



Planning Commission Agenda

Development and Public Works Director,
Anette Spickard, 541-726-3697
Current Development Manager:
Greg Mott 541-726-3774
Management Specialist:
Brenda Jones 541.726.3610

City Hall
225 Fifth Street
Springfield, Oregon 97477
541.726.3610
Online at www.springfield-or.gov

Planning Commissioners:

Tim Vohs, Chair
Nick Nelson, Vice Chair
Steve Moe
Greg James
Sean Dunn
Michael Koivula
Andrew Landen

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available. To arrange for these services, call 541.726.3610.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Planning Commission.

All proceedings before the Planning Commission are recorded.

June 16, 2015

6:30 p.m. Work Session
Jesse Maine Room

(Planning Commission work sessions are reserved for discussion between Planning Commission, staff and consultants; therefore, the Planning Commission will not receive public input during work sessions. Opportunities for public input are given during all regular Planning Commission meetings.)

CONVENE AND CALL TO ORDER THE WORK SESSION OF THE SPRINGFIELD PLANNING COMMISSION

ATTENDANCE: Chair Vohs _____, Vice Chair Nelson _____, Moe____, James _____, Dunn _____,
Koivula _____, Landen _____.

WORK SESSION ITEM(S)

1. Instruction from City Attorney regarding Glenwood Greenway Setback

The hearing scheduled for tonight will be to consider the question of the greenway setback on certain properties in Glenwood based on the criteria of approval for this action in the Glenwood plan district. The city attorney will provide an explanation of the status of the record and decision that was created during the first public hearing on this matter using the incorrect criteria.

Staff: Lauren King, Assistant City Attorney
30 Minutes

ADJOURN WORK SESSION OF THE SPRINGFIELD PLANNING COMMISSION

June 16, 2015

**7:00 p.m. Joint Regular Session
Council Chambers**

CONVENE AND CALL TO ORDER THE JOINT REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION AND SPRINGFIELD HEARINGS OFFICIAL

BY – CHAIR, SPRINGFIELD PLANNING COMMISSION
BY – SPRINGFIELD HEARINGS OFFICIAL

PLANNING COMMISSION

ROLL CALL: Chair Vohs _____, Vice Chair Nelson _____, Moe____, James _____, Dunn _____,
Koivula _____, Landen _____.

HEARINGS OFFICIAL

ROLL CALL: Gary Darnielle _____.

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE REGULAR SESSION AGENDA

In response to a request by a member of the Planning Commission, staff or applicant; by consensus

BUSINESS FROM THE AUDIENCE

Testimony is limited to 3 minutes; testimony may not discuss or otherwise address public hearings appearing on this Regular Session Agenda

PUBLIC HEARING(S)

QUASI-JUDICIAL PUBLIC HEARING (JOINT) –

1. Establishing the Willamette River Greenway Setback Line in Glenwood –

Conduct a second joint public hearing with the Springfield Hearings Official to consider a proposal to adopt a “Greenway Setback Line” for properties in Glenwood where this line has yet to be established. The Planning Commission is requested to approve, approve with conditions or amendments, or deny the proposed location for the setback as it applies to the location of the setback within the annexed ODOT right-of-way located beneath the Springfield bridges. The Hearings Official shall determine the setback for those properties which are outside of the city limits but within Springfield’s Urban Growth Boundary.

Staff: Mark Metzger
30 Minutes

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND SPRINGFIELD HEARINGS OFFICIAL

Staff explanation of quasi-judicial hearing process (ORS 197.763): City Attorney

- Chair opens the public hearing
- Hearings Official opens the public hearing
- Commission members declaration of potential conflicts of interest; disclosure of “ex-parte” contact
- Hearings Official declaration of potential conflicts of interest; disclosure of “ex-parte” contact
- Staff report
- Testimony from the applicant
- Testimony in support of the application
- Testimony opposed to the application
- Testimony neither in support of nor opposed to the application
- Summation by staff
- Rebuttal from the applicant
- Planning Commission, followed by Hearings Official: Consideration of request for continuation of public hearing, extension of written record, or both
- Planning Commission, followed by Hearings Official: Close or continue public hearing (by motion); close or extend written record (continuance or extension by motion)
- Planning Commission discussion; possible questions to staff or public
- Hearings Official possible questions to staff or public
- If no continuance, Planning Commission motion to approve, approve with conditions or amendments, or deny the application based on the information contained in the staff report, oral and written testimony, and all other evidence submitted into the record
- Hearings Official declares estimated date of published decision; adjourns participation in the joint hearing
- Final Order signed by Chair incorporating findings and reasoning to support the decision

ADJOURN JOINT REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION AND HEARINGS OFFICIAL AND CONVENE REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION

PUBLIC HEARING(S)

QUASI-JUDICIAL PUBLIC HEARING –

1. Moderate Visibility Cellular Tower Application – Smartlink PCs on behalf of Verizon Wireless LLC, TYP315-00003 and TYP215-00012–

Conclude a continued public hearing, then conduct deliberations and approve, approve with amendments, or deny a proposal by Verizon Wireless to construct a 90-foot tall monopine cellular tower at 4614 Jasper Road.

Staff: Andy Limbird

15 Minutes

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff explanation of quasi-judicial hearing process (ORS 197.763)
- Chair opens the public hearing
- Commission members declaration of potential conflicts of interest; disclosure of “ex-parte” contact
- Staff report
- Testimony from the applicant
- Testimony in support of the application
- Testimony opposed to the application
- Testimony neither in support of nor opposed to the application
- Summation by staff
- Rebuttal from the applicant

- Consideration of request for continuation of public hearing, extension of written record, or both
- Close or continue public hearing; close or extend written record (continuance or extension by motion)
- Planning Commission discussion; possible questions to staff or public
- Motion to approve, approve with conditions, or deny the application based on the information contained in the staff report, oral and written testimony, and all other evidence submitted into the record
- Final Order signed by Chair incorporating findings and reasoning to support the decision

REPORT OF COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

- Upcoming Planning Commission meetings, committee assignments, appointments or other business

BUSINESS FROM THE DEVELOPMENT AND PUBLIC WORKS DIRECTOR

ADJOURN REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION

AGENDA ITEM SUMMARY

Meeting Date: 6/16/2015
Meeting Type: Regular Meeting
Staff Contact/Dept.: Mark Metzger/DPW
Staff Phone No: 541-726-3775
Estimated Time: 30 Minutes
Council Goals: Mandate

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE: ESTABLISHING THE WILLAMETTE RIVER GREENWAY SETBACK LINE IN GLENWOOD

ACTION REQUESTED: Conduct a second joint public hearing with the Springfield Hearings Official to consider a proposal to adopt a “Greenway Setback Line” for properties in Glenwood where this line has yet to be established. The Planning Commission is requested to approve, approve with conditions or amendments, or deny the proposed location for the setback as it applies to the location of the setback within the annexed ODOT right-of-way located beneath the Springfield bridges. The Hearings Official shall determine the setback for those properties which are outside of the city limits but within Springfield’s Urban Growth Boundary.

ISSUE STATEMENT: **This is the second joint public hearing on this specific proposal and is necessary to correct a technical error in the notice and listed criteria of approval used for the initial joint public hearing conducted on May 5, 2015.** At that hearing staff referenced the approval criteria found in SDC 3.3-325—Willamette Greenway Overlay District, for establishing the location of the Greenway Setback Line. These criteria do not apply within the Glenwood Riverfront Mixed Use Plan District; instead the similar but separate criteria found in SDC 3.4-280 (D) and (L) are to be used for establishing the setback within the boundaries of the Glenwood Riverfront Mixed Use Plan District.

In addition, criteria found in Oregon Administrative Rules (OAR) 660-015-0005 C. 3. k. are also applicable to this decision but were not included in the public notice for the May 5, 2015 joint public hearing and were not specifically addressed in the staff report. **The unaddressed criteria in SDC 3.4-280 (D) and (L), and in OAR 660-015-0005 C.3.k.—Greenway Setback, are so similar in scope and purpose to the criteria of SDC 3.3-325, that the proposed location of the setback established in the initial hearing is unchanged for this hearing.**

ATTACHMENTS:

1. Staff Report and Recommendation
2. Application and Supporting Exhibits A-G. Exhibit G is a series of aerial photographs showing the proposed setback line.
3. 2004 Salix Report on the Establishment of the Willamette River Greenway Setback Line in Glenwood.

DISCUSSION: The City proposes to draw the Willamette River Greenway Setback Line at the upland extent of the riparian vegetation (Riparian Edge), or ten feet from top-of-bank, whichever is greater. Where the existing riparian vegetation is present, the proposed setback (from top-of-bank) averages 20 to 30 feet. Exhibit G to the application contains a series of aerial photographs showing the proposed setback line.

Attachment 1 is the Staff Report and Recommendation which compares the proposed Greenway setback to the applicable criteria for establishing the setback found in SDC 3.4-280 (D) and (L) and in OAR 660-015-0005 C. 3. k. Attachment 2 is the application prepared by Schirmer-Satre Group on behalf of the City which is the applicant. Attachment 3 is the 2004 Salix Report on Establishment of the Willamette River Greenway Setback Line in Glenwood. The Salix Report provides a second opinion on the proposed location of the Willamette River Greenway Setback Line in Glenwood.

It is the conclusion of staff that the proposed Glenwood Willamette River Greenway Setback Line is consistent with the criteria for establishment found in SDC 3.4-280 (D) and (L) and in OAR 660-015-0005 C. 3. k. Staff recommends approval of the proposed setback line as submitted.

Type III Willamette Greenway Setback Determination,
 Without Development
 Staff Report and Recommendation



Project Name: Glenwood Willamette River Greenway Setback

Proposed Action: To establish the Willamette River Greenway Setback in Glenwood for properties without a delineated setback. The City proposes to draw the Willamette River Greenway Setback Line at the upland extent of the riparian vegetation (Riparian Edge), or ten feet from top-of-bank, whichever is greater. Exhibit G of Attachment 2, the City’s application, shows the recommended setback line for the subject properties. Exhibit G is composed of 6 survey maps overlaying an aerial photograph showing the proposed line with respect to existing development and the river. The proposed setback follows the upland extent of the natural riparian vegetation.

File No.: TYP315-00002

Applicant: City of Springfield

Applicant’s Representative: Richard Satre, Schirmer -Satre Group

Date of Application: April 9, 2015

Date of Hearing: June 16, 2015

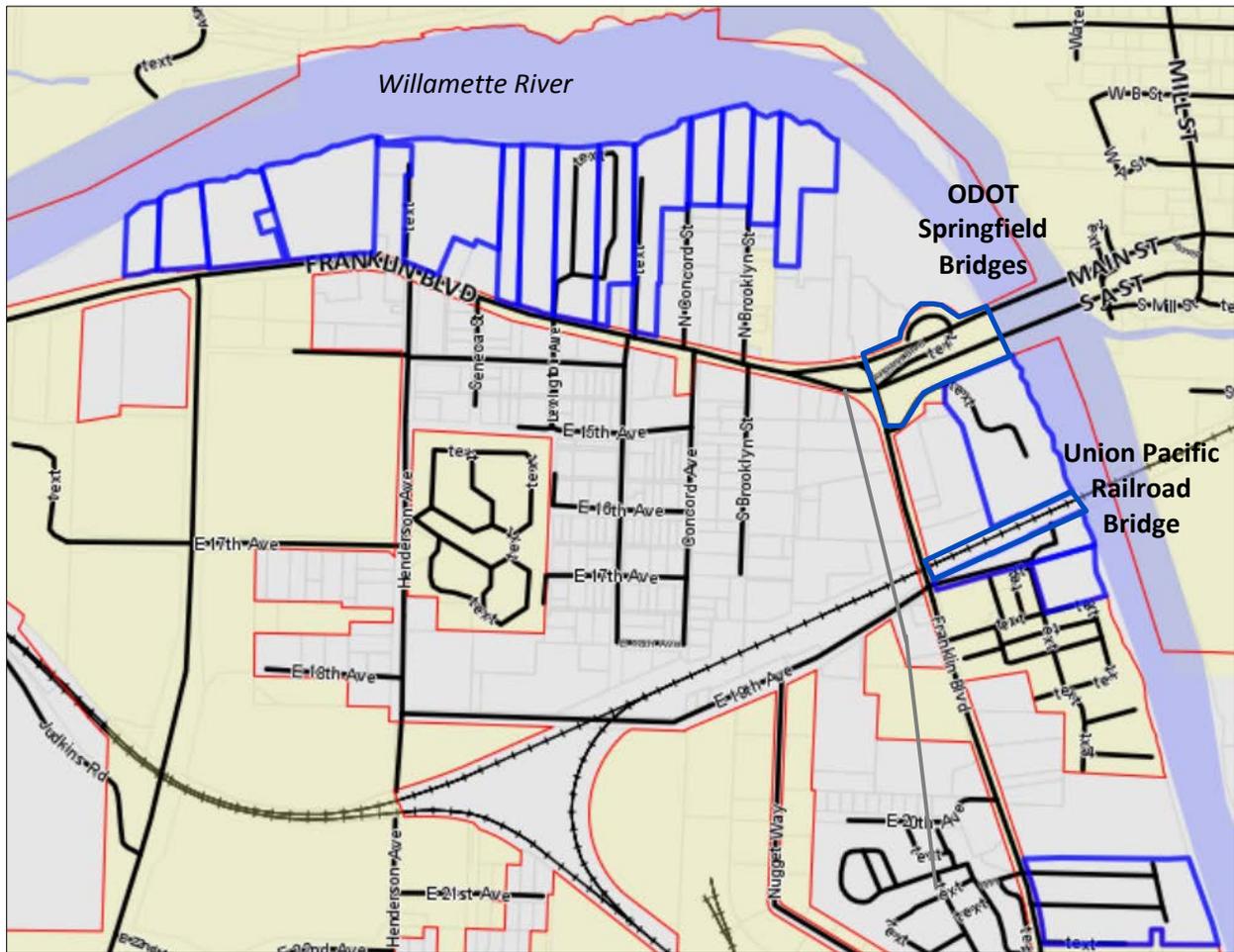
Subject Properties: The affected properties include nineteen (19), mostly developed parcels. Sixteen parcels totalling 51.28 acres are developed. Three parcels totalling 5.56 acres are vacant. In addition, there are two lots comprised of right-of-way beneath the ODOT Springfield Bridges and the Union Pacific Railroad Bridge. These two total 6.50 acres. With the exception of the ODOT Bridge right-of-way, the properties are located outside of the Springfield City Limits.

Table 1 shows those properties that are annexed and not annexed. The Springfield Planning Commission has the authority to approve the Greenway Setback Line for properties that have been annexed. The Springfield Hearings Official has the authority to approve the setback for properties that have not been annexed.

Table 1. Subject Properties				
Map Lot Number	Acres	Glenwood Refinement Plan/Zoning	Vacant/Developed	Annexed?
170334310 TL1000	5.28	OFFICE MU	DEVELOPED	NO
170334310 TL1100	2.87	OFFICE MU	DEVELOPED	NO
170334320 TL0101	1.82	OFFICE MU	DEVELOPED	NO
170334320 TL0400	2.47	OFFICE MU	DEVELOPED	NO
170334410 TL0700	2.71	COMMERCIAL MU	VACANT	NO
170334410 TL0800	1.51	COMMERCIAL MU	DEVELOPED	NO
170334420 TL0100	1.49	RESIDENTIAL MU	VACANT	NO
170334420 TL1500	1.36	RESIDENTIAL MU	VACANT	NO
170334420 TL1600	3.64	RESIDENTIAL MU	DEVELOPED	NO

Map Lot Number	Acres	Glenwood Refinement Plan/Zoning	Vacant/Developed	Annexed?
170334420 TL2400	2.79	RESIDENTIAL MU	DEVELOPED	NO
170334420 TL2500	3.55	RESIDENTIAL MU	DEVELOPED	NO
170334420 TL2600	2.84	RESIDENTIAL MU	DEVELOPED	NO
170334420 TL2700	1.60	RESIDENTIAL MU	DEVELOPED	NO
170334420 TL2802	5.34	OFFICE MU/ RES MU	DEVELOPED	NO
170334440 TL0100	5.98	EMPLOYMENT MU	DEVELOPED	NO
170334440 TL0102	1.89	EMPLOYMENT MU	DEVELOPED	NO
170334440 TL0200	1.57	EMPLOYMENT MU	DEVELOPED	NO
180302200 TL2900	7.04	EMPLOYMENT MU	DEVELOPED	NO
170334320 TL0100	1.09	OFFICE MU	DEVELOPED	NO
UNION PACIFIC RAILROAD BRIDGE ROW	1.76		VACANT	NO
ODOT SPRINGFIELD BRIDGES ROW	4.74		VACANT	YES

Figure 1. Proposed Glenwood Willamette Greenway Setback Line Subject Properties



I. Executive Summary

The City proposes to delineate the Willamette River Greenway Setback Line in Glenwood for properties which have yet to establish one. This application is intended to establish the setback within the boundaries of the subject properties prior to new development. No development is proposed with this application. The applicable standards which apply to the alignment of the Greenway Setback Line for the subject properties focus on allowing appropriate recreational access, minimalization of vandalism and trespass, protection and enhancement of the riparian fringe and protection of significant fish and wildlife habitat.

The subject sites are mostly developed. What riparian fringe that exists along the river is very narrow. Where the existing riparian vegetation is present, the proposed setback (from top of bank) averages 20 to 30 feet. In one small area, however, the setback is approximately 190 feet due to the presence of a small wetland (Tax Lot 18-03-02-20 TL2900). Elsewhere, where the riparian vegetation is scarce or absent, the setback line ranges between 10 and 20 feet from top-of-bank. The proposal includes a minimum width for the Greenway Setback Line of ten feet. This will provide an opportunity to enhance the natural vegetative fringe along the river in those areas where vegetation is currently lacking or nonexistent. This minimum setback distance is consistent with previous Greenway Setback determinations.

