, 7 August 1995*

Bergeson-Besse & Associates, Inc. Environmental Engineering 65 Centennial Loop Eugene, Oregon 97401 (503) 484-9484	Job Code: 0CD1SGC.95U CADD File: ESA\LVZ\DC01 Scale: 1" = 20' Drawn: ERIC GRAPE Checked: MIKE DARLING Date: 8/7/95
--	---



Oregon

Theodore R. Kulongoski, Governor

LINN 57045

CV

Water Resources Department  
North Mall Office Building  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271  
503-986-0900  
FAX 503-986-0904

December 20, 2005

NUGENT DRILLING CO.  
CHARLES D NUGENT MWC 10118  
36969 ROCK HILL DR  
LEBANON OR 97355

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Kristopher Byrd  
Well Construction Program Coordinator  
Enforcement Section

enclosure

cc: John Unger, NW Region Well Inspector  
File

This is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.



### Oregon Water Resources Department

#### REQUEST FOR WRITTEN APPROVAL TO USE CONSTRUCTION METHODS NOT INCLUDED IN OREGON ADMINISTRATIVE RULES 690-200 THROUGH 690-240

Before the request can be considered, this form must be completed. Requests shall be submitted to the Well Construction Specialist, Water Resources Department, 158 12<sup>th</sup> Street NE, Salem OR 97301. Requests may also be considered by the appropriate Regional Manager.

Date of request: 11-28-05 Oral approval date (if applicable): 11-14-05

Bonded Well Constructor (name, license #, and mailing address): Charles D. Nugent

36969 Rock Hill Dr. Lebanon, Ore 97355 #10118

(1) Location of Well: NW 1/4 NW 1/4 of Section 23,  
Township 12  S Range 2  W LINN County

Address at well site: 3029 S. Sanham Hwy  
Lebanon, Ore.

(2) Start Card Number(s)(for work to be done): 183929

(3) Name and Address of Land Owner: Louis Schwiner

797 Glen Oak Dr. ~~541 11th St~~ Lebanon, Ore 97355

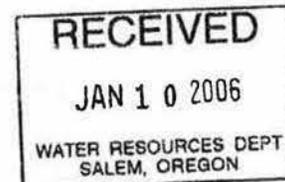
(4) Distance to the nearest septic tank, drainfield, closed sewage line (if water supply well)  
N/A

(5) The unusual site conditions which necessitate this request: N/A.

(6) The proposed construction methods that the bonded well constructor believes will be adequate for this well: (attach additional pages if needed)

File monitoring well (20') with 3/8 bendable  
to ground level - remove surface UUCT.

- (7) **Diagram showing the pertinent features of the proposed well design and construction:**  
(attach additional pages if needed)



- 
- (1) **The Well Construction Standards serve to protect ground water resources. By approving and issuing this special construction standard the Oregon Water Resources Department is not representing that a well constructed in accordance with this condition will maintain structural integrity or that it meets engineering standards. The well constructor/or landowner is responsible for ensuring that a well is constructed in a manner that protects ground water resources as required under Oregon Administrative Rules 690-200 through 690-240.**
- (2) **If it should be determined at some future date that the well, due to its construction, is allowing ground water contamination, waste or loss of artesian pressure, the undersigned shall return to the site and rectify the problem.**
- (3) **If oral approval was granted, a written request must be submitted to the Department either within three (3) working days of the date of approval or prior to the completion of the associated well work. Failure to submit a written request as described above may void prior oral approval.**

**I have read and understand the above information. I further attest that the information provided is accurate to the best of my knowledge.**

**Bonded Constructor Signature:** \_\_\_\_\_

A handwritten signature in black ink, appearing to be "Chad D. [unclear]", written over a horizontal line.

revised 07/07/2003

## Attachment #10

## Mark Rossi

---

**From:** Jim Lord <jim@ashleyvance.com>  
**Sent:** Wednesday, July 15, 2020 5:16 PM  
**To:** Mark Rossi  
**Subject:** Fwd: Colonia Paz 1 Affordable Housing Project

Here you go!

**Jim Lord, PE**

**Ashley & Vance Engineering**

**Civil • Structural**

33 NW Franklin Ave | Bend, OR 97703

o. (541) 647-1445 x179 | c. (541) 318-9132

[www.ashleyvance.com](http://www.ashleyvance.com)

*In response to COVID-19, we are doing our part to flatten the curve by working remotely. We welcome any and all social interaction via video, email, and phone extension, all of which are functioning perfectly even in our distributed environment. Thank you and be well!*

----- Forwarded message -----

**From:** Shana Olson <[solson@ci.lebanon.or.us](mailto:solson@ci.lebanon.or.us)>  
**Date:** Wed, Jul 15, 2020 at 5:12 PM  
**Subject:** RE: Colonia Paz 1 Affordable Housing Project  
**To:** Jim Lord <[jim@ashleyvance.com](mailto:jim@ashleyvance.com)>

Hi Jim,

The City's existing water and sewer systems have been sized to meet current zoning for vacant properties including treatment plant capacities. This development is anticipated as part of the existing facility master plans and the City services located in Weldwood Dr have been sized accordingly.

Let me know if you need anything else.

Thank you,

**Shana Olson**

Project Manager – Development Engineering Environmental

City of Lebanon | 925 Main Street | Lebanon OR 97355

Tel: 541.258.4265 | Fax: 541.258.4955



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**From:** Jim Lord <[jim@ashleyvance.com](mailto:jim@ashleyvance.com)>  
**Sent:** Wednesday, July 15, 2020 4:50 PM  
**To:** Shana Olson <[solson@ci.lebanon.or.us](mailto:solson@ci.lebanon.or.us)>  
**Subject:** Colonia Paz 1 Affordable Housing Project

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Shana,

I know we have discussed this in meetings and over the phone, but can you provide me a written response (email reply is fine) that the existing sewer main and water line in Weldwood Drive that we will be connecting to the new apartment building too has sufficient capacity to support this development?

Let me know if you need any additional information from me.

Thanks!

Jim Lord, PE

Ashley & Vance Engineering

Civil • Structural

33 NW Franklin Ave | Bend, OR 97703

o. (541) 647-1445 x179 | c. (541) 318-9132

[www.ashleyvance.com](http://www.ashleyvance.com)

*In response to COVID-19, we are doing our part to flatten the curve by working remotely. We welcome any and all social interaction via video, email, and phone extension, all of which are functioning perfectly even in our distributed environment. Thank you and be well!*

## Attachment #11

## **Part One: General Information**

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Lebanon Community School District  
485 S. 5<sup>th</sup> Street  
Lebanon, OR 97355  
Superintendent: Bo Yates  
Assistant Superintendent: Jennifer Meckley

## **Part Two: Narrative**

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### **Brief description of your school district/eligible charter school:**

Lebanon Community School District (LCSD) serves approximately 4202 students in a semi-rural bedroom community with a growing population and recent surges in the business and academic community. There are eight schools; four K-5/6, two K-8, one middle school, and one high school. There is an alternative option academy for secondary students who are at-risk. There is one charter school that is K-8, Sandridge. 52% of our students are male, 48% female, and we have 4 students who identify as non-binary. Less than one percent of our students are migrant or from officially recognized Native American tribes. Five percent of our students' first language is not English, and one percent were born outside of the US. Student ethnic demographics are as follows: 6% mixed race; 11% Hispanic/Latinx; 1% Native American; 1% Asian, .5% Black, and 80% White.

Lebanon hosts the sixth largest osteopathic medical college in the US. A brand new, state-of-the-art Veteran's Home has been added, and these two entities, along with the Good Samaritan Hospital organization, the city of Lebanon, and the school district, have created a large multi-use area which houses a four-star hotel and fine dining. The downtown area is growing new businesses. There are many organizations that have come alongside the district, and this sets the stage for a wealth of support in terms of partnerships and planning.

In 2010 we did a long-term visioning process that collected input from almost 15% of the city's population, and the 2020 vision was born. From the direction of that vision, we have spent significant funds on training and professional development. We currently have early releases in every building K-12 every Wednesday for afternoon Professional Development (PD) and Professional Learning Communities (PLCs). We provide training for new teachers outside of the school year. We are an Achievement Via Individual Determination (AVID) district with trained staff in every building. We have implemented Positive Behavior Interventions and Supports (PBIS), Response to Intervention (RTI), Educational Non-Verbal Yardsticks (ENVoY). We have done professional development in the areas of Social Emotional Learning (SEL) and Equity work. We participated in the Equal Opportunity Schools (EOS) Grant to focus on Advanced Placement (AP) enrollment of historically underserved students and developed support systems for academic success. We have devoted time and funds in mental health support, suicide prevention, racial-equity work, culturally responsive teaching strategies, and more.

Our Overarching District Goals are as follows:

1. Increase student achievement by 3% each year.
2. Ensure that 90% of each cohort read at grade level (40% or higher on the STAR assessment) by the end of 3<sup>rd</sup> grade.
3. 90% cohort graduation on-time (4 years).

LCSD has directed targeted support toward programs that provide immediate supports for students below grade level or at-risk. We implemented a limited summer school program for Kindergarten through 6<sup>th</sup> grade last summer for six weeks. We have a strong commitment to helping all students rise to grade-level achievement standards and pursue this goal with aggressive passion.

Our focal groups require specific and targeted supports which we are addressing as we learn from the data and engagement activities. However, the one area we have been working on for years, which remains a significant challenge is in Special Education (Sped). LCSD has 19% of students receiving services, with more referred and reviewed daily. Teacher caseloads are high, and our ability to increase staffing has proved challenging. We continue to develop systems with a strong foundation that supports both academic and behavioral issues.

We already have ongoing professional development, training, and program implementation imbedded in our district culture. Still, even with all of these efforts, the academic and social and emotional growth and progress of our students need more resources and support. The fact of the matter is that we do not have sufficient personnel to implement the programs, systems, and processes for which we have been trained. Our staff produce results, but the scope is limited due to staffing and resources.

**Exact need(s) or issue(s) SIA funding will address as outlined in your three-year plan and as it relates to the two purposes stated in the law (meeting students' mental & behavioral health needs and reducing disparities and increasing academic achievement)**

Based on the data we have collected and the input we have gathered, we know that the areas we must address are as follows:

- Kindergarten transition/preparation
- Early Literacy K-3 including English Language acquisition
- Social, emotional, mental, and behavioral support for students
- Personal safety in terms of a positive and inclusive climate, the elimination of bullying, and improved inclusion of our diverse sub-groups.
- A well-rounded program that increases academic and extra-curricular opportunities for all students and extends access to all students by mitigating barriers.

Kindergarten transition is vital because, according to the Oregon Department of Education (ODE) Kindergarten-readiness data LCSD has the lowest Kindergarten readiness scores in the county, and Linn County is one the lowest in the state. We need to assess which areas are of greatest need among the students so we can determine staffing and resource levels.

Early literacy support is an immediate need due to the fact that only 46% of our 3<sup>rd</sup> graders are at grade level, as reported by the state report card. There is a small outlying school that will need a 0.5 FTE ELA specialist who can address the needs of Emerging Bilingual (EB) students to help with language acquisition and support general instructional goals in the regular education classrooms. We need Instructional Assistants (IAs) in each Kindergarten class to decrease the ratios of student to teacher in order to support the readiness deficiencies and provide additional literacy supports for the classroom teachers. We also want to have one dedicated IA each for grades 1<sup>st</sup> through 3<sup>rd</sup> to ensure the fidelity of the interventions. Middle school instructional assistants will support those students who arrive at 6<sup>th</sup> grade underperforming and utilize intervention as well as decrease the ratios of student to teacher, decreasing overall class size. The addition of a bilingual IA will significantly increase support for EB students in terms of general learning and language acquisition.

Summer school and extended day programs that will allow the district to provide increased support in the form of interventions and small-group or individual instruction. Summer school will also decrease the amount of time students who struggle, go-between school years, which supports the retention of learning.

Our largest subgroup of students with behavioral, social/emotional, or mental issues is in Special Education. There are 194 students in grades Kindergarten through 3<sup>rd</sup> grade on Special Education Individual Education Plans (IEPs) with 45 currently in the referral process and another 25 projected to be referred before they end of the school year. Of our 800 Sped students K-12, 22% have behavior as part of the IEP. Sped students have disproportionate numbers of referrals, suspensions, and expulsions as related to the size of their population as compared to other subgroups. Among Sped students there are also EB students and students of color or other historically underserved populations who need support, so we need to add a Sped certified teacher who is trained in issues of EB students and equity issues as well. Sped IAs are vital to ensuring that all IEP requirements are met and students receive services.

The need for behavioral support in the form of TOSAs who are trained in Equity and Cultural Responsiveness will allow the district to analyze and reflect on the data from an equity perspective they interact with and learn from students and staff as they identify systems issues and inequities and develop better processes and systems to support all parties. However, some behaviors are rooted much more deeply and need specialized support. Mental health specialists are needed to deal with those issues that are currently bogging down our behavioral staff, academic counselors, teachers, and administrators. The periodic support received through the county is simply not sufficient to meet the needs.

The TOSAs will work with all of our other system teams (PBIS, RTI, AVID, etc.) to develop comprehensive building systems to address climate and safety issues presented in our findings as we gather data and observe current practices with the intent of implementation of rules and procedures that are fair and equitable while still manageable for staff. Inclusivity is a need that can be addressed with a systemic solution that involves all stakeholders and meets the diverse needs of our focal group populations.

The addition of support for an alternative education program to prevent drop-out and support at-risk students is necessary due to the particular needs of students who have reached the secondary level, and the supports of the primary level were not able to bring the students in line academically, behaviorally or in both areas. Specifically, adding a counselor to address the behavioral and social-emotional needs of students will provide much needed one-on-one support and guidance.

LCSD wants to increase access to Physical Education (PE), Music, and Career and Technical Education (CTE) programs with funds used to add Full-time employees (FTE) and resources, as well as use capital outlay to add a PE classroom and a playground to support the facility needs of a base for a well-rounded education. Additional course offerings at the middle school level and opportunities for exploration of career-related programs at the younger grades will help to provide knowledge of post-secondary options and potentially encourage completion through high-school. Providing more electives and activities will increase student buy-in and help to impact attendance and behavior positively.

In order to truly impact the achievement gap in a meaningful way, there needs to be an ongoing program of communication with families in our focal groups. Our largest sub-group that is not related to Sped is our Hispanic and Latinx group. The need for a Bilingual Liaison is evident and pressing. Communication with families and transmitting information back and forth between the schools, students and families requires a single-point of contact to coordinate events, activities and school-related information in an effective manner. A translator who is proficient at writing and communicating in Spanish is important to ensure all documents are as accurate as possible. An engagement coordinator will work with the district leadership and involve the Bilingual Liaison in creating a plan for communication to involve all stakeholders. This person will design a survey that will be used annually to provide a continuous flow of input and communication of results between stakeholders.

### **PART THREE: Community Engagement and Input**

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**Describe your approach to community engagement. Include who you engaged, frequency/occurrence, how you ensured engagement of staff and focal student groups, key information you collected, who you partnered with in the engagement efforts. (250 words or less)**

Community engagement work focused on discovery of pertinent information to identify areas of concern. Groups needing support include the following groups (all groups engaged in the process and will participate continuously from now on): Special Education; low SES; Minorities; and other groups with gaps, needs, or deficiencies. The focus is on improving academic achievement, closing achievement gaps; and, addressing social/emotional/behavioral issues and barriers. Input collected includes disaggregated stakeholder perception data and longitudinal academic and behavioral data.

We developed and disseminated surveys, conducted evening invitational meetings in the schools, conducted round table discussions with various stakeholder groups, and invited as many community members as possible to participate. We provided time for staff during paid work

hours and meeting times to seek input and encourage contributions from classified and certified employee groups. We partnered with numerous groups and official entities. The local Chamber of Commerce; Optimist Club; Athletic Booster Club; Boys and Girls Club; Samaritan Medical Organization; the local medical college, the community college; as well as Live Longer Lebanon community coalition group all provided access to diverse community member groups and helped encourage participation of stakeholders in the surveys, meetings, and conversations conducted to solicit information and input.

All invitations and information for families and community members were produced in bi-lingual format to ensure inclusion of the local Latino community, which is our largest minority group. Engagement activities monthly and ensure that targeted populations have activities to which they are proactively invited.

**Self-assessment about the quality and nature of your engagement of focal students, families, and staff. If the goal is meaningful, authentic, and ongoing community engagement, where are you at in that process? What barriers, if any, were experienced, and how might you anticipate and resolve these issues in future engagements? (500 words or less)**

This process must be meaningful and productive, so we have taken care to ensure that the work is done with forethought and planning to include all groups and connect with stakeholders. Our focus was and continues to be two-fold; identifying and addressing student issues and supporting staff to effect change. The impetus is helping students with needs that impact success. Focal groups of this process are Special Education students; students with disabilities, behavioral issues, or mental health issues; students impacted by issues of equity due to race, ethnicity, or gender; students with gaps in learning due to mobility or other socioeconomic circumstances; underprivileged students; and, families in need.

Providing staff with the resources and training to implement the systems and processes is vital for success. Staff has been provided surveys, included in focus group conversations, and given opportunity to give input regularly. Classified and certified staff have provided significant information to the process and will be included continuously.

The process has been guided by the precepts that we must gather enough accurate information to assess the situation effectively and then address issues effectively. We utilized external specialists to develop and implement an engagement process to disseminate information, solicit needed input, and review feedback. In order to ensure that information is accurate, we provide opportunities for input that are confidential.

As part of the process, there were glitches in learning the best methods for communicating with parents about the nature of our efforts. We discovered that having multiple points of communication is vital. We now ensure that bi-lingual information and survey links are included on the district website and all school websites. We provide hardcopy and electronic information to all stakeholder groups. We also discovered areas that our surveys can be adjusted to become annual data collection tools.

In general, our system of engagement has developed into a sustainable cycle-model of input solicitation from stakeholder groups; examination and analysis of student data; examination of input from stakeholders; adjustments in practice as determined by the data; and, communication back to the stakeholders.

**What relationships or partnerships will you cultivate to improve future engagement? (150 words or less)**

The district enjoys established relationships with the local Chamber; Optimist Club; Booster Club; Boys and Girls Club; Samaritan Health; Western COMP (medical college) LBCC; Live Longer Lebanon community coalition; City of Lebanon; Veteran's Home; and, the local Ministerial association. We will continue to work with them as we develop options for our students. We are part of the Regional Racial Equity group focused on engagement and support for our focal groups and will involve that in our SIA implementation.

We collaborate with all stakeholders to improve our community. LCSD will continue reaching out to groups as we discover them. We will utilize established communication and input methods to maintain interactive support for our efforts. Website updates and a newsletter outline the work, the process, upcoming opportunities for engagement and results as discovered will be disseminated through all existing communication methods as well as provided at district and building-level events.

**What resources would enhance your engagement efforts? How can ODE support your continuous improvement? (150 words or less)**

Schools need a comprehensive support system from the state that includes: interim SBAC assessments and results or other assessment information; state-funded support systems for academic and behavioral issues; state provided best-practice trainings that are concise and efficient and do not require extensive professional development; and processes where the state provides the data and information in a simple format that does not require district staff to duplicate information from the state into other forms and documents.

A district collaboration page on the ODE website that shares strategies and processes for other districts to see what is being done in other parts of the state would be helpful as well. Any processes or systems that can be coordinated at the regional or state level to leverage funding or support would also help districts to provide more for their students and families.

**Districts are required to upload 5 artifacts of engagement (survey data, meeting minutes, photos, other documents, etc.). Why did you select the artifacts you did? How do they show evidence of engaging student populations, families, and the community? (250 words or less)**

Artifact 1 – Parent/Guardian Survey & Community Survey, Responses, and Summaries of Quantitative Responses

Rationale: This document shows the number of individuals who participated in our survey from the parent/guardian (608 responses) and the community (47 responses) groups. It reflects the

opinions and perceptions of these stakeholders. It was a bilingual survey to ensure as much access as possible. It was also an anonymous survey allowing for freedom of response. The comments were added to the comments collected from parent/guardian focus group conversations and other input sessions. All comments were coded and assessed in a qualitative format, and the summary is found in Artifact 5

#### Artifact 2 – Student Survey, Responses, and Summaries of Quantitative Responses

Rationale: This document shows the responses of 1614 students. There were 524 who self-identified as of an ethnicity in our focal groups. The comments of those students are reflected in a separate section in the qualitative data from our focal groups in Artifact 5. It was a bilingual survey to ensure as much access as possible. It was also an anonymous survey allowing for freedom of response. The comments were coded and assessed in a qualitative format and the summary is found in Artifact 5.

#### Artifact 3 – Staff Survey, Responses, and Summaries of Quantitative Responses

Rationale: This document shows the responses from 137 staff members. It reflects opinions and perceptions of these stakeholders. It was an anonymous survey allowing for freedom of response. The comments were added to the comments collected from teacher focus group conversations and other input from staff. All comments were coded and assessed in a qualitative format, and the summary is found in Artifact 5

#### Artifact 4 – Qualitative Data Analysis and Summary

Rationale: This document shows a summary of the primary perceptions of participants in our surveys, focus groups, presentations, and other input sessions. The comments were reviewed to determine which category of expression they fit best: generally positive, e.g., “my school is great” or “my child is happy at school”; expressing a barrier to learning for students, e.g., “math is too hard for me”; or, requesting change or improvement, e.g., “we need more electives.” Each specific concept stated was categorized whenever possible to allow for quantitative analysis (e.g., teachers, food, climate, etc.) The areas with the most comments are reflected in the summary.

#### Artifact 5 – Photos from Presentations and Focus Group Conversations

Rationale: These photos show physical engagement of stakeholders in the process. They were taken during presentations and focus group conversations. There were no photos taken in small student classes or focal groups due to a desire to make the conversations as comfortable as possible.

***Describe the strategies (at least two) that you executed to engage each of the focal student groups, and their families present within your district and community. Your response should include why the strategies were used. (500 words or less).***

Strategy 1 – Design an informational communication plan in multi-modal, bi-lingual formats to provide a foundation for the request for engagement from student and family stakeholder groups.

We developed a message for all stakeholders explaining: the need for change in our district; the purpose of the upcoming activities; the nature of our process; and, the future opportunities to participate in the process. The message was presented verbally or in written (hardcopy and electronic) format to each group as part of the activities listed in the next section. The message was translated into Spanish and disseminated to the Latino community and Spanish-speaking students and family stakeholders.

Rationale: It is vital to have a clear and concise message to explain the need for input to improve student achievement and address the issues and barriers that confront students. The message needed to be disseminated to each stakeholder group and as many community partners and members as possible.

The need for multiple modalities and Spanish language translations was evident due to the fact that it would significantly increase ease of access for participation for all student and family stakeholders. Verbal information was stated at meetings (with bi-lingual meetings as an option), in focus group conversations (with bi-lingual options), and in presentations to stakeholder groups. Printed information was produced and translated to Spanish and included in all documents and handouts. Written information is also posted on all pertinent websites where students and families can access the information.

Strategy 2 – Coordinated multi-modal, bi-lingual input opportunities to engage students and family stakeholders.

Information has been solicited from our students and families as part of the data collection needed to assess our current situation as well as inform new work to be done to effect change. The methods for input (surveys, meetings, and focus groups) are fully described in the activities listed in the next section. All input options include the confidentiality of responses to ensure optimum levels of honesty in response from participants.

Rationale: Input directly from the students and their families related to the needs, barriers, and issues surrounding their success academically or in the social/emotional realm is necessary to gauge improvement efforts. Only by requesting engagement in the process and offering opportunity for input and engagement in the process can we address the situation.

**Describe the ACTIVITIES (at least two) that you executed to engage each of the focal student groups and their families. Your response should include why the activities were used. (500 words or less)**

Activity 1 – Presentations

Presentations were made to student groups and families during the school day (students) and in the evenings (families). Presentations included the informational background and data that informed the district's impetus for implementing a process to solicit information to initiate the creation of a support system for addressing issues that negatively impact students. Information

was presented that related to the disparity in academic achievement due to ability, equity, behavioral issues, social/emotional issues, economic disparity, or other barriers to learning. During the presentations, participants were given information about providing input in open or in confidential/anonymous ways. Presentations were held in English and in Spanish to students and families.

Rationale: Getting the information out was inherently necessary to create awareness of the issues and the opportunities to participate. Presentations were a primary vehicle of communication due to the level of efficiency, ease of implementation, and the ability to increase the scope of implementation on a continuous basis.

### Activity 2 - Focus Groups

Focus groups of students and focus groups for parents/families were held in schools during the school day (students) and evenings (families). Groups participated in a guided process with questions. Notes were taken to reflect the responses and input.

Rationale: Focus groups allow for investigation into the perceptions of targeted groups. Groups of similar characteristics can expand upon thoughts generated by the group and provide fuller understanding of the responses. Groups can also increase the comfort of participants and allow for frank and honest input. Focus groups also eliminate any communication barriers due to language or literacy issues.

### Activity 3 – Surveys

Anonymous, bi-lingual surveys were sent out in electronic format to students and parents/guardians requesting demographic and other data as well as input for the process. There were multiple-choice, fill-in-the-blank, and open-ended questions.

Rationale: Survey format provided an anonymous platform for enhanced, frank, and honest input. Survey data could be analyzed quantitatively and qualitatively. Limited scope questions (multiple-choice, etc.) allowed for quantitative analysis. Open-ended questions allowed for anecdotal responses and personal opinion data.

**Describe the STRATEGIES (at least two) that you used to engage staff. Your response should include why the strategies were used. (500 words or less)**

Strategy 1 – Design an informational communication plan to provide a foundation for the request for engagement from staff.

We developed a message for all stakeholders explaining: the need for change in our district, the purpose of the upcoming activities, the nature of our process; and, the future opportunities to participate in the process. The message was presented verbally or in written (hardcopy and electronic) format to each group as part of the activities listed in the next section.

Rationale: It is vital to have a clear and concise message to explain the need for input to improve student achievement and address the issues and barriers that confront students. The message needed to be disseminated to each stakeholder group and as many community partners and members as possible. The need for multiple modalities was evident due to the fact that it would significantly increase ease of access for participation for all staff. Verbal information was stated at meetings, in focus group conversations, and in presentations during meetings. Printed information was included in all documents and handouts. Written information is also posted on all pertinent websites where staff can access the information.

Strategy 2 – Coordinated multi-modal opportunities to engage staff.

Information has been solicited from staff as part of the data collection needed to assess our current situation as well as inform new work to be done to effect change. The methods for input (surveys, meetings, and focus groups) are fully described in the activities listed in the next section. All input options include the confidentiality of responses to ensure optimum levels of honesty in response from participants.

Rationale: Input directly from staff related to the needs, barriers, and issues surrounding student success academically or in the social/emotional realm is necessary to gauge improvement efforts. Only by requesting engagement in the process and offering opportunity for input and engagement in the process can we address the situation.

**Describe the ACTIVITIES (at least two) that you used to engage staff. Your response should include why the activities were used. (500 words or less)**

Activity 1 – Presentations

Presentations were made to staff during the workday. Presentations included the informational background and data that informed the district’s impetus for implementing a process to solicit information to initiate the creation of a support system for addressing issues that negatively impact students. Information was presented that related to the disparity in academic achievement due to ability, equity, behavioral issues, social/emotional issues, economic disparity, or other barriers to learning. During the presentations, staff were given information about providing input in open or in confidential/anonymous ways.

Rationale: Getting the information out was inherently necessary to create awareness of the issues and the opportunities to participate. Presentations were a primary vehicle of communication due to the level of efficiency, ease of implementation, and the ability to increase the scope of implementation on a continuous basis.

Activity 2 – Group Input

During meetings and presentations, staff participated in a guided process with questions. Notes were taken to reflect the responses and input.

Rationale: Group conversation allows for investigation into the perceptions of staff. Collectively, staff can expand upon thoughts generated by the group and provide fuller understanding of the

responses. Groups can also increase the comfort of participants and allow for frank and honest input.

### Activity 3 – Surveys

Anonymous surveys were sent out in electronic format to staff requesting demographic and other data as well as input for the process. There were multiple-choice, fill-in-the-blank, and open-ended questions.

Rationale: Survey format provided an anonymous platform for enhanced, frank, and honest input. Survey data could be analyzed quantitatively and qualitatively. Limited scope questions (multiple-choice, etc.) allowed for quantitative analysis. Open-ended questions allowed for anecdotal responses and personal opinion data.

### **Describe and distill what you learned from your community and staff. What you learned or are actively learning. How you applied the input to inform your planning (250-500 words)**

LCSD reached out to all stakeholder groups. The students, staff, parents, and community groups were all offered the opportunity to answer a survey with quantitative and qualitative answer options. Students in the focal groups and their parents were also invited to participate in focus group and small group conversations to gather qualitative information.

- 1614 students - 3729 comments: 47% positive responses, 37% changes desired, 16% felt there were barriers to their education. Primary areas for change were: climate, inclusivity, safety, bullying, rules, disengagement, and specific course issues with core subjects.
- 545 focal group students - 1636 comments: 39% positive, 38% changes desired, 23% felt there were barriers. Primary areas for change were: climate, inclusion, bullying issues, academic support needs, disengagement, and specific core course issues
- 608 parents - 1137 comments: 66% positive, 33% change desired, 1% barrier mentioned. Primary areas for change were: communication, climate, inclusion, bullying, and content-specific issues.
- 150 staff – 517 comments: 13% positive, 87% change desired. Primary areas for change were: work-load, prep/planning time, professional development, increasing instructional time, and addressing behavior.
- 47 Community members – 335 comments: 7% positive, 93% change desired. Primary areas for change were: college-career preparation, communication, and teacher quality.

These findings have been incorporated in our SIA plan in the following ways:

1. Inclusivity of focal groups will be supported by the addition of language-specific supports provided by the bilingual Liaison, the translator, and the engagement coordinator. Ongoing community engagement will be the primary focus. Working with the administration at the building and district level, these positions will provide information for all district programs with input from all focal groups.
2. Climate, behavior, and rules issues will be part of the TOSA work in coordination with existing district programs. Mental health professionals will support this work. The alternative education program is an important part of this strategy as well.

3. Academic support will be addressed with the additional IAs, Sped staff, and the extended day and summer school programs.
4. A well-rounded education program addresses many of the comments about disengagement, preparing for college and careers, and increasing courses and programs that meet diverse student interests and increases intrinsic motivation and engagement in school.

## **PART FOUR: Data Analysis**

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### **Describe the data sources used and how the data informs equity-based decision making (150 words)**

Data sources included: Summative Assessment Data (SBAC, EasyCBM, STAR); Behavioral Data (SWIS, Attendance Data); Academic Achievement (3<sup>rd</sup> Grade Literacy and Math, 9<sup>th</sup> Grade On-Track, Graduation Rates); and Survey Responses from focal student groups/families, staff, and the community (Quantitative and Qualitative).

Information solicited from the focal groups was the primary data source for the development of a district-wide understanding of who these students and families are and what their perceived needs are as things stand now. We understand clearly that emotional needs must be met in order for school to be a safe and positive place for all students. Academic achievement is contingent on many things, but attendance and participation are two of the largest contributors, and for the focal groups, this data supports the need for significant support at the small group and individual level to develop a cohesive system of academic and social/emotional support to bridge the achievement gap.

### **EQUITY LENS: Describe how you used the equity lens or tool (250 words or less)**

Lebanon Community School District has a history of disaggregating data down to the sub-group level to determine gaps and needs for equitable responses to the needs of historically underserved populations. The equity lens was reviewed by the SIA grant writing team and disseminated to all leaders involved in the engagement process, the data collection and analysis, and the overarching design of the proposed plan for the SIA grant.

All data was reviewed in light of the equity lens. All plan aspects are designed to address the needs uncovered in the engagement and data analysis and reflect the priorities of ODE and the district in the identified areas of the grant. The need for additional instructional staff was showcased in the input from staff who overwhelmingly concurred that there is not enough time for them to implement all of the strategies they have been trained in due to large class sizes, or classes with many students with diverse needs.

Our district plan involves providing enough staff to meet the needs of early learners, emerging bilingual students, students with special needs, and historically underserved and marginalized population students. Increasing staff who have been trained in Culturally Responsive Teaching practices, Socio-Emotional Learning curriculum, Racial Equity practices, and ENVoy behavior management strategies will ensure that every student has at least one staff member who is paying

attention to their needs and helping to develop the academic and social/emotional strategies that will lead to success in all areas.

## **PART FIVE: Student Investment Account (SIA) Plan Outcomes:**

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**Outcome #1:** Increase academic achievement for students, including reducing academic disparities for identified student groups

**Outcome #2:** Meet students' mental or behavioral health needs

**Outcome #3:** Ongoing Community Engagement

### **1. How are the resource allocations in your budget reflective of the outcomes you are trying to achieve?**

Our goals are very clearly aligned to student to teacher ratios and access to resources.

We have 52 activities or sub-activities in total. Of those, 21, less than half, are also budget line items. In Plan A, we are strategically funding 66.5 FTE to do the work reflected in the non-monetary line items. Seven of those line items are for licensed (\$544,000), six are classified and only one is administrative. 22 of the positions are for summer school or extended day and do not involved additional overhead of insurance to allow for more staff in a fiscally responsible manner.

Information needed for cultural changes in our district and improvement of our inclusion and support for our focal groups will be provided regardless of staffing, but will be much more effective with the resources allocated in this budget.

The other items in Plan A are providing the necessary facilities (\$60,000) services (\$130,000) and resources (other non-dedicated funds) for the plan to work.

Theory of Action for the Budget: If we provide competent staff to organize and lead our programs, there will be efficiencies and creativity to effect change. Additionally, coordination will create monetary savings and provide for more funds to go to activities that directly impact students.

### **2. Where do you expect to put most of your focus, resources and energy in the first year?**

Our priorities for the first year are as follows:

1. Staffing of the positions we need filled in order to do the work we have set before us.
2. PD and training to ensure fidelity of implementation
3. Comprehensive calendar of programs and events to coordinate district work
4. Collaboration for planning
5. Implementation of the following:
  - a. Extended day and summer school programs

- b. Pre-K transition program
- c. ELA and Early Literacy support and interventions
- d. Alt Ed/Drop-Out Prevention Program
- e. Inclusion of focal groups
- f. Ongoing community engagement

**3. In what ways might your priorities shift within your plan based on resource availability?**

Understanding that districts across the state will be looking for employees to meet their SIA objectives, here are the secondary activities/interventions we will implement to work toward each area:

- Climate/Culture of access, compassion, understanding, acceptance and equity.
  - PD related to behavior management from an equity standpoint.
  - Substitutes to provide time for committees to work and provide recommendations.
- Class size/work load issues
  - Shared additional staff, rather than dedicated
  - Potentially staggered start/end times
  - Activities for students with other staff to provide prep/planning time.
  - Provide substitutes for teams to review/address assessment issues and needs and make suggestions for limiting instructional time used for testing.
  - Substitutes to provide time for committees to work and provide recommendations.
- Summer School
  - Increased involvement with other organizations.
  - Shared staffing for whole district rather than building specific
  - Decreased scope
  - Decreased time
  - Substitutes to provide time for committees to work and provide recommendations.
- Kindergarten transition
  - Extended year contracts for current employees
  - Periodic staffing of invitational opportunities for incoming kindergarten students.
  - PD and training of staff to provide individual and small group interventions for students who are not ready for school
  - Substitutes to provide time for committees to work and provide recommendations.
- Early Literacy
  - Grade-level appropriate curriculum purchases and associated training
  - Extended contract time of current employees to work longer year or day.
  - Shared personnel across levels or buildings
  - AVID strategies PD for later grades (post 3<sup>rd</sup> grade) to support students who arrive under grade level.
  - Substitutes to provide time for committees to work and provide recommendations.

- Equitable support and interventions to close the achievement gap for historically underserved populations in our district
  - PD for all staff to understand and address inequities and cultural difference issues
  - Purchase of and training for programs to inform/teach students
  - Building climate surveys
  - Substitute and Additional compensation for committees/teams to address issues
  - PD and Training of all behavior staff about racial/ethnic disparities and awareness
  
- Social/emotional/mental health supports
  - Expand current contracted services
  - PD/Training for staff related to identification and referral options
  - Substitute and Additional compensation for committees/teams to address issues
  
- Alternative Educational Supports to prevent drop-outs and support at-risk students.
  - Create and staff an “in-house” program at the high school for 9<sup>th</sup> and 10<sup>th</sup> graders.
  - Substitute and Additional compensation for committees/teams to address issues
  
- Well-rounded educational options and opportunities
  - Shared programs across buildings
  - Stipends for current staff to support new clubs and programs
  - Curriculum materials
  - Support staff who want to add endorsements
  - Coordinate a volunteer program to solicit helpers and relationships with other organizations
  - Substitute and Additional compensation for committees/teams to address issues

**Student Investment Account: Year One, Plan A (2020-2021)**

**ODE Outcome #1:** Increase academic achievement for students, including reducing educational disparities for identified student groups

**LCSD Strategy #1: Kindergarten Transition Program**

**Theory of Action:** If we assess pre-Kindergarten students for academic and social/emotional readiness, we can ensure appropriate staffing and resources at the Kindergarten level to address disparity and inequities.

**Measures of Evidence for Strategy #1**

1. Disaggregated benchmark data in ELA for Kindergarten
2. Purchase and implementation of evidence-based reading intervention materials
3. Teacher feedback on the effectiveness of the program
4. Number of students at grade level at the end of each year.

**Activity 1.1 – Pre-K Transition Program - Materials & Resources**

**ODE Outcome #1 (Cont.)**

## **LCSD Strategy #2: Early Literacy Focus**

**Theory of Action:** If we focus on literacy in the early grades, more students will be on track by the end of third grade and ready to progress at the appropriate level.

### **Measures of Evidence for Strategy #2**

1. Disaggregated benchmark data in ELA for grades Kindergarten through Third Grade.
2. Decreasing numbers of students needing interventions.
3. Aligned systems and programs (scope and sequence, etc.)
4. Number of students at grade level in each grade at the end of each year.

#### **Activity 2.1 – Special Education Teachers and Instructional Assistants (IAs) trained in EB, Equity and Culturally Responsive Teaching practices**

- 2.1a - 24 - K-3<sup>rd</sup> Grade IAs (one in each Kindergarten, and one per grade level)
- 2.1b - Four – 6<sup>th</sup>-8<sup>th</sup> Grade IAs
- 2.1c - Four – Special Education trained IAs
- 2.1d – 0.5 FTE EB/ELA Teacher
- 2.1e – One – Special Education Teacher trained in EB, Equity and Culturally Responsive Teaching practices

#### **Activity 2.2 – English Language Acquisition Support**

- 2.2a One bilingual IA
- 2.2b Resources for EB/ELA instruction and support

#### **Activity 2.3 – Summer School/Extended Day Programs**

- 2.3a – 11 - K-6 summer school and extended day certified instructors
- 2.3b – 11 - K-6 summer school and extended day IAs
- 2.3c - Resources for summer school and extended day instruction and support
- 2.3d – Funding for Charter School Summer School and Extended Day Program

#### **Activity 2.4 – ELA Intervention Resources**

- K-3<sup>rd</sup> Grade programs for ELA interventions

#### **Activity 2.5 – Professional Development**

- 2.5a - Alignment of practices
- 2.5b - Teamwork and Collaboration
- 2.5c – Training
- 2.5d - Planning and Implementation

## **ODE Outcome #1 (Cont.)**

## **LCSD Strategy #3: Assessment Coordination**

### **Theory of Action:**

If we have one person to oversee all testing in the district, we can streamline processes and utilize testing in a comprehensive system that maximizes the usefulness of data and minimizes classroom interruptions.

### **Measures of Evidence for Strategy #3**

1. Hiring of Assessment Coordinator who will coordinate a district-wide program with teams and leadership at the building and district level.
2. Development of assessment program K-12
3. Development and implementation of an assessment calendar
4. Development of meaningful communication and reports for stakeholders.
5. Development of a longitudinal data collection program with reports

Activity 3.1 – **Hire 0.5 FTE Assessment Coordinator**

Activity 3.2 – **Evaluate current assessment practices and systems**

Activity 3.3 – **Determine changes in program**

Activity 3.4 – **Develop comprehensive program and calendar**

Activity 3.5 – **Develop longitudinal maintenance of data process**

**ODE Outcome #2:** Meet students' mental or behavioral health needs

### **LCSD Strategy #4: Teachers on Special Assignment (TOSAs)**

#### **Theory of Action:**

If our behavior program is based in best-practices associated with closing the gap and ensuring equity, our students will have a safe learning environment. If all of our behavior and academic programs have one primary point of leadership, our resources will be concentrated and focus and limit overlap and redundancy, making effectiveness, efficiency, and fiscal responsibility possible.

### **Measures of Evidence for Strategy #4**

1. Hiring of TOSAs who are trained in best-practice equity processes and procedures to work with students with behavioral issues and their families in order to; examine the data related to behavior, attendance, and other issues; identify and rectify systemic issues that interfere with the students' academic experience; and, provide support and appropriate recommendations and referrals.
2. Data collection and analysis by TOSAs
3. Collaboration activities with PBIS, RTI, PD teams and other leadership
4. Development and ongoing review and refinement of processes and systems
5. Behavior and academic data of students

Activity 4.1 – **Hire Five TOSAs**

Activity 4.2 – **Design framework for collaboration between teams and leadership**

Activity 4.3 – **Determine data collection and analysis process**

Activity 4.4 – **Train teams in collaboration expectations and outcomes**

Activity 4.5 – **Develop system for ongoing review with clear rubric for evaluating program**

Activity 4.5 – **Ongoing Professional Development**

**ODE Outcome #2 (Cont.)**

**LCSD Strategy #5: Two District-Wide Mental Health Specialists**

**Theory of Action:**

If we have mental health specialists that can address more serious issues with students, counselors, Special Education Staff, and other building-level personnel can provide services and effective systems for the general population of the school and create stability.

**Measures of Evidence for Strategy #5**

1. Hiring of Specialists
2. Referral information
3. Data related to students served

Activity 5.1 – **Hire Two Mental Health Specialists**

Activity 5.2 – **Provide training and PD related to district programs and systems**

Activity 5.3 – **Develop a referral process**

Activity 5.4 – **Collect and analyze data related to the program**

**ODE Outcome #2 (Cont.)**

**LCSD Strategy #6: Alternative Education Program for Drop-Out Prevention at the Secondary Level**

**Theory of Action:**

If we provide a program that meets the needs of at-risk students by providing appropriate supports and resources, students will be able to complete formal secondary education with a Diploma or GED.

**Measures of Evidence for Strategy #6**

1. Development of process and system
2. Handbooks and other related documents
3. Student behavioral and academic data
4. Completion data (Diploma acquisition or GED)

Activity 6.1 – **Alternative Ed. /Drop-Out Prevention Administrator**

Activity 6.2 – **Alternative Ed. /Drop-Out Prevention Counselor**

Activity 6.3 – **Review data on at-risk students & Determine need**

Activity 6.4 – **Develop comprehensive program w/ system for data collection and analysis**

Activity 6.5 – **Create documents (handbooks etc.) for communication**

Activity 6.6 – **Determine systems for coordination for student to enter and exit program**

**ODE Outcome #2 (Cont.)**

**LCSD Strategy #7: Well-Rounded Educational System**

**Theory of Action:**

If we provide a variety of programs and activities that enhance the experiences of students, the following will occur: attendance and behavior will improve; engagement in academic learning will increase; graduation rates will increase; and overall positivity towards school, relationships, and self-image will result.

**Measures of Evidence for Strategy #7**

1. Behavioral and academic data
2. Climate/Engagement surveys
3. Graduation rate

Activity 7.1 – **CTE Teacher**

Activity 7.2 – **PE Classroom**

Activity 7.3 – **Playground Area**

Activity 7.4 – **Instruments for the Music Program**

**ODE Outcome #3: Ongoing Community Engagement**

**LCSD Strategy #8: Culturally Responsive Resources**

**Theory of Action:**

If all programs, systems, and processes are communicated and developed with input from all focal groups and other stakeholders in a manner that respects cultural, ethnic, racial, and other social or individually determined identifiers, our schools will be welcoming and engaging for students and families. Attendance and engagement will increase, which will positively impact behavior, academic investment and achievement, and completion of secondary formal education.

**Measures of Evidence for Strategy #8**

1. Hiring of a bilingual Community Liaison to act as a communicator and resource for families and students
2. Contract a translator to produce documents in Spanish and act as a communicator in coordination with the needs of the District
3. Contracting an Engagement Coordinator
4. Climate/Engagement surveys
5. Communication documents
6. Systems created for ongoing reflection and input
7. Bilingual resources
8. Building and District websites

**Activity 8.1 – Bilingual Liaison****Activity 8.2 – Contracted Translator****Activity 8.3 – Develop a comprehensive scope of work for Bilingual Liaison****Activity 8.4 – Translate relevant documents and plan for ongoing updates****Activity 8.5 – Update building and district websites and plan for updates****ODE Outcome #3 (Cont.)****LCSD Strategy #9: Stakeholder and Focal Group Engagement****Theory of Action:**

If we have a coordinator of all engagement activities who can develop and implement an annual climate/engagement survey and then analyze and report out the findings to stakeholders in a comprehensive and informative manner, we will create a climate of communication and respect for all stakeholders.

**Measures of Evidence for Strategy #9**

1. Contract an engagement coordinator to develop, implement and maintain an annual survey and other ongoing engagement activities
2. Climate/Engagement surveys
3. Communication documents
4. Systems created for ongoing reflection and input

5. Data analysis and reports from survey input.

Activity 9.1 – **Contracted Engagement Coordinator**

Activity 9.2 – **Development of annual survey, process, and implementation plan**

Activity 9.3 – **Survey implementation**

Activity 9.4 – **Analysis of surveys and recommendations to leadership**

Activity 9.5 – **Development of communication plan for disseminating information**

# Artifact 1 – Parent/Guardian Survey & Community Survey, Responses, and Summaries of Quantitative Responses

# Parent/Guardian Survey-Fall 2019 / Encuesta de Padre/Guardian - Otoño 2019

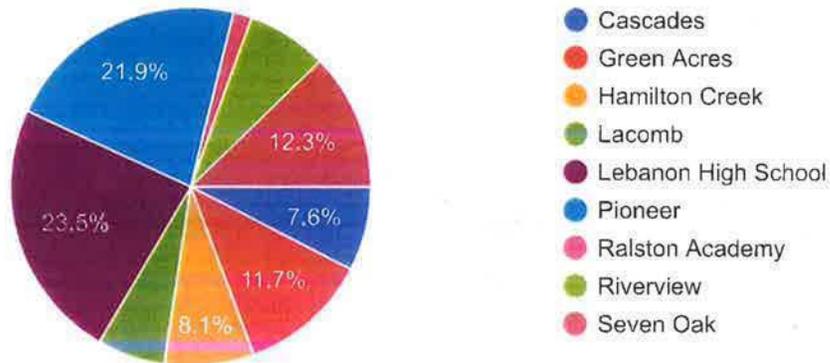
608 responses

[Publish analytics](#)

Untitled Section

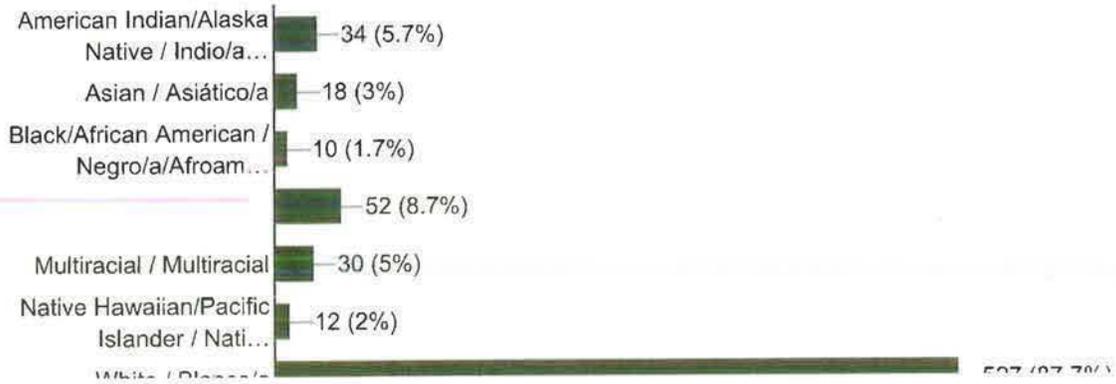
What school does your child attend? / ¿A qué escuela asiste su hijo/a?

608 responses



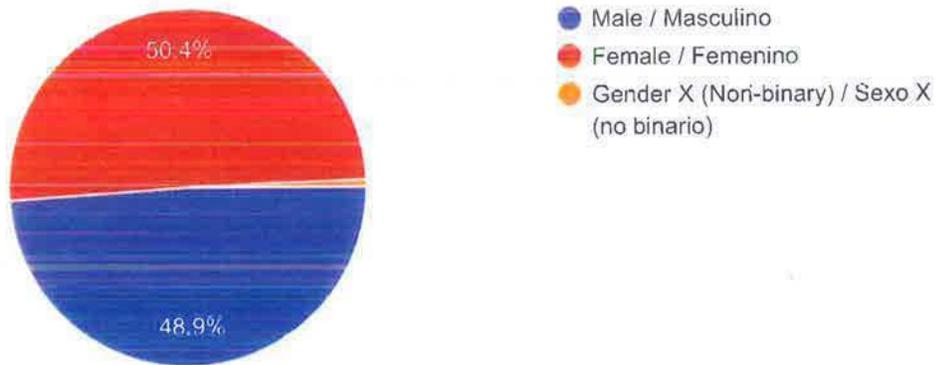
Please check all that apply. My child is: / Por favor marque todos los que apliquen. Mi hijo/a es:

601 responses



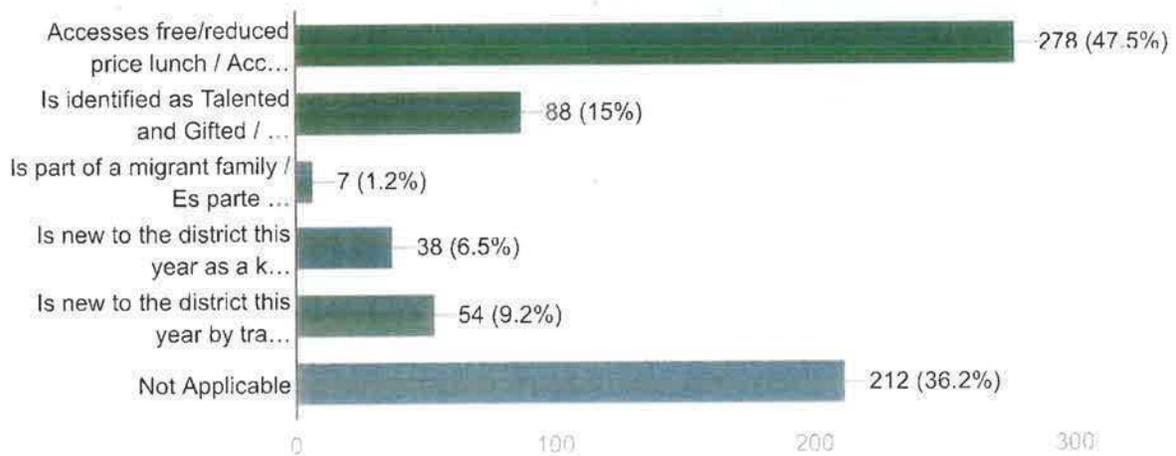
What is your child's gender: / ¿Cuál es el género de su hijo/a?