The City employed Schirmer-Satre Group to develop a recommended setback delineation. Brian Meiering, Environmental Specialist for Schirmer-Satre, is a professional wildlife biologist with 17 years experience. Brian completed the Greenway Setback analysis and report for the Wildish application that was approved by the Springfield Planning Commission and Hearings Official in April, 2014.

Meiering walked each site where property owner permission could be obtained, to evaluate the resource values for each site and to recommend a setback location. City survey staff worked together with Schirmer Satre staff to establish monuments delineating the location of the recommended setback. Schirmer Satre staff found that the subject properties generally have minimal habitat value, particularly for supporting listed species known to be found within a two mile radius. Meiering paid specific attention to the potential presence of the Western Pond Turtle and habitat, concluding that the subject properties are not optimal turtle habitat.

City Survey staff mapped the recommended setback line. Crews set survey monuments on those properties whose owners granted access. On those few properties where access could not be obtained, Meiering used aerial photography as a basis for the recommended line. Survey staff used Meiering's work as a basis for showing the line on the maps showing the proposed setback (Attachment 2, Exhibit G).

The proposed Greenway Setback line provides minimal protection to the existing narrow band of vegetation along the river. The line acknowledges the existing development, and the future vision for the Glenwood Riverfront as reflected in the adopted Glenwood Refinement Plan. That said, the established development setback of 75-feet for riparian protection and enhancement that will not be altered or negated by the proposed greenway setback line.

In 2004, the City contracted with Salix Associates, an environmental consultancy, to conduct an analysis of the Glenwood riverfront using the standards found in SDC Section 3.3-325 for establishing the

Greenway Setback Line (Attachment 3). The Salix report produced a descriptive inventory of the flora and fauna along the riverfront and included a series of aerial photos with a recommended Greenway Boundary drawn in. The City's proposed Willamette Greenway Setback Line is consistent with the setback recommended by Salix Associates.

In 2014, the City adopted the Glenwood Riverfront Mixed Use District. Development standards for the district are contained in SDC 3.4-200. Specific direction for establishing the Greenway Setback Line within the Glenwood Riverfront District are found in SDC 3.4-280 (D) and (L).

The proposed setback is found by staff to be consistent with the standards for establishing the setback found in SDC 3.4-280 (D) and (L). The remainder of this report addresses the criteria for establishing the Greenway Setback Line in Glenwood.

II. Site Context:

The subject property is comprised of one area of public right-of-way (that area associated with the two Springfield Bridges as they cross the Willamette River from Glenwood to Downtown Springfield), one property owned by Union Pacific Rail Road (UPRR) where it's rail line crosses the Willamette River between Glenwood and Springfield, and nineteen (19) tax lots with fifteen (15) different owners. In one instance, the same owner owned three of the subject tax lots, in three instances, the same owner owned two of the subject tax lots, while in two instances the same tax lot had two different owners.

An inventory of the subject property, including map and lot number, tax lot size, plan designation and zoning, ownership and whether permission to access the property is documented in Attachment 2, Exhibit A¹. Collectively, the property documented in Exhibit A is the Subject Property.

Each Subject Property parcel (the right-of-way, UPRR parcel and the 19 tax lots) fronts the Willamette River and is located between Franklin Blvd and the Willamette River in the northern portion of the Glenwood neighborhood and between McVay Blvd and the Willamette River in the southern portion of the Glenwood neighborhood. (Of these, the former is referred to as the Franklin Riverfront and the latter is referred to as the McVay Riverfront in the Glenwood Refinement Plan.)

Plan designations and zoning districts of the tax lots is also codified in the adopted Glenwood Refinement Plan. These are Office Mixed-Use, Residential Mixed-Use, Commercial Mixed-Use and Employment Mixed-Use².

Riverfront areas, plan designations and zoning districts aren't applicable to Greenway Setback Line criteria, but understanding the land use framework can help visualize the setback line and its effect on current and future developments and uses and vice-versa.

¹ An inventory of property along the Glenwood Riverfront which already has an established Greenway Setback Line is documented in Attachment 2, Exhibit B. The properties in Exhibit B are not part of this application's request to establish a Greenway Setback Line but are included for reference.

² Whereas the tax lots have a plan designation and zoning district, right-of-way and railroad property does not.

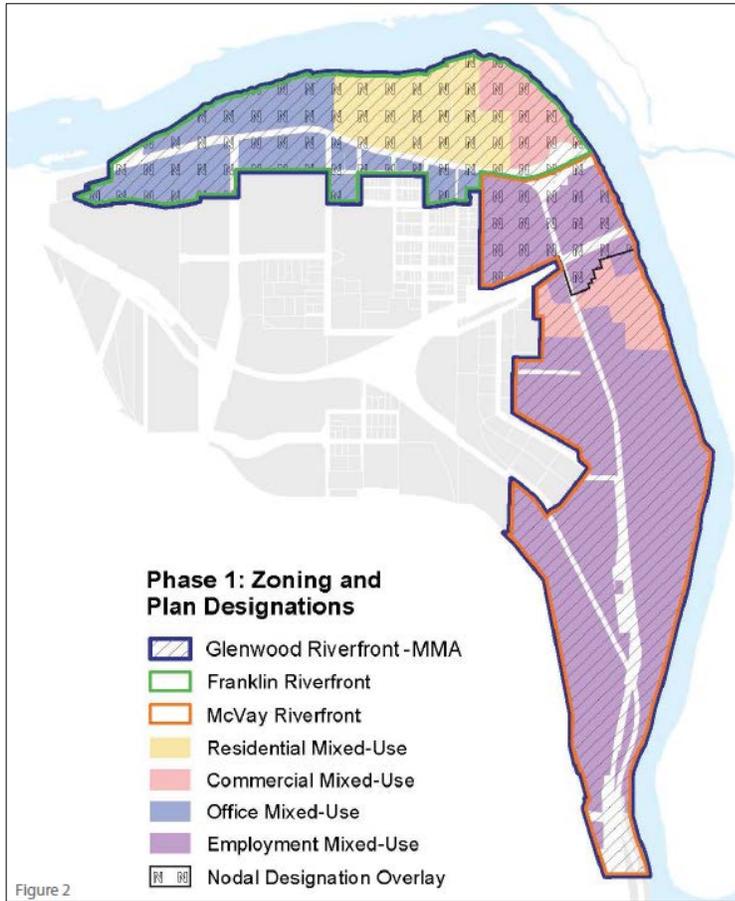


Figure 2. Plan Designations and Zoning Districts Glenwood Refinement Plan April 2014



Figure 3. It is common for existing development to extend to the top-of-bank.

The current physical condition of the Subject Property is quite variable. Individual tax lots range from fully developed to essentially undeveloped with most of the development being long-standing and of an industrial nature. The river's edge in particular is of a similar nature. It is common for development to approach very near to the top of bank. Even where the tax lot is 'undeveloped', it is rare that some level of site disturbance has not previously occurred.

Along the river's edge, the area near the top of bank, the physical condition varies greatly (See Figure 4 below). From mown lawn (photo 1), to industrial fencing (2 and 3), to backyard overlooks (4), to cleared and once used for something (5), to simply cleared (6), the vegetated fringe is sometimes there, sometimes not and nearly never of a natural condition.

Figure 4. Photos 1-6 below illustrate conditions along the river's edge in the subject area



III. Procedural Criteria:

Section 3.3-315 of the Springfield Development Code (SDC) states that development proposals within the Willamette Greenway Boundary shall be reviewed as a Discretionary Use procedure. SDC Section 5.9-115 states that Discretionary Uses are to be processed as a Type III review procedure that comes before the Planning Commission for sites within the city limits or the Lane County Hearings Official for those sites outside of the city limits but within the Springfield Urban Growth Boundary (UGB).

Type III processing steps are described in 5.1-135 and 5.9-115. The following processing steps are required:

1. The Director must determine that the application is complete.
2. Newspaper notice must be provided and mailed notice to property owners and occupants within 300 feet of the project area.
3. The Director shall distribute the application to the Development Review Committee or the Historical Commission for comments, where applicable.
4. Notice shall be given to the Oregon Department of Transportation by forwarding a copy of the application by certified mail, return receipt requested. Notice of final City action shall also be provided to the Oregon Department of Transportation.

Procedural Findings and Conclusion

Finding #1. The applicant is the City of Springfield. Staff determined that the application materials submitted by Schirmer -Satre were complete on April 16, 2014.

Finding #2. Table 1 shows that the ODOT right-of-way beneath the Springfield Bridges is the only subject property that has been annexed. The Springfield Planning Commission shall approve the setback for the annexed property. The Springfield Hearings Official shall approve the setback for the remaining subject sites.

Finding #3. Published notice of the hearing appeared in the Register Guard on May XX, 2015. The published notice complied with the content requirements for Type III public hearings listed in SDC Section 5.2-115 (B).

Finding #4. No development is proposed by this action. The Development Review Committee provides comments related to site development and the provision of services for a particular development. The Director concluded that a Development Review Committee meeting was not warranted. The project area does not fall within the Springfield Historical District and as such the proposal does not warrant Design Review Committee review.

Finding #5. Mailed notice was sent to affected property owners and occupants within 300-feet of the project on May 27, 2015, as attested by affidavit. The mailing allowed more than the required 20-day notice and complied with the content requirements for Type III public hearings listed in SDC Section 5.2-115 (A). Two phone calls were received by staff from residents of the Riverside Mobile Home Park, asking for clarification about the Greenway Setback Line. No opinions were expressed by the residents during the calls.

Finding #6. In completing the on-site analysis for locating the proposed Greenway setback, the City sought permission from property owners before entering their property. This permission letter was sent to owners on January 13, 2015. Attachment 2, Exhibit s D and E to the application are copies of the Property Owner Letter and the Property Owner Access Permission Letter.

Finding #7. A meeting of interested property owners was held at Roaring Rapids Pizza on January 29, 2015, to discuss the setback line and its implications for their properties. One-on-one meetings and phone calls were also used to discuss the setback line with owners.

Finding #8. Notice of the proposed setback line was forwarded to David Warren at the Oregon Department of Transportation on April 17, 2015, as required by SDC 5.1-135.

Conclusion

The procedural requirements detailed in SDC Section 5.9-115, SDC Section 5.2-115 (A) and (B) and SDC 5.1-135 have been followed.

IV. Review Criteria and Findings:

No development is proposed as part of this application to establish the Greenway Setback Line. The standards for establishing the Greenway Setback Line within the Glenwood Riverfront Mixed Use District and are found in SDC Section 3.4-2.80 (D) and (L). Additional criteria are found in the Oregon Administrative Rules (OAR) 660-015-0005 C. 3. k.—Greenway Setback

These standards are shown below.

Establishment of the Greenway Setback Line and Permitted Uses—SDC 3.4-280 (D) and (L).

“In the Glenwood Riverfront portion of the WG Overlay District, the Greenway Setback Line shall be established to protect, maintain, preserve, and enhance the natural, scenic, historic and recreational qualities of the Willamette Greenway. Only water-dependent and water-related uses are permitted between the Willamette River and the Greenway Setback Line. The location of the Greenway Setback Line shall be determined consistent with the criteria specified in Sections L.1., L.4., L.5., L.7., L.10., and L.11” (SDC Section 3.4-280 (D) (1)).

SDC Section 3.4-280 (L) (1, 4, 5, 7, 10, and 11)

1. Any development, change of use or intensification of use permitted in the base zone shall be oriented toward the river between the Willamette Greenway Setback Line and the Willamette Greenway outer boundary.

EXCEPTION: Proposed water-dependent and water-related uses listed in Subsection 3.4-280D.2. shall be permitted within the Greenway Setback Line.

4. The maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.

5. The natural vegetative fringe along the river shall be enhanced, protected and maintained in order to assure scenic quality and viewpoints, protection of wildlife, protection from erosion and screening of uses from the river.

7. Recreational needs shall be satisfied as specified in the Glenwood Refinement Plan and/or this Plan District.

10. Significant fish and wildlife habitats shall be protected to the maximum extent practicable.

11. Significant natural and scenic areas, viewpoints and vistas shall be protected to the maximum extent practicable.

OAR 660-015-0005 C. 3. k.—Greenway Setback

k. “A setback line will be established to keep structures separated from the river in order to protect, maintain preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette River Greenway, as identified in the Greenway Inventories. The setback line shall not apply to water-related or water-dependent uses.” The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15.

Findings:

“1. Any development, change of use or intensification of use permitted in the base zone shall be oriented toward the river between the Willamette Greenway Setback Line and the Willamette Greenway outer boundary.”

Applicant’s Statement: “There is no development proposed with this application; therefore the criterion is not presently applicable. Even after the Greenway Setback line is established, the subject property will still be subject to the Willamette Greenway Overlay District development standards, which, as noted above, invoke the Discretionary Use standards under SDC 5.9-120, the Master Plan standards under SDC 5.13-100 and the Site Plan Review standards under SDC 5.17-100, as well as the SDC 3.4-280 standards invoked above for any change or intensification of use, or construction that has a significant visual impact. When development is ultimately proposed for the subject property, these procedures will ensure this standard is met.

To the degree that it applies, this criterion (SDC 3.4-280 L. 1.) is met.”

Staff Finding:

Finding #9. The phrase, “shall be oriented toward the river...” concerns the direction a building or development would face, and how close it would come to the river. No development is proposed as part of this application. Future development will be guided by the Greenway Setback Line and by the established 75-foot riparian setback found in the Springfield Development Code (SDC 4.3-115 and 4.3-117).

“4. The maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.”

Applicant’s Statement: “Illegal trespass, camping and vandalism are problems that occur on both sides of the Willamette River through the Glenwood area. The establishment of the proposed Greenway Setback Line is not likely to exacerbate the problem since the setback width is relatively narrow and the property is highly developed, fenced and observed. Camping, vandalism and trespass are more likely to occur in locations that are secluded. An overly broad Greenway setback line could support undesirable activity by providing a large area that is isolated from public view and access.

Future development of the subject property will likely reduce unwanted activity.

The proposed Greenway Setback Line will protect the vegetated fringe along the river without inviting unwanted trespass or other illegal activities which may occur in secluded areas.

This criterion (SDC 3.4-280 L. 4.) is met.”

Staff Findings:

Finding #10. Illegal trespass (camping) and vandalism are problems that occur on both sides of the Willamette River through the Glenwood area. This is particularly true of undeveloped areas along the river, including public parks and private property. The establishment of the proposed Greenway Setback Line is not likely to exacerbate the problem since the setback width is relatively narrow. Camping, vandalism and trespass are more likely to occur in locations that are secluded. An overly broad Greenway setback line could support undesirable activity by providing a large area that is isolated from public view and access.

Conclusion: The proposed Greenway Setback Line will protect the vegetated fringe along the river without inviting unwanted trespass or other illegal activities which may occur in secluded areas. This standard is met.

“5. The natural vegetative fringe along the river shall be enhanced, protected and maintained in order to assure scenic quality and viewpoints, protection of wildlife, protection from erosion and screening of uses from the river.”

Applicant’s Statement: “This standard uses the term “natural vegetative fringe along the river,” which the Glenwood Riverfront Natural Resources Inventory (Exhibit F) refers to as the “riparian edge,” characterized by the presence of riparian vegetation such as cottonwood and willow species. The Inventory describes representative sections of the riparian edge as:

The area directly adjacent to the Willamette River is dominated by riparian vegetation. Dominant vegetation within the riparian edge include *Populus balsamifera*, *Fraxinus latifolia*, *Salix* spp., *Alnus rhombifolia*, *Cornus sericea*, *Acer macrophyllum*, *Robinia pseudoacacia*, *Spirea douglasii* and *Carex obnupta*.

The riparian edge, in particular the area between top of bank and the river, is the most significant fish and wildlife habitat type. It provides the most significant scenic qualities and has been mapped to encompass the remaining vegetative fringe within subject property.

The enclosed Greenway Setback Line Survey maps locate the proposed setback line. This line follows the upland extent of the natural riparian vegetation.

Where the existing riparian vegetation is present, the setback (from top of bank) averages 20 to 30 feet. In one small area, however, the setback is approximately 190 feet due to the presence of a small wetland (Tax Lot 18030220-02900). Elsewhere, where the riparian vegetation is scarce or absent, the setback line ranges between 10 and 20 feet from top of bank. Additionally, the proposal includes a minimum width for the Greenway Setback Line of ten feet. This will provide an opportunity to enhance the natural vegetative fringe along the river in those areas where vegetation is currently lacking or

nonexistent. This minimum setback distance is consistent with previous Greenway Setback determinations.

The proposed Willamette Greenway Setback Line will provide for the protection and enhancement of the natural vegetative fringe along the river.

Given this, this criterion (SDC 3.4-280 L. 5.) is met.”

Staff Findings:

Finding #11. The phrase “maximum extent practicable” in this standard is not defined in the Springfield Development Code or in the Oregon Administrative Rules for Goal 15, the Willamette River Greenway. Text drawn from Oregon Statewide Planning Goal 15 (F.3.b.) implies the term is intended to require a balancing of factors so that each of the identified Willamette Greenway criteria is met to the greatest extent possible without precluding the use approved under the applicable Comprehensive Plan designation and zoning. Planning Goal 15, Section F provides direction for implementing the Greenway Program. Section (F.3.b.) states:

*“b. The review of intensification, changes of use and developments as authorized by the Comprehensive Plan and zoning ordinance to insure their compatibility with the Greenway statutes and to insure that the **best possible appearance**, landscaping and public access are provided. Such review shall include the following findings, that to the **greatest possible degree**:*

*(1) The intensification, change of use or development will provide the **maximum possible landscaped area**, open space or vegetation between the activity and the river;*

(2) Necessary public access will be provided to and along the river by appropriate legal means;”

Finding #12. The City proposes to draw the setback line at the upland extent of the riparian vegetation (Riparian Edge) ten feet from top-of-bank, whichever is greater. This is a minimal setback, however it does incorporate and protect the relatively narrow vegetated fringe that exists on the subject properties. This approach and minimum setback distance is consistent with previous Greenway Setback determinations (File No. TYP314-00001, TYP312-00003).