603 responses



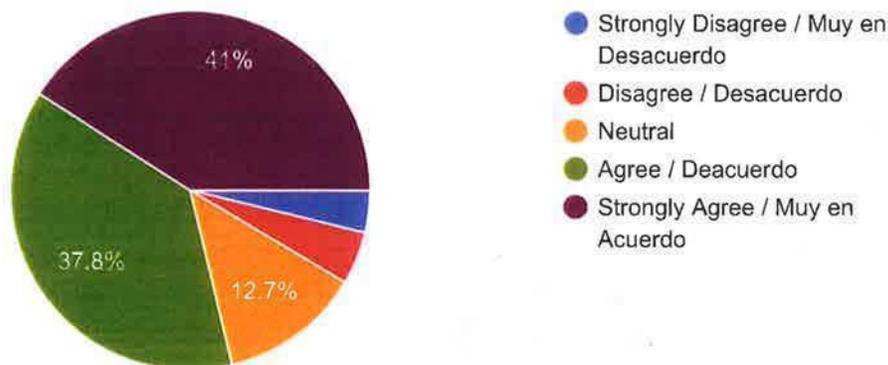
Please check all that apply. My child: / Por favor marque todos los que apliquen. Mi niño/a:

585 responses



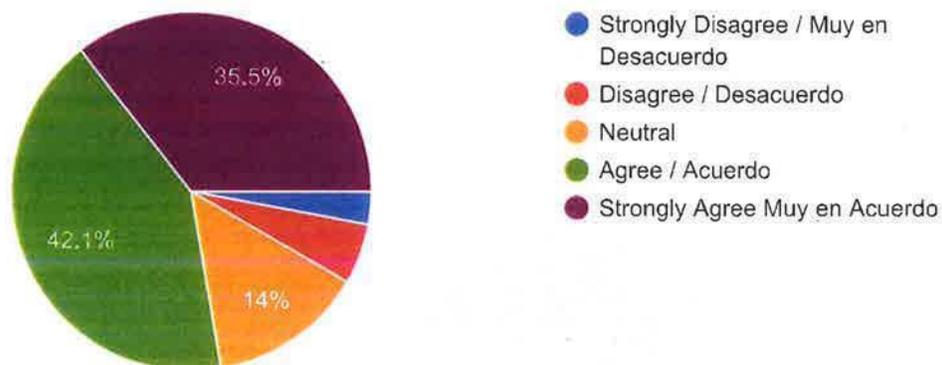
I feel informed about my child's education (through ClassDojo, e-mail, planners, phone, Pinnacle, etc.). / Me siento informado sobre la educación de mi hijo/a (a través de ClassDojo, correo electrónico, planificadores, teléfono, Pinnacle, etc.).

608 responses



The information I receive about my child's education is useful and timely./ La información que recibo sobre la educación de mi hijo/a es útil y oportuna.

608 responses



My child's teacher(s) keeps me up-to-date on the progress my child is making in school. / Los/Las maestros/as de mi hijo/a me mantienen actualizado sobre el progreso que mi hijo/a está haciendo en la escuela.

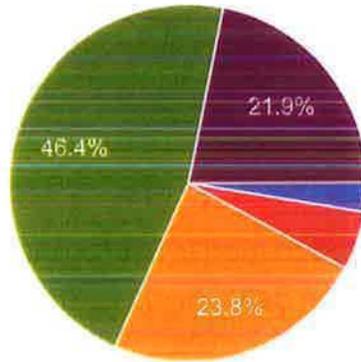
608 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

The school's website is easy to navigate, updated, and helpful. / El sitio web de la escuela es fácil de navegar, actualizado y útil.

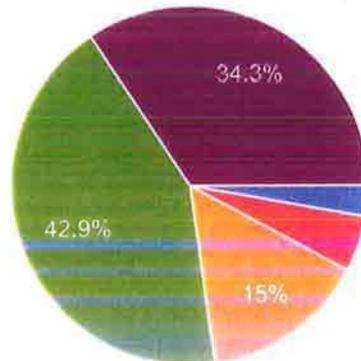
608 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

At school, my child feels he/she/they belong. / En la escuela, mi hijo/a siente que él / ella / ellos pertenecen.

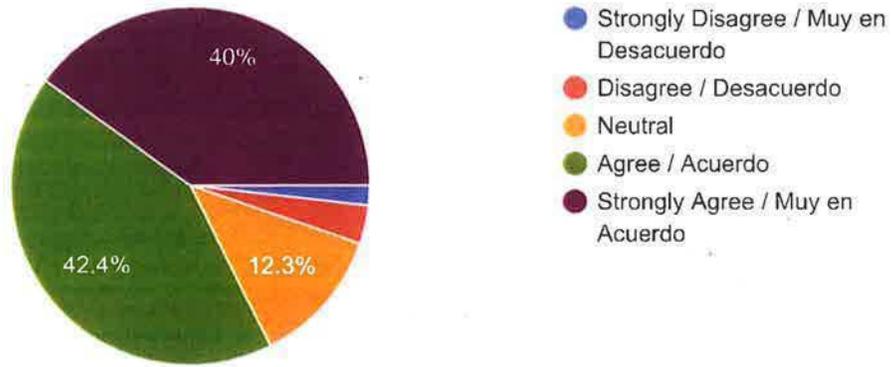
539 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

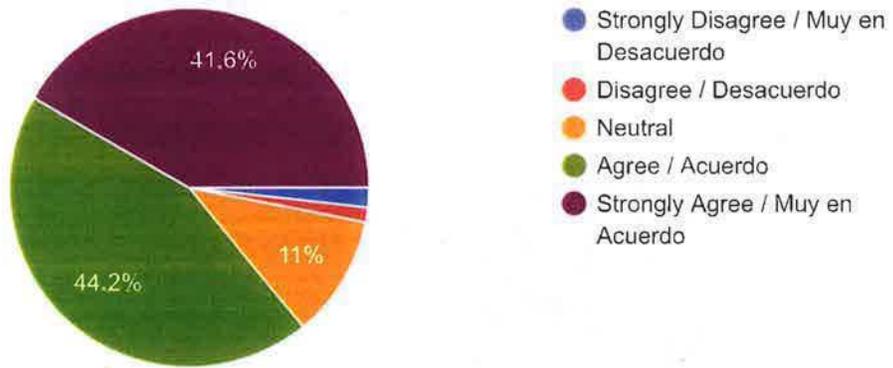
My child has at least one adult in the school building with whom they feel connected. / Mi hijo/a tiene al menos un adulto en el edificio de la escuela con quien se sienten conectados.

608 responses



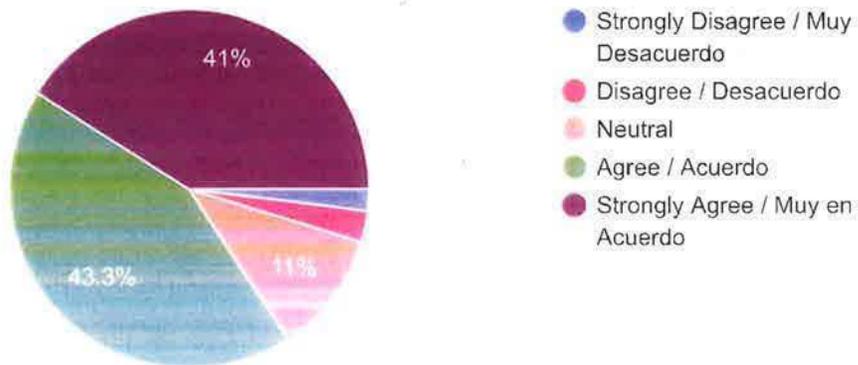
I feel welcome and safe at school. / Me siento bienvenido/a y seguro/a en la escuela

608 responses



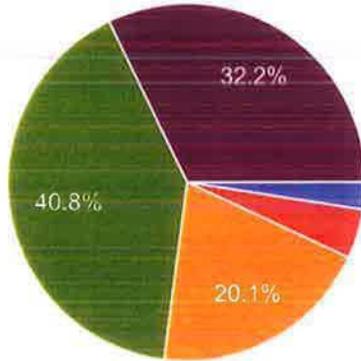
My child feels welcome and safe at school. / Mi hijo/a se siente bienvenido/a y seguro/a en la escuela.

608 responses



My child's teachers and principal value my opinion. / Los/Las maestros/as y el/la director/a de mi hijo/a valorán mi opinión.

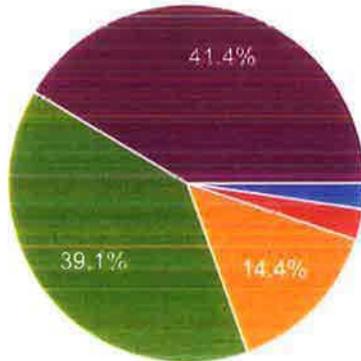
606 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

At this school, the staff really cares about my child. / En esta escuela, el personal realmente se preocupa por mi hijo/a.

604 responses



- Strongly disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

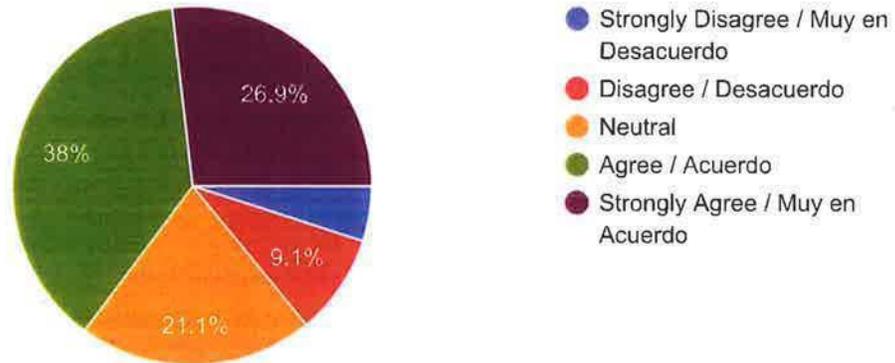
The staff at my child's school make decisions that are in the best interest of my child. / El personal de la escuela de mi hijo/a toma decisiones que son en el mejor interés de mi hijo/a.

608 responses



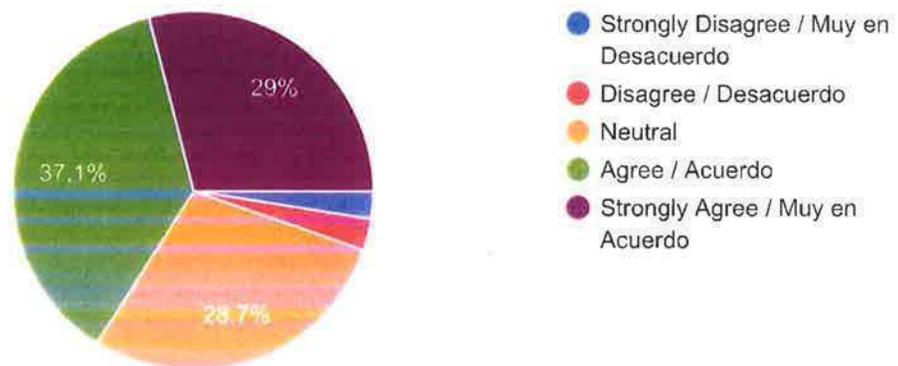
School rules are applied equally to all students. / Las reglas escolares se aplican por igual a todos los/las estudiantes.

606 responses



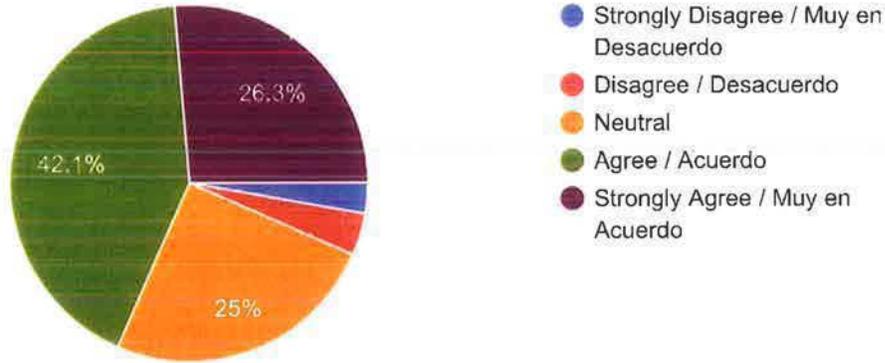
This school encourages students to take challenging classes no matter the race, ethnicity, nationality and/or cultural background (honors level courses, / Advanced Placement, gifted courses). / Esta escuela anima a los/las estudiantes a tomar clases desafiantes sin importar la raza, el origen étnico, la nacionalidad y/o los antecedentes culturales (cursos de nivel de honor, colocación avanzada, cursos de superdotados).

607 responses



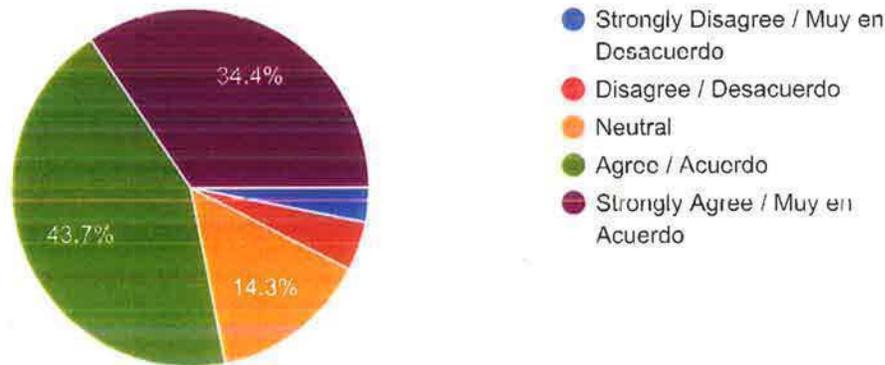
The culture of my student's school is engaging and inclusive of students from diverse backgrounds. / La cultura de la escuela de mi estudiante es

atractiva e inclusiva de estudiantes de diversos orígenes.  
608 responses



All students and families are respected and included in my school community, no matter their ability, race, religion, gender identity or economic/background. / Todos los estudiantes y sus familias son respetados e incluidos en la comunidad de mi escuela, sin importar su habilidad, raza, religión, identidad de género o antecedentes económicos.

607 responses



Every student can excel academically in my school. / Cada estudiante puede sobresalir académicamente en mi escuela.

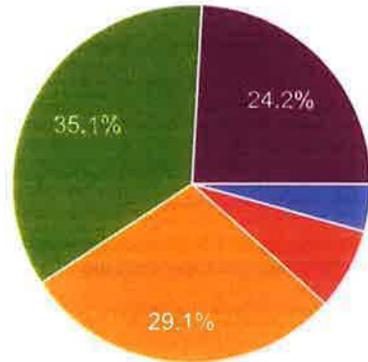
606 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo

The school provides high quality services to help students with social and emotional needs. / La escuela ofrece servicios de alta calidad para ayudar a los/las estudiantes con necesidades sociales y emocionales.

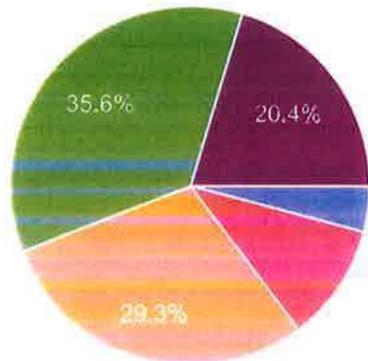
604 responses



- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy en Acuerdo

The school has enough programs that develop students' social and emotional skills (e.g., self-control, problem solving or getting along with others). / La escuela tiene suficientes programas que desarrollan las habilidades sociales y emocionales de los/las estudiantes (por ejemplo, autocontrol, resolución de problemas o llevarse bien con los demás).

604 responses

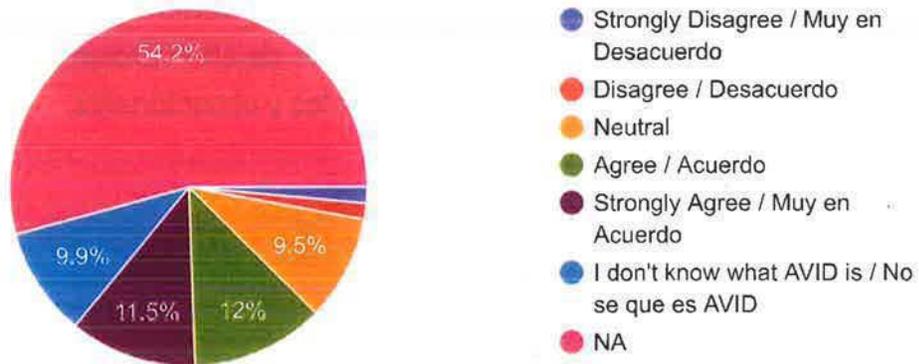


- Strongly Disagree / Muy en Desacuerdo
- Disagree / Desacuerdo
- Neutral
- Agree / Acuerdo
- Strongly Agree / Muy Acuerdo

For AVID students only...AVID strategies (binder, planner, note-taking, goal setting, etc.) help support my child's growth academically and behaviorally.

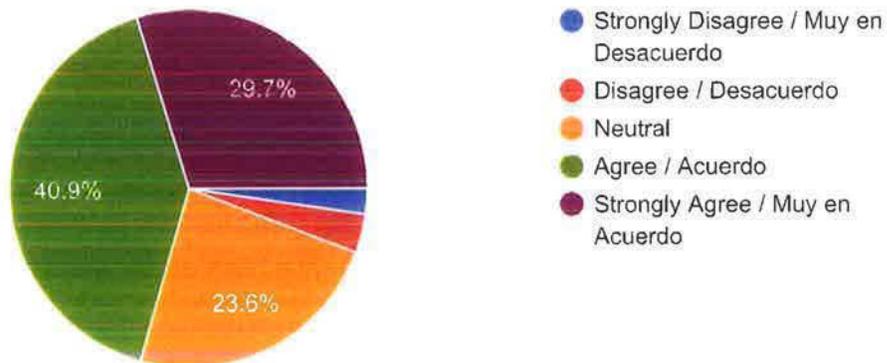
/ Solo para estudiantes AVID ... Las estrategias AVID (portafolio, planificador, toma de notas, fijación de objetivos, etc.) ayudan a apoyar el crecimiento académico y conductual de mi hijo/a.

548 responses



The principal at my child's school is helpful and approachable. / El/La director/a de la escuela de mi hijo/a es servicial y accesible.

602 responses



The front office staff at my child's school are helpful and approachable. / El personal de recepción en la escuela de mi hijo/a es servicial y accesible.

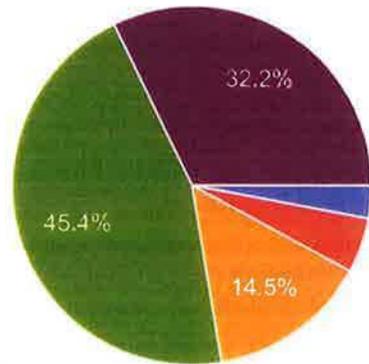
602 responses



Strongly Disagree / Muy en Desacuerdo

I am optimistic that my child's school is moving in a positive direction. / Soy optimista de que la escuela de mi hijo/a se está moviendo en una dirección positiva.

608 responses



Strongly Disagree / Muy en Desacuerdo

Disagree / Desacuerdo

Neutral

Agree / Acuerdo

Strongly Agree / Muy en Acuerdo

I know my child is getting an excellent education because / Sé que mi hijo/a está recibiendo una excelente educación porque

402 responses

yes

Yes

NA

agree

He is learning.

They are excited to go to school to learn

Grades

N/a

What are some strengths of my child's school? What is working well? / ¿Cuáles son algunas de las fortalezas de la escuela de mi hijo/a? ¿Qué está funcionando bien?

363 responses

communication

Communication

math

na

NA

N/a

The staff is welcoming, it feels like a warm/loving place when we walk in.

I think they always strive to better themselves

What are some areas in which your child's school could improve? / ¿Cuáles son algunas áreas en las que la escuela de su hijo/a podría mejorar?

339 responses

n/a

N/A

na

reading

unsure

Communication

Unsure

Not sure

Thinking about the answers you have previously given, what suggestions do you have that could potentially improve your student's experience at school? / Pensando en las respuestas que ha dado anteriormente, ¿qué sugerencias tiene que podrían mejorar la experiencia de su hijo/a en la escuela?

253 responses

None

n/a

na

N/A

nothing

I'm not sure how things can be fixed.

Listening to students more and calling parents when needed.

None at this time.

If you have other feedback to give us, please use the space below. / Si tiene otros comentarios para darnos, utilice el espacio a continuación.

91 responses

n/a

N/A

na

No

n

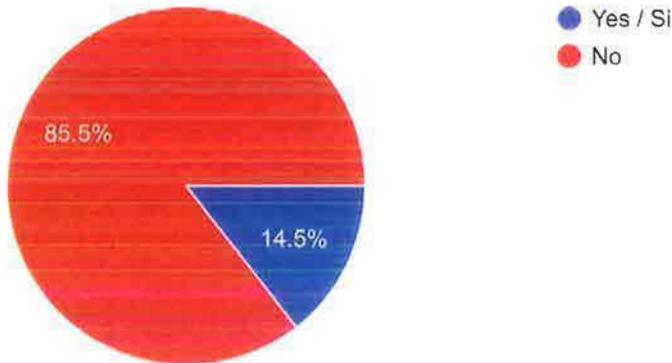
Strongly Agree should be the first response.

cascades rocks

My kid's direct quote, "They don't care."

Are you interested in participating in a Community Focus group? / ¿Está interesado en participar en un grupo de enfoque comunitario?

546 responses



If you are willing to participate in a Community Focus group, please provide your name and preferred contact information. / Si está dispuesto a participar en un grupo de Foro Comunitario, proporcione su nombre e información de contacto preferida.

92 responses

no

N/A

n

Waste of time

Suzanne Smallen 503-840-4100

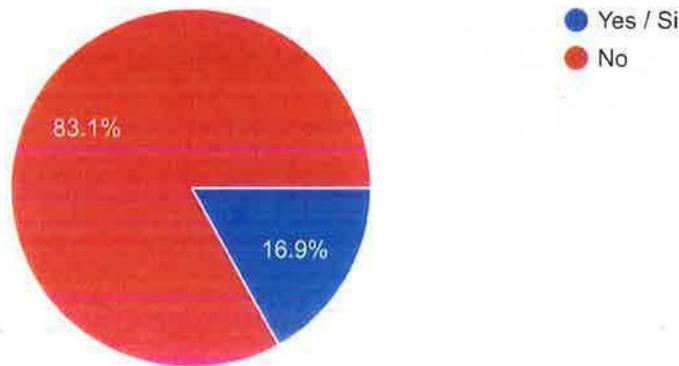
daniel mitchell #541-409-8771

N/a

No

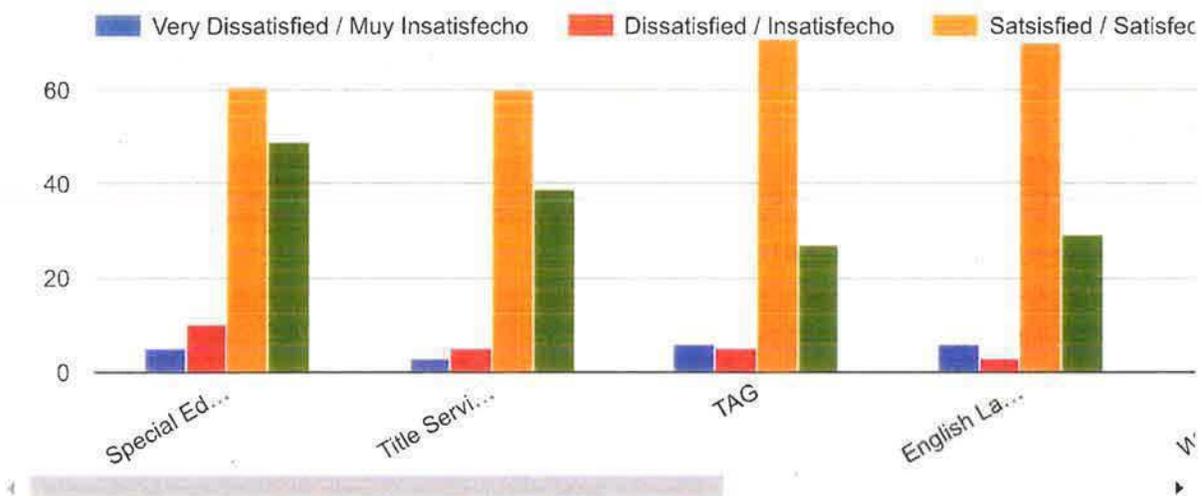
Is your child or family receiving any special services provided by the district? Please select YES if any of the following apply: IEP, medical support, behavior support, family support, translation or reading support.  
 ¿Su hijo/a o familia recibe algún servicio especial provisto por el distrito? Seleccione SÍ si se aplica alguno de los siguientes: IEP, apoyo médico, apoyo conductual, apoyo familiar, apoyo de traducción o lectura.

574 responses



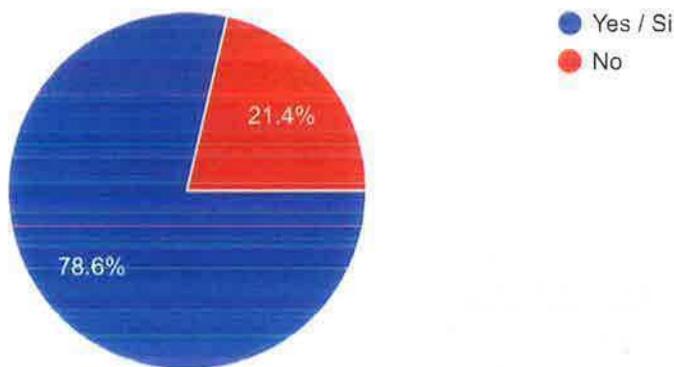
Special Services Feedback / Comentarios de Servicios Especiales

Please rate your satisfaction with the services your child receives. Select all that apply. My child receives the following service(s): / Califique su satisfacción con los servicios que recibe su hijo/a. Seleccione todas las que correspondan. Mi hijo/a recibe los siguientes servicios



Do you feel that your student is meeting their academic goals with these services? / ¿Siente que su estudiante cumple con sus objetivos académicos con estos servicios?

131 responses



If you do not, please provide feedback regarding the service: / Si no lo hace, envíe sus comentarios sobre el servicio:

24 responses

not at this time

The IEP teacher does not help the children in his class with their homework

Behaviors and emotional setbacks have taken us a few steps back resulting in an academic setback.

NA

I have asked many times for information on the HS LBCC classes and get no answer

They don't access these services.

my son just learns at a different pace more hands on ... think it works great for 80 % of students! my son is just in that other 20%! untill we all work as a team, and get on the same page to teach my don a different way that works better for him, we eill continue to have these issues!

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Google Forms

# Lebanon Community School District Community Survey 2019-20 / Encuesta de la Comunidad del Distrito Escolar de la Comunidad de Lebanon

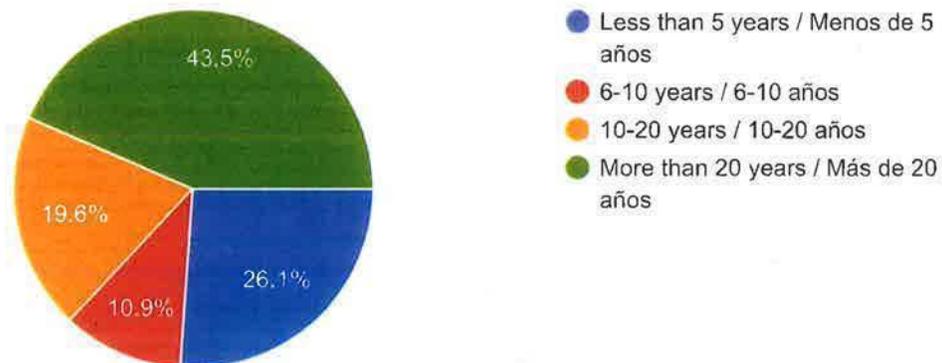
47 responses

[Publish analytics](#)

How long have you lived in the Lebanon Community School District? /

¿Cuánto tiempo ha vivido en el Distrito Escolar de la Comunidad de  
Lebanon?

46 responses

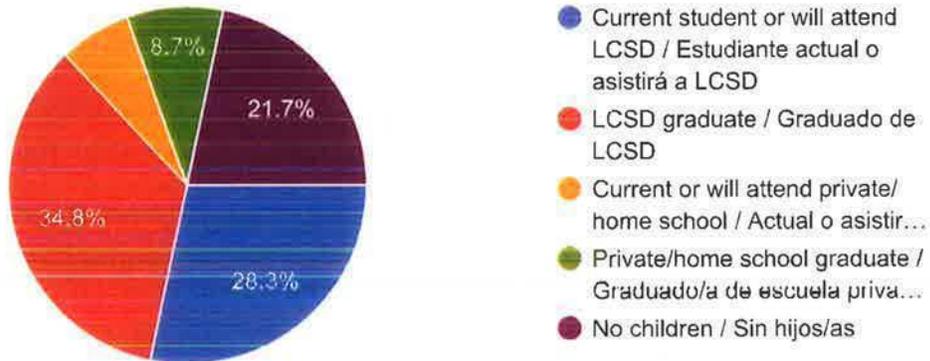


How satisfied are you with the quality of public schools in Lebanon? / ¿Qué  
tan satisfecho está con la calidad de las escuelas públicas en Lebanon?

46 responses

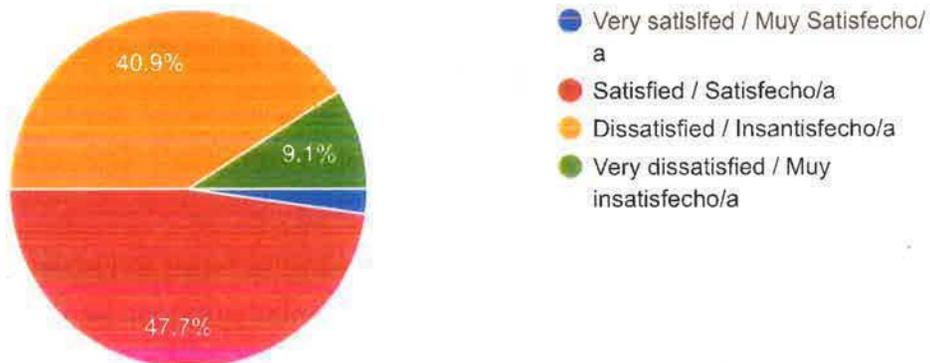
Do you have any children who currently attend Lebanon Schools, have graduated, attend private school or are home schooled? / ¿Tiene algún niño/a que actualmente asista a las Escuelas de Lebanon, se haya graduado, asista a una escuela privada o esté en casa?

46 responses



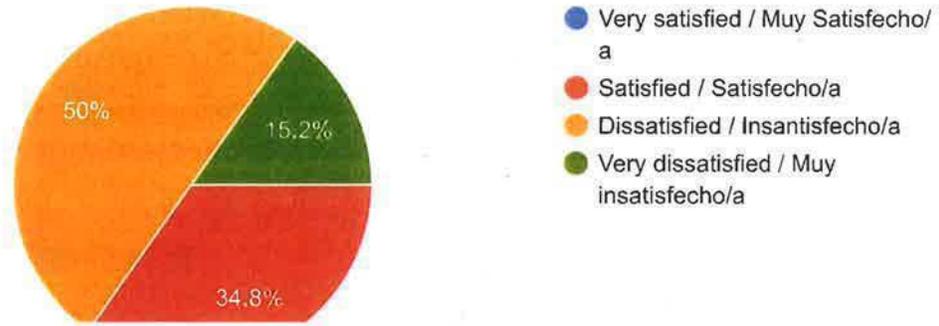
How satisfied are you with how the District plans for the future? / ¿Qué tan satisfecho/a está con cómo el Distrito planea para el futuro?

44 responses



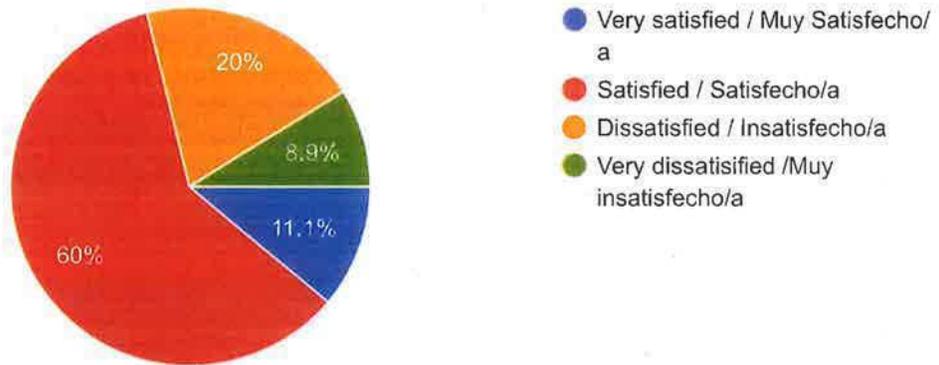
How satisfied are you with how the District prepares students for success? / ¿Qué tan satisfecho está con cómo el Distrito prepara a los/as estudiantes para el éxito?

46 responses



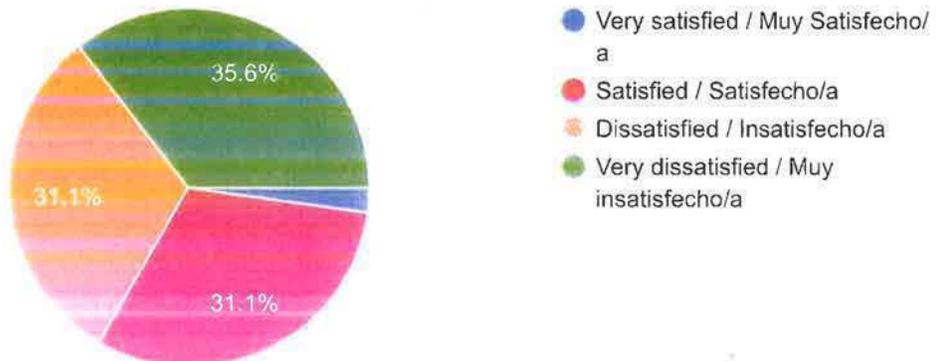
How satisfied are you with how the District maintains facilities? / ¿Qué tan satisfecho está con cómo el Distrito mantiene las instalaciones?

45 responses



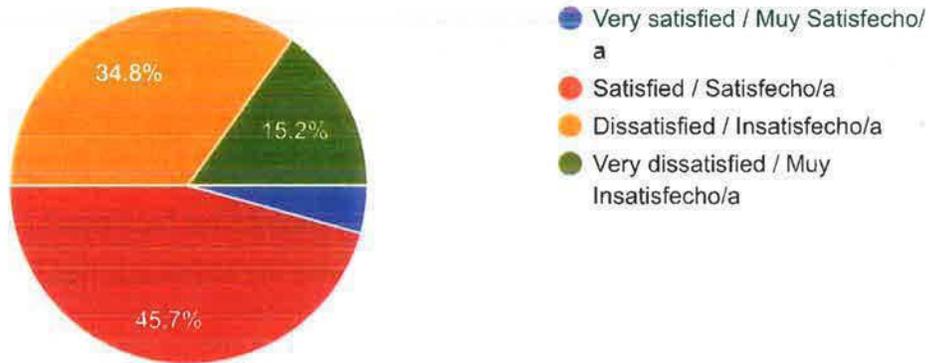
How satisfied are you with how the District addresses students' mental and behavioral health needs? / ¿Qué tan satisfecho está con cómo el Distrito aborda las necesidades de salud mental y conductual de los/las estudiantes?

45 responses



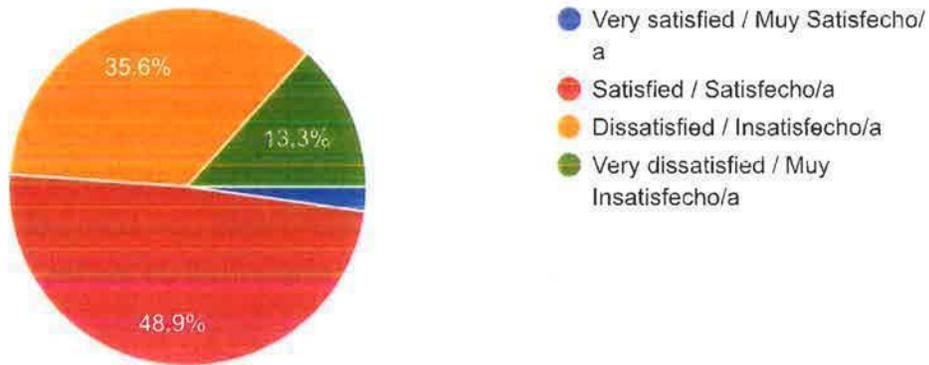
How satisfied are you with how the District communicates with community members? / ¿Qué tan satisfecho/a está con la forma en que el Distrito se comunica con los/las miembros/as de la comunidad?

46 responses



How satisfied are you with how the District reflects the values of our community? / ¿Qué tan satisfecho/a está con cómo el Distrito refleja los valores de nuestra comunidad?

45 responses



What is your age? / ¿Cuál es su edad?

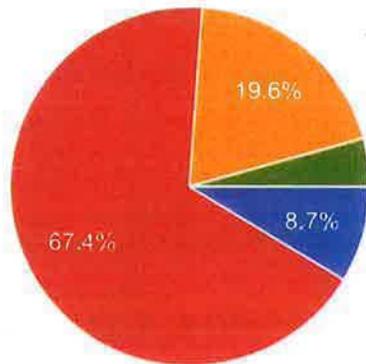
45 responses



● Less than 25 years old / Menos de 25 años

I feel our schools are headed in the right direction. / Siento que nuestras escuelas van en la dirección correcta.

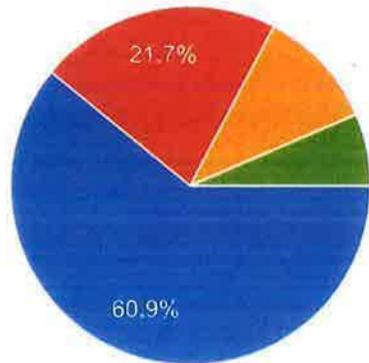
46 responses



● Never / Nunca  
● Sometimes / A veces  
● Often / A menudo  
● Always / Siempre

I volunteer at my nearby school. / Soy voluntario/a en mi escuela cercana.

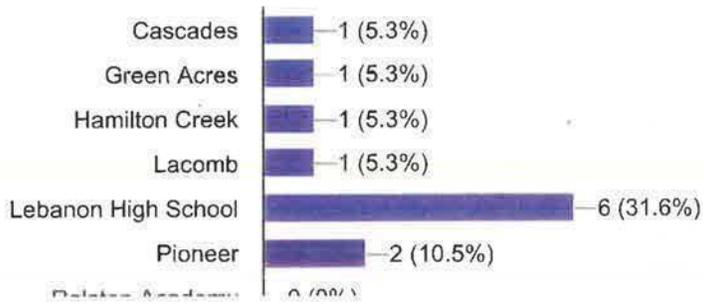
46 responses



● Never / Nunca  
● Sometimes / A veces  
● Often / A menudo  
● Always / Siempre

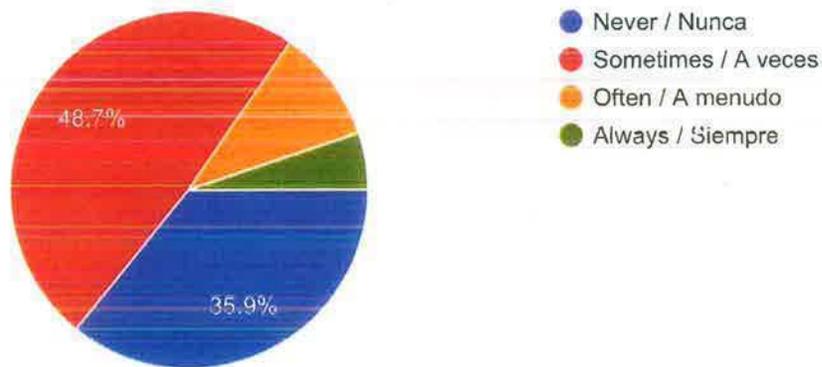
The name of the school(s) at which I volunteer is: / El nombre de la(s) escuela(s) en las que soy voluntario/a es:

19 responses



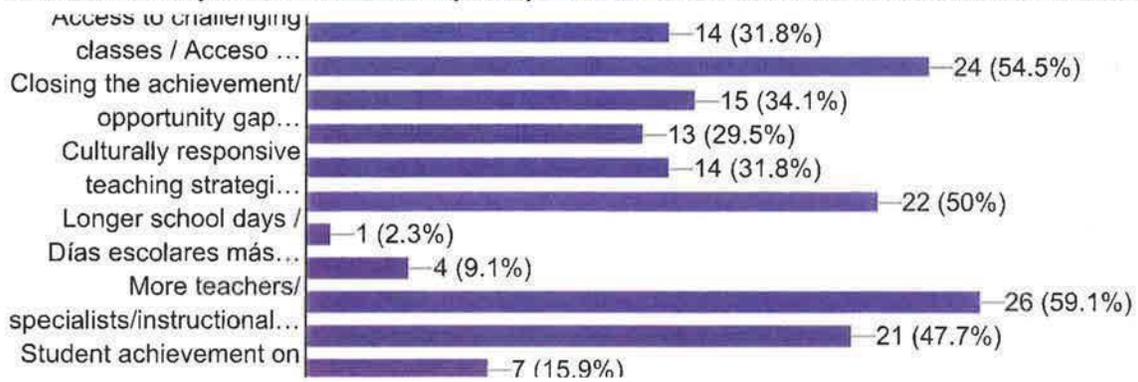
I would like to be more engaged in my nearby school. / Me gustaría estar más involucrado/a en mi escuela cercana.

39 responses



Review the following list. Please choose the top FIVE items that you would rate as having the highest priority for our school district. / Revise la siguiente lista. Elija los CINCO artículos principales que calificaría como de mayor prioridad para nuestro distrito escolar.

44 responses



I think my nearby school could benefit from partnering with this organization: /  
 Creo que mi escuela cercana podría beneficiarse al asociarse con esta organización:

12 responses

Lebanon has many strong businesses in our area that have offered in the past to work with our schools

CARDV

?

Nearby businesses - specifically, those with internship or apprenticeship programs.

???

Churches

College

The Buzz in Lebanon, Oregon

None.

What is one thing our schools are doing well? / ¿Qué es lo que nuestras escuelas están haciendo bien?

21 responses

None.

Beginning to change leadership

Keeping the buildings and grounds in working order.

Having great staff members

Transporting children

Soliciting feedback.

Supporting homeless families and those in need.

???

Helping kids in need.

What skills and qualities should a Lebanon Community School District graduate possess? / ¿Qué habilidades y cualidades debe poseer un/a graduado/a del Distrito Escolar Comunitario de Lebanon?

26 responses

Foreign language skills.

Strong reading/language/research skills so they can talk, communicate, and know how to find reliable information. This also helps all other skill areas.

Punctuality, hard work, teachable, can work with others well

Seriously???

Critical thinking skills, basic math and reading skills, a curious and inquisitive mind.

Motivation- self-generated initiative

Ability to read, write, and do math at a minimum of an 8th grade level. Have appropriate social skills necessary for a minimum wage entry position, the ability to advocate for themselves and be willing to ask for help, respectful, responsible and safe.

What is one thing our schools could improve upon? / ¿Qué es lo que nuestras escuelas podrían mejorar?

29 responses

Better ie kinder teachers.

Teach our students manners and how to communicate effectively.

Leadership

Making sure everyone working directly with students show kindness.

Better facilities - Seven Oak needs classrooms and updates

Dealing with bullying

All of the 5 suggestions of priority above.

Transparency to the broader community. Outreach and presence with local governance.

Teaching personal responsibility

What would you like to do to help improve our schools? / ¿Qué le gustaría hacer para ayudar a mejorar nuestras escuelas?

15 responses

Nothing.

Serve on hiring committees of future principals.

Continue to support through taxes and community events.

I would be willing to volunteer.

Community involvement with tutoring and social emotional support.

Get rid of the superintendent

Hire someone to organize the volunteers.

More physical education opportunities and more electives at the middle school level.

inform you where you are letting the students down



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## Artifact 2 – Student Survey, Responses, and Summaries of Quantitative Responses

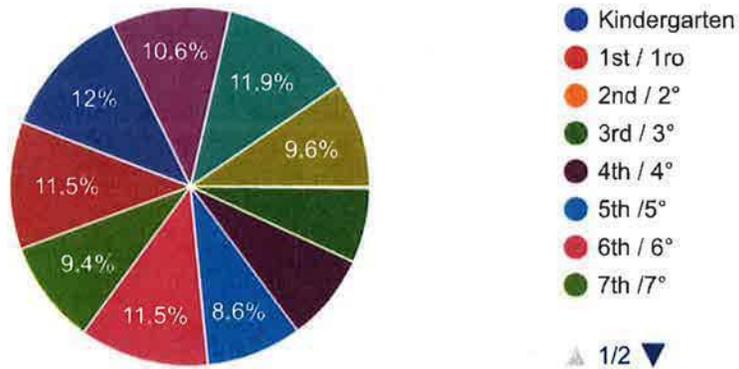
# Student Climate Survey / Encuesta de Clima Estudiantil

1,614 responses

[Publish analytics](#)

My grade level is: / Mi nivel de grado es:

1,614 responses

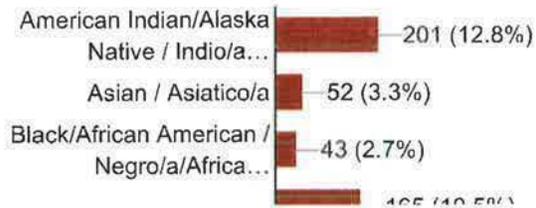


Please check all that apply. I am: / Por favor marque todos los que apliquen.

Soy:

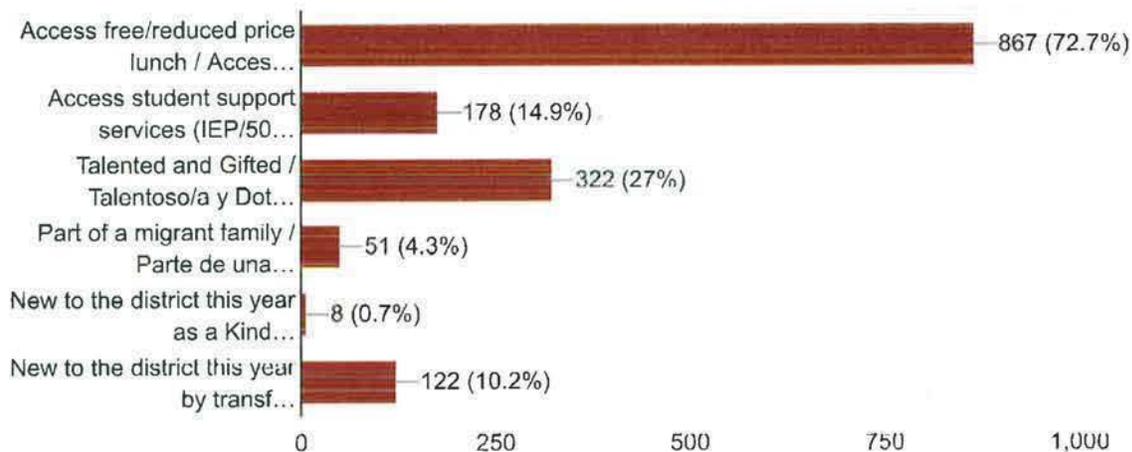
1,569 responses





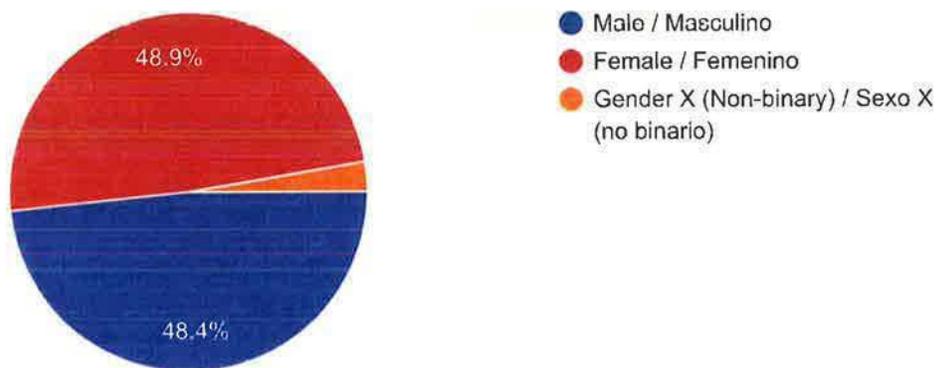
Please check all that apply to you: / Por favor marque todo lo que corresponda a usted:

1,193 responses



What is your gender? / ¿Cuál es su género?

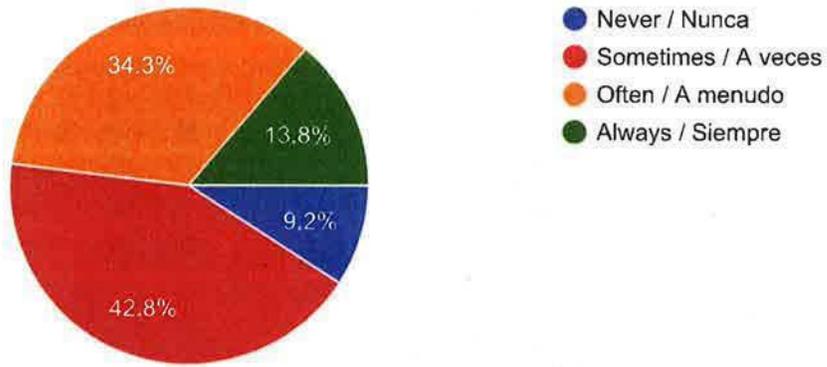
1,600 responses



I like school. / Me gusta la escuela.

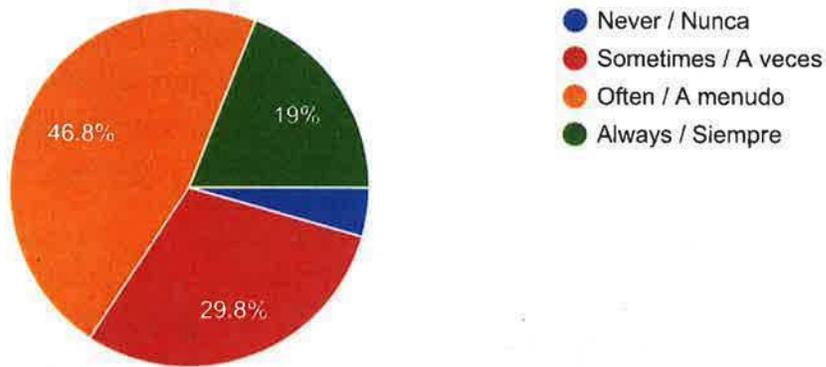
1,614 responses





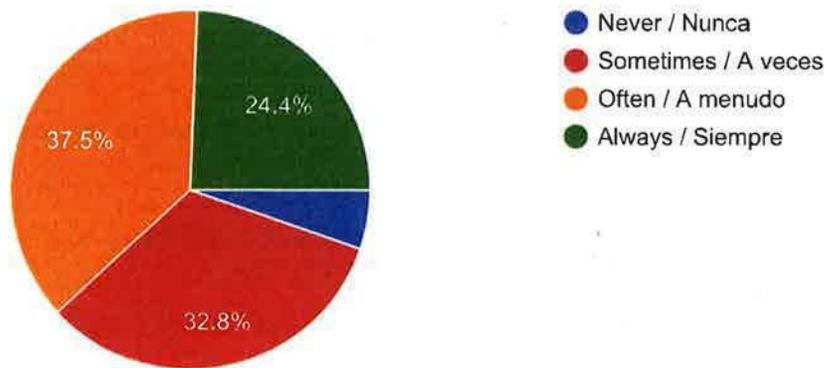
I feel like I do well in school. / Siento que me va bien en la escuela.

1,614 responses



I feel like my classes make me think. / Siento que mis clases me hacen pensar.