The proposed setback follows the upland extent of the natural riparian vegetation. Where the existing riparian vegetation is present, the setback (from top-of-bank) averages 20 to 30 feet. In one small area, however, the setback is proposed to follow the outline of a suspected wetland to a distance of about 190 feet (Tax Lot 18-03-02-20 TL2900).

Finding #13. Staff concurs with the location of the proposed Greenway Setback for the annexed site beneath the Springfield Bridges. This site is subject to the approval of the Springfield Planning Commission.

Finding #14. Section 6.110 of the Springfield Development Code defines “top-of-bank” as follows: *For a given watercourse, the top of bank is the same as the “bankfull stage.” The “bankfull stage” is defined as “the stage or elevation at which water overflows the natural banks of streams or other waters of the State and begins to inundate the upland.”*

Finding #15. The proposed Greenway Setback Line will protect the existing vegetated fringe along the river. Current development and past disturbance on the subject properties have created conditions within the interior of the site which provide little habitat. Outside of the setback, the land is largely developed or is vacant with compacted fill and gravel. What vegetation that exists in the interior areas is mostly non-native grasses and forbs.

Finding #16. No new development is proposed as part of this application. Future development will provide opportunities to enhance the habitat within the proposed Greenway Setback and within the required 75-foot riparian setback established by SDC Section 4.3-115 (A) (1). Current best practices for stormwater pretreatment make use of vegetated swales and other natural facilities to remove sediments and contaminants before stormwater is released to receiving streams and rivers. These natural treatment facilities can be built into the landscape within the 75-foot setback, creating enhanced habitat and making for a more aesthetically pleasing landscape.

Conclusion: The proposed Greenway Setback Line will protect the existing vegetated fringe along the river. Current development and past disturbance on the subject properties have created conditions within the interior of the site which provide little habitat. Outside of the setback, the land is largely developed or is vacant with compacted fill and gravel. What vegetation that exists in the interior areas is mostly non-native grasses and forbs. This standard is met.

“7. Recreational needs shall be satisfied as specified in the Glenwood Refinement Plan and/or this Plan District.”

Applicant’s Statement:

“The applicable functional plan for recreation in this area is the Willamalane Park and Recreation Comprehensive Plan. It was adopted by the Willamalane Board of Directors on Oct. 10, 2012 and was subsequently adopted as an element of the Metro Area General Plan by Springfield (Ord. No. 6303 (Nov., 4, 2013) and Lane County (Ord. No. PA 1302 (Oct. 5, 2013).

The portion of the Willamalane Plan most relevant to the current proposal deals with the creation of a riverfront linear park. The Highlights and Improvements section, Chapter 3, provides:

Actions 4.13 and 4.14, Glenwood Riverfront Linear Park A and B: As the Glenwood area is redeveloped, Willamalane has an opportunity to work with public and private partners to develop a riverfront linear park and multiuse path, and expand the popular Willamette River path system. Section A (Action 4.13) would travel from the Viaduct Path underneath the I-5 bridge, east to the Springfield Bridge; Section B (Action 4.14) would travel from the Springfield Bridge south to Seavey Loop Road.

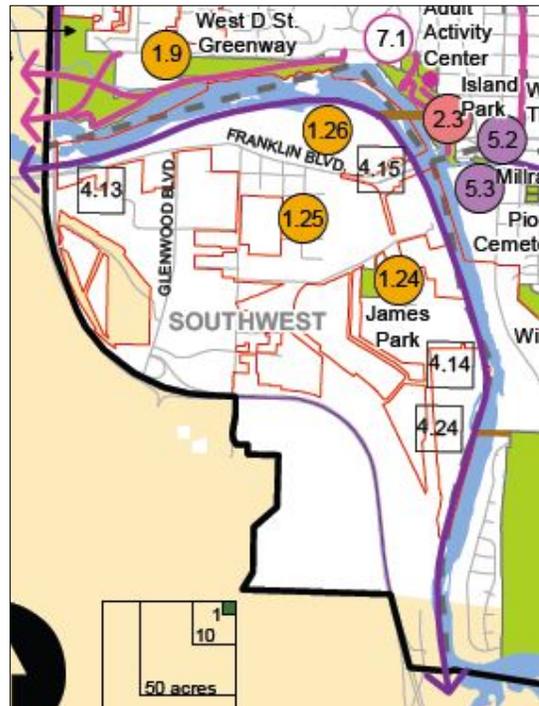


Figure 5. Excerpt Map 2 Proposed Park and Recreation Projects Willamalane Park and Recreation Comprehensive Plan, 10/14

The proposed linear park will include multiuse paths, picnic areas, and river overlooks, and will be a significant regional recreation and river overlooks, and will be a significant regional recreation and alternative transportation resource. The park will also expand recreation opportunities for Glenwood area residents, who currently have limited access to close-to-home parks.

In addition, the Strategies and Actions section, Chapter 4, includes a map showing a planned multi-use path along the riverfront of the subject properties, Map 2 Proposed Park and Recreation Projects. That map includes four symbols over the subject property with the numbers 4.13, 4.14, 4.15 and 4.24. These numbers correspond to planned actions, as described in tables.

Action 4.13 is described in the table as: Glenwood Riverfront Linear Park A. Work with partners to develop a riverfront linear park and multiuse path from I-5 to the Springfield Bridge, consistent with the Glenwood Refinement Plan.

4.14 is described as: Glenwood Riverfront Linear Park B. Work with partners to develop a riverfront linear park and multiuse path from the Springfield Bridge to Seavey Loop Road.

4.15 is described as: Glenwood to Island Park (Bridge). Work with the city to explore the feasibility of a bicycle/pedestrian bridge from South Bank Path A to Island Park, per the Downtown District Urban Design Plan.

4.24 is described as: Glenwood to Dorris Ranch (Bridge). Work with partners to explore the feasibility of developing a bicycle and pedestrian bridge across the Willamette River, connecting the Glenwood Riverfront Linear Park B to Dorris Ranch and the Middle Fork Path.

Additional functional and refinement plans also reference the multi-use trail along the south bank of the Willamette River. TransPlan (July 2002) identifies a South Bank Trail to run from I-5 to the Springfield Bridge, but not any farther upstream. The 2014 Glenwood Refinement Plan, at page 76, states Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield's Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.

These plans, and their projects, the linear park, the bridges, the off-street path, do not reference the Willamette Greenway Overlay District or a Greenway setback line. There is however a correlation as both are referring to the linear edge of the adjacent Willamette River. The city has not yet obtained any property rights for the linear park or pathway. This will likely be negotiated in the context is specific property annexation and/or development or re-development. As establishment of a Greenway setback is a necessary first step for development approval, approval of this application will bring the city one step closer towards being in a position to implement these policies from the Willamalane plan.

As stated, the public access rights will need to be obtained through purchase or voluntary donation, as part of future annexation proceeding or as part of a subsequent development review process. In a similar application for a Willamette Greenway Setback determination for a property elsewhere located along the Glenwood riverfront, the Hearings Official noted "The best time to provide for the bike path is when development is proposed for the subject property." There is some flexibility in the ultimate location of the path, as the Glenwood Refinement Plan states that the path diagram is a conceptual alignment (Glenwood Refinement Plan, page 54). Because the subject property will still be within the Willamette

Greenway Overlay District after the Willamette Greenway Setback Line is established, development proposals for property will be subject to Discretionary Use procedures (SDC 5.9-100) and/or Master Plans (SDC 5.13-100) or Site Plan Review (SDC 5.17-100). Those procedures will ensure the city has ample opportunity to secure the public rights for a riverfront linear park and pathway in the context of a redevelopment application.

Elsewhere, the Springfield Development Code, in addressing the protection of water quality (SDC 4.3-115.A.1) establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The subject property is subject to this setback. It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Establishment of the Willamette Greenway Setback line at the upland extent of the riparian vegetation as proposed in this application would not interfere with establishment of the multi-use path planned for location on the subject property. The narrow corridor required for the path should not negatively impact development of the subject property.

The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject property will not be affected by the proposed delineation of the Greenway Setback Line.

Lastly, this approval criterion directs the city to consider and minimize the possibility that public recreation might disturb adjacent property. Currently, there is some public recreation that occurs on the river (rafting, fishing). Establishing the Greenway Setback line will not change the existing situation in regard to public recreation on and adjacent to the subject property.

Given this, this criterion (SDC 3.4-280 L. 7.) is met.”

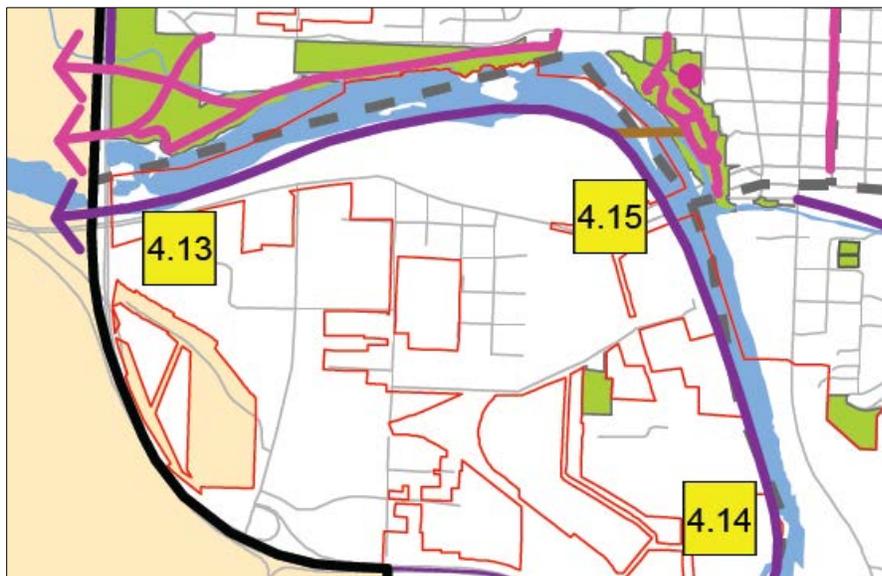


Figure 6. Excerpt from Map 2-4, Proposed Multi-Use Paths and Trails, 2012 Willamalane Park and Recreation Comprehensive Plan

Staff Findings:

Finding #17. The 2014 Glenwood Refinement Plan designates all of the Glenwood Riverfront as one of four types of mixed-use development. These designations include Office Mixed Use, Commercial Mixed Use, Residential Mixed Use and Employment Mixed Use. The implementing zoning conforms to these same mixed use designations. The planned use of the Glenwood riverfront is for employment uses and not recreational use.

Finding #18. The 2014 Glenwood Refinement Plan identifies policies relating to the establishment of a “Riverfront Multi-Use Path.” The path, by definition will be located within the vicinity of the Greenway Setback Line. One policy states, “Partner with Willamalane Park and Recreation District, property owners, and private developers to fund, design, and construct the path” (SDC Appendix 3, C.5.a., Glenwood Refinement Plan, page 77). Another policy states, “Collaborate with Willamalane and others as appropriate to: develop river edge variety along the linear park corridor, as conceptually depicted in Figures 10 and 14; protect lands within the coterminous Riparian and Willamette Greenway Setback area; integrate a variety of passive recreation spaces with abutting natural resources; and implement riparian protection and enhancement measures and stormwater management features” (SDC Appendix 3 B.6.b., Glenwood Refinement Plan, page 98).

Finding #19. The Willamalane Park and Recreation District provides park services for the City of Springfield. This includes park planning and development. The 2012 Willamalane Park and Recreation Plan lists current and planned park facilities for the Springfield area.

Finding #20. The 2012 Willamalane Park and Recreation Comprehensive Plan (Willamalane Comprehensive Plan) indicates that no community or regional parks are planned within the subject area. The Plan calls for three neighborhood parks to be developed in the Glenwood area. Projects 1.24, 1.25 and 1.26 are neighborhood parks planned for residential areas in Glenwood. Each of these will be located outside of the subject area as shown on Map 2-1 of the Willamalane Plan.

Finding #21. The 2012 Willamalane Comprehensive Plan calls for the development of the Glenwood Riverfront Linear Park (Projects 4.13, 4.14) and the associated Glenwood to Island Park Bridge (Project 4.15).

Finding #22. The Willamalane Plan explains that linear parks and trails are intended to preserve open space and provide opportunities for trail-oriented activities, such as walking, running, bicycling, skating, etc. Typically, linear parks are developed within a 20-foot easement or dedicated right-of-way that is secured through negotiation with property owners. The Willamalane Plan indicates that facility design will be “sensitive to issues such as privacy, security, and property rights when planning and developing linear parks and pathways” (Strategies A.53 and A.54 Willamalane Comprehensive Plan, page 45).

Finding #23. The 2014 Glenwood Refinement Plan devotes a section to “Riverfront Multi-Use Path (pg. 76). The objective of the Glenwood Plan with respect to the Riverfront path is to “Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield’s Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.”

Finding #24. SDC Section 4.3-115 (A.)(1.) states, “Along all watercourses shown on the WQLW Map with average annual stream flow greater than 1,000 cubic feet per second (CFS), the riparian area boundary shall be 75 feet landward from the top of the bank. Existing native vegetative ground cover and trees shall be preserved, conserved, and maintained between the ordinary low water line and the top of bank and 75 feet landward from the top of bank.” The standard effectively establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The applicant’s properties are subject to this setback.

It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Finding #25. Applicants with riverfront property seeking annexation to the City have been required to dedicate a strip land for the Glenwood Riverfront Linear Park (Project 4.14). As a result segments of riverfront land have been set aside for linear park and multi-use path. Similar negotiations to acquire land for the path will likely accompany any future annexation.

Finding #26. Establishment of the Willamette Greenway Setback line “at the upland extent of the riparian vegetation (Riparian Edge), or ten feet 10’ from top of bank, which ever is greater,” as proposed by the City would not interfere with establishment of the multi-use path planned for location on the subject properties. The narrow corridor required for the path should not negatively impact development of the subject properties.

Conclusion: The Glenwood Refinement Plan calls for partnering with Willamalane Park and Recreation District to develop a multi-use path along the riverfront. Willamalane has planned for parks of various types to serve the Glenwood area. The subject properties are planned for development of residential, commercial, and employment mixed uses and not specifically for parks. That said, the planned multi-use path is planned for placement along the Willamette River which impacts the applicant’s properties. The applicant has already dedicated land for path across the majority of its properties. The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject properties will not be affected by the proposed delineation of the Greenway Setback Line. This condition has been met.

“10. Significant fish and wildlife habitats shall be protected to the maximum extent practicable.”

Applicant’s Statement:

The 1999 Glenwood Refinement Plan (page 39) recognizes that there are no significant fish or wildlife habitat areas identified within the Glenwood portion of the Willamette River Greenway. This conclusion is confirmed in the Glenwood Riverfront Natural Resources Inventory (Attachment 2, Exhibit F), which explains:

Current records obtained from Oregon Biodiversity Information Center (ORBIC) show no rare species known on the subject property, with the exception of fish species within the Willamette River itself. In addition, the Inventory concludes that the subject property is poor habitat for all the species listed. This Inventory concluded:

Dominance of site disturbance on the subject property (clearing, filling, paving, buildings) has led to dense non-native, and sometimes invasive, vegetation and a narrow riparian fringe with steep banks. The velocity of waters and steep, linear nature of the banks along these lots is not conducive for listed species.

Whereas there is a dominance of highly disturbed urban alteration to the property, the Inventory did observe a somewhat different set of habitat and physical conditions in a few areas (such as on Lot 17-03-34-44/00100) but found these areas to be similarly lacking in overall habitat values, with the exception of a riparian edge that is proposed to be included in the Greenway setback. The Inventory explains: While Lot 17-03-34-44/00100 may exhibit characteristics of fair habitat for listed species, the lack of documented evidence of species use, lack of ponding water, cleared area and extent of invasive vegetation, velocity of the river, isolated nature of the lot and surrounding urban uses negate this habitat value beyond the proposed setback.

The riparian fringe along the river's edge (between the top of bank/riparian vegetation and the river) is expected to provide benefits such as refuge for different life stages of fish during high water and allow some cooling value during the hotter months which also benefits different life stages of listed fish, including salmonids. The proposed location of the Greenway Setback would retain these values.

The proposed setback area would conserve all of the existing riparian vegetation. Because this proposal protects all of the riparian vegetation on the subject property, it affords the greatest degree of protection for fish and wildlife habitat, even though that habitat is not considered significant.

Given this, this criterion (SDC 3.4-280 L. 10.) is met.”

Staff Findings:

Finding #27. The 1999 Glenwood Refinement Plan was replaced by the 2014 Glenwood Refinement Plan. In the context of the Greenway area, the 1999 Glenwood Plan stated “No significant or wildlife habitat areas have been identified to date.” The 2014 Glenwood Plan makes no specific assessment of significant fish and wildlife habitat in Glenwood, but does describe a broad vision for future riverfront vegetative restoration within the 75-foot development setback adopted by the City in 2004 in response to the Federal Clean Water Act. The proposed Greenway Setback does not conflict with this proposed restoration per se; however, the larger 75-foot setback will have the effect of keeping future development further from the Willamette than that proposed by the Glenwood Greenway Setback Line.

Finding #28. The subject properties are heavily disturbed. Present use of the land on the majority of the sites has degraded the habitat value of the site. There is a narrow vegetated fringe adjacent to the river. The proposed Greenway Setback Line protects that existing fringe. The photos in Figures 3 and 4 illustrate the minimal habitat value and narrow vegetated fringe found on the subject sites.