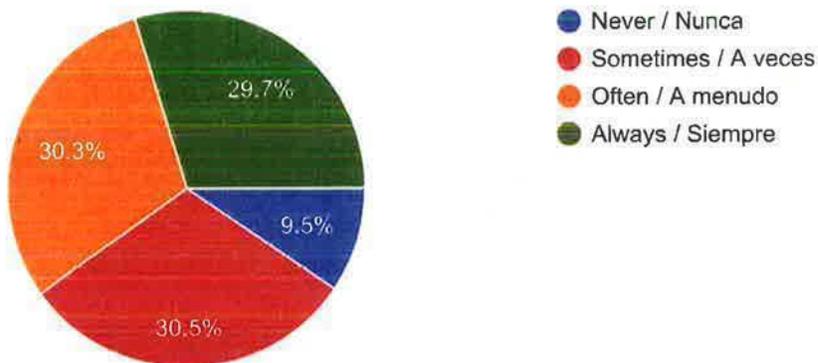
1,602 responses



I feel like I belong here at this school. / Siento que pertenezco aquí en esta

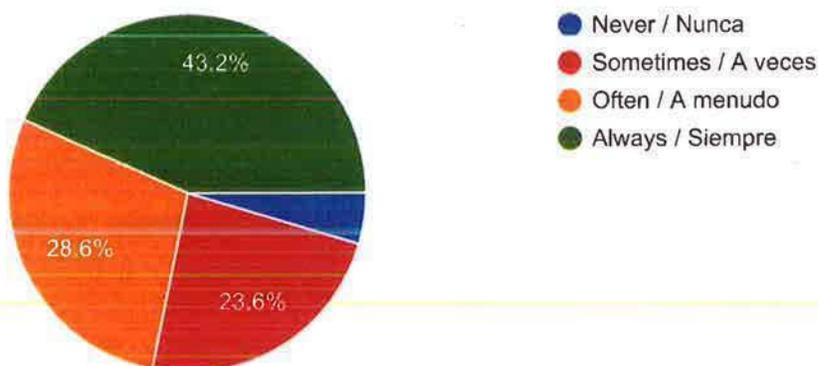


escuela.  
1,611 responses



All students and families are respected and included in my school community, no matter their ability, race, religion, gender identify or economic background. / Todos los/las estudiantes y familias son respetados e incluidos en mi comunidad escolar, sin importar su habilidad, raza, religión, identidad de género o antecedentes económicos.

1,603 responses



Adults at my school want me to do well. / Los adultos en mi escuela quieren que me vaya bien.

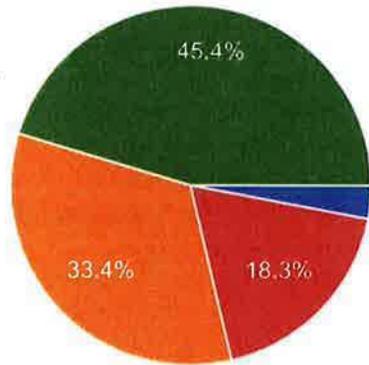
1,614 responses



- Never / Nunca
- Sometimes / A veces
- Often / A menudo

My school has clear rules for behavior. / Mi escuela tiene reglas claras de comportamiento

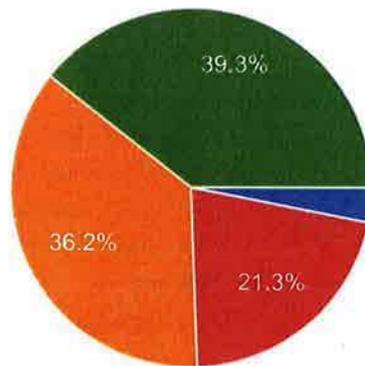
1,614 responses



- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

School staff treat me with respect. / El personal de la escuela me trata con respeto.

1,614 responses

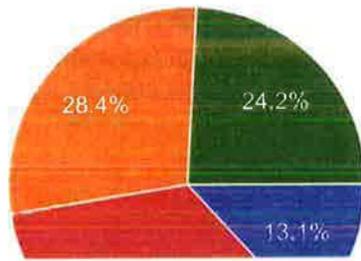


- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

Good behavior and attendance is celebrated at my school. / El buen comportamiento y la asistencia se celebra en mi escuela.

1,614 responses

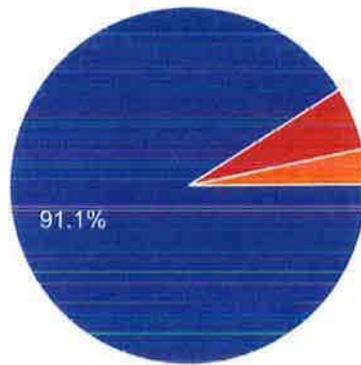




- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

I have at least one friend at my school. / Tengo al menos un amigo/a en mi escuela.

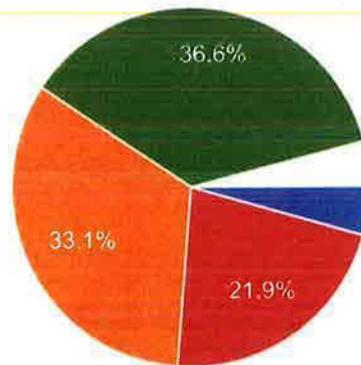
1,614 responses



- Yes / Si
- Sometimes / A veces
- No

I feel safe at my school. / Me siento seguro/a en mi escuela.

1,614 responses



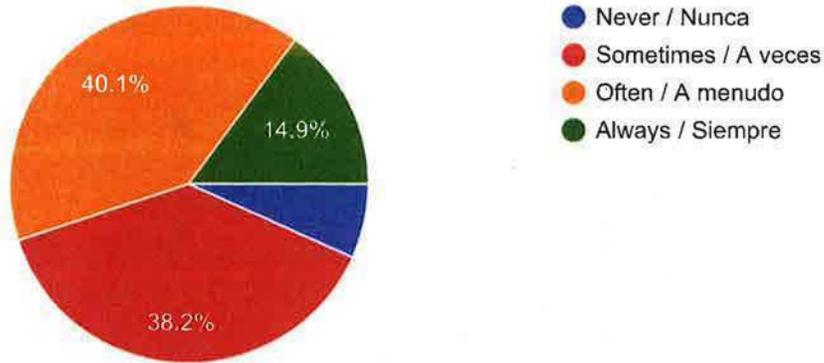
- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre
- yes
- not really
- often
- most of the time

1/9 ▼

Students at school treat me with respect. / Los/Las estudiantes en la escuela me tratan con respeto.

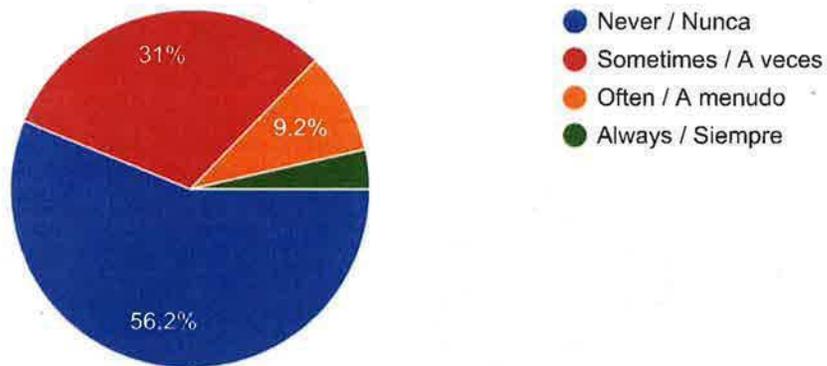
1,614 responses





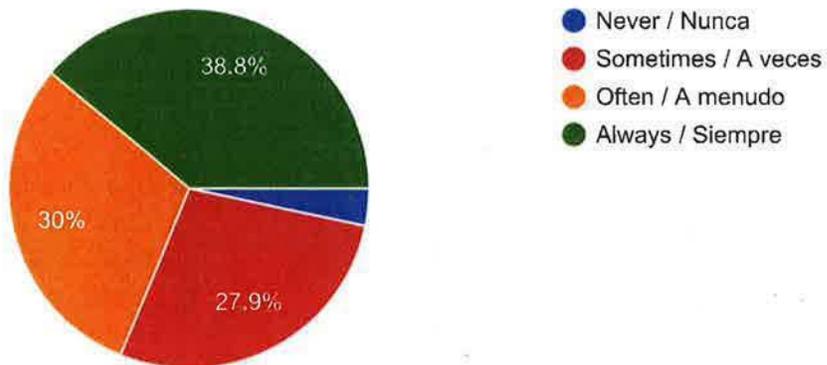
I have been bullied at school. / He sido intimidado/a en la escuela.

1,602 responses



My teachers know me and care about me. / Mis maestros/as me conocen y se preocupan por mí.

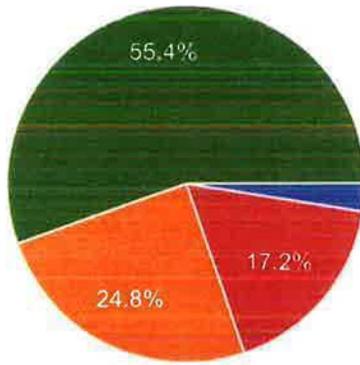
1,602 responses



There is an adult at school that will help me if I need it. / Hay un adulto en la



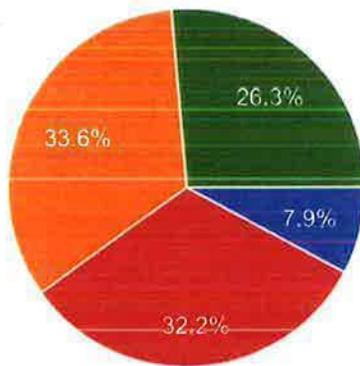
escuela que me ayudará si lo necesito.  
1,614 responses



- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

I set goals at my school and have a plan to achieve them. / Establezco metas en mi escuela y tengo un plan para alcanzarlas

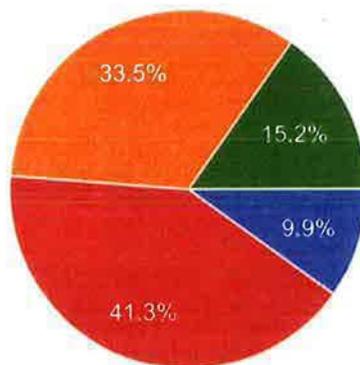
1,614 responses



- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

If feel academically challenged at school. / Si se siente retado académicamente en la escuela.

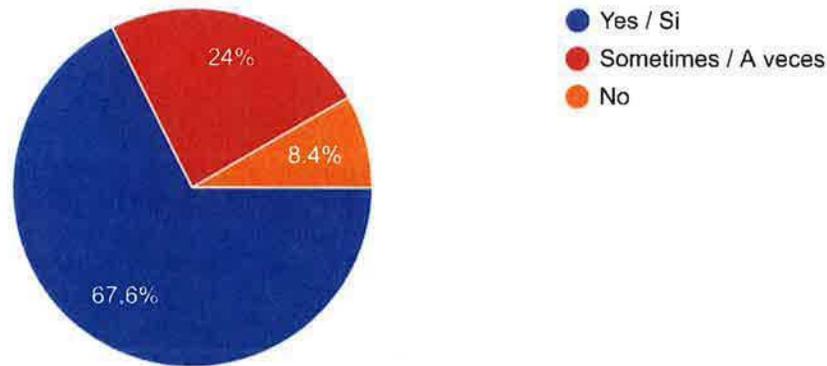
1,598 responses



- Never / Nunca
- Sometimes / A veces
- Often / A menudo
- Always / Siempre

I know what it means to be a successful student (AVID). / Sé lo que significa ser un/a estudiante exitoso/a (AVID).

1,597 responses



What is one thing that you appreciate about your school? / ¿Qué es algo que aprecias de tu escuela?

1,614 responses

nothing

my friends

the teachers

The teachers

lunch

friends

My friends

Sports

idk

What advice would you give your principal to make our school better? / ¿Qué

consejo le daría a su director/a para mejorar nuestra escuela?

1,440 responses

nothing

none

idk

i dont know

I don't know

N/A

None

Nothing

i don't know

Are there any barriers to you taking harder and more challenging classes? If yes, what are they? / ¿Hay alguna barrera para tomar clases más difíciles y desafiantes? Si es así, ¿qué son?

1,298 responses

no

No

No.

idk

N/A

nope

No

yes

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# Artifact 3 – Staff Survey, Responses, and Summaries of Quantitative Responses

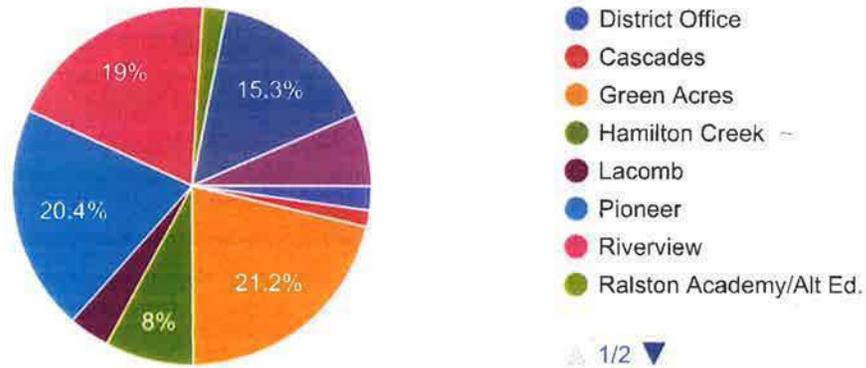
# 2019-20 Staff Climate Survey

137 responses

[Publish analytics](#)

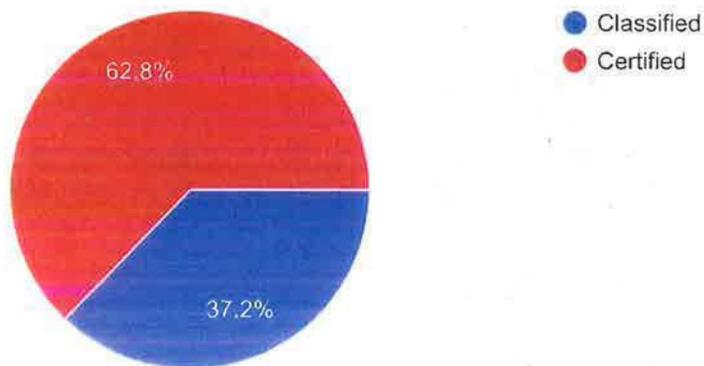
## Site

137 responses



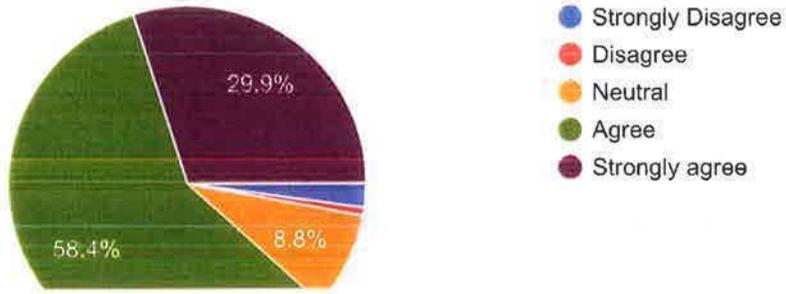
## Position

137 responses



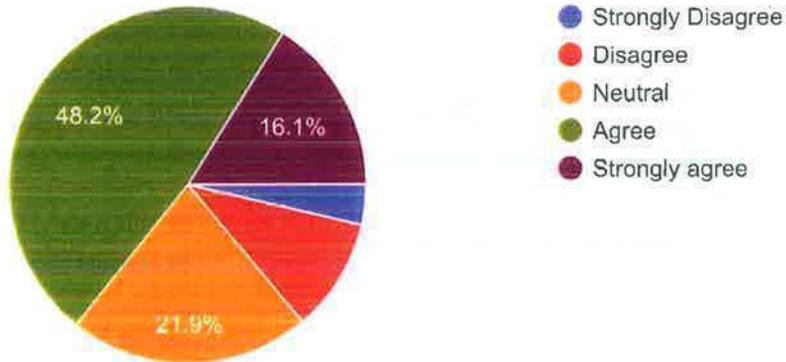
I feel like my colleagues care about me.

137 responses



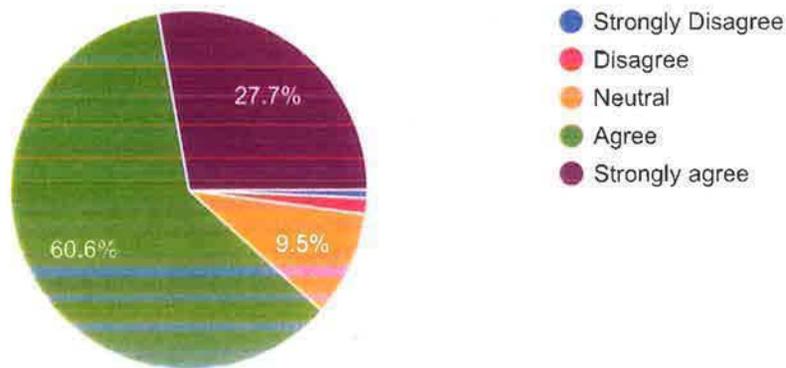
I feel recognized for the work I do.

137 responses



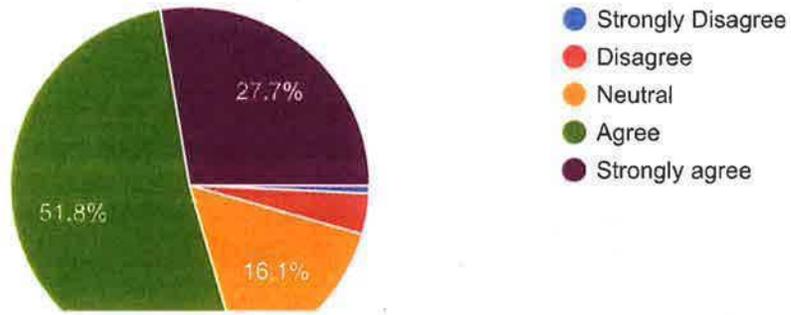
I feel clear about what my responsibilities are.

137 responses



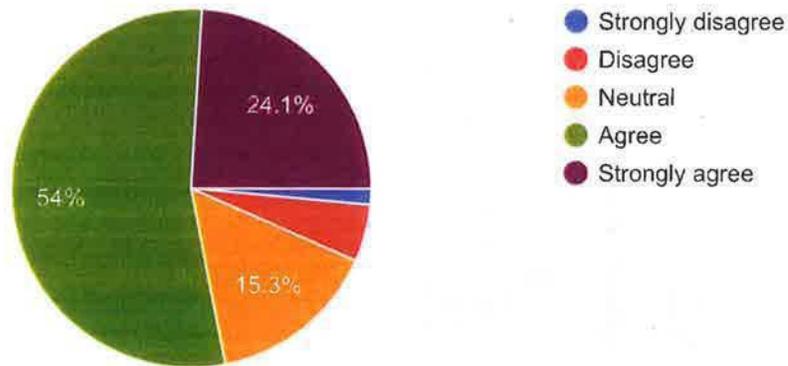
I enjoy coming to work each day.

137 responses



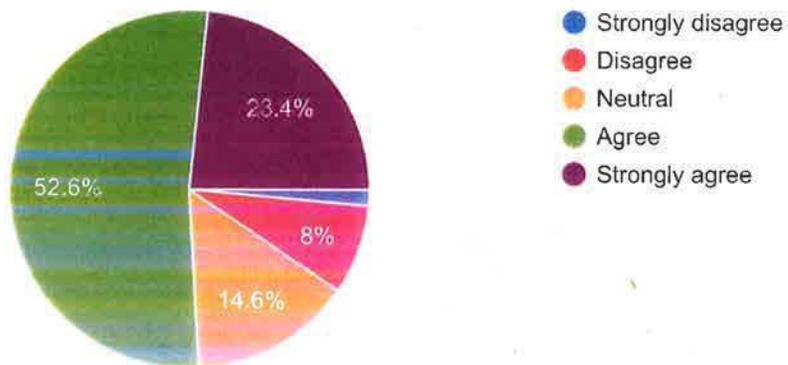
The culture of this school is engaging and inclusive of students from diverse backgrounds.

137 responses



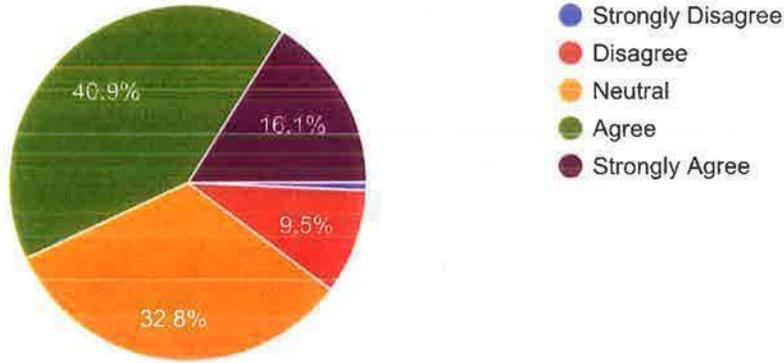
The culture of this school is inclusive and affirming of students and families from diverse cultural backgrounds.

137 responses



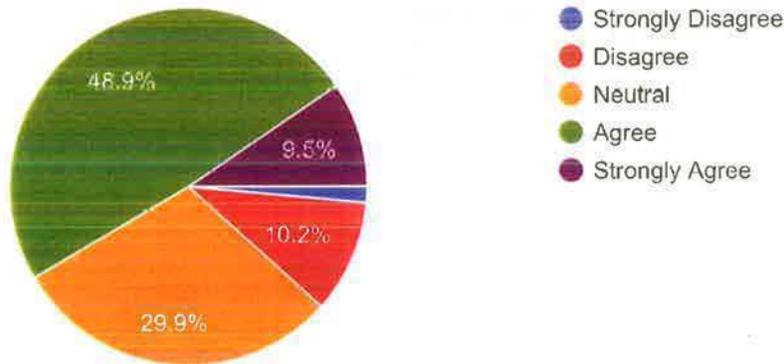
The content and curriculum that I teach is multicultural and inclusive of students and families from diverse backgrounds.

137 responses



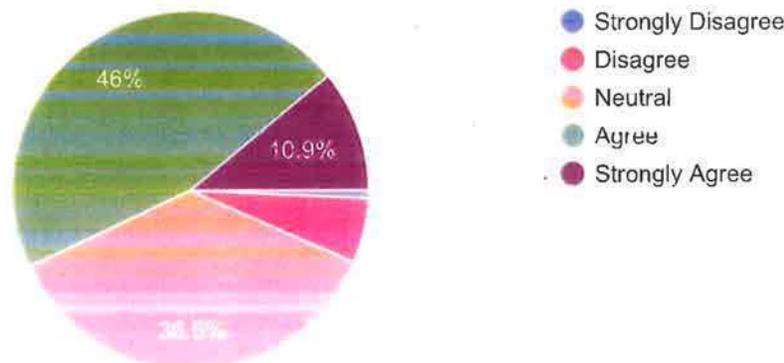
I am knowledgeable about opportunity and achievement gaps and inequities at LCSD.

137 responses



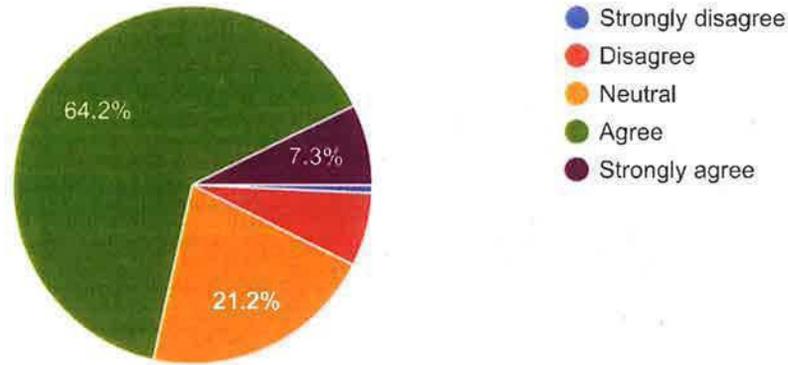
I am knowledgeable and skilled in culturally responsive teaching.

137 responses



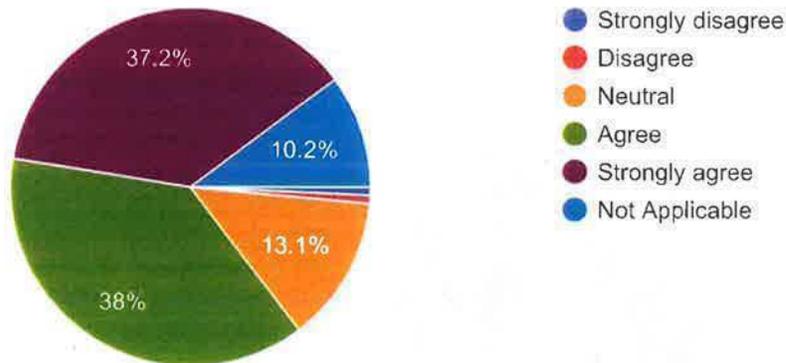
I believe that students at LCSD feel connected to the school, the staff and the programs.

137 responses



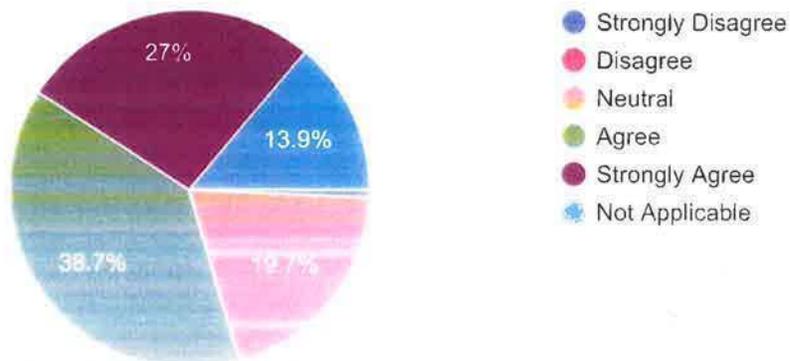
I maintain effective communication with families of my students.

137 responses



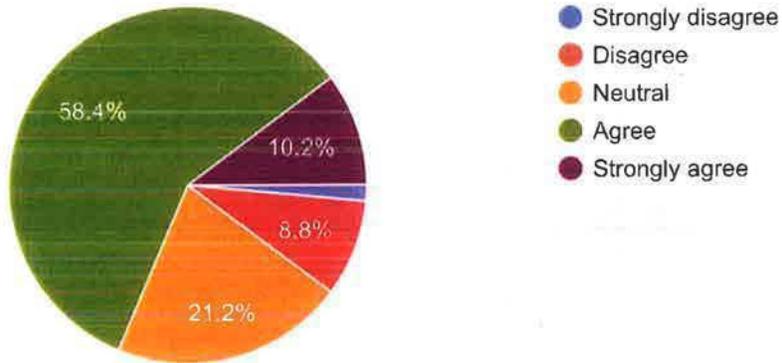
I maintain effective communication with families of diverse students.