Finding #29. In 2002, The Willamette River was included on Springfield's Map of Water Quality Limited Watercourses as part of Springfield's response to the Federal Clean Water Act. In addition, in 2005, the Springfield Natural Resources Study listed the Willamette River as a “locally significant” riparian corridor under Statewide Planning Goal 5. A program for protecting the Willamette River was

developed as part of Springfield's response to the Federal Clean Water Act, and to Goal 5. The adopted protections include a 75-foot development setback from the top-of-bank.³

Finding #30. The applicant cites records obtained from Oregon Biodiversity Information Center (ORBIC) which show no rare species are known to inhabit the subject lots, with the exception of fish species within the adjacent Willamette River. ORBIC is an authoritative resource, but the data provided does not affirm categorically that there are no sensitive or threatened species inhabiting the subject sites. The database captures reported occurrences of various species.

Finding #31. Table 2 (Attachment 2, Exhibit F) is from the Glenwood Riverfront Natural Resources Inventory lists the species known to occur within two miles of the subject site. The information was part of the ORBIC data provided by the applicant.

Finding #32. The City hired Schirmer -Satre Group used a qualified staff biologist⁴ to conduct on-site habitat assessments where property owners had given permission. The on-site assessment, coupled with the report provided by ORBIC lends confidence to the analysis and conclusions drawn by the consultant.



³ Springfield Development Code Section 4.3-115 A (1).

⁴ The site analysis was conducted by Brian Meiering of Schirmer Satre Group. He is a professional wildlife biologist with 15 years' experience working for the Oregon Department of Fish and Wildlife, the Bureau of Land Management and the US Forest Service. His experience includes both fisheries and wildlife management. He is qualified to evaluate regulatory compliance regarding aquatic and terrestrial environments.

Table 2. Rare Species of Fish and Wildlife Known to Occur Within 2 Miles of the Study Area.

Common Name	Scientific Name	Category	Federal Status	State Status	Habitat Requirements
Bull trout (Willamette SMU)	Salvelinus confluentus	Vertebrate Animal	LT	SC	Clean and cold water. Connectivity and complexity (USFWS 2010 [online])
Chinook salmon (Upper Willamette River ESU, spring run)	Oncorhynchus tshawytscha	Vertebrate Animal	LT	SC	Variable due to multiple life stage requirements. Use large river systems to access appropriate spawning. Necessitate access from sea to spawning areas.
Oregon chub	Oregonichthys crameri	Vertebrate Animal	LT	SC	Slow moving, relatively warmer water in off channel habitat (Bangs, 2013)
Painted turtle	Chrysemys picta	Vertebrate Animal		SC	Slow moving aquatic habitats with basking areas. Nesting typically on sparsely vegetated areas.
Purple martin	Progne subis	Vertebrate Animal	SOC	SC	Open areas, more often near water in colonies
Townsend's big-eared bat	Corynorhinus townsendii	Vertebrate Animal	SOC	SC	Roosts in caves, cliffs, under bridges
Common Name	Scientific Name	Category	Federal Status	State Status	Habitat Requirements
Western pond turtle	Actinemys marmorata	Vertebrate Animal	SOC	SC	Slow moving aquatic habitats. Nesting with basking areas typically on sparsely vegetated south and flat facing slopes. Soils for nesting can be compact.

LE: Endangered, LT: Listed Threatened, SC: Sensitive Critical, SOC: Species of Concern. Oregon Biodiversity Information Center, December 2013

Table 3. Schirmer -Satre On-Site Habitat Evaluation

Map Lot Number	Acres	Glenwood Refinement Plan/Zoning	On-Site?
1703343101000	5.28	OFFICE MU	YES
1703343101100	2.87	OFFICE MU	NO
1703343200101	1.82	OFFICE MU	NO
1703343200400	2.47	OFFICE MU	YES
1703344100700	2.71	COMMERCIAL MU	YES
1703344100800	1.51	COMMERCIAL MU	YES
1703344200100	1.49	RESIDENTIAL MU	YES
1703344201500	1.36	RESIDENTIAL MU	YES
1703344201600	3.64	RESIDENTIAL MU	YES
1703344202400	2.79	RESIDENTIAL MU	NO
1703344202500	3.55	RESIDENTIAL MU	NO
1703344202600	2.84	RESIDENTIAL MU	YES
1703344202700	1.60	RESIDENTIAL MU	YES
1703344202802	5.34	OFFICE MU/ RES MU	YES
1703344400100	5.98	EMPLOYMENT MU	YES
1703344400102	1.89	EMPLOYMENT MU	YES
1803022002900	7.04	EMPLOYMENT MU	YES
UNION PACIFIC RAILROAD BRIDGE ROW	1.76		YES
ODOT SPRINGFIELD BRIDGES ROW	4.74		YES

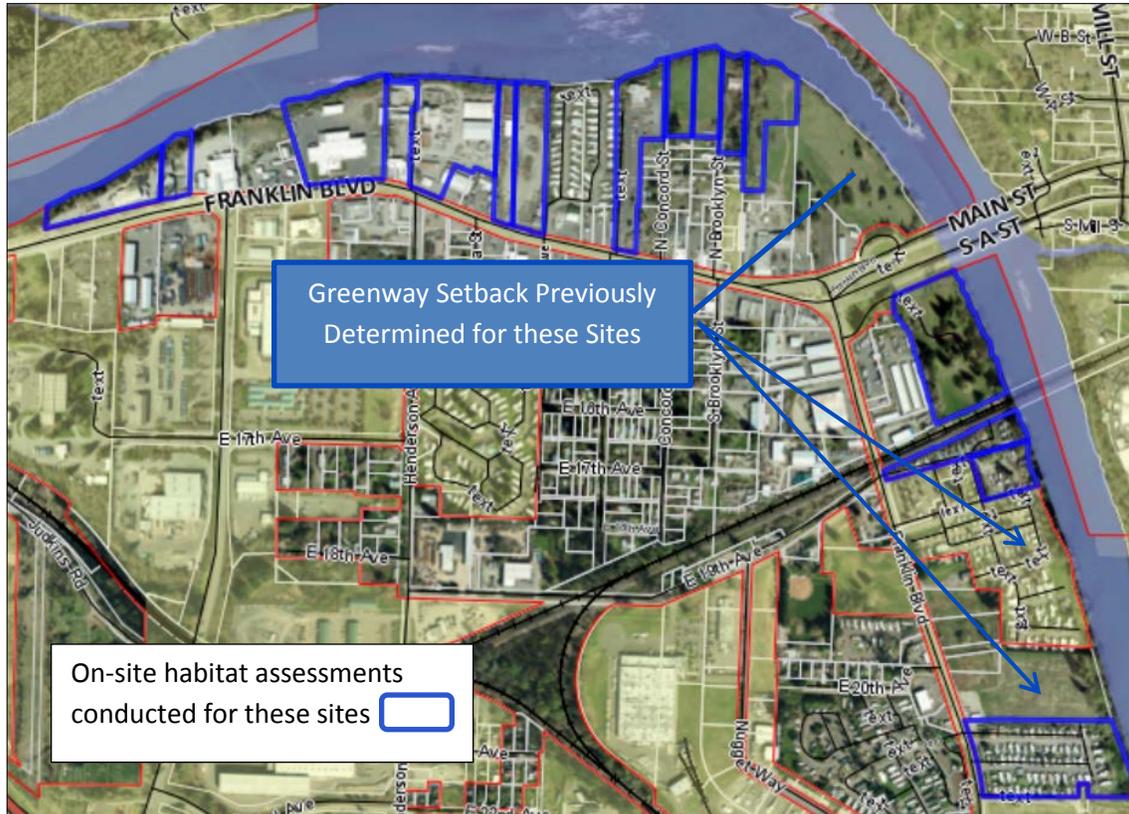


Figure 7. Aerial photo showing where Schirmer-Satre staff conducted on-site habitat assessments.

Finding #33. Section 4.2.1 of Attachment 2, Exhibit F—The Glenwood Natural Resources Inventory states: “There are no known records of rare species occurring within the Study Area with the exception of species within the Willamette River itself. There are also no known rare species surveys which have been performed on the Study Area. During planning efforts related to development, surveys for rare species may be required in order to comply with State and Federal law. These laws include, but are not limited to the Endangered Species Act of 1973 (ESA) and the Oregon Endangered Species Act (1987). The requirements of these laws are typically triggered by development actions requiring a Local, State or Federal permit.

A rare species list was obtained from the Oregon Biodiversity Information Center (ORBIC, 2013) and cross-checked against lists maintained by the State of Oregon, United States Fish and Wildlife Service and the National Marine Fisheries Service. The species on these lists were narrowed by the scope of this project (fish and wildlife) and a constrained physical range. Given their specific documented life history needs, this list of species was evaluated for likelihood to occur within the Study Area based on the four habitat types described. Although habitat is a strong precursor to species using an area, there are always instances where species will use atypical habitat or refrain from using habitat judged as highly suitable. Records of actual occurrence, and therefore seasonally appropriate wildlife surveys, are the most suitable means to evaluate wildlife use of an area.

Finding #34. The Glenwood Natural Resources Inventory is consistent with the findings of Mike Shippey and Chad Hoffman of Coyote Creek Ecological Services, in Eugene. Shippey and Hoffman

prepared a similar report⁵ for the purpose of establishing the Greenway Setback for Shamrock Village, a 10 acre property located off of McVay Hwy. in 2102 (File No. TYP312-00003).

Finding #35. In 2004, the City of Springfield commissioned Salix Associates, an environmental consultancy, to recommend a Greenway Setback Line for the Glenwood riverfront (Attachment 3). When completed, the recommended setback was not adopted, but not for lack of the report's credibility. Political considerations left the report on the shelf.

The 2004 Salix Associates report⁶ addressed the standards for establishing the Greenway Setback in Glenwood. In doing so, the report included a series of aerial photographs showing their recommended Greenway Setback alignment hand-drawn on the photos. The Salix report (page 4) states, *"We have made a draft delineation of our best interpretation of the location of the GSL [Greenway Setback Line] within the study area, based on Springfield's Development Code guidelines. It is included here as Attachment C [of the Salix Report], Photos 1-21."*

Photos 1-15 of the Salix report pertain to the subject properties. Attachment 3 includes photos 1-16 for reference. The recommended boundaries for the Greenway Setback Line closely follow the riparian fringe along the river, similar to the line proposed by the applicant.

In addition to being an attachment to this report, the 2004 Salix Report was included as Appendix E to the 2009 Glenwood Refinement Plan Update Project's "Existing Conditions Report." The Glenwood Refinement Update Project is a supplemental study that formed a foundation for the 2014 Glenwood Refinement Plan.

Finding #36. The Springfield Natural Resources Study (Updated 2011) is Springfield's acknowledged Goal 5 inventory and protection program. Site WA/WB (Willamette River) provides a general description of the natural functions and values of the river. With respect to protecting the Willamette River within Springfield's planning jurisdiction, the following policy was adopted: *"Limit conflicting uses and employ low impact development practices when developing within 150 feet of the resource site. The Willamette River (WA/WB) is a water quality limited watercourse and is protected by a 75-foot development setback and site plan review standards described in SDC Section 4.3-115. No additional setbacks are necessary. The documented presence of a state and federally listed species requires coordination with the Oregon Department of Fish and Wildlife and appropriate federal agencies to determine what (if any) additional measures may be needed."* (Springfield Natural Resources Study, page 297)

The prescribed protection allows for development employing "low impact development" practices within 150-feet of the river. These practices are built into the stormwater best management practices that are part of the Springfield Development Code and the Engineering Design Standards and Procedures Manual. Protection of state and federal listed species that are listed will be coordinated with ODFW if and when occurrences of these species are confirmed within the subject property.

⁵ Site Inventory of Natural Resources, Shamrock Village Mobile Home Park, Coyote Ecological Services, August 2008, page 7.

⁶ Report on Establishment of a Draft Willamette River Greenway Setback Line on the South and West Sides of the Willamette River, Glenwood (Springfield), Oregon; Salix Associates, November 23, 2004.

The standards for establishing the Greenway Setback are different than those used to establish the 75-foot development setback for Goal 5. The proposed setback line will not alter the existing 75-foot protection.

Conclusion: The subject properties are largely developed. There is a narrow vegetative fringe along the Willamette which will be protected by the proposed alignment of the Greenway Setback Line. ORBIC and other authoritative natural resource databases have indicated that there are few state or federally listed terrestrial species known to live within a 2-mile radius of the site. A more careful ground survey and report by Brian Meiring of Schirmer -Satre confirmed that there is little habitat on the properties which would support the species identified in the ORBIC report.

The proposed setback line is generally consistent with the setback line recommended by Salix Associates in their 2004 report (Attachment 3). Photos #1-#16 of the Salix report show a setback line that closely hugs the vegetative fringe that can be seen in the photo. The City proposes to draw the setback line “at the upland extent of the riparian vegetation (Riparian Edge), or ten feet from top-of-bank, whichever is greater.” Such an alignment for the Setback line is consistent with the Salix recommendation.

The proposed Greenway Setback Line does not alter or negate other existing protections for the Glenwood riverfront. The proposed setback does not negate the habitat enhancement that will be required as development occurs. The proposed Greenway Setback is consistent with this standard in its protection of existing fish and wildlife habitat.

“11. Significant natural and scenic areas, viewpoints and vistas shall be protected to the maximum extent practicable.”

***Applicant’s Statement:** The [1999] Glenwood Refinement Plan, at page 39, recognizes that there are no identified scenic qualities or viewpoints within the Glenwood portion of the Willamette River Greenway. Although there are no identified scenic qualities or view-points on the subject property, the existing riparian edge has the potential to assist in providing visual identification and definition to the river and riparian system as well as providing limited filtered views of the river from the property. The proposed Greenway Setback Line will effectively protect the potential for scenic qualities and view-points along the river from future development, as would an easement for the proposed riverfront linear park and multiuse path.*

Importantly, the proposed Greenway Setback Line provides opportunity for a continuous vegetative buffer between the path and the river. This will protect scenic qualities associated with views from the river as well as protect the scenic qualities and viewpoints of the river corridor itself.

As such, this criterion (SDC 3.4-280 L. 10.) is met.

Staff Findings:

Finding #37. The 1999 Glenwood Refinement Plan was replaced by the 2014 Glenwood Refinement Plan. The 2009 Glenwood Refinement Plan Update Project’s “Existing Conditions Report” is a supplemental study conducted to provide a basis for the 2014 Glenwood Refinement Plan. The Existing Conditions Report quoted the 1999 Glenwood Plan in the finding made concerning scenic qualities and

viewpoints. “The current GRP states that there are no identified scenic qualities or viewpoints within the Glenwood portion of the [Willamette]Greenway (GRP p. 39)⁷.”

The 2014 Glenwood Plan itself makes no comments on the existing scenic qualities or viewpoints in Glenwood, but does describe a vision for riverfront restoration within the 75-foot development setback adopted by the City in 2004 in response to the Federal Clean Water Act. The proposed Greenway Setback Line does not conflict with the vision proposed by the Glen wood Refinement Plan.

Finding #38. OAR 660-023-0230—Scenic Views and Sites, defines “scenic views and sites” as “lands that are valued for their aesthetic appearance.” The rule goes on to state that “Local governments are not required to amend their comprehensive plans in order to identify scenic views and sites.”

Finding #39. Springfield does not have an inventory of scenic views or sites. Scenic qualities are inherently associated with the Willamette River corridor, even in the Glenwood corridor. The proposed Greenway Setback Line will effectively protect scenic qualities and view-points along the river from future development, as will the permanent easement for the proposed Willamalane multi-use path. The proposed Greenway Setback Line provides for a continuous vegetative buffer between the path and the river, in order to protect scenic qualities associated with views from the river as well as to protect the scenic qualities and viewpoints within the river corridor itself.

Conclusion: The proposed Greenway Setback is consistent with this standard.

OAR 660-015-0005 C. 3. k.—Greenway Setback

Section 3.4- 225 (A and B) states that in cases where “the development standards of the Glenwood Riverfront Mixed-Use Plan District conflict with local standards found in other Sections of this Code, the standards of the Plan District will prevail, unless there is a specific reference to another SDC Section. In that case, the referenced Section’s standards will prevail.” The section goes on to state that where “these development standards conflict with Federal and/or State regulations, the Federal and/or State regulations will prevail. (6279)”

In 2013, the Oregon Land Use Board of Appeals (LUBA) issued a remand of the Glenwood Refinement Plan to correct an assignment of error that called for the city to “...demonstrate that the setback is based on protection of resources identified in the city’s acknowledged Greenway inventory” (LUBA No. 2012-077/078/079, page 45.). **In its decision, LUBA was referencing the inventories mentioned in OAR 660-015-0005 C. 3. k.** The reminder of this report responds to the criteria described in OAR 660-015-0005 C. 3. k. and cites the inventories upon which the recommended Glenwood Greenway Setback Line are based.

k. “A setback line will be established to keep structures separated from the river in order to protect, maintain preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette River Greenway, as identified in the Greenway Inventories. The setback line shall not apply to water-related or water-dependent uses” [emphasis added]. The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15.

⁷ Glenwood Refinement Plan Update Project, Existing Conditions Report, pg. 67.

“Natural Qualities”

Applicant’s Statement: “The Glenwood Riverfront Natural resources Inventory (Exhibit F) refers to as the “riparian edge,” characterized by the presence of riparian vegetation such as cottonwood and willow species. The Inventory describes representative sections of the riparian edge as:

The area directly adjacent to the Willamette River is dominated by riparian vegetation. Dominant vegetation within the riparian edge include *Populus balsamifera*, *Fraxinus latifolia*, *Salix* spp., *Alnus rhombifolia*, *Cornus sericea*, *Acer macrophyllum*, *Robinia pseudoacacia*, *Spirea douglasii* and *Carex obnupta*.

The riparian edge, in particular the area between top of bank and the river, is the most significant fish and wildlife habitat type. It provides the most significant scenic qualities and has been mapped to encompass the remaining vegetative fringe within subject property.

The enclosed Greenway Setback Line Survey maps locate the proposed setback line. This line follows the upland extent of the natural riparian vegetation.

Where the existing riparian vegetation is present, the setback (from top of bank) averages 20 to 30 feet. In one small area, however, the setback is approximately 190 feet due to the presence of a small wetland (Tax Lot 18030220-02900). Elsewhere, where the riparian vegetation is scarce or absent, the setback line ranges between 10 and 20 feet from top of bank. Additionally, the proposal includes a minimum width for the Greenway Setback Line of ten feet. This will provide an opportunity to enhance the natural vegetative fringe along the river in those areas where vegetation is currently lacking or nonexistent. This minimum setback distance is consistent with previous Greenway Setback determinations.

The proposed Willamette Greenway Setback Line will provide for the protection and enhancement of the natural vegetative fringe along the river.

The 1999 Glenwood Refinement Plan (page 39) recognizes that there are no significant fish or wildlife habitat areas identified within the Glenwood portion of the Willamette River Greenway. This conclusion is confirmed in the Glenwood Riverfront Natural Resources Inventory (Attachment 2, Exhibit F), which explains:

Current records obtained from Oregon Biodiversity Information Center (ORBIC) show no rare species known on the subject property, with the exception of fish species within the Willamette River itself. In addition, the Inventory concludes that the subject property is poor habitat for all the species listed. This Inventory concluded:

Dominance of site disturbance on the subject property (clearing, filling, paving, buildings) has led to dense non-native, and sometimes invasive, vegetation and a narrow riparian fringe with steep banks. The velocity of waters and steep, linear nature of the banks along these lots is not conducive for listed species.

Whereas there is a dominance of highly disturbed urban alteration to the property, the Inventory did observe a somewhat different set of habitat and physical conditions in a few areas (such as on Lot 17-03-

34-44/00100) but found these areas to be similarly lacking in overall habitat values, with the exception of a riparian edge that is proposed to be included in the Greenway setback. The Inventory explains: While Lot 17-03-34-44/00100 may exhibit characteristics of fair habitat for listed species, the lack of documented evidence of species use, lack of ponding water, cleared area and extent of invasive vegetation, velocity of the river, isolated nature of the lot and surrounding urban uses negate this habitat value beyond the proposed setback.

The riparian fringe along the river's edge (between the top of bank/riparian vegetation and the river) is expected to provide benefits such as refuge for different life stages of fish during high water and allow some cooling value during the hotter months which also benefits different life stages of listed fish, including salmonids. The proposed location of the Greenway Setback would retain these values.

The proposed setback area would conserve all of the existing riparian vegetation. Because this proposal protects all of the riparian vegetation on the subject property, it affords the greatest degree of protection for fish and wildlife habitat, even though that habitat is not considered significant.

Given this, this criterion (OAR 660-015-0005 C. 3. k., Natural Qualities) is met."

Staff Findings:

Finding #40. The City proposes to draw the setback line at the upland extent of the riparian vegetation (Riparian Edge) ten feet from top-of-bank, whichever is greater. This is a minimal setback, however it does incorporate and protect the relatively narrow vegetated fringe that exists on the subject properties. This approach and minimum setback distance is consistent with previous Greenway Setback determinations (File No. TYP314-00001, TYP312-00003).

The proposed setback follows the upland extent of the natural riparian vegetation. Where the existing riparian vegetation is present, the setback (from top-of-bank) averages 20 to 30 feet. In one small area, however, the setback is proposed to follow the outline of a suspected wetland to a distance of about 190 feet (Tax Lot 18-03-02-20 TL2900).

Finding #41. Staff concurs with the location of the proposed Greenway Setback for the annexed site beneath the Springfield Bridges. This site is subject to the approval of the Springfield Planning Commission.

Finding #42. Section 6.110 of the Springfield Development Code defines "top-of-bank" as follows: *For a given watercourse, the top of bank is the same as the "bankfull stage." The "bankfull stage" is defined as "the stage or elevation at which water overflows the natural banks of streams or other waters of the State and begins to inundate the upland."*

Finding #43. The proposed Greenway Setback Line will protect the existing vegetated fringe along the river. Current development and past disturbance on the subject properties have created conditions within the interior of the site which provide little habitat. Outside of the setback, the land is largely developed or is vacant with compacted fill and gravel. What vegetation that exists in the interior areas is mostly non-native grasses and forbs.

Finding #44. No new development is proposed as part of this application. Future development will provide opportunities to enhance the habitat within the proposed Greenway Setback and within the required 75-foot riparian setback established by SDC Section 4.3-115 (A) (1). Current best practices for stormwater pretreatment make use of vegetated swales and other natural facilities to remove sediments and contaminants before stormwater is released to receiving streams and rivers. These natural treatment facilities can be built into the landscape within the 75-foot setback, creating enhanced habitat and making for a more aesthetically pleasing landscape.

Finding #45. The 1999 Glenwood Refinement Plan was replaced by the 2014 Glenwood Refinement Plan. In the context of the Greenway area, the 1999 Glenwood Plan stated “No significant or wildlife habitat areas have been identified to date.” The 2014 Glenwood Plan makes no specific assessment of significant fish and wildlife habitat in Glenwood, but does describe a broad vision for future riverfront vegetative restoration within the 75-foot development setback adopted by the City in 2004 in response to the Federal Clean Water Act. The proposed Greenway Setback does not conflict with this proposed restoration per se, however, the larger 75-foot setback will have the effect of keeping future development further from the Willamette than that proposed by the Glenwood Greenway Setback Line.

Finding #46. The subject properties are heavily disturbed. Present use of the land on the majority of the sites has degraded the habitat value of the site. There is a narrow vegetated fringe adjacent to the river. The proposed Greenway Setback Line protects that existing fringe. The photos in Figures 3 and 4 illustrate the minimal habitat value and narrow vegetated fringe found on the subject sites.

Finding #47. In 2002, The Willamette River was included on Springfield’s Map of Water Quality Limited Watercourses as part of Springfield’s response to the Federal Clean Water Act. In addition, in 2005, the Springfield Natural Resources Study listed the Willamette River as a “locally significant” riparian corridor under Statewide Planning Goal 5. A program for protecting the Willamette River was developed as part of Springfield’s response to the Federal Clean Water Act, and to Goal 5. The adopted protections include a 75-foot development setback from the top-of-bank.⁸

Finding #48. The applicant cites records obtained from Oregon Biodiversity Information Center (ORBIC) which show no rare species are known to inhabit the subject lots, with the exception of fish species within the adjacent Willamette River. ORBIC is an authoritative resource, but the data provided does not affirm categorically that there are no sensitive or threatened species inhabiting the subject sites. The database captures reported occurrences of various species.

Finding #49. Table 2 (Attachment 2, Exhibit F) is from the Glenwood Riverfront Natural Resources Inventory lists the species known to occur within two miles of the subject site. The information was part of the ORBIC data provided by the applicant.

Finding #50. The City hired Schirmer -Satre Group used a qualified staff biologist⁹ to conduct on-site habitat assessments where property owners had given permission. The on-site assessment, coupled

⁸ Springfield Development Code Section 4.3-115 A (1).

⁹ The site analysis was conducted by Brian Meiering of Schirmer Satre Group. He is a professional wildlife biologist with 15 years’ experience working for the Oregon Department of Fish and Wildlife, the Bureau of Land Management and the US Forest Service. His experience includes both fisheries and wildlife management. He is qualified to evaluate regulatory compliance regarding aquatic and terrestrial environments.

with the report provided by ORBIC lends confidence to the analysis and conclusions drawn by the consultant.



Table 2. Rare Species of Fish and Wildlife Known to Occur Within 2 Miles of the Study Area.

Common Name	Scientific Name	Category	Federal Status	State Status	Habitat Requirements
Bull trout (Willamette SMU)	Salvelinus confluentus	Vertebrate Animal	LT	SC	Clean and cold water. Connectivity and complexity (USFWS 2010 [online])
Chinook salmon (Upper Willamette River ESU, spring run)	Oncorhynchus tshawytscha	Vertebrate Animal	LT	SC	Variable due to multiple life stage requirements. Use large river systems to access appropriate spawning. Necessitate access from sea to spawning areas.
Oregon chub	Oregonichthys crameri	Vertebrate Animal	LT	SC	Slow moving, relatively warmer water in off channel habitat (Bangs, 2013)
Painted turtle	Chrysemys picta	Vertebrate Animal		SC	Slow moving aquatic habitats with basking areas. Nesting typically on sparsely vegetated areas.
Purple martin	Progne subis	Vertebrate Animal	SOC	SC	Open areas, more often near water in colonies
Townsend's big-eared bat	Corynorhinus townsendii	Vertebrate Animal	SOC	SC	Roosts in caves, cliffs, under bridges
Common Name	Scientific Name	Category	Federal Status	State Status	Habitat Requirements

Western pond turtle	Actinemys marmorata	Vertebrate Animal	SOC	SC	Slow moving aquatic habitats. Nesting with basking areas typically on sparsely vegetated south and flat facing slopes. Soils for nesting can be compact.
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LE: Endangered, LT: Listed Threatened, SC: Sensitive Critical,
 SOC: Species of Concern. Oregon Biodiversity Information Center, December 2013

Table 3. Schirmer -Satre On-Site Habitat Evaluation

Map Lot Number	Acres	Glenwood Refinement Plan/Zoning	On-Site?
1703343101000	5.28	OFFICE MU	YES
1703343101100	2.87	OFFICE MU	NO
1703343200101	1.82	OFFICE MU	NO
1703343200400	2.47	OFFICE MU	YES
1703344100700	2.71	COMMERCIAL MU	YES
1703344100800	1.51	COMMERCIAL MU	YES
1703344200100	1.49	RESIDENTIAL MU	YES
1703344201500	1.36	RESIDENTIAL MU	YES
1703344201600	3.64	RESIDENTIAL MU	YES
1703344202400	2.79	RESIDENTIAL MU	NO
1703344202500	3.55	RESIDENTIAL MU	NO
1703344202600	2.84	RESIDENTIAL MU	YES
1703344202700	1.60	RESIDENTIAL MU	YES
1703344202802	5.34	OFFICE MU/ RES MU	YES
1703344400100	5.98	EMPLOYMENT MU	YES
1703344400102	1.89	EMPLOYMENT MU	YES
1803022002900	7.04	EMPLOYMENT MU	YES
UNION PACIFIC RAILROAD BRIDGE ROW	1.76		YES
ODOT SPRINGFIELD BRIDGES ROW	4.74		YES

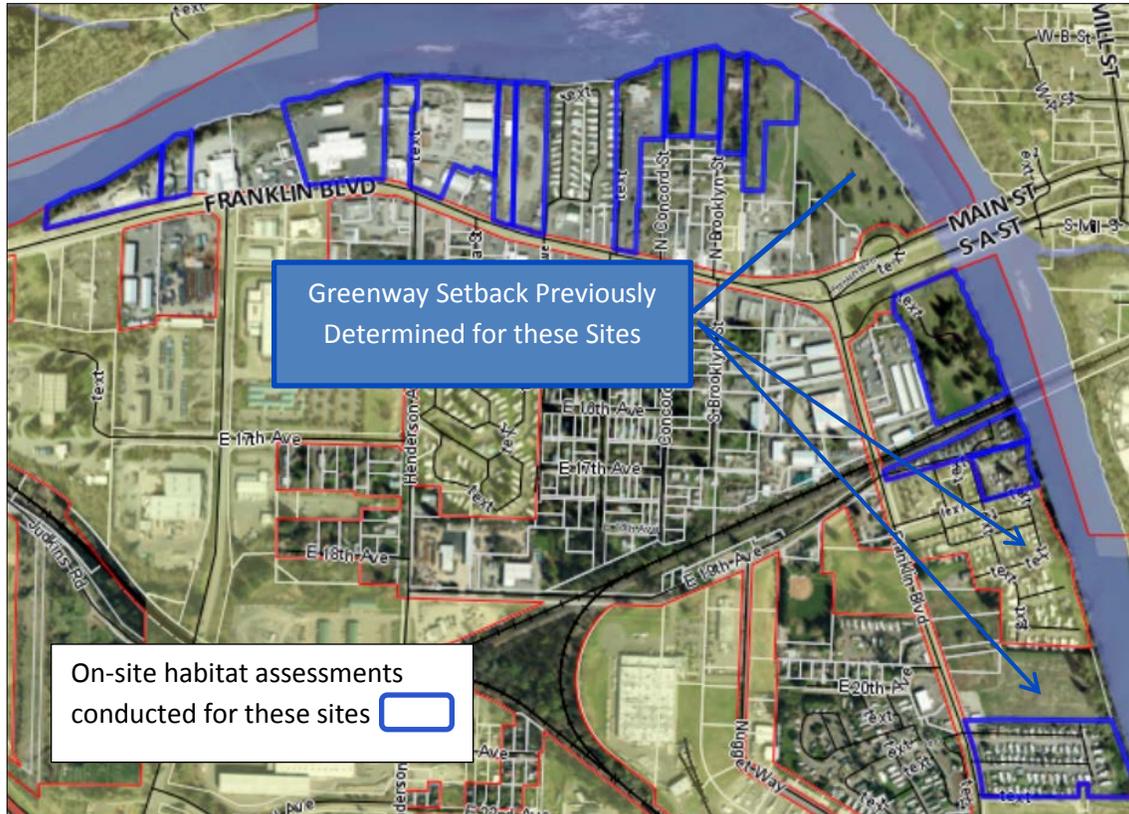


Figure 7. Aerial photo showing where Schirmer-Satre staff conducted on-site habitat assessments.

Finding #51. Section 4.2.1 of Attachment 2, Exhibit F—The Glenwood Natural Resources Inventory states: “There are no known records of rare species occurring within the Study Area with the exception of species within the Willamette River itself. There are also no known rare species surveys which have been performed on the Study Area. During planning efforts related to development, surveys for rare species may be required in order to comply with State and Federal law. These laws include, but are not limited to the Endangered Species Act of 1973 (ESA) and the Oregon Endangered Species Act (1987). The requirements of these laws are typically triggered by development actions requiring a Local, State or Federal permit.

A rare species list was obtained from the Oregon Biodiversity Information Center (ORBIC, 2013) and cross-checked against lists maintained by the State of Oregon, United States Fish and Wildlife Service and the National Marine Fisheries Service. The species on these lists were narrowed by the scope of this project (fish and wildlife) and a constrained physical range. Given their specific documented life history needs, this list of species was evaluated for likelihood to occur within the Study Area based on the four habitat types described. Although habitat is a strong precursor to species using an area, there are always instances where species will use atypical habitat or refrain from using habitat judged as highly suitable. Records of actual occurrence, and therefore seasonally appropriate wildlife surveys, are the most suitable means to evaluate wildlife use of an area.

Finding #52. The Glenwood Natural Resources Inventory is consistent with the findings of Mike Shippey and Chad Hoffman of Coyote Creek Ecological Services, in Eugene. Shippey and Hoffman

prepared a similar report¹⁰ for the purpose of establishing the Greenway Setback for Shamrock Village, a 10 acre property located off of McVay Hwy. in 2102 (File No. TYP312-00003).

Finding #53. In 2004, the City of Springfield commissioned Salix Associates, an environmental consultancy, to recommend a Greenway Setback Line for the Glenwood riverfront (Attachment 3). When completed, the recommended setback was not adopted, but not for lack of the report's credibility. Political considerations left the report on the shelf.

The 2004 Salix Associates report¹¹ addressed the standards for establishing the Greenway Setback in Glenwood. In doing so, the report included a series of aerial photographs showing their recommended Greenway Setback alignment hand-drawn on the photos. The Salix report (page 4) states, *"We have made a draft delineation of our best interpretation of the location of the GSL [Greenway Setback Line] within the study area, based on Springfield's Development Code guidelines. It is included here as Attachment C [of the Salix Report], Photos 1-21."*

Photos 1-15 of the Salix report pertain to the subject properties. Attachment 3 includes photos 1-16 for reference. The recommended boundaries for the Greenway Setback Line closely follow the riparian fringe along the river, similar to the line proposed by the applicant.

In addition to being an attachment to this report, the 2004 Salix Report was included as Appendix E to the 2009 Glenwood Refinement Plan Update Project's "Existing Conditions Report." The Glenwood Refinement Update Project is a supplemental study that formed a foundation for the 2014 Glenwood Refinement Plan.

Finding #54. The Springfield Natural Resources Study (Updated 2011) is Springfield's acknowledged Goal 5 inventory and protection program. Site WA/WB (Willamette River) provides a general description of the natural functions and values of the river. With respect to protecting the Willamette River within Springfield's planning jurisdiction, the following policy was adopted: *"Limit conflicting uses and employ low impact development practices when developing within 150 feet of the resource site. The Willamette River (WA/WB) is a water quality limited watercourse and is protected by a 75-foot development setback and site plan review standards described in SDC Section 4.3-115. No additional setbacks are necessary. The documented presence of a state and federally listed species requires coordination with the Oregon Department of Fish and Wildlife and appropriate federal agencies to determine what (if any) additional measures may be needed."* (Springfield Natural Resources Study, page 297)

The prescribed protection allows for development employing "low impact development" practices within 150-feet of the river. These practices are built into the stormwater best management practices that are part of the Springfield Development Code and the Engineering Design Standards and Procedures Manual. Protection of state and federal listed species that are listed will be coordinated with ODFW if and when occurrences of these species are confirmed within the subject property.

¹⁰ Site Inventory of Natural Resources, Shamrock Village Mobile Home Park, Coyote Ecological Services, August 2008, page 7.

¹¹ Report on Establishment of a Draft Willamette River Greenway Setback Line on the South and West Sides of the Willamette River, Glenwood (Springfield), Oregon; Salix Associates, November 23, 2004.

The standards for establishing the Greenway Setback are different than those used to establish the 75-foot development setback for Goal 5. The proposed setback line will not alter the existing 75-foot protection.

Finding #55. Establishment of the proposed Glenwood Greenway Setback is based on the Glenwood Natural Resources Inventory (Exhibit F). The Glenwood Natural Resources Inventory cites additional state and federal inventories of listed wildlife species for the Glenwood area.