137 responses



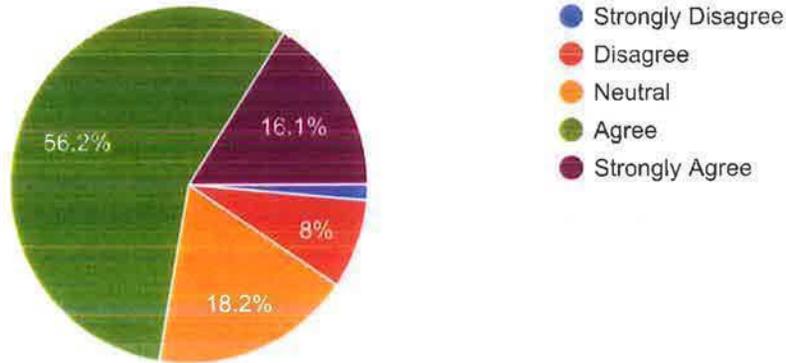
I have sufficient knowledge, skills and support to effectively partner and communicate with diverse families.

137 responses



I actively and effectively connect students to services and supports necessary for their success.

137 responses



I have received meaningful professional development at my building and through the district regarding equity, diversity and inclusion.

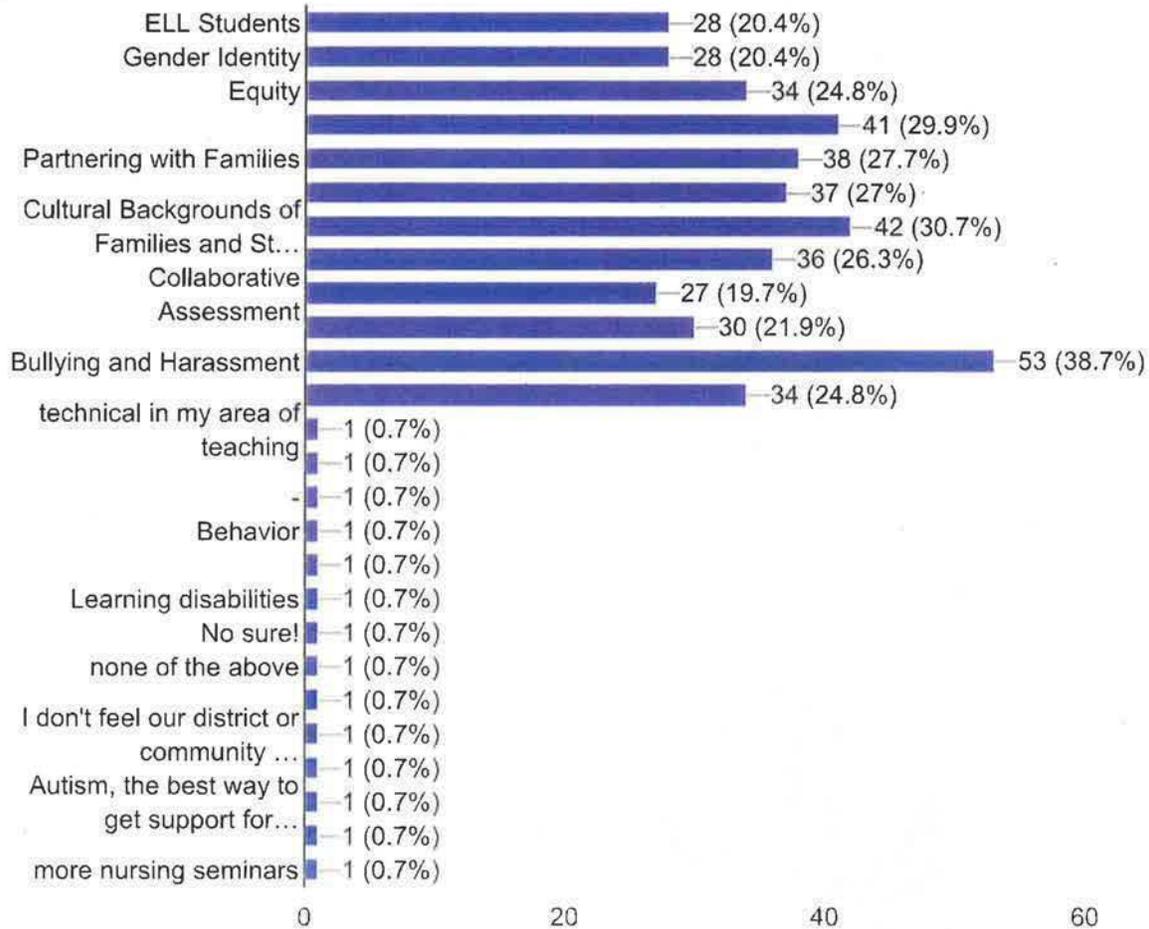
137 responses



- Strongly Disagree
- Disagree
- Neutral

I am interested in future professional development on the following:

137 responses



Discipline in this school is fair.

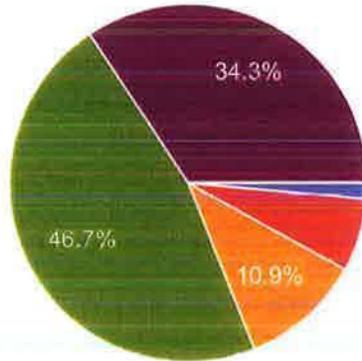
137 responses



- Strongly disagree
- Disagree
- Neutral

My supervisor encourages/supports me.

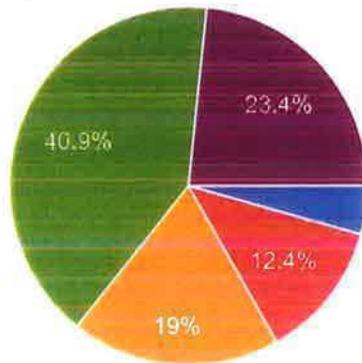
137 responses



- Strongly Disagree
- Disagree
- Neutral
- Agree
- Strongly agree

My supervisor communicates effectively.

137 responses



- Strongly Disagree
- Disagree
- Neutral
- Agree
- Strongly agree

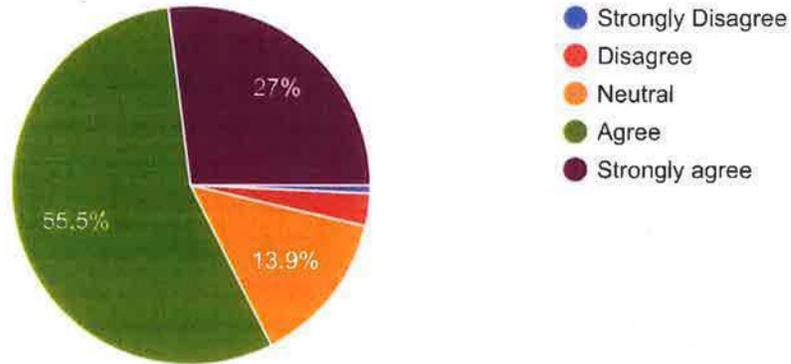
My supervisor supports me in my work with students and families.

137 responses



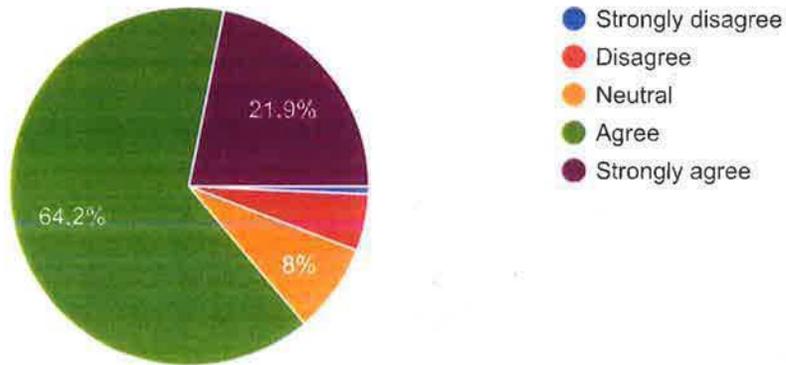
I am proud of the work we provide the community. .

137 responses



I have opportunities to learn at work.

137 responses



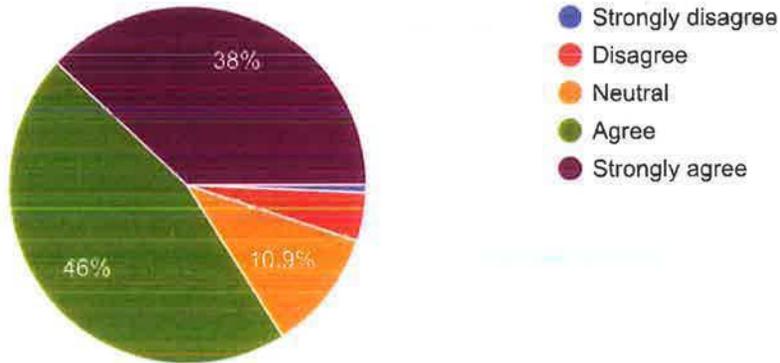
I have the necessary resources to do my job well.

137 responses



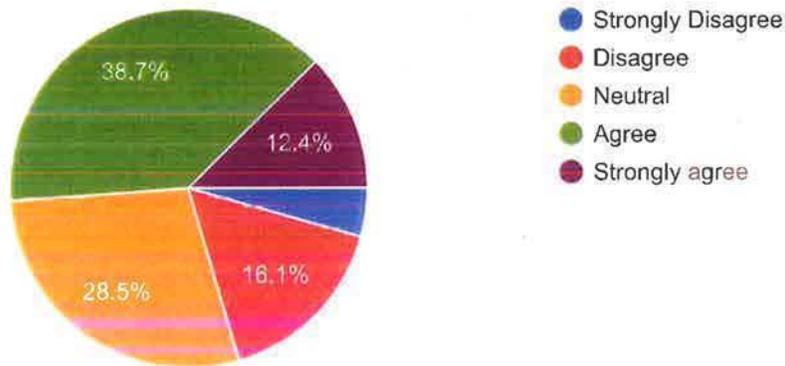
My school is respectful of different races, ethnicities, genders and backgrounds.

137 responses



I feel that we have an effective professional development plan for our school.

137 responses



How can the district improve?

137 responses

Adopt a new math curriculum.

Continue with opportunities to grow with understanding of the changes in our community.

Continue to offer more trainings that directly relate to our job classification.

More diversity in staff

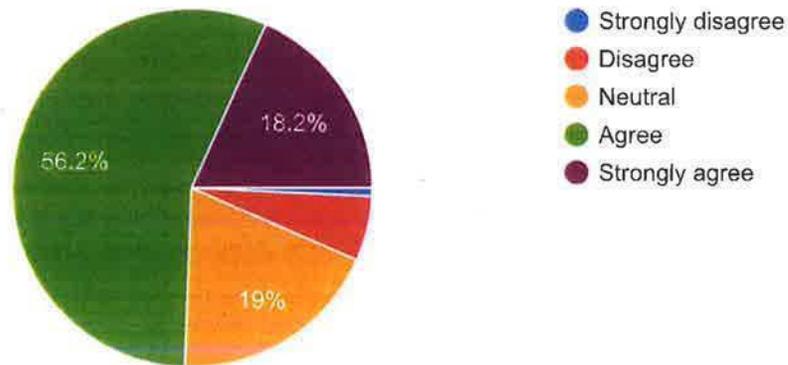
Smaller class sizes, more culturally relevant curriculum, less wasteful curriculum purchases that are only implemented for a year (PAX, handwriting w/o tears, etc.)

Keeping teaching teams consistent

We need an Alternative school for the middle school level. There is a small percent of students who can not function well in this setting for various reasons. The middle school needs more electives to allow for more flexibility in the schedule. Electives that

I am optimistic the school is moving in a positive direction.

137 responses



What are the strengths of the school?

137 responses

The best principal in the state of Oregon, ongoing AVID PD, staff and student culture for caring and support, organized processes, great balance between work and celebrations, staff who truly care for their students.

Our building staff works really well together to make improvements for students and families.

Staff teamwork, positive work environment and people who generally care for students and one another.

Close knit community

We have amazing students, we just don't have all that we need to meet all of their needs.

Loving, friendly atmosphere

Please provide any additional information or feedback you would like to share.

41 responses

n/a

The PD Sessions where we can choose where to go has been helpful as it caters to our own individual needs/professional learning desire.

Please make Wednesdays more meaningful and realistic to a teacher's time. We would love to be learning innovative, ground breaking new teaching and learning topics on Wednesdays. On the other hand, "filler" professional developments are not helpful. Prep time is not wasted time, it is vital to our success as teachers. This first quarter, it felt like our time wasn't valued. It seemed like our hand was forced to do work on our own time to keep up. Every Wednesday was full and being prepared for conferences was impossible unless we worked hours from home. AVID Pathways training the day before conferences was not our best use of time. Just some food for thought.

Better security / locked doors with cameras before anyone enters building. Keys for all staff

We have had many positive things happen at Green Acres. We work hard to improve academics and behavior. Once we have plans in place that are working for students

Enter name (optional) if you would like the district to follow up on any of the above responses.

12 responses

Annette Roberts

Darlene Calahan

Martha Moore, SpEd teacher at Hamilton Creek. You may contact me if you wish, but I am not specifically asking for followup.

Eric J. Frazier

Will Bower

Madeline Tait

Summer Crawford

Bruce Little

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Google Forms

## Artifact 4 – Qualitative Data Analysis and Summary

## Survey Comments - Qualitative Data Analysis

<b>Group</b>	<b>Total Made Viable Comments</b>	<b>Total Comments</b>	<b>General Positive</b>	<b>% Pos</b>	<b>Primary Positives</b>	<b>Improve/Change</b>	<b>% Imp</b>	<b>Primary area</b>	<b>Secondary area</b>	<b>Tertiary area</b>	<b>Barriers - Yes</b>	<b>% Barr</b>
<b>TOTALS</b>	<b>2964</b>	<b>7354</b>	<b>3220</b>	<b>44%</b>		<b>3145</b>	<b>43%</b>				<b>987</b>	<b>13%</b>
<b>Focal Groups</b>	545	1636	632	39%	Friends/ Teachers/ Staff	626	38%	Climate/ Inclusion/ Safety/ Bullying issues	Support Academic	Specific Classes	378	23%
<b>Students</b>	1614	3729	1746	47%	Friends/ Teachers/ Specific class	1385	37%	Climate/Inclusion/Safety /Bullying issues	Rules	Specific Classes	598	16%
<b>Parents</b>	608	1137	751	66%	Teachers/ Staff	375	33%	Communication	Climate/ Inclusion/ Safety/ Bullying issues	Content Specific	11	1%
<b>Community</b>	47	335	25	7%	Teachers/ Staff	310	93%	College/Career prep	Communication	Teacher quality	0	0%
<b>Staff</b>	150	517	66	13%	Colleagues/ Collaboration	449	87%	Work Load - Prep/Plan Time	PD - Decrease, change	Increase instructional time, address behaviors	0	0%

Select your institution from the drop down list to the right

<b>District / Charter</b>
---------------------------

**Estimated Allocation**

Estimated Allocation	
Maximum Administrative Costs	

**Maximum Administrative Costs**

**Please provide contact information for the person completing this budget**

<b>Name</b>
<b>Phone</b>
<b>Email</b>

**Additional Resources**

- [SIA Engagement Toolkit](#)
- [SIA Comprehensive Guidance](#)
- [SIA Webpage](#)

*The "INFO" tab provides brief descriptions of the activities described in the "allowable use" categories.*

*The "Expenditures" tab is an activities-based budget tool to list and categorize budgeted activities.*

*The "Summary" tab provides a summary of categorized expenditures.*

Below are brief descriptions of some of the allowed activities pertaining to the categories listed in the Student Investment Account.

**OCG** *Ongoing Community Engagement*

Activities aimed to continue engaging focal student groups, communities and staff for input and feedback on planned activities and priorities.
--

**IIT** *Increased Instructional Time*

More hours and/or days.
Summer programs; before or after school programs.
Technological investments that minimize class time used for assessments administered to students.

**H&S** *Improving Student Health & Safety*

Social and emotional learning, trauma-informed practices; student mental and behavioral health.
---

**RCS** *Reducing Class Size*

Use evidence-based criteria to ensure appropriate student-teacher ratios or staff caseloads;
Increasing the use of instructional assistants.

**WRE** *Well-Rounded Education*

Developmentally appropriate and culturally responsive early literacy practices and programs in pre-K through third grade.
Culturally responsive programs and practices in grades 6-8, including learning, counseling and student support that is connected to colleges and careers.
Broadened curricular options at all grade levels including: Art, Music, PE, STEM, CTE, engaging electives, accelerated college credit programs, including dual credit, IB, AP, Life Skills, TAG, dropout and prevention programs, and transition supports.
Access to licensed educators with a library media endorsement.

**ADMIN** *Administrative Indirect Costs*

- Briefly describe the proposed activity (Column "E").
- Select the appropriate "Allowable Use Category" that best fits the activity from the drop down list (Column "C").
- Select the appropriate "Object Code" that best fits the activity from the dropdown list (Column "D").

If the desired object code is not listed, select "OTHER" and include a note in the justification narrative.

- Enter FTE, if any is associated with the activity item (Column "B").
- Enter budgeted amount (Column "F").

6. Provide a brief narrative justification for the activity and budgeted amount (Column "H"). The sheet will auto sum the budgeted amounts as long as an OBJECT code is

**Budget Justification Narrative**

**\$ 3,400,000.00**

**\$ 3,396,030.00**

**Total Expenditures:**

**Allowable Administrative Costs:**

**Unbudgeted Funds:**

**\$ 3,970.00**

**Proposed Activity**

Activity #	FTE	Allowable Use Category	Object Code	Proposed Activity	
1.1		IIT	31x	Pre-K to Kindergarten Transition Program	\$ 90,000.00
2.1a	24	RCS	112	K-3 <sup>rd</sup> Grade IAs (one in each Kindergarten, and one per grade level)	\$ 648,000.00
2.1b	4	RCS	112	6 <sup>th</sup> -8 <sup>th</sup> Grade IAs	\$ 108,000.00
2.1c	4	RCS	112	Special Education trained IAs	\$ 108,000.00
2.1d	1	RCS	111	EB/ELA Teacher	\$ 27,500.00
2.1e	2	RCS	111	Special Education Teacher trained in EB, Equity and Culturally Responsive Teaching practices	\$ 55,000.00
2.2a	1	RCS	112	One bilingual IA	\$ 27,500.00
2.3a	11	IIT	111	K-6 summer school and extended day certified instructors	\$ 27,500.00
2.3b	11	IIT	112	K-6 summer school and extended day IAs	\$ 27,500.00
2.3c	0.5	IIT	111	Assessment Coordinator to develop a program and calendar that streamlines assessment and minimizes the use of instructional time for testing.	\$ 27,500.00
2.4	5	H&S	111	Hiring of TOSAs who are trained in best-practice equity processes and procedures to work with students with behavioral issues and their families	\$ 247,500.00

LCSd has the lowest Kindergarten readiness scores in the county, and Linn County is one the lowest in the state.
We need Instructional Assistants (IAs) in each Kindergarten class to decrease ratio of student to teacher to support readiness deficiencies and provide additional literacy supports. Also, one dedicated IA for grades 1 <sup>st</sup> through 3 <sup>rd</sup> to ensure the fidelity of interventions.
Middle school instructional assistants will support those students who arrive at 6th grade underperforming and utilize intervention as well as decrease the ratios of student to teacher, decreasing overall class size.
Sped IAs are vital to ensuring that all IEP requirements are met and students receive services.
There is a small outlying school that will need a 0.5 FTE ELA specialist who can address the needs of Emerging Bilingual (EB) students to help with language acquisition and support general instructional goals in the regular education classrooms.
Among Sped students there are also EB students and students of color or other historically underserved populations who need support, so we need to add a Sped certified teacher who is trained in issues of EB students and equity issues as well.
A bilingual IA will significantly increase support for EB students in terms of general learning and language acquisition
We need to decrease the amount of time students who struggle, go-between school years, which supports the retention of learning
We need IAs to provide increased support in the form of interventions and small-group or individual instruction.
We need to develop a program and calendar that streamlines assessment and minimizes the use of instructional time for testing.
We need behavior and academic support leaders who are trained in best-practice equity and EB processes and procedures to work with students with behavioral or social/emotional issues and their families

Mental Health professionals are needed to deal with non-academic mental health student issues that are currently bogging down our behavioral staff, academic counselors, teachers, and administrators.
Preventing drop-outs and supporting at-risk students is necessary due to the particular needs of students who have reached the secondary level, and the supports of the primary level were not able to bring the students in line academically, behaviorally or in both areas.
Adding a counselor to address the behavioral and social-emotional needs of students will provide much needed one-on-one support and guidance.
Additional course offerings at the middle school level and opportunities for exploration of career-related programs at the younger grades will help to provide knowledge of post-secondary options and potentially encourage completion through high-school. Providing more electives and activities will increase student buy-in and help to impact attendance and behavior positively.
PE classes have instructional needs that cannot be met in an outdoor or gymnasium setting. A classroom will allow for accommodation of academic needs and provide alternative options during inclement weather.
A playground to encourage physical activity and relieve stress supports the facility needs of a base for a well-rounded education
Our instruments are very old and have been used to the point they are unavailable often due to consistent need of repairs.
Our largest sub-group that is not related to Sped is our Hispanic and Latinx group. Communication with families and transmitting information back and forth between the schools, students and families requires a single-point of contact to coordinate events, activities and school-related information in an effective manner.
A translator who is proficient at writing and communicating in Spanish is important to ensure all documents are as accurate as possible.
work with the district leadership and involve the Bilingual Liaison in creating a plan for communication to involve all stakeholders. This person will design a survey that will be used annually to provide a continuous flow of input and communication of results between stakeholders.

5.1	2	H&S	111	Mental Health Specialists	\$	100,000.00
6.1	0.5	H&S	113	Alternative Ed./Drop-Out Prevention Administrator	\$	41,500.00
6.2	0.5	H&S	111	Alternative Ed./Drop-Out Prevention Counselor	\$	27,500.00
7.1	1	WRE	111	CTE Teacher 6th-8th	\$	55,000.00
7.3		WRE	5xx	PE Classroom	\$	45,000.00
7.4		WRE	5xx	Playground Area	\$	15,000.00
7.5		WRE	5xx	Instruments for the Music Program	\$	30,000.00
8.1	1	OCE	112	Bilingual Liaison	\$	27,500.00
8.2		OCE	31x	Translator	\$	25,000.00
9.1		OCE	31x	Engagement Coordinator: Develop an engagement program, an annual survey, collect results and analyze the data.	\$	25,000.00
		8xx		PERS Pick-Up	\$	139,995.00
		8xx		Charter School Allotment	\$	220,000.00
		8xx		Insurance Costs	\$	675,000.00
					\$	<b>575,535.00</b>

**"Benefits" from next page**

<u>CODE</u>	<u>Description</u>	<u>Total Line Items</u>	<u>Total Budgeted</u>
111	Licensed Salaries	8	\$ 567,500.00
112	Classified Salaries	6	\$ 946,500.00
113	Administrative Salaries	1	\$ 41,500.00
12x	Substitute Salaries	0	\$ -
13x	Additional Salaries	0	\$ -
2xx	Benefits	0	\$ 575,535.00
31x	Instructional, Professional and Technical Services	3	\$ 140,000.00
33x	Transportation	0	\$ -
34x	Travel	0	\$ -
35x	Communications	0	\$ -
4xx	Supplies and Materials	0	\$ -
5xx	Capital Outlay	3	\$ 90,000.00
640	Dues and Fees	0	\$ -
8xx	Miscellaneous	3	\$ 1,034,995.00
ADMIN	Administrative Indirect Costs	0	\$ -
OTHER	Other codes not listed		

**TOTAL \$ 3,396,030.00**

**Total FTE 66.5**

<u>CODE</u>	<u>Description</u>	<u>Total Line Items</u>	<u>Total Budgeted</u>
111	Licensed Salaries	8	\$ 567,500.00
112	Classified Salaries	6	\$ 946,500.00
113	Administrative Salaries	1	\$ 41,500.00
12x	Substitute Salaries	0	\$ -
13x	Additional Salaries	0	\$ -
2xx	Benefits	0	\$ 575,535.00
31x	Instructional, Professional and Technical Services	3	\$ 140,000.00
33x	Transportation	0	\$ -
34x	Travel	0	\$ -
35x	Communications	0	\$ -
4xx	Supplies and Materials	0	\$ -
5xx	Capital Outlay	3	\$ 90,000.00
640	Dues and Fees	0	\$ -
8xx	Miscellaneous	3	\$ 1,034,995.00
ADMIN	Administrative Indirect Costs	0	\$ -
OTHER	Other codes not listed		

**TOTAL \$ 1,656,125.00**

<u>Allowable Use Category</u>	<u>Total Line Items</u>	<u>Total Budgeted</u>
Administrative	0	\$ -
(Ongoing Community Engagement	3	\$ 77,500.00
Increased Instructional Time	4	\$ 43,125.00
Improving Student Health & Safety	4	\$ 416,500.00
Reducing Class Size	6	\$ 974,000.00
Well Rounded Education	4	\$ 145,000.00





Planning Application AR-20-05  
Public Comment



**Jennifer M. Bragar**  
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Admitted in Oregon, Washington,  
and California  
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Portland, Oregon 97204  
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Fax 971-544-7236  
www.tomasilegal.com

July 16, 2020

BY EMAIL: khart@ci.lebanon.or.us

Kelly Hart  
City of Lebanon  
925 Main Street  
Lebanon, OR 97355

RE: City's Determination regarding Traffic Impact Analysis – File AR 20-05

Dear Kelly,

As you know this office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. This letter is a request for the City to supplement its staff report with additional support for its determination that a traffic impact analysis is not required for this application for a 24-unit multi-family development under Lebanon Development Code ("LDC") 16.20.110.B.3. Please include this letter in the record for File AR 20-05.

Under LDC 16.20.110.B.3, the City may require a traffic impact study when a land use application involves an increase in traffic volume generation by 300 average daily trips. The June 10, 2020 staff report states, "City staff have reviewed the criteria and determined the current proposal does not meet the criteria to require a traffic impact analysis." The Applicant agrees with the City's determination that no traffic impact study is required for this project, however, requests that the City include additional support for this determination to support its conclusions. Please include responsive information from the City's traffic engineer to support this conclusion that approval of this application will not increase traffic by 300 average daily trips and include in the record during the open record period, if possible, or the response period to open record submittals. Please do not include a traffic impact analysis related to another proposal not currently incorporated in this application because no traffic impact analysis is required here and its inclusion would confuse the proceedings.