Conclusion: The proposed Greenway Setback Line will protect the existing vegetated fringe along the river. Current development and past disturbance on the subject properties have created conditions within the interior of the site which provide little habitat. Outside of the setback, the land is largely developed or is vacant with compacted fill and gravel. What vegetation that exists in the interior areas is mostly non-native grasses and forbs.

ORBIC and other authoritative natural resource databases have indicated that there are few state or federally listed terrestrial species known to live within a 2-mile radius of the site. A more careful ground survey and report by Brian Meiering of Schirmer -Satre confirmed that there is little habitat on the properties which would support the species identified in the ORBIC report.

The proposed setback line is generally consistent with the setback line recommended by Salix Associates in their 2004 report (Attachment 3). Photos #1-#16 of the Salix report show a setback line that closely hugs the vegetative fringe that can be seen in the photo. The City proposes to draw the setback line “at the upland extent of the riparian vegetation (Riparian Edge), or ten feet from top-of-bank, whichever is greater.” Such an alignment for the Setback line is consistent with the Salix recommendation.

The proposed Greenway Setback Line does not alter or negate other existing protections for the Glenwood riverfront. The proposed setback does not negate the habitat enhancement that will be required as development occurs. The proposed Greenway Setback is consistent with this standard in its protection of the natural qualities of the vegetative fringe and existing fish and wildlife habitat.

“Scenic Qualities”

Applicant’s Statement: *The 1999 Glenwood Refinement Plan, at page 39, recognizes that there are no identified scenic qualities or viewpoints within the Glenwood portion of the Willamette River Greenway. Although there are no identified scenic qualities or view-points on the subject property, the existing riparian edge has the potential to assist in providing visual identification and definition to the river and riparian system as well as providing limited filtered views of the river from the property. The proposed Greenway Setback Line will effectively protect the potential for scenic qualities and view-points along the river from future development, as would an easement for the proposed riverfront linear park and multiuse path.*

Importantly, the proposed Greenway Setback Line provides opportunity for a continuous vegetative buffer between the path and the river. This will protect scenic qualities associated with views from the river as well as protect the scenic qualities and viewpoints of the river corridor itself.

As such, this criterion (OAR 660-015-0005 C. 3. k., Scenic Qualities) is met.

Staff Findings:

Finding #56. The Eugene Springfield Metropolitan Area General Plan Natural Assets and Constraints Working Paper Section G—Scenic Sites defines standards for identifying scenic sites. Of the identified standards, “Moving Water” is rated as having “High Scenic Value” (page G-4). Glenwood has an abundance of moving water which creates the potential for establishing scenic sites and viewpoints as development occurs in the future.

Finding #57. The 1999 Glenwood Refinement Plan was replaced by the 2014 Glenwood Refinement Plan. The 2009 Glenwood Refinement Plan Update Project’s “Existing Conditions Report” is a supplemental study conducted to provide a basis for the 2014 Glenwood Refinement Plan. The Existing Conditions Report quoted the 1999 Glenwood Plan in the finding made concerning scenic qualities and viewpoints. “The current GRP states that there are no identified scenic qualities or viewpoints within the Glenwood portion of the [Willamette] Greenway (GRP p. 39)¹².

Finding #58. The 2014 Glenwood Plan itself makes no comments on the existing scenic qualities or viewpoints in Glenwood, but does describe a vision for riverfront restoration within the 75-foot development setback adopted by the City in 2004 in response to the Federal Clean Water Act. The proposed Greenway Setback Line does not conflict with the vision proposed by the Glen wood Refinement Plan.

Finding #59. OAR 660-023-0230—Scenic Views and Sites, defines “scenic views and sites” as “lands that are valued for their aesthetic appearance.” The rule goes on to state that “Local governments are not required to amend their comprehensive plans in order to identify scenic views and sites.”

Finding #60. Springfield does not have an inventory of scenic views or sites. Scenic qualities are inherently associated with the Willamette River corridor, even in the Glenwood corridor. The proposed Greenway Setback Line will effectively protect scenic qualities and view-points along the river from future development, as will the permanent easement for the proposed Willamalane multi-use path. The proposed Greenway Setback Line provides for a continuous vegetative buffer between the path and the river, in order to protect scenic qualities associated with views from the river as well as to protect the scenic qualities and viewpoints within the river corridor itself.

Conclusion: The proposed Greenway Setback is consistent with this standard.

“Historic Qualities”

Finding #61. The 2014 Glenwood Refinement Plan (page 161) cites the Historic Qualities section of the Environmental Design Element in the 1999 Glenwood Refinement Plan “as providing a brief historical sketch of Glenwood’s development from the 1850s to the 1980s.” The 1999 Plan did not include an inventory of historic resources.

Finding #62. In 2010, the Springfield Historic Commission contracted with Historic Preservation Northwest to conduct a Reconnaissance Level Survey (RLS) to further investigate properties identified in a 2001 windshield survey as having potential historic resources.

¹² Glenwood Refinement Plan Update Project, Existing Conditions Report, pg. 67.

Finding #63. *The 2010 North Glenwood Reconnaissance Level Survey*

(<http://www.ci.springfield.or.us/dpw/CommissionsCommittees/Historic/SupportFiles/2010%20North%20Glenwood%20RLS.pdf>) was conducted in coordination with an update of the Glenwood Refinement Plan to 1) to provide the City of Springfield with an informational basis for policy and planning decisions regarding management and protection of resources in Glenwood; 2) Provide Springfield residents with an assessment of the resources in Glenwood; and 3) to add to the body of knowledge maintained by the Oregon State Historic Preservation Office with regards to the historic resources within Springfield, Lane County, and the State of Oregon.

Finding #64. *The 2010 North Glenwood Reconnaissance Level Survey* contains results (page 4.) which conclude, "This architectural survey examined 270 tax lots and found 473 structures. These 473 structures were tied to 214 addresses with many grouped in mobile home courts. Of the 214 resources, 149 are domestic, 53 are commercial, 8 are industrial, 1 is recreation, 1 is religion, and 1 is transportation related. Many of the resources in this neighborhood have undergone a great deal of alteration and addition. Of the 214 addresses, 50 (23%) can be considered contributing resources while 84 (39%) are too altered to be contributing and 80 (37%) are out of period (i.e. built after 1960)."

Finding #65. *The 2010 North Glenwood Reconnaissance Level Survey* concludes (page 6), "The combined total of 164 (76%) of non-contributing plus non-period structures versus 50 (23%) for potentially contributing structures makes it unlikely that Glenwood could become a National Register Historic District. Of the 50 potentially contributing resources, most would only be eligible for listing as part of a larger context, such as a District or Multiple Property Submission. They appear to lack the distinction for individual listing on the National Register, barring the discovery of their association with a significant person or event. However, eleven resources do have the potential for individual listing and warrant further examination."

Residential structures that warrant further examination for individual listing:

- 295 North Brooklyn Street
- 1475 South Brooklyn Street
- 1690 South Brooklyn Street
- 3007 Franklin Boulevard
- 1780 Mississippi Avenue

Commercial or industrial structures that warrant further examination for individual listing:

- 3600 Franklin Boulevard (Myrmo & Sons)
- 3698 Franklin Boulevard
- 4206 Franklin Boulevard (Blue Cross Animal Hospital)

Other Resources that warrant further examination for individual listing:

- 3787 Franklin Boulevard
- 3998 Franklin Boulevard (Ponderosa Village)
- 1625 Henderson Avenue (Midway Manor)

Finding #66. *The 2010 North Glenwood Reconnaissance Level Survey* inventoried those eleven historic resources that warrant further examination. They are located outside of the proposed Glenwood Greenway Setback Line.

Conclusion: *The 2010 North Glenwood Reconnaissance Level Survey, in conjunction with the historic narratives found in the 1999 Glenwood Refinement Plan provides an adequate inventory of historic resources in Glenwood. Those historic resources with potential for individual listing on the National Register are located outside of the proposed Glenwood Greenway Setback Line. This criterion (OAR 660-015-0005, Historic Qualities) is met.*

“Recreational Qualities”

Applicant’s Statement:

“The applicable functional plan for recreation in this area is the Willamalane Park and Recreation Comprehensive Plan. It was adopted by the Willamalane Board of Directors on Oct. 10, 2012 and was subsequently adopted as an element of the Metro Area General Plan by Springfield (Ord. No. 6303 (Nov., 4, 2013) and Lane County (Ord. No. PA 1302 (Oct. 5, 2013).

The portion of the Willamalane Plan most relevant to the current proposal deals with the creation of a riverfront linear park. The Highlights and Improvements section, Chapter 3, provides:

Actions 4.13 and 4.14, Glenwood Riverfront Linear Park A and B: As the Glenwood area is redeveloped, Willamalane has an opportunity to work with public and private partners to develop a riverfront linear park and multiuse path, and expand the popular Willamette River path system. Section A (Action 4.13) would travel from the Viaduct Path underneath the I-5 bridge, east to the Springfield Bridge; Section B (Action 4.14) would travel from the Springfield Bridge south to Seavey Loop Road.

The proposed linear park will include multiuse paths, picnic areas, and river overlooks, and will be a significant regional recreation and river overlooks, and will be a significant regional recreation and alternative transportation resource. The park will also expand recreation opportunities for Glenwood area residents, who currently have limited access to close-to-home parks.

In addition, the Strategies and Actions section, Chapter 4, includes a map showing a planned multi-use path along the riverfront of the subject properties, Map 2 Proposed Park and Recreation Projects. That map includes four symbols over the subject property with the numbers 4.13, 4.14, 4.15 and 4.24. These numbers correspond to planned actions, as described in tables.

Action 4.13 is described in the table as: Glenwood Riverfront Linear Park A. Work with partners to develop a riverfront linear park and multiuse path from I-5 to the Springfield Bridge, consistent with the Glenwood Refinement Plan.

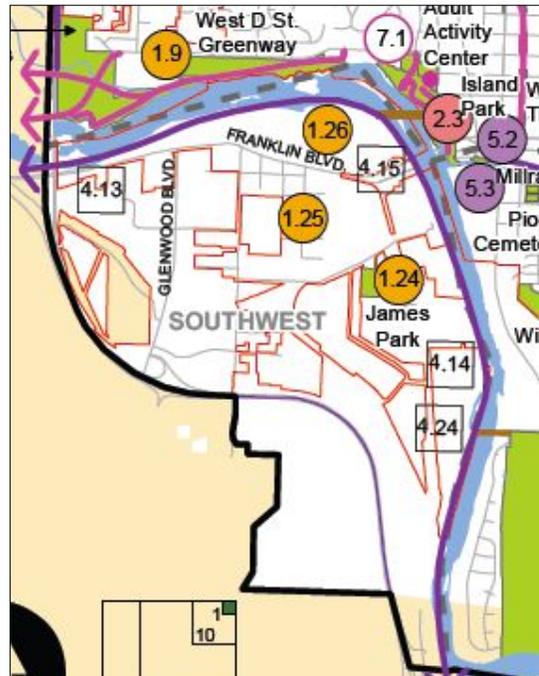


Figure 5. Excerpt Map 2 Proposed Park and Recreation Projects Willamalane Park and Recreation Comprehensive Plan, 10/14

4.14 is described as: *Glenwood Riverfront Linear Park B. Work with partners to develop a riverfront linear park and multiuse path from the Springfield Bridge to Seavey Loop Road.*

4.15 is described as: *Glenwood to Island Park (Bridge). Work with the city to explore the feasibility of a bicycle/pedestrian bridge from South Bank Path A to Island Park, per the Downtown District Urban Design Plan.*

4.24 is described as: *Glenwood to Dorris Ranch (Bridge). Work with partners to explore the feasibility of developing a bicycle and pedestrian bridge across the Willamette River, connecting the Glenwood Riverfront Linear Park B to Dorris Ranch and the Middle Fork Path.*

Additional functional and refinement plans also reference the multi-use trail along the south bank of the Willamette River. TransPlan (July 2002) identifies a South Bank Trail to run from I-5 to the Springfield Bridge, but not any farther upstream. The 2014 Glenwood Refinement Plan, at page 76, states Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield's Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.

These plans, and their projects, the linear park, the bridges, the off-street path, do not reference the Willamette Greenway Overlay District or a Greenway setback line. There is however a correlation as both are referring to the linear edge of the adjacent Willamette River. The city has not yet obtained any property rights for the linear park or pathway. This will likely be negotiated in the context is specific property annexation and/or development or re-development. As establishment of a Greenway setback is a necessary first step for development approval, approval of this application will bring the city one step closer towards being in a position to implement these policies from the Willamalane plan.

As stated, the public access rights will need to be obtained through purchase or voluntary donation, as part of future annexation proceeding or as part of a subsequent development review process. In a similar application for a Willamette Greenway Setback determination for a property elsewhere located along the Glenwood riverfront, the Hearings Official noted "The best time to provide for the bike path is when development is proposed for the subject property." There is some flexibility in the ultimate location of the path, as the Glenwood Refinement Plan states that the path diagram is a conceptual alignment (Glenwood Refinement Plan, page 54). Because the subject property will still be within the Willamette Greenway Overlay District after the Willamette Greenway Setback Line is established, development proposals for property will be subject to Discretionary Use procedures (SDC 5.9-100) and/or Master Plans (SDC 5.13-100) or Site Plan Review (SDC 5.17-100). Those procedures will ensure the city has ample opportunity to secure the public rights for a riverfront linear park and pathway in the context of a redevelopment application.

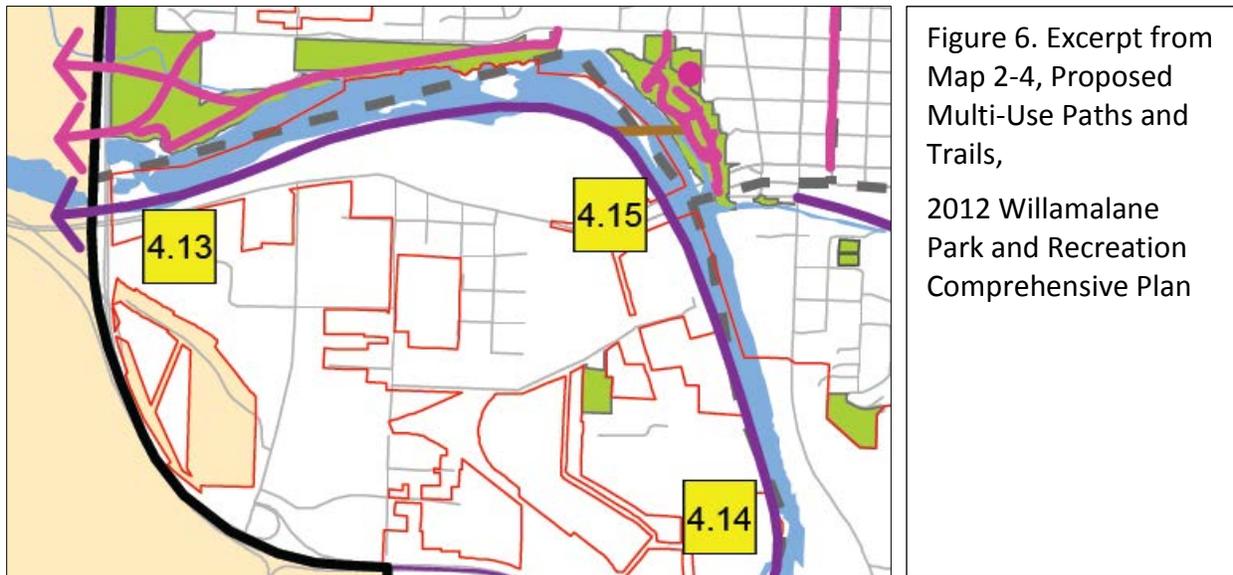
Elsewhere, the Springfield Development Code, in addressing the protection of water quality (SDC 4.3-115.A.1) establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The subject property is subject to this setback. It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Establishment of the Willamette Greenway Setback line at the upland extent of the riparian vegetation as proposed in this application would not interfere with establishment of the multi-use path planned for location on the subject property. The narrow corridor required for the path should not negatively impact development of the subject property.

The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject property will not be affected by the proposed delineation of the Greenway Setback Line.

Lastly, this approval criterion directs the city to consider and minimize the possibility that public recreation might disturb adjacent property. Currently, there is some public recreation that occurs on the river (rafting, fishing). Establishing the Greenway Setback line will not change the existing situation in regard to public recreation on and adjacent to the subject property.

Given this, this criterion (OAR 660-015-0005, Recreational Qualities) is met.”



Staff Findings:

Finding #67. The 2014 Glenwood Refinement Plan designates all of the Glenwood Riverfront as one of four types of mixed-use development. These designations include Office Mixed Use, Commercial Mixed Use, Residential Mixed Use and Employment Mixed Use. The implementing zoning conforms to these same mixed use designations. The planned use of the Glenwood riverfront is for employment uses and not recreational use.

Finding #68. The 2014 Glenwood Refinement Plan, identifies policies relating to the establishment of a “Riverfront Multi-Use Path.” The path, by definition will be located within the vicinity of the Greenway Setback Line. One policy states, “Partner with Willamalane Park and Recreation District, property owners, and private developers to fund, design, and construct the path” (SDC Appendix 3, C.5.a., Glenwood Refinement Plan, page 77). Another policy states, “Collaborate with Willamalane and others as appropriate to: develop river edge variety along the linear park corridor, as conceptually depicted in

Figures 10 and 14; protect lands within the coterminous Riparian and Willamette Greenway Setback area; integrate a variety of passive recreation spaces with abutting natural resources; and implement riparian protection and enhancement measures and stormwater management features” (SDC Appendix 3 B.6.b., Glenwood Refinement Plan, page 98).

Finding #69. The Willamalane Park and Recreation District provides park services for the City of Springfield. This includes park planning and development. The 2012 Willamalane Park and Recreation Plan lists current and planned park facilities for the Springfield area.