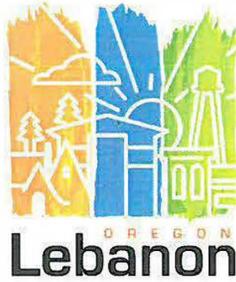
Thank you for you attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Bragar'. The signature is fluid and cursive, with the first name 'Jennifer' written in a larger, more prominent script than the last name 'Bragar'.

Jennifer Bragar

JMB/jr  
cc: client (by email)



Engineering Department  
925 S. Main Street  
Lebanon, Oregon 97355

TEL: 541.258.4269  
[www.ci.lebanon.or.us](http://www.ci.lebanon.or.us)

July 22, 2020

Jennifer Bragar  
Tomasi Salyer Martin  
121 SW Morrison Street, Suite 1850  
Portland, OR 97204  
*Sent via email*

**RE: City's Determination regarding Traffic Impact Analysis – File AR-20-05**

Dear Ms. Bragar,

On July 16, 2020, the City received your letter for the Farmworker Housing Development Corporation project for the above-referenced file. This letter requested that the City provide support to the conclusion that the 24-unit apartment complex project proposed would not exceed 300 daily vehicle trips, and is therefore not subject to a traffic impact study as identified under Lebanon Development Code Section 16.20.110.B.3.

The City uses the Institute of Transportation Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition, Volume 2: Data Part 1 (Land Uses 000-399) to identify the expected daily trips for residential uses. Per Land Use 221, the proposed development being three stories in height is considered "Mid-Rise Multifamily Housing." Per the ITE, the average daily weekday trip rate for a Mid-Rise Multifamily project is 5.44 trips per unit. The proposed development is 24-units. Therefore, the anticipated daily trips for the project would be 130.56. As such, the project does not generate 300 daily trips, and would not trigger the requirement for a traffic impact study.

Sincerely,

Ron Whitlatch  
City Engineer

# Land Use: 221

## Multifamily Housing (Mid-Rise)

### Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

### Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

#### **Source Numbers**

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

# Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

Avg. Num. of Dwelling Units: 205

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

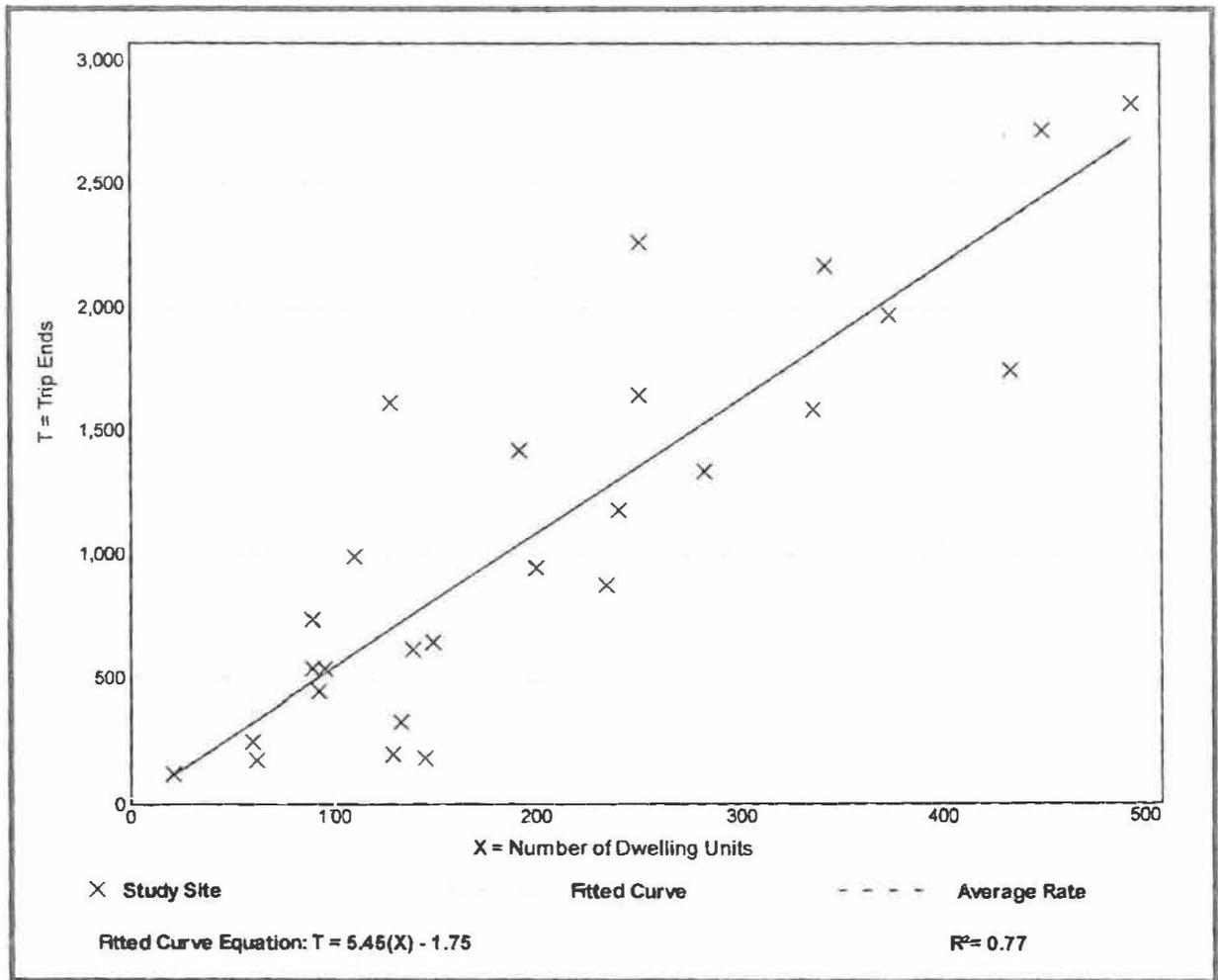
Standard Deviation

5.44

1.27 - 12.50

2.03

## Data Plot and Equation





Planning Application AR-20-05  
Public Rebuttal Comments



**Jennifer M. Bragar**  
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www.tomasilegal.com

July 29, 2020

**BY EMAIL**

Chair Salvage and Planning Commissioners  
c/o Kelly Hart  
925 Main Street  
Lebanon, OR 97355

Re: Applicant's Rebuttal Submittal  
File No. AR 20-05

Dear Chair Salvage and Commissioners:

As you know, this office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. The proposed development of 24-units of affordable housing is located at the western terminus of Weldwood Drive ("subject property" or "site"). FHDC has named the development Colonia Paz I. After considering comments made during the open record period from July 15 – July 22, 2020, the Applicant provides this additional response in rebuttal. Please accept these comments and additional information that further supports approval of this application and include this letter and the attachments in the record.

The only adverse comment raised by opponents that could be connected to an approval criteria is an issue related to noise from air conditioning units. The City regulates noise under Lebanon City Code Ch. 8.10. All construction associated with Colonia Paz I will comply with building permit rules and the City's noise regulations. No design review criteria requires the Applicant to assess noise impacts from air conditioning units. Rather, the City's design standards regarding landscaping aim to mitigate noise effects (and this application is subject to those clear and objective standards as set forth in Applicant's July 22, 2020 submittal, Attachment 5). In addition, as the Applicant has stated in prior submittals, the only application before the City is the proposal for 24-units at the subject property. No cumulative impact analysis is required. Further, the Applicant's architects have reviewed the surrounding conditions and conclude that the proposed building will block noise from the nearby WalMart, and that the minimal extra traffic noise will be absorbed by the proposed landscape plan, as the City's code intends.

///

TOMASI SALYER MARTIN  
Lebanon Planning Commission  
Page 2

Based on the foregoing information, the Applicant's previous submittals, and the established need for farmworker housing in Lebanon, the Applicant respectfully requests approval of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer M. Bragar". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer M. Bragar

JMB/jr

cc: client



Planning Application AR-20-05  
Final Applicant Rebuttal



**Jennifer M. Bragar**  
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Admitted in Oregon, Washington,  
and California  
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August 5, 2020

**BY EMAIL**

Chair Salvage and Planning Commissioners  
c/o Kelly Hart  
925 Main Street  
Lebanon, OR 97355

Re: Applicant's Final Written Argument  
File No. AR 20-05

Dear Chair Salvage and Commissioners:

As you know this office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. The proposed development of 24-units of affordable housing is located at the western terminus of Weldwood Drive. Please accept this letter as Applicant's final written argument in support of approval of this application and include this letter and the attachments in the record.

FHDC has reviewed and responded to all relevant clear and objective criteria that apply to the proposed needed housing development, and supported its application with materials to show that all of the criteria have been met, or as conditioned can be met. In addition, the Applicant reviewed all relevant testimony and provided responsive information confirming that the proposal will not detrimentally impact nearby wells, wetlands, it is feasible to design the development to control stormwater, and confirming that access, traffic impacts, and onsite parking comply with Lebanon Development Code provisions. Further, the Applicant confirmed that landscaping would be designed and installed in the manner provided by the City Code, and as anticipated by the Code, the landscaping is an acceptable method for addressing potential noise impacts from the development.

The Applicant also provided non-code relevant information to confirm that fears of reduction in neighboring property values as a result of this application are unsupported by comparison to data from other FHDC properties and their surrounding neighbors' property values, and that the school district is taking steps to address student/teacher ratios. Last, the Applicant clarified the applicable laws relevant to this application including, but not limited to, that only clear and objective standards can be applied to needed housing applications, and the framework for land use decision making when the federal Fair Housing Act is implicated. Based on the application materials and the additional responses from FHDC during the public review process, there is ample evidence in the record to show that all clear and objective criteria are met, as conditioned, and the Planning Commission should approve the proposed development.

During the review process, FHDC also included responses to particular conditions of approval. In particular, FHDC requested revisions to condition of approval 1.a, and condition of approval 3 Engineering Department e. In addition, FHDC requested the removal of a few inapplicable conditions of approval related to a traffic impact analysis that is referred to in the staff report as being required if further development is proposed by the Applicant. FHDC requested removal of conditions of approval 3, Transportation, c and d because no traffic impact analysis is required for this proposal. Attached hereto is a revised version of the conditions of approval, reflecting these modifications and making other minor typographical corrections. Attachment 1. The Applicant requests that the Planning Commission approve the application and adopt the conditions of approval as set forth in Attachment 1.

Based on the Applicant's submittals to date, and the established need for farmworker housing in Lebanon, FHDC respectfully requests approval of this application as conditioned in Attachment 1.

Sincerely,



Jennifer M. Bragar

JMB/jr  
Attachment  
cc: client

## V. CONCLUSION AND RECOMMENDED CONDITIONS FOR DEVELOPMENT

The Planning Commission approves the application subject to the adoption of the following Conditions of Development:

1. The Planning Department conditions include, but may not be limited to:
  - a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five foot landscape buffer.
  - b. A Children's play area shall be provided in compliance with Section 16.05.170.F. Any and all playground equipment shall comply with the International Play Equipment Manufacturers Association standards. The children's play area shall be included for review as part of the landscape plan.
  - c. A minimum of 46 vehicle parking spaces shall be maintained on-site at all times. A minimum of 44 bicycle spaces (24 open and 20 covered) shall be permanently maintained.
  - d. An application for a Minor Land Partition shall be filed and approved prior to issuance of building permits for the dedication of the public right-of-way, and the separation of the project site from the remainder of the land area of the existing tax lot.
2. All requirements of the Lebanon Fire District shall be met, including but not limited to:
  - a. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.
3. The Engineering Department conditions include, but may not be limited to:

General

  - a. All public improvements shall:
    - i. conform to the latest "City of Lebanon Standards for Public Improvements."
    - ii. require completion of a Drawing Review Application and a Public Improvements Permit prior to beginning construction.
    - iii. be designed by a professional engineer registered in the State of Oregon.
    - iv. Prior to final plat approval, a bond or other approved form of assurance is required for all incomplete public improvements.
  - b. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee.

The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.

c. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.

d. All private, onsite utilities must be reviewed and approved by the City Building Official.

e. Provide a landscape and illuminate plan as part of the engineering site plan review plan set.

## Transportation

a. Provide a Geotech report including minimum street section for wet and dry weather construction conditions.

b. Cul-de-sacs and dead-end roads must have sufficient turning radius to allow the operations of emergency vehicles and Albany-Lebanon Sanitation vehicles. Fire Marshall approval of turnaround and emergency access. Minimum cul-de-sac radius and turn arounds must comply with the City's transportation plan.

c. Proposed public street should be minimum 60-foot right-of-way with 5-foot sidewalk on both sides.

d. Sidewalks, paths and driveway approaches must comply with ADA requirements.

e. Provide City standard sidewalks and ADA access ramps access along proposed public street.

f. Provide City standard street trees in compliance with the City of Lebanon street tree policy. See the policy and approved street tree list at (<http://www.ci.lebanon.or.us/index.aspx?page=117> )

g. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.

h. Mailbox locations must be also be reviewed and approved by the Postmaster.

i. Provide City standard streetlights at all intersections and along proposed public street.

j. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.

k. Provide verification of Republic Services approval of location and access to garbage and recycling containers shown on site plans prior to approval of detailed engineering site plans.

l. Provide one bus shelter to provide access to City transportation system and the Lebanon Community School District.

## Water

a. Identify any on-site wells on the engineered drawings. Back flow prevention devices will be required on any lot that is also served by the city water system.

b. Fire suppression will be under the Fire Marshal review and approval. The number and location of fire hydrants shall be approved by the Lebanon Fire Marshal. All new hydrants must be operational and accepted by the City prior to storage of combustible materials on site.

c. Water main improvement should be extended through the development site to the edges of the property frontage to complete the loop from the south-east property line to the north-west property line.

#### Sewer System

- a. Identify any on-site septic systems on the engineering drawings. Provide Linn County approval for all septic systems.
- b. Extend the sewer main system as needed to service the development.

#### Storm Drainage

- a. Storm drainage facilities must be designed and constructed to ensure historical rates of discharge are not exceeded. Storm drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum durations time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.
- b. With the engineering drawings, provide a grading plan for the site that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.
- c. Provide verification of Oregon DEQ NPDES 1200C permit issuance and all condition of permit issuance prior to construction
- d. Provide correspondence from the appropriate state and federal regulatory agencies regarding wetland identification and required fill-removal permits, if any. Any wetlands identified as being impacted by public improvements shall be mitigated prior to the final acceptance of public improvements.
- e. With engineering drawings provide a construction erosion prevention plan.

#### Landscaping

- a. Submit a landscape and irrigation plan for any proposed landscape improvements to the City Engineer for review. Any landscaping proposed in the public right of way shall have a maximum mature height of no more than 24 inches above the street grade and at least 3 feet from any fire hydrant. All landscaping proposed in the yard setback areas adjacent to public streets shall have a maximum mature height of no more than 36 inches above the street grade.
- b. Vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety per Subsection 16.12.030.H of the Lebanon Development Code. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding 2-1/2 feet in height, measured from the top of the curb.



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September 21, 2020

**BY EMAIL**

Mayor Aziz and Council Members  
c/o Kelly Hart  
925 Main Street  
Lebanon, OR 97355

Re: Applicant's Response to Appeal  
File No. AR 20-05

Dear Mayor Aziz and Council members:

This office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. FHDC proposes development of 24-units of affordable housing located at the western terminus of Weldwood Drive ("subject property"). FHDC has named the development Colonia Paz I. On August 19, 2020 the Planning Commission approved the proposed affordable housing development. On September 1, 2020 a group of neighbors ("Appellants") filed an appeal of the Planning Commission decision to approve the application claiming the commission failed to apply or incorrectly applied certain criteria. Please accept the below arguments that support approval of this application and include this letter in the record.

I. The Project is not a Planned Development under Lebanon Development Code ("LDC") Chapter 16.23.

The Appellants argue that the Planned Development standards under LDC Ch. 16.23 should apply to the application. However, this is an incorrect assertion not supported by the LDC because the circumstances under LDC 16.23.010.E do not arise in this application. LDC 16.23.010.E provides:

"A Planned Development may be approved in any of the City's Land Use Zones.

1. An applicant *may elect* to develop a project as a Planned Development in compliance with the requirements of this Chapter.

2. Planned Development applies to all development in the City identified for such review in this Code (see the following in LDC Chapters 16.05 – 16.10: Table 16.05-1, Table 16.06-1, Table 16.07-1, Table 16.08-1, Table 16.09-1, and Table 16.10-1).

3. In addition, the *City may require* that the following types of development be processed as Planned Developments using the provisions of this Chapter:

- a. Mixed development, integrated either horizontally or vertically (e.g., a mix of land uses such as residential and commercial on one site).
- b. Any development proposal that includes a site that had been subject to a Zoning Map Amendment in the two years prior to the submittal date of the development proposal application.
- c. Any development proposal that requires an exception to or amendment of an Adopted Facility Master Plan, including the Transportation System Plan.
- d. Any development proposal potentially causing adverse impacts to land in public ownership or developed for a public use that could result in the loss of public use, the loss of some public opportunity, or the conversion of a previous public facility.
- e. Any development proposal of 1 acre or more in size that is in a 100 year flood plain or is on a steep slope (i.e., 15% or greater)." (Emphasis added).

None of these circumstances apply to the application. First, under LCD 16.23.010.E.1 "[A]n applicant may elect to develop a project as a Planned Development in compliance with the requirements of this Chapter." As mentioned in the Applicant's July 22, 2020 Open Record Letter ("Open Record Letter") to the Planning Commission, the Applicant has not elected to develop the project as a Planned Development. Therefore, subsection 1 does not apply.

Second, under LDC 16.23.010.E.2, LDC 16.06.040.B dictates when a development application in the Mixed Use (Z-MU) zone requires a Planned Development Review. "if a proposed development in a mixed use zone is deemed a Major Land Use Action ... it shall be processed as a Planned Development." The characteristics of a Major Land Use Action in the Mixed Use zone are found within Table 16.06-1. The table shows that if a residential use is 25 acres or larger then a Planned Development review is required. The subject property is only 1.39 acres and does not meet this 25 acre threshold.

The table provides another test that would require the application to undergo Planned Development review: if the project is characterized by two or more of the following characteristics: (1) if the acreage or size of project is five acres (in a single site) or larger or a subdivision of 25 or more lots, (2) multi-year phasing, (3) Class III Impacts, and (4) projected demand on public infrastructure and city provided utilities exceed actual or designed capacities in adopted master facilities plans.

Here, the subject property is only 1.39 acres and does not meet the 5 or more acres threshold. The only site subject to the application is the 1.39 acre parcel. As conditioned, the Applicant is required to complete a partition to create the single lot. The proposed development

is not a subdivision of 25 or more lots, but a 24-unit apartment development on one parcel. A partition creates a total of three lots and does not qualify as a subdivision. Therefore, the application does not possess the first characteristic. Further, the Applicant did not propose multi-year phasing. Therefore, the application does not possess the second characteristic.

The application does not involve a residential use with Class III impacts. Class III Impacts are enumerated under Table 16.06-2 and are as follows: State Regulated Special Residential – Group Living: Homes or Group Facility, Manufactured Home Park and Other Residential uses such as Dormitories and Houseboats. The proposed apartment development on the subject property is a Class II Impact use as indicated in Table 16.06-2, and has been appropriately reviewed through this Administrative Review process. As identified on page 3 of the June 10, 2020 Staff Report, the project will not exceed the capacity for public infrastructure or utilities. Finally, this project does not involve multi-year phasing because it is a singular project that has no bearing on any successive projects. Any future development on surrounding parcels will be permitted, developed, and built under its own review criteria depending on the property owner's proposal at a later date. As stated above, the Applicant did not propose any phasing of development on neighboring parcels. Therefore, the proposed development does not possess two or more of the characteristics that would require Planned Development review under Table 16-06-1.

Finally, under LDC 16.23.010.E.3 the City may require that certain types of development be processed as Planned Developments. The application does not propose any of the listed development types. The application does not mix commercial and residential uses. The subject property has not been subject to a Zoning Map Amendment in the last two years prior to the submittal of the application. The project does not require an exception to or amendment of an adopted Facilities Plan. The project does not adversely effect land in public ownership or developed for public use. The subject property does not have an acre or more within a 100 year flood plain or on a steep slope. Even if any of the above conditions applied, the City retains the discretion to require a Planned Development review, and the City did not require the review here. In accordance with the forgoing, LDC Ch. 16.23 is not applicable to the proposed development and the Planning Commission correctly determined that the Planned Development standards under LDC Ch. 16.23 do not apply to this application.

II. The Planning Commission applied the correct development standards to the application.

The Appellants argue that the Planning Commission incorrectly applied the Residential Mixed Density zone ("Z-RM") development standards to the proposed housing instead of the Residential High Density zone ("Z-RH") development standards. However, as identified in the June 10, 2020 Staff Report at pages 1-2, under LDC 16.06.100, residential developments in a Mixed-Use zone are subject to the development standards of the Z-RM zone. *See also* Table 16.06-7. The subject property is under a Mix-Use zoning designation and the application is for a

residential use.<sup>1</sup> Further the Appellants are mistaken that the zone development standards would impact the assessment of System Development Charges ("SDC"). Again, Planning Director Hart explained during the June 24, 2020 Planning Commission meeting that SDCs are not calculated based on zoning designation, rather SDCs are based on the type of construction and the average trips per day. Attachment 1, p. 1. As a result, the Planning Commission correctly reviewed the application under the Z-RM development standards.

III. The Lebanon School District had been notified of the application.

The Appellants argue that the City failed to "coordinate and [C]ollaborate with the Lebanon School District" thereby potentially violating the City's Comprehensive Plan and LDC 16.23.010.G.6. This is incorrect. As to the basis for Appellants' claim that the Comprehensive Plan applies directly to this application, they cite to LDC 16.23.010.G.6. As illustrated in Section I of this letter, LDC Ch. 16.23 does not apply to the application. The Comprehensive Plan does not directly apply to this application because the development code implements the plan. No development code provision requires direct coordination with the school district. Moreover, as explained by Director Hart at the June 24, 2020 meeting the Lebanon School District has in fact been notified through the required notification process by the City. Attachment 1, p. 2. The School District was provided with an opportunity to comment on the proposed development. The School District did not provide any comments that the application would interfere with school planning or capacity.

The Appellants' vague claims in this appeal of sight, foot traffic, and noise abatement were all addressed in the Applicant's submittals to the Planning Commission. See Applicant's Open Record Letter at page 5 addressing foot traffic and pedestrian use around the subject property; Open Record Letter at page 5 and in Attachment 5 thereof address sight and traffic impacts; and Applicant's Rebuttal Letter of July 29, 2020, and page 1 of Applicant's August 5, 2020, Final Written Argument addressing noise. Appellants had the opportunity to respond to the Open Record submittals during the rebuttal period, but did not submit anything further to question the Applicant's submittals. Therefore, the Planning Commission correctly chose to rely on Applicant's submittals and expert testimony to determine that the application met the criteria despite Appellants' concerns about sight, foot traffic, and noise abatement for the existing neighborhood. Finally, as mentioned above when future developments take place, the School District will again be notified and provided with the opportunity to comment on the proposed developments.

IV. All of FHDC's submittals were available for public review throughout the process.

The Appellants argue that the City made no effort to provide supporting documents such as the Applicant's Wetland Delineation Study, the Geotechnical Study, and the Archaeological

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<sup>1</sup> Further, even if the Z-RH development standards applied, they are identical in terms of setbacks, parking, open space, and height limitations to the Z-RM development standards as explained by Director Hart during the June 24, 2020 Planning Commission meeting. Attachment 1, p. 1. *See also*, September 11, 2020 Staff Report to City Council, p. 5.

review - effectively withholding them from the public. This is not accurate. The public notice was issued on May 28, 2020 prior to any hearing on the application and contained instructions on how to review the application materials and indicated that the material would be posted online. Attachment 2. Specifically, the agenda reports and plans were posted to the City's website on June 9, 2020. Further, this information was reiterated during the June 25, 2020 Planning Commission meeting by Director Hart. Attachment 1, p. 1. Thereafter, the Planning Commission adopted a motion on July 15, 2020 to reopen the record for a seven day open record period, followed by a seven day rebuttal period, culminating in a seven day final written argument period. Nothing about this motion changed the original instructions in the Notice contained in Attachment 2 about how to review the materials. Further, all of the materials submitted after July 15, 2020 were posted to the City's website and available to all participants. The fact that the Appellants did not exercise their right to obtain these documents is not the fault of the City or the Applicant. The Appellants did not object to the City's review procedures during the Planning Commission's consideration of the application. Therefore, this issue is waived. The Appellants were not denied their ability to view the supporting documentation for the application.

V. The approved six foot perimeter fence meets the applicable standards.

The Appellants request an eight foot masonry fence. However, the Applicant's proposed a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines that meets the High Screen Landscaping Standard under LDC 16.15.030.C as illustrated in the Applicant's Supplemental Narrative, Attachment 5, pp. 19-21 to its Open Record Letter. Further the Applicant has the right to decide on its fence and landscape treatment as long as it meets the code, and the proposed fence does meet the criterion.

CONCLUSION

Based on the foregoing information, all of the Applicant's previous submittals, and the established need for affordable housing in Lebanon, the Applicant respectfully requests that the City Council uphold the August 18, 2020 Planning Commission Decision to approve this application. Thank you for your consideration of these materials.

Sincerely,



Jennifer M. Bragar

Enclosures

cc: client  
Tre Kennedy (by e-mail)

have any impact on the development review as the smaller property size is more restrictive and the project would meet the development standards whether the property were partitioned or not.

Next, the letter indicates the surrounding uses was incorrectly identified, indicating that to the south, the property is not vacant, but contains a single-family home. This is accurate, the report does misstate that the site is vacant, when in fact there is a single-family residence on the site.

The letter further states that they believe the development is considered high density and should therefore be processed using high density development standards rather than mixed-density, and that the high-density designation would impact development standards, and SDC charges.

For clarification, as identified in the staff report, under the Mixed-Use zoning designation, if the project is residential in nature, the code indicates that the mixed-density residential standards be applied. Further, the mixed-density and high-density residential development standards are identical in terms of setbacks, parking, open space, and height limitations; therefore, even with the application of the high density standards, the development proposal would still comply. Finally, the zoning designation modification would not impact the SDCs as they are not calculated based on zoning designation, but type of construction and trips per day.