Finding #70. The 2012 Willamalane Park and Recreation Comprehensive Plan (Willamalane Comprehensive Plan) indicates that no community or regional parks are planned within the subject area. The Plan calls for three neighborhood parks to be developed in the Glenwood area. Projects 1.24, 1.25 and 1.26 are neighborhood parks planned for residential areas in Glenwood. Each of these will be located outside of the subject area as shown on Map 2-1 of the Willamalane Plan.

Finding #71. The 2012 Willamalane Comprehensive Plan calls for the development of the Glenwood Riverfront Linear Park (Projects 4.13, 4.14) and the associated Glenwood to Island Park Bridge (Project 4.15).

Finding #72. The Willamalane Plan explains that linear parks and trails are intended to preserve open space and provide opportunities for trail-oriented activities, such as walking, running, bicycling, skating, etc. Typically, linear parks are developed within a 20-foot easement or dedicated right-of-way that is secured through negotiation with property owners. The Willamalane Plan indicates that facility design will be “sensitive to issues such as privacy, security, and property rights when planning and developing linear parks and pathways” (Strategies A.53 and A.54 Willamalane Comprehensive Plan, page 45).

Finding #73. The 2014 Glenwood Refinement Plan devotes a section to “Riverfront Multi-Use Path (pg. 76). The objective of the Glenwood Plan with respect to the Riverfront path is to “Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield’s Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.”

Finding #74. SDC Section 4.3-115 (A.)(1.) states, “Along all watercourses shown on the WQLW Map with average annual stream flow greater than 1,000 cubic feet per second (CFS), the riparian area boundary shall be 75 feet landward from the top of the bank. Existing native vegetative ground cover and trees shall be preserved, conserved, and maintained between the ordinary low water line and the top of bank and 75 feet landward from the top of bank.” The standard effectively establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The applicant’s properties are subject to this setback.

It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Finding #75. Applicants with riverfront property seeking annexation to the City have been required to dedicate a strip land for the Glenwood Riverfront Linear Park (Project 4.14). As a result segments of

riverfront land have been set aside for linear park and multi-use path. Similar negotiations to acquire land for the path will likely accompany any future annexation.

Finding #76. Establishment of the Willamette Greenway Setback line “at the upland extent of the riparian vegetation (Riparian Edge), or ten feet 10’ from top of bank, which ever is greater,” as proposed by the City would not interfere with establishment of the multi-use path planned for location on the subject properties. The narrow corridor required for the path should not negatively impact development of the subject properties.

Conclusion: The Glenwood Refinement Plan calls for partnering with Willamalane Park and Recreation District to develop a multi-use path along the riverfront. Willamalane has planned for parks of various types to serve the Glenwood area. The subject properties are planned for development of residential, commercial, and employment mixed uses and not specifically for parks. That said, the planned multi-use path is planned for placement along the Willamette River which impacts the applicant’s properties. The applicant has already dedicated land for path across the majority of its properties. The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject properties will not be affected by the proposed delineation of the Greenway Setback Line. This condition has been met.

Supporting Inventories

As previously mentioned, in 2013, the Oregon Land Use Board of Appeals (LUBA) issued a remand of the Glenwood Refinement Plan to correct an assignment of error that called for the city to “...demonstrate that the setback is based on protection of resources identified in the city’s acknowledged Greenway inventory” (LUBA No. 2012-077/078/079, page 45.). **In its decision, LUBA was referencing the inventories mentioned in OAR 660-015-0005 C. 3. k.**

OAR 660-015-0005 C.3.k., states “A setback line will be established to keep structures separated from the river in order to protect, maintain preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette River Greenway, as identified in the Greenway Inventories. The setback line shall not apply to water-related or water-dependent uses” **[emphasis added]**. The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15. It is not clear from subsection C.3.k. whether all 15 inventories were to be consulted or those that specifically concern themselves with “natural, scenic, historic and recreational qualities...”

Out of an abundance of caution, staff has listed the 15 resource inventories that are cited in OAR 660-015-0005 B. 1-15 and has provided a list of corresponding Springfield inventories, plans and reports which provide an informed basis for planning decisions, including the recommendation of a Greenway Setback Line for Glenwood. These inventories include:

1. All agricultural lands as provided in Goal 3. This includes all land currently in farm use as defined in ORS Chapter 215.203(2);

Applicable Inventories and Databases: Glenwood is not designated for agricultural development. No applicable inventories exist or are required.

2. All current aggregate excavation and processing sites, and all known extractable aggregate sources;

Applicable Inventories and Databases: Eugene-Springfield Metropolitan Area General Plan (Metro Plan) Working Papers: Natural Assets and Constraints, Sand and Gravel Resources (Updated March 29, 1984). The working papers are adopted elements of the Metro Plan which inventory aggregate resources within the Eugene-Springfield area, including Glenwood. Riverfront property in South Glenwood was actively mined for sand and gravel until the 1970's. The area is no longer mined. Glenwood, and specifically parcels within the Willamette Greenway Boundary, are not designated for Sand and Gravel.

3. All current public recreation sites, including public access points to the river and hunting and fishing areas;

Applicable Inventories and Databases: The 2012 Willamalane Park and Recreation Comprehensive Plan is the acknowledged recreation plan for Springfield and Glenwood. The 2012 Plan contains an inventory and maps of existing recreational sites. The Plan also includes maps of planned facilities, including a riverfront linear park and multi-use path in the Glenwood area. The proposed Greenway Setback Line will not hinder the development of the park and path in Glenwood.

4. Historical and archaeological sites;

Applicable Inventories and Databases: There are no published inventories of archaeological sites in the Glenwood area. The locations of archaeological sites are protected by the State Historic Preservation Office. As part of the Glenwood Refinement Plan Update Project, City staff requested information from the State Historic Preservation Office regarding any known below-ground historic resources in Glenwood. The State Archaeologist, Dennis Griffin, sent a response letter to the City dated March 19, 2009. Mr. Griffin stated that there are no known prehistoric archaeological resources in the area, and the only historic archaeological site in the State's records is the railroad junction trestle built around 1926 near E. 19th Avenue.

With respect to historic resources, the city commissioned *The 2010 North Glenwood Reconnaissance Level Survey*. The 2010 Survey inventoried sites and structures with potential for listing on the National Registry. The eleven sites that were identified are located outside of the proposed Glenwood Greenway Setback Line.

5. Timber resources;

Applicable Inventories and Databases: Glenwood is not designated for Forest uses. No applicable inventories exist or are required.

6. Significant natural and scenic areas, and vegetative cover;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory identifies and maps the extent of the vegetative fringe along the Willamette within the vicinity of the proposed setback. Additional inventory data is drawn from the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005) which articulates a program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites.

7. Fish and wildlife habitats;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory provides an assessment of fish and wildlife habitat along the Willamette within the vicinity of the proposed setback. Additional inventory data is drawn from the Oregon Biodiversity Center (ORBIC), the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005). The Springfield Natural Resources Study articulates the City's Goal 5 program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites.

8. Areas of annual flooding and flood plains;

Applicable Inventories and Databases: The 2009 Eugene/Springfield Multi-Jurisdictional Natural Hazards Mitigation Plan maps and provides an inventory and assessment of flood risks and flood plains in the area, including Glenwood. Additional mapping is available through FEMA and the city's Geographic Information System. The Glenwood Refinement Plan Update Project also provided details regarding flood hazard in the Glenwood area (page 74).

9. Land currently committed to industrial, commercial and residential uses;

Applicable Inventories and Databases: The Glenwood Refinement Plan Update Project identifies land currently committed to industrial, commercial and residential uses (page 20 and following). The "Land Use Layer" for the region's GIS database include land use codes which indicate whether land is vacant or developed, the value of the land and development and type of use the land is committed to; residential, commercial or industrial. This GIS source was the basis for identifying committed Glenwood land uses.

10. The ownership of property, including riparian rights;

Applicable Inventories and Databases: The "Land Use Layer" for the region's GIS database includes land ownership information as well as land use information. This database was used to identify landowners and to engage them in the process of locating the Greenway Setback on their property in Glenwood.

11. Hydrological conditions;

Applicable Inventories and Databases: The United States Geological Survey (USGS) Water Watch web site provides up-to-date reports on hydrological conditions for both the Middle Fork and the Coastal Fork of the Willamette River which converge less than 1 mile upstream from Glenwood. This information is supplemented by the National Oceanic and Atmospheric Administration's (NOAA) Northwest River Forecast Center's online reporting for the Willamette River for the Eugene-Springfield area and the National Weather Service's Advanced Hydrologic Prediction Service.

12. Ecologically fragile areas;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory provides an assessment of fish and wildlife habitat along the Willamette within the vicinity of the proposed setback. The Glenwood riverfront was

screened for ecologically sensitive areas as part of the Glenwood Natural Resources Inventory. Additional inventory data was drawn from the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005) which articulates a program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites.

13. Recreational needs as set forth in Goal 8;

Applicable Inventories and Databases: The 2012 Willamalane Park and Recreation Comprehensive Plan is the acknowledged recreation plan for Springfield and Glenwood. The 2012 Plan contains an inventory and maps of existing recreational sites. The Plan also includes maps of planned facilities, including a riverfront linear park and multi-use path in the Glenwood area. The proposed Greenway Setback Line will not hinder the development of the park and path in Glenwood.

14. Other uses of land and water in or near the Greenway;

Applicable Inventories and Databases: The Glenwood Refinement Plan Update Project identifies land committed to industrial, commercial and residential uses (page 20 and following). The “Land Use Layer” for the regions GIS database include land use codes which indicate whether land is vacant or developed, the value of the land and development and type of use the land is committed to; residential, commercial or industrial. This GIS source was the basis for identifying committed Glenwood land uses.

15. Acquisition areas which include the identification of areas suitable for protection or preservation through public acquisition of lands or an interest in land. Such acquisition areas shall include the following:

- a. Areas which may suitably be protected by scenic easements;
- b. Scenic and recreational land for exclusive use of the public;
- c. Sites for the preservation and restoration of historic places;
- d. Public access corridor;
- e. Public parks;
- f. Ecologically fragile areas; and
- g. Other areas which are desirable for public acquisition may also be identified if the reasons for public acquisition for the Greenway are also identified.

Applicable Inventories and Databases: In 1981, an update to the Willamette River Greenway Inventory that is contained in Section J of the Metro Plan Working Papers was adopted. The Inventory Map, Figure J-3, shows no ODOT “Possible Acquisition Areas” and no Metro Plan-Lane County Greenway Land Use Acquisition Sites in Glenwood. Several sites upstream from Glenwood were inventoried on Figure J-3, including lands which have been acquired by Willamalane Park and Recreation District along the Middle Fork of the Willamette River between Dorris Ranch Park and Clearwater Park.

V. Conclusion and Recommendation

The City proposes to “draw the setback line at the upland extent of the riparian vegetation (Riparian Edge), or ten feet from top-of-bank, whichever is greater. This application is intended to establish the Willamette Greenway Setback Line within the boundaries of the subject property prior to development. The applicable standards which apply to the alignment of the setback line for the subject properties

focus on appropriate recreational access, minimalization of vandalism and trespass, protection and enhancement of the riparian fringe and protection of significant fish and wildlife habitat.

The subject properties are mostly developed or vacant and disturbed, with compacted gravel and soils that support non-native grasses and forbs. What riparian fringe that exists along the river is very narrow. The width of the protecting the riparian vegetation ranges between 20 and 190 feet with a 10-foot minimum setback from top-of-bank. The proposed setback line protects the existing vegetation, but does little to enhance the existing vegetation as required by SDC 3.4-280 L. 5. The Glenwood Refinement Plan and the Metro Plan each have policies calling for enhancement of the vegetated fringe along the river at the time of development.

The City contracted with a consultant firm, Shirmer/ Satre Group to prepare the analysis and report supporting the City's application. Briam Meiering, the Wildlife Biologist for Schirmer-Satre is a qualified wildlife and fisheries biologist. He conducted an on-site habitat assessment for the properties to develop a natural resources inventory and report for the subject properties. The biologist's report found that the site has minimal habitat value, particularly for supporting listed species known to be found within a two mile radius. The report made specific findings regarding the presence of the pond turtle and habitat supportive of the turtle, concluding that the subject properties are not viable turtle habitat.

In 2004, the City contracted with Salix Associates (Attachment 3), an environmental consultancy, to conduct an analysis of the Glenwood riverfront using the standards found in SDC Section 3.3-325 for establishing the Greenway Setback Line. The standards found in SDC 3.4-280 (D) and (L) are very similar to the criteria used by Salix. The Salix report produced a descriptive inventory of the flora and fauna along the riverfront and included a series of aerial photos with a recommended Greenway Setback Line drawn in. Aerial Photos 1-15 from the Salix Study address the subject properties (Attachment 3). The applicant's proposed Willamette Greenway Setback Line is consistent with the setback recommended by Salix. The proposed setback is found by staff to be consistent with the standards for establishing the Greenway Setback Line found in SDC 3.4-280 (D) and (L).

Staff identified additional inventory criteria for establishing the Greenway Setback Line in OAR 660-015-0005 C.3.k. The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15. At staff review of the listed inventories identifies the applicable inventories and databases which respond to OAR 660-015-0005 B. 1-5. These inventories were used to establish the original Greenway Boundary and the proposed Glenwood Greenway Setback Line. These inventories support the proposed location of the Glenwood Setback Line.

The proposed Glenwood Greenway Setback Line (Attachment 2, Exhibit G) provides minimal protection to the existing narrow band of vegetation along the river. The established development setback of 75-feet for riparian protection and enhancement that will not be altered or negated by the proposed greenway setback line. The setback proposal is consistent with the alignment recommended by Salix Associates in their 2004 report to the City.

Based on the analysis prepared by Satre/Schirmer in preparing the City's application and the findings contained therein, staff concludes the proposed Glenwood Willamette River Greenway Setback Line is consistent with the criteria for establishing the setback line found in SDC 3.4-280 (D) and (L).

June 2, 2015

CITY OF SPRINGFIELD

225 Fifth Street, Springfield, OR 97477

Willamette Greenway Overlay District Development Establishment of Greenway Setback Line without Development For the Glenwood Riverfront

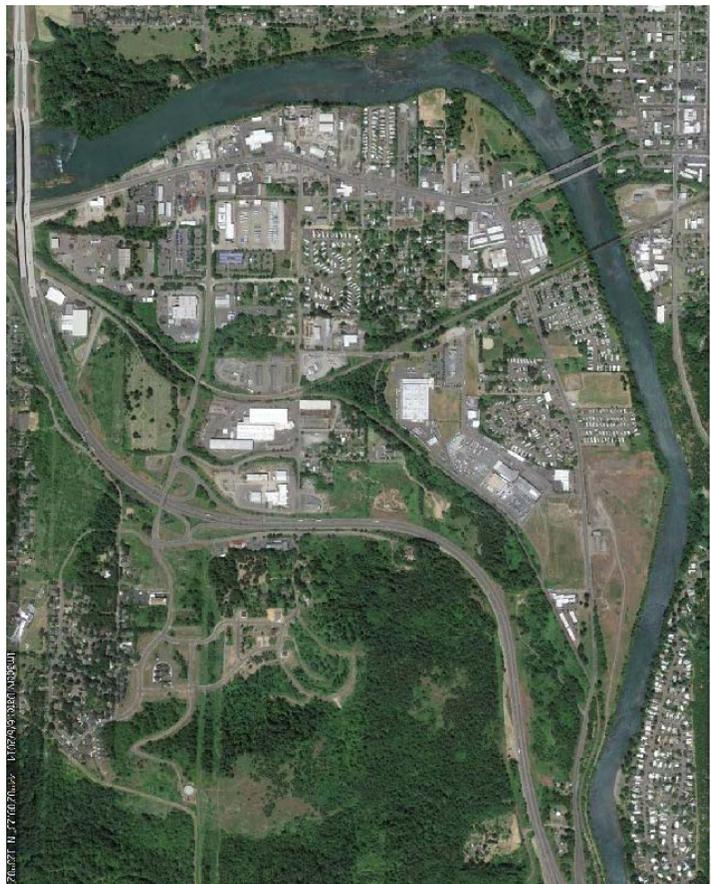
WRITTEN STATEMENT

In accordance with Glenwood Riverfront Mixed Use District requirements (SDC 3.4-280), this application shall demonstrate compliance with the criteria of approval specified in SDC 3.4-280 (D) and (L). Additional criteria are found in the Oregon Administrative Rules (OAR) 660-015-0005 C. 3. k.—Greenway Setback. This written statement describes the proposal and demonstrates that the proposal complies with the criteria contained in SDC 3.4-280 L1., L4., L5., L7., L10. and L.11; as well as those found in OAR 660-015-0005 C. 3. k.—Greenway Setback.

I. LAND USE REQUEST

This land use request is for approval of the establishment of a Greenway Setback Line in Glenwood for the entire length of the Glenwood neighborhood's frontage with the Willamette River where there is not an already-established Greenway Setback Line.

As establishment of a Greenway Setback Line along Willamette River frontage is a required precursor to development where the Greenway Overlay District is applicable, approval of this application will assist with overall long-range planning for the Glenwood Riverfront as well as satisfy the requirement to establish the Greenway Setback Line for individual parcels.



Glenwood Neighborhood
Springfield, Oregon
Google Earth, 2014

II. THE SITE AND EXISTING CONDITIONS

A. Subject Property

The subject property is comprised of one area of public right-of-way (that area associated with the two Springfield Bridges as they cross the Willamette River

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from Glenwood to Downtown Springfield), one property owned by Union Pacific Rail Road (UPRR) where it's rail line crosses the Willamette River between

Glenwood and Springfield, and nineteen (19) tax lots with fifteen (15) different owners. In one instance, the same owner owned three of the subject tax lots, in three instances, the same owner owned two of the subject tax lots, while in two instances the same tax lot had two different owners.

An inventory of the subject property, including map and lot number, tax lot size, plan designation and zoning, ownership and whether permission to access the property is documented in the attached Exhibit A¹. Collectively, the property documented in Exhibit A is the Subject Property.

Each Subject Property parcel (the right-of-way, UPRR parcel and the 19 tax lots) fronts the Willamette River and is located between Franklin Blvd and the Willamette River in the northern portion of the Glenwood neighborhood and between McVay Blvd and the Willamette River in the southern portion of the Glenwood neighborhood. (Of these, the former is referred to as the Franklin Riverfront and the latter is referred to as the McVay Riverfront in the Glenwood Refinement Plan.)

Plan designations and zoning districts of the tax lots is also codified in the adopted Glenwood Refinement Plan. These are Office Mixed-Use, Residential Mixed-Use, Commercial Mixed-Use and Employment Mixed-Use².

Riverfront areas, plan designations and zoning districts aren't applicable to Greenway Setback Line criteria, but understanding the land use framework can help visualize the setback line and its effect on current and future developments and uses. And vice-versa.

Collectively, the Subject Property consists of approximately 63.34 acres, with 56.84 acres within the 19 tax lots, 4.74 acres in the Springfield Bridge Right-of-Way and 1.76 acres with the UPRR parcel.

The current physical condition of the Subject Property is quite variable. Individual tax lots range from fully developed to essentially undeveloped with most of the development being long-standing and of an industrial nature. The river's edge in particular is of a similar nature. A common occurrence is one of development right up to, or vary near to,

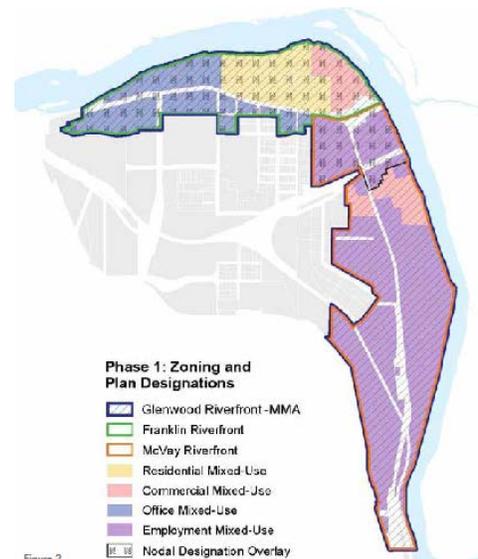


Figure 2

Plan Designations and Zoning Districts
Glenwood Refinement Plan
April 2014



¹ An inventory of property along the Glenwood Riverfront which already has an established Greenway Setback Line is documented in the attached Exhibit B. The properties in Exhibit B are not part of this application's request to establish a Greenway Setback Line but are included for reference.

² Whereas the tax lots have a plan designation and zoning district, right-of-way and railroad property does not.

the top of bank. Even where the tax lot is 'undeveloped', it is rare that some level of site disturbance has not previously occurred.

Along the river's edge, the area near the top of bank, the physical condition varies greatly. From mown lawn (photo 1), to industrial fencing (2 and 3), to backyard overlooks (4), to cleared and once used for something (5), to simply cleared (6), the vegetated fringe is sometimes there, sometimes not and nearly never of a natural condition.



(1)



(2)



(3)



(4)



(5)



(6)

B. Jurisdictional Status

All of the Subject Property is within Springfield's Urban Growth Boundary. However, none of the tax lots in the Subject Area are within the Springfield City Limits. The only portion of the Subject Property that is inside the city limits is the right-of-way associated with the Springfield Bridge crossing the Willamette River from Glenwood to Downtown Springfield. Given this, the Public hearing associated with this application will be a joint hearing with the Springfield Hearings official considering the request as it applies to the property outside the city limits and the Springfield Planning Commission considering the request as it applies to the area inside the city limits.

C. Property Owner Involvement

1. Access Permission

An inventory of affected tax lots, including ownership and contact information, was generated (all tax lots fronting the Willamette River through Glenwood which did not already have an approved Greenway Setback Line (see Exhibit A). From this, an informational letter was generated and sent to each property owner (see Exhibit C). The letter informed property owners of the project and included a request for permission to access their property to conduct necessary field work and to allow city surveyors to survey the setback line.

Utilizing the Access Permission Form (see Exhibit D) which was included with the letter, permission was received to access 14 of the 19 tax lots. Utilizing that, the project's environmental specialist established a schedule and, along with the city surveyor, conducted the field work.

Where permission was not granted, various data sources were utilized to determine the setback line location, including visual observation from adjoining property, high resolution aerial photos and GIS data.

2. Property Owner Meeting(s)

The informational letter included notice of an upcoming informational meeting and invited property owners to attend. The meeting was held at noon on a weekday at Roaring Rapids Pizza. The time and location, as the pizza parlor is right there in the neighborhood, was selected with the objective of making it convenient to attend. At the meeting, city staff made a presentation and staff and the consultant answered questions.

In addition to the property owner meeting, city staff reached out to property owners via telephone and individual meetings when requested.

D. Identifying and Locating the Setback Line

1. Environmental Analysis and Field Work

Current and historic information was collected from a number of sources. Information was obtained from natural resource data bases as well as from field investigations. Data bases included organizations, such as the Oregon Biodiversity Information Center (ORBIC), for vegetation references, and state departments, such as the Oregon Department of Geology and Mineral Industries (DOGAMI) for mapping information.

Field investigations followed the collection and analysis of data base and mapping information. Initial tax lot maps of the subject property area, with airphoto, river-associated data, such as topography, soils and top of bank features were generated. The river's edge was then traversed, making observations, marking positions and noting conditions.

The results of this work was then compiled into a detailed report, *Glenwood Riverfront Natural Resources Inventory* (see Exhibit F).

2. Surveying the Setback Line

The City of Springfield Surveyor's office and crew followed behind the environmental staff field work and surveyed the location of flagged points established by the environmental crew. The resulting line was then documented on a set of Greenway Setback Line Survey Maps (see Exhibit G).

III. GLENWOOD RIVERFRONT MIXED-USE PLAN DISTRICT – ESTABLISHMENT OF GREENWAY SETBACK LINE – APPROVAL CRITERIA AND FINDINGS

This section is presented in the same order of applicable requirements found in Section 3.4-280 (D) and (L), Establishment of the Greenway Setback Line, of the Springfield Development Code. Applicable sections of the Code are in ***bold italics***, followed by proposed findings of fact in normal text.

D. Establishment of the Greenway Setback Line and Permitted Uses.

1. Establishment of the Greenway Setback Line. In the Glenwood Riverfront portion of the WG Overlay District, the Greenway Setback Line shall be established to protect, maintain, preserve, and enhance the natural, scenic, historic and recreational qualities of the Willamette Greenway. Only water-dependent and water-related uses are permitted between the Willamette River and the Greenway Setback Line. The location of the Greenway Setback Line shall be determined consistent with the criteria specified in Sections L.1., L.4., L.5., L.7., L.10., and L.11. [emphasis added].

L. Criteria. In the Glenwood Riverfront portion of the WG Overlay District, the applicant shall demonstrate compliance with the following criteria of approval:

- 1. Any development, change of use or intensification of use permitted in the base zone shall be oriented toward the river between the Willamette Greenway Setback Line and the Willamette Greenway outer boundary.**

Response to Criterion: There is no development proposed with this application; therefore the criterion is not presently applicable. Even after the Greenway Setback line is established, the subject property will still be subject to the Willamette Greenway Overlay District development standards, which, as noted above, invoke the Discretionary Use standards under SDC 3.4-280 G, the Master Plan standards under SDC 5.13-100 and the Site Plan Review standards under SDC 5.17-100, as well as the SDC 3.4-280 standards invoked above for any change or intensification of use, or construction that has a significant visual impact. When development is ultimately proposed for the subject property, these procedures will ensure this standard is met.

To the degree that it applies, this criterion (SDC 3.4-280 L. 1.) is met.

- 4. The maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.**

Response to Criterion: Illegal trespass, camping and vandalism are problems that occur on both sides of the Willamette River through the Glenwood area. The establishment of the proposed Greenway Setback Line is not likely to exacerbate the problem since the setback width is relatively narrow and the property is highly developed, fenced and observed. Camping, vandalism and trespass are more likely to occur in locations that are secluded. An overly broad Greenway setback line could support undesirable activity by providing a large area that is isolated from public view and access.

Future development of the subject property will likely reduce unwanted activity. The proposed Greenway Setback Line will protect the vegetated fringe along the river without inviting unwanted trespass or other illegal activities which may occur in secluded areas.

This criterion (SDC 3.4-280 L. 4.) is met.

- 5. The natural vegetative fringe along the river shall be enhanced, protected and maintained in order to assure scenic quality and viewpoints, protection of wildlife, protection from erosion and screening of uses from the river.**

Response to Criterion: This standard uses the term “natural vegetative fringe along the river,” which the Glenwood Riverfront Natural Resources Inventory (Exhibit F) refers to as the “riparian edge,” characterized by the presence of riparian vegetation such as cottonwood and willow species. The Inventory describes representative sections of the riparian edge as:

The area directly adjacent to the Willamette River is dominated by riparian vegetation. Dominant vegetation within the riparian edge include *Populus balsamifera*, *Fraxinus latifolia*, *Salix* spp., *Alnus rhombifolia*, *Cornus sericea*, *Acer macrophyllum*, *Robinia pseudoacacia*, *Spirea douglasii* and *Carex obnupta*.

The riparian edge, in particular the area between top of bank and the river, is the most significant fish and wildlife habitat type. It provides the most significant scenic qualities and has been mapped to encompass the remaining vegetative fringe within subject property.

The enclosed Greenway Setback Line Survey maps locate the proposed setback line. This line follows the upland extent of the natural riparian vegetation.

Where the existing riparian vegetation is present, the setback (from top of bank) averages 20 to 30 feet. In one small area, however, the setback is approximately 190 feet due to the presence of a small wetland (Tax Lot 18030220-02900). Elsewhere, where the riparian vegetation is scarce or absent, the setback line ranges between 10 and 20 feet from top of bank. Additionally, the proposal includes a minimum width for the Greenway Setback Line of ten feet. This will provide an opportunity to enhance the natural vegetative fringe along the river in those areas where vegetation is currently lacking or nonexistent. This minimum setback distance is consistent with previous Greenway Setback determinations.

The proposed Willamette Greenway Setback Line will provide for the protection and enhancement of the natural vegetative fringe along the river.

Given this, this criterion (SDC 3.4-280 L. 5.) is met.

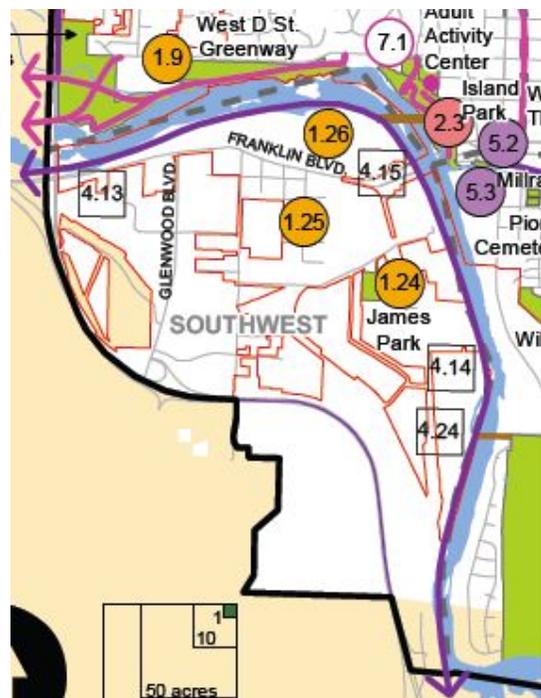
7. Recreational needs shall be satisfied as specified in the Glenwood Refinement Plan and/or this Plan District.

Response to Criterion: “The applicable functional plan for recreation in this area is the Willamalane Park and Recreation Comprehensive Plan. It was adopted by the Willamalane Board of Directors on Oct. 10, 2012 and was subsequently adopted as an element of the Metro Area General Plan by Springfield (Ord. No. 6303 (Nov., 4, 2013) and Lane County (Ord. No. PA 1302 (Oct. 5, 2013)).

The portion of the Willamalane Plan most relevant to the current proposal deals with the creation of a riverfront linear park. The Highlights and Improvements section, Chapter 3, provides:

Actions 4.13 and 4.14, Glenwood Riverfront Linear Park A and B: As the Glenwood area is redeveloped, Willamalane has an opportunity to work with public and private partners to develop a riverfront linear park and multiuse path, and expand the popular Willamette River path system. Section A (Action 4.13) would travel from the Viaduct Path underneath the I-5 bridge, east to the Springfield Bridge; Section B (Action 4.14) would travel from the Springfield Bridge south to Seavey Loop Road.

The proposed linear park will include multiuse paths, picnic areas, and river overlooks, and will be a significant regional recreation and river overlooks, and will be a significant regional recreation and alternative transportation resource. The park will also expand recreation opportunities for Glenwood area residents, who currently have limited access to close-to-home parks.



Excerpt from Map 2 Proposed Park and Recreation Projects, Willamalane Park and Recreation Comprehensive Plan, October 2012

In addition, the Strategies and Actions section, Chapter 4, includes a map showing a planned multi-use path along the riverfront of the subject properties, Map 2 Proposed Park and Recreation Projects. That map includes four symbols over the subject property with the numbers 4.13, 4.14, 4.15 and 4.24. These numbers correspond to planned actions, as described in tables.

Action 4.13 is described in the table as: Glenwood Riverfront Linear Park A. Work with partners to develop a riverfront linear park and multiuse path from I-5 to the Springfield Bridge, consistent with the Glenwood Refinement Plan.

4.14 is described as: Glenwood Riverfront Linear Park B. Work with partners to develop a riverfront linear park and multiuse path from the Springfield Bridge to Seavey Loop Road.

4.15 is described as: Glenwood to Island Park (Bridge). Work with the city to explore the feasibility of a bicycle/pedestrian bridge from South Bank Path A to Island Park, per the Downtown District Urban Design Plan.

4.24 is described as: Glenwood to Dorris Ranch (Bridge). Work with partners to explore the feasibility of developing a bicycle and pedestrian bridge across the Willamette River, connecting the Glenwood Riverfront Linear Park B to Dorris Ranch and the Middle Fork Path.

Additional functional and refinement plans also reference the multi-use trail along the south bank of the Willamette River. TransPlan (July 2002) identifies a South Bank Trail to run from I-5 to the Springfield Bridge, but not any farther upstream. The 2014 Glenwood Refinement Plan, at page 76, states Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield's Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.

These plans, and their projects, the linear park, the bridges, the off-street path, do not reference the Willamette Greenway Overlay District or a Greenway setback line. There is however a correlation as both are referring to the linear edge of the adjacent Willamette River. The city has not yet obtained any property rights for the linear park or pathway. This will likely be negotiated in the context is specific property annexation and/or development or re-development. As establishment of a Greenway setback is a necessary first step for development approval, approval of this application will bring the city one step closer towards being in a position to implement these policies from the Willamalane plan.

As stated, the public access rights will need to be obtained through purchase or voluntary donation, as part of future annexation proceeding or as part of a subsequent development review process. In a similar application for a Willamette Greenway Setback determination for a property elsewhere located along the Glenwood riverfront, the Hearings Official noted "The best time to provide for the bike path is when development is proposed for the subject property." There is some flexibility in the ultimate location of the path, as the Glenwood Refinement Plan states that the path diagram is a conceptual alignment (Glenwood Refinement Plan, page 54). Because the subject property will still be within the Willamette Greenway Overlay District after the Willamette Greenway Setback Line is established, development proposals for property will be subject to Discretionary Use procedures (SDC 5.9-100) and/or Master Plans (SDC 5.13-100) or Site Plan Review (SDC 5.17-100). Those procedures will ensure the city has ample opportunity to secure the public rights for a riverfront linear park and pathway in the context of a redevelopment application.

Elsewhere, the Springfield Development Code, in addressing the protection of water quality (SDC 4.3-115.A.1) establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The subject property is subject to this setback. It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The

Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Establishment of the Willamette Greenway Setback line at the upland extent of the riparian vegetation as proposed in this application would not interfere with establishment of the multi-use path planned for location on the subject property. The narrow corridor required for the path should not negatively impact development of the subject property.

The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject property will not be affected by the proposed delineation of the Greenway Setback Line.

Lastly, this approval criterion directs the city to consider and minimize the possibility that public recreation might disturb adjacent property. Currently, there is some public recreation that occurs on the river (rafting, fishing). Establishing the Greenway Setback line will not change the existing situation in regard to public recreation on and adjacent to the subject property.

Given this, this criterion (SDC 3.4-280 L. 7.) is met.”

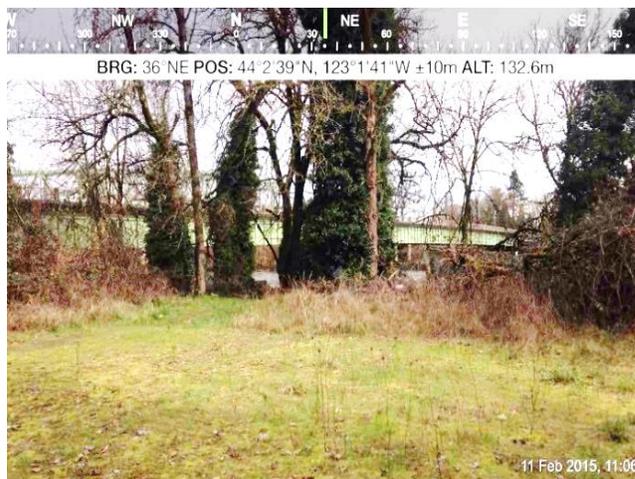
10. Significant fish and wildlife habitats shall be protected to the maximum extent practicable.

Response to Criterion: The 1999 Glenwood Refinement Plan (page 39) recognizes that there are no significant fish or wildlife habitat areas identified within the Glenwood portion of the Willamette River Greenway. This conclusion is confirmed in the Glenwood Riverfront Natural Resources Inventory (Attachment 2, Exhibit F), which explains:

Current records obtained from Oregon Biodiversity