The letter indicates that the project and city has not complied with the NPDES permit requirements for the construction phase, or the 1200C permit to address stormwater, wetlands and soils. For clarification, this application is in the initial review stages, and not the construction phase. If the planning commission were to approve the development proposal, the applicant would be responsible for obtaining a 1200C permit to address stormwater mitigation, wetlands and soils.

The letter continues indicating that the City did not provide calculations with the plans to demonstrate there is sufficient utility capacity for water, sewer, and stormwater. In response, the City through the review phase determined the project was compliant with the zoning classification and compliant with all aspects of the development code. As such, since there is no modifications or variances, the development buildout is anticipated in the City's facility plans, and there is no further calculations required for the city's utilities.

Next, the letter identifies that the project is near historical sites, specifically the wagon trail road, and an archaeological study should be completed and incorporated in the analysis for the project. In response, an archaeological review is not required to be completed as part of the land use consideration but is required prior to construction. However, the applicant has already conducted the archaeological review.

Next item, the letter indicates the project materials were not accessible till June 17th at which time the city provided the staff report and developer information. Again, for clarification, the public notice for the application was issued on May 28th, 20 days prior to the hearing with instructions of how to review the application materials. The agenda reports and plans were then posted to the City's website on June 9th, 8 days prior to the hearing.

The letter indicates that the project is incompatible with standing agreements, and

references the City and County Urban Growth Management Agreement, indicating that per the agreement, the City is responsible to coordinate with the County on the project, and since the City did not coordinate with the County, that the project should be delayed until such time as the coordination occurs. This is a misinterpretation of the Urban Growth Agreement. The Agreement is for the development of County land within the Urban Growth Boundary. So, if there were a development application within the County, but in the UGB, per this agreement, the County would be responsible to coordinate with the City on the development. However, this agreement does not require the city to coordinate with the county when developing in city limits. All that being said, as part of the public notice distribution, the City does notify the county of the scheduled public hearing and the proposal.

Finally, the letter refers to impact to schools, and the City must provide notice to the Lebanon School District when a major development is proposed that may impact the school district. Again, the City did notify the School District through the required notification process of the pending hearing, and they were provided the opportunity to comment, therefore this provision has been met.

Don Frier Letter:

Next is a letter from Don Frier. His letter indicated support of the project and indicated there was a significant need for affordable housing in the city.

Woodburn Letter:

The final comment letter received was from the city of Woodburn. This letter provided background on the 30 years' experience the City of Woodburn has with a development managed by the Applicant.

The letter identifies the resources and support provided by FHDC to the residents, creating a sense of community.

In addition, the City indicated their residents identified similar concerns as those indicated by the Lebanon residents, but to date, none of those concerns materialized.

Director Hart concluded the summaries of the public comments and stated after the close of the public comment period, we did receive a phone call from a resident requesting the Commission provided a one-week extension of the public review and comment period for further review.

City Attorney Kennedy discussed the legal statutory requirements per the ORS, Governor's modified order in regards to public hearings during the pandemic, and the City's municipal code, and recommended the Planning Commission to leave the record open for a period of seven days for the public to provide further testimony, then provide seven days for the applicant to respond and rebut the comments, but left the decision to the Planning Commission on how to proceed.

Vice-Chair Robertson indicated understanding and invited the Applicant to rebut the testimony provided by the members of the public.

The Applicant indicated in response to the request for a barrier, it is already in the plan to



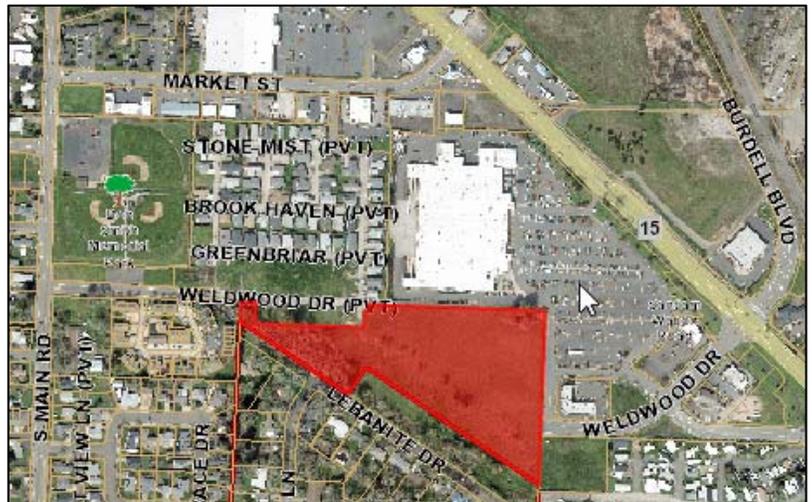
# NOTICE OF VIRTUAL PUBLIC HEARING LEBANON PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, June 17, 2020 at 6:00 p.m. and Wednesday, June 24, 2020** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

<b>Planning Case No.:</b>	AR-20-05 and VAR-20-02
<b>Applicant:</b>	Farmworker Housing Development Corporation
<b>Location:</b>	Weldwood Drive
<b>Map &amp; Tax Lot No.:</b>	12S02W23B 01701
<b>Request:</b>	Administrative Review and Class II Variance
<b>Decision Criteria:</b>	Lebanon Development Code Chapters: 16.06, 16.20 & 16.29

**Request:** The applicant is requesting Administrative Review approval to construct a 24-unit multifamily development. The applicant is also requesting a Variance to the minimum parking standards for off-street parking.

**Virtual Meeting:** Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.



The public hearing will occur in two phases: on June 17, 2020 at 6:00pm, the Planning Commission will open the public hearing, receive Staff’s report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, June 24, 2020 at 6:00pm. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00pm on Monday, June 22, 2020. The comments will then be read into the record and played for the Planning Commission at the June 24, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

The public is invited to watch the meeting online through the City of Lebanon’s YouTube page at <https://www.youtube.com/watch?v=VpePNgOMMgw> on June 17, 2020, and <https://www.youtube.com/watch?v=e4dg9jJ3NLo> on June 24, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor’s Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at <https://www.ci.lebanon.or.us/meetings> seven days prior to the hearing.

**Providing Comments:** The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Monday, June 22, 2020**. Written testimony may be emailed to [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us), or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Monday, June 22, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

*CITIZENS ARE INVITED TO PARTICIPATE* in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

**Appeals:** Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Decisions of the Planning Commission may be appealed to the Lebanon City Council within 15 days following the date the Commission's final written decision is mailed. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision has rights to appeal a land use decision. The appeal must be submitted on the appeals form as prescribed by City Council with appropriate fee paid and must set forth the criteria issues that were raised which the applicant or party deems itself aggrieved. Please contact our office should you have any questions about our appeals process.

**Obtain Information:** A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available online in the Planning Commission Agenda Packet at <https://www.ci.lebanon.or.us/meetings>. The materials are also available for inspection in person at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions, would like additional information, or would like to schedule a time to view the application materials in person, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4252; email [khart@ci.lebanon.or.us](mailto:khart@ci.lebanon.or.us).

**The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.**

From: [Laura Lester](#)  
To: [Kelly Hart](#)  
Subject: Planning Case No. AR-20-5  
Date: Tuesday, September 22, 2020 9:03:27 PM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Members of the Lebanon City Council:

I write for a second time in support of Planning Case No. AR-20-5 and the Applicant Farmworkers Housing Development Corporation to build living quarters for agricultural workers and their families.

I was so heartened by your affirmative decision earlier this year, and would ask that you not give in to negative, fearful and xenophobic pressures, but stand firm in the belief in the dignity of every individual and their right to work, be safe and housed, and provide the best life they can for their family.

Not only have the past six months of living with Covid-19 stripped bare the inequalities built into our American way of life, but the recent fires have disproportionately affected people who lived in the most modest kind of housing, without the insurance that people of more means might have.

During the Covid-19 shut-down, farm workers were declared "essential workers", which means that without their labor, society would not get fed. Without food, we truly would face anarchy.

Now too many of these same farm workers are reduced to living in what will probably be FEMA-provided shelters, struggling to rebuild the modest homes they once had.

As farm workers are essential to our societal infrastructure, let us, as a society, provide them with the basics of living a life in which we afford them proper dignity, respect, and basic conditions for success--a roof over one's head, safe and potable running water, adequate space for one's family, a place for children to play and thrive, and living arrangements which are culturally familiar and appropriate.

**THE HOUSING DEVELOPMENT PROPOSED BY FARMWORKERS HOUSING DEVELOPMENT CORPORATION WOULD DO ALL THIS!**

***PLEASE DO NOT GIVE IN TO XENOPHOBIC, RACIST GROUPS THAT WOULD SOW FEAR AND DISCORD!***

Let us, instead, accord each other the dignity and humanity which should be everyone's birthright.

Lebanon's city motto is "The City That Friendliness Built".

It is a good motto, and one I hope your actions will affirm by once again approving

Planning Case No. AR-20-5.

Thank you for the opportunity to provide comments.

Sincerely yours,

Laura Lester  
218 SW Bancroft Street  
Portland, OR 97239  
240-298-4211

**From:** [oldnorwegian\\_ron@comcast.net](mailto:oldnorwegian_ron@comcast.net)  
**To:** [Kelly Hart](#)  
**Subject:** My letter  
**Date:** Wednesday, September 23, 2020 10:32:24 AM

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[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Greetings,

My name is Ron Edwards and I live on Lebanite Drive and I would like to address vague claims.

I contacted the Sheriff's department to get the information on the number of calls to them to come to Lebanite Drive and a list was compiled for me, complete or incomplete is unknown to me. In 2016 there were four entries, in 2017 there was one entry, in 2018 none, in 2019 there were 5 entries, in 2020 there are five entries. There was not enough time to do a more complete check for the whole neighborhood and I do not think the Sheriff's office will provide information on my neighbors. After thought, two of the entries were for me only.

I walk regularly and I have 50 plus roses and other flora in my front yard, I pay attention to what is going on around me. I know where all the foot paths are along Lebanite drive and I see who uses them when I am out front of my home. There is a lot of foot traffic and I have helped clean up the mess left behind in the green across the street, I have seen the little camps and listen to the ugly language. I have seen some of the people while they are camping. My neighbors see the same thing, this is not a vague claim.

Noise, when Walmart was first opened their refrigeration was quite loud, we had the sound measured, I took the results of the measurement to Walmart, and as a good neighbor they replaced the refrigeration system. ( I hope it was being a good neighbor).

On a personal level we have had our vehicles vandalized six times and had things taken from them four times. I have had someone in my back yard without my permission.

This is not a vague theory on our part and if given more time it can be expanded on. For me I see 110 units coming in with 220 cars and as I see *the parking lot being placed between the building and us I can see people taking advantage of that and noise will become a real issue. This needs to be addressed.*

Regards,

*Ron Edwards.*

**September 23, 2020**

**Administrative Review of AR-20-05**

**Respectfully Submitted by Heather Balzomo, LCSW**

Request for Postponement:

Good Evening Mayor Aziz and City Council Members. My name is Heather Balzomo. My husband and I own the property adjacent to the proposed development site for this project. I first want to say that we appreciate all of you taking the time to review the Planning Commission's decision on AR-20-05. I am not appealing this decision alone but on behalf of nearly 30 residents of the White Oaks Neighborhood. White Oaks is a neighborhood of single-family homes with residents who have lived here since the early 70's. We have met outdoors, when necessary to discuss our concerns about this proposed development. In recent weeks, we were unable to meet indoors due to Covid restrictions, nor were we able to meet outdoors due to hazardous smoke/air quality. We would request a 2-week postponement of this review, to allow time to meet as a group and to properly prepare our points of appeal for the Council. Furthermore, we received the response from FHDC on 2/22/20 which contains new information. We would like to accurately represent the response from our neighbors, who are challenged to use the current means of testimony and are unable to give in-person testimony due to ongoing Covid restrictions.

Introduction:

I was born and raised in Lebanon. We don't have an attorney and we aren't experts on building codes/regulations, but we do love and care about our neighborhood and the greater good of the Lebanon Community. We understand and support the growth of Lebanon but want it to be done in a thoughtful and responsible manner with consideration for the the needs of current residents as well as prospective residents. We would like Council to know that we have actively pursued communication with the Farmers Housing Development Corporation to discuss possible compromises that could have addressed both the needs of this high-density housing and those of our existing neighborhood. After multiple attempts to communicate with FHDC, the only response received was that they would communicate with us through Planning Commission proceedings and after the development was approved. Relationships were further damaged when FHDC solicited support from the Lebanon community teachers and community groups by falsely labeling our neighborhood as a "very vocal anti-immigrant group." This was highly offensive and could not be further from the truth as my family is bi-racial and my husband is an immigrant from the Philippines. I only say this to remind you that FHDC is a housing development corporation that used a dishonest tactic to gain support from our community for this project. The City Council is the only body with discretion to consider the best interests of our community in both growth and protections for existing residents. We feel that it is important that you accurately consider the environmental impact of this development on school capacities, traffic, community resources, and surrounding neighborhoods.

At this point, I would like to hand the microphone to one of my White Oaks neighbors, Ron Passmore, who is a former mayor of Lebanon. He better understands the constraints of your decision process and will go over the basis for our appeal.

# Agenda Item 2



925 S. Main Street  
Lebanon, Oregon 97355

TEL: 541.258.4918  
www.ci.lebanon.or.us

# MEMORANDUM

*Engineering Services*

To: Mayor Aziz and City Council  
From: Ron Whitlatch, Engineering Services Director  
Subject: **Recommendation to Award Emergency Contract**  
WWTP Digester Coating Project

Date: September 23, 2020

## I. INTRODUCTION

Beginning September 1, 2020, City Staff assumed operations and maintenance responsibilities for the Lebanon Wastewater Treatment Plant (WWTP). City Staff has been conducting inspections of all process elements of the WWTP to complete an initial Conditions Assessment of the overall function and condition of the WWTP upon terminating the contract with Jacobs (OMI).

On September 8, 2020, City Staff began the task of emptying the aerobic digester. The process required three staff working 12-14 hours per day for about twelve days. This equates to approximately 576 manhours to get the material out of the tank in order to perform visual inspections of the aerators, mixers, and overall tank condition. Upon a thorough visual inspection of the tank on September 21, 2020, it was determined that the bottom eight feet of the twelve feet concrete walls had substantial concrete deterioration.

The digester plays a critical function in the wastewater treatment process and can only be off-line for a very limited amount of time. It should also be noted that the process to empty the digester is an extremely labor-intensive process that can only be completed during low flow conditions. The concrete needs immediate repair (coating), and since the digester is currently empty, staff has determined that the repair should happen now rather than risk further deterioration.

On September 21, 2020, City Staff asked three contractors to provide quotes to complete the coating of the digester walls. The Contractors were provided the timeframe in which the work needed to be done and the overall scope of the project. Only Underground Tech, LLC. responded. Representatives from Underground Tech visited the site on September 22, 2020 and provided a quote of \$121,920 to complete the work and have the digester operational by October 9, 2020.

Underground Tech has done manhole rehabilitation for the City in past years. They are proposing to use a Microsilica Mortar (same as being used in manhole rehabilitation) with an epoxy coating. This type of application is expected to have a 20-30-year service life. Staff has reviewed the quote and determined that it is reasonable based on the amount of work, material costs, and timeframe in which the project needs to be completed.

ORS279.C 335 allows a Contracting Agency to request three quotes for work that does not exceed \$100,000. Any contract that exceeds the \$100k threshold is required to be advertised and publicly bid except in cases of an emergency. In emergency cases, ORS 279B.080 allows a Contracting Agency to procure goods and services in a much quicker manner. Below is the reasoning behind the proposed emergency contract:

- Inspection revealed concrete deterioration of the first eight feet of the digester walls. The wall rehabilitation was not a planned project, but rather an immediate need for maintenance.
- Due to the very limited amount of time the digester can be off-line, a conventional bidding process (which takes two months) would not be realistic.
- The digester is a critical feature of the treatment process and emptying the tank is very labor intensive and will likely only happen every five years.
- Based on the small size of the project, it is likely that there would be very little if any additional competition in a conventional bidding process. There only three certified installers in the Pacific Northwest for the Mainstay Composite Liner. Underground Tech is the only local company certified, thus leaving the other two with much higher mobilization costs.

It should also be noted that the digester has not had maintenance (been emptied) performed on it since the Cannibal Process was installed in 2010. We have several additional (smaller) contracts in place to re-build the aerators inside the digester and replace failed valves. All of the additional work will be completed during the same timeframe as the proposed Digester Coating Project.

## II. RECOMMENDATION

I recommend that City Council pass a motion to award the Emergency Contract based on ORS 279B.080 for the Digester Coating Project to Underground Tech, LLC from Halsey Oregon.

# EMERGENCY CONTRACT

City of Lebanon Oregon

For Proposed

## Wastewater Treatment Plant Digester Coating Project

Linn County

September 2020



### City Council

Paul Aziz, Mayor

Jason Bolen	Robert Furlow
Karin Stauder	Rebecca Grizzle
Michelle Steinhebel	Wayne Rieskamp

### Staff

Ron Whitlatch, Interim City Manager  
John E. Kennedy, City Attorney

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# **Project Information**

## **WWTP Digester Coating Project**

### **Principal Features**

The work to be completed under this Contract includes the following work at the Lebanon Wastewater Treatment Plant in the City of Lebanon, Oregon. The principal features of the work are indicated below:

1. This is being declared an Emergency Contract due to the very limited time that the Digester can be off-line. City Staff emptied the Digester over a two-week period for inspection purposes. Upon inspection it was determined that the first 8 feet (from the floor up) is showing signs of concrete deterioration. It has been determined that in order to maintain the integrity of this critical process that the walls need to be lined.
2. Contractor to line walls of the existing Digester (to height of 8 feet from the floor) with Mainstay Composite liner.
3. Contractor shall provide all labor, equipment and materials to complete the project as indicated in the quote provided on September 20, 2020.
4. Contractor shall clean and prep existing wall surface prior to application of Mainstay Composite Liner.
5. City Crews will be available to assist and provide adequate pumps to remove excess water from the Diester due to cleaning process.
6. The project cost shall not exceed \$121,920.00 without written authorization from the City of Lebanon.
7. The work will include exposure to bio-hazardous materials associated with a domestic wastewater plant. Contractor shall provide appropriate personal protective equipment for their personnel while performing the work.
8. Due to the Digester being a critical feature of the WWTP, all work needs to be complete by October 9, 2020.

### **Addresses and Representatives**

Owner: City of Lebanon  
Engineering Services  
925 Main Street  
Lebanon, OR 97355-3200

The contact person for this project is Ron Whitlatch, Interim City Manager/Engineering Director, 541-258-4269 or [rwhitlatch@ci.lebanon.or.us](mailto:rwhitlatch@ci.lebanon.or.us).

The Contractor shall keep the City informed of the address and person to which official correspondence should be directed and the address and telephone number where a principal of the Contractor may be reached outside of normal working hours in emergency situations.

### **Insurance**

The Contractor's general liability insurance shall hold the City harmless from claims due to the potential health and safety risks of the work to be performed under this Contract. As part of this contract please provide appropriate Insurance Certification Form to the City of Lebanon prior to commencing the work.

### **Utilities**

The City does not guarantee the existence or precise location of existing utilities. For utility locates, call the Utilities Notification Center at 1-800-332-2344. Agencies with utilities located within the project area:

- Pacific Power
- NW Natural Gas
- CenturyLink
- Comcast Cable
- City of Lebanon
- Consumer's Power, Inc.

### **Coordination of Work**

The Contractor shall be responsible for coordinating all activities with the Wastewater Treatment Plant Manager and/or his designee.

### **Project Specifications**

The Standard Specifications applicable to this project are the 2008 Oregon Standard Specifications for Construction, published jointly by the American Public Works Association (Oregon Chapter) and the Oregon Department of Transportation. This document is hereby incorporated as part of the Contract Documents and Specifications by reference.

The Supplemental Standard Specifications applicable this project will be the 2008 Supplemental Standard Specifications to the 2008 Oregon Standard Specifications for Construction, by the City of Lebanon. This document is hereby incorporated as part of the Contract Documents and Specifications by reference and is available under separate cover from the City of Lebanon for a fee of \$20, which includes registration to receive updates when published. This document is also available in Adobe® PDF format on-line at <http://www.ci.lebanon.or.us/index.aspx?page=258>.

The project Special Provisions further supplement the Standard and Supplemental Specifications and are included in the Contract Documents.

All numbered references in the Supplemental Standard Specifications and Special Provisions shall be understood to refer to and/or modify that section or subsection of the Standard Specifications bearing like numbers. Precedence is defined in the Standard Specifications under section 00150.10(a).

## **Agreement (Page 1 of 2)**

### **WWTP Digester Coating Project**

THIS AGREEMENT, made and entered into by and between the City of Lebanon, hereafter referred to as CITY and Underground Tech, LLC. hereafter referred to as CONTRACTOR whose names are subscribed hereto.

WITNESSETH:

WHEREAS, the City has invited Proposals from contractors, has received said Proposals, analyzed the same, and duly given notice of acceptance and awarded a Contract to the CONTRACTOR as herein set forth and as stated more in detail in the Contract Documents which are as follows:

- |   |                                |
|---|--------------------------------|
| a. Project Quote/Proposal (Contractor Provided) | d. Insurance Certifications    |
| b. Principal Features                           | e. Standard Specifications     |
| c. Agreement                                    | f. City Supplemental Standards |

all of which are made a part hereof and which constitute the whole Contract between the CITY and the CONTRACTOR, and

WHEREAS the CONTRACTOR has proposed to undertake and perform the construction required in the Bid Schedule, which is made a part of the CONTRACTOR'S Proposal

NOW THEREFORE, it is hereby agreed that:

- (a) the CONTRACTOR shall furnish all construction, pay all costs, and perform the construction required by the Contract in the manner specified in the Contract Documents, and

**ESTIMATED TOTAL CONTRACT PRICE NOT TO EXCEED IS \$121,920.00**

## Agreement (Page 2 of 2) WWTP Digester Coating Project

It is further agreed that the CONTRACTOR will start work immediately upon receipt of the CITY'S notice to proceed and shall complete work in the Contract in the number of calendar days after said notice to proceed (or by the specified completion date) as set forth in the Special Provisions.

The CONTRACTOR agrees to indemnify and save harmless the CITY from any and all defects developing in the materials furnished and workmanship performed under this Contract for a period of one (1) year after the date of acceptance of the work by the CITY.

IN WITNESS WHEREOF, two (2) identical counterparts of this Contract, each of which shall for all purposes be deemed an original thereof, have been duly executed by the parties herein above named on the day and year written below.

Contract Documents approved as to form:

\_\_\_\_\_  
(Signature)

City Attorney  
(Title)

\_\_\_\_\_  
(Date)

CITY OF LEBANON, OREGON

\_\_\_\_\_  
(Signature)

City of Lebanon Mayor  
(Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

Interim City Manager / Engineering Services Director  
(Title)

\_\_\_\_\_  
(Date)

CONTRACTOR

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

Received After Packet Was Published

Virtual Public Hearing  
Lebanon City Council  
Verbal Comments  
September 23, 2020

My name is Ronald Passmore, my wife Patricia and I live at 865 Lebanite Drive. Thank you Mayor and City Council for allowing this process and giving local neighbors of the proposed project an opportunity to be heard. As a former City Councilor and Mayor, I am familiar with the difficulty in discharging your duties under the best of circumstances, which these are not. Covid 19 has upended our lives and created a new abnormal normal.

We are a member of the White Oaks Neighborhood Group. Not members of a "vocal anti immigrant group" as suggested by the applicant in written communication sent to garner support in our community. No matter, we all know that ... who is going to live in Colonial Paz is not relative to the planning process but the question of how many is relative. Which is direct to the point we wish to put in the record. Farmworker Housing Dev. Corporation purchased 9.53 acres for the purposes of development. Everyone involved in this review including City Staff has some knowledge that when fully developed the 9.53 acres will encompass a 110 unit 3 story apartment complex housing more than 400 individuals and families. How in the world Planning came to the decision to allow this property to be broken into 3 parcels and proceed with a 24 unit development project on 1.39 of the original 9.53 acres escapes us. It is our contention that the City Planning department erred in allowing this to happen. It is our view that a development plan for the

entire 9.53 acres should have been required. In doing so the acreage is over 5 acres in a single site. The project would almost assuredly require multi year phasing. In short it would require a Planned Development Review. By doing this it is practically guaranteed that the existing traffic study and wetlands delineation study used to approve the existing project would not be adequate to address traffic flows and water displacement for the entire complex when completed. Furthermore the foot traffic and daily trip counts for traffic would become self-evident increasing as much as 5 times. Based on the entirety of the information used to develop the existing project we concur that the Z-RM is applicable to this project. It would also apply to the Planned Development adding no additional burden to the developer. We request that you return the application to the Planning Commission with direction to require the applicant to resubmit the Land Use Application with appropriate property information that includes the entire 9.53 acres. With a zoning designation of Z-RM, with a proper project description of new construction of a 110 unit housing complex with a mix of one and two bedrooms, You can then allow them to build the complex in however many projects they want to. That there is an appropriate traffic impact study completed and a new wetlands delineation study completed that address the impacts of the entire project. That the 6' chain link fence with double slats be replaced with a minimum 7'-8' masonry fence as allowed for in the LDC.

All we have heard from the start is that the application meets minimum standards and has to be approved. Who ever said that building everything in our community to minimum standards is a good idea.

What type of legacy do you leave for the next generation of leadership if everything in our community is built to minimum standards.

In closing, we know this is one of many many applications you have to review. Most of you know I for one am in favor of growth in our community. Lebanon is on the move and that's a good thing.

Companies like Farmworker Housing Dev. Corporation should be welcomed into our community and applauded for wanting to make an investment here. But recognize the project for what it is. Again, for you this is just one of many reviews you will complete in the next year. For the members of the White Oaks Neighborhood Group it's a major forever change to the landscape of our neighborhood. Lets get it right on the application.

Just as a footnote we would highly recommend on future applications that you require the Applicant to sit down and communicate directly with those with standing. The lack of direct communication from the applicant To us was very frustrating. That should not be allowed to happen.

Thank you for your time.

White Oaks Neighborhood Group

Ronald T. Passmore

865 Lebanite Drive

Lebanon, Oregon 97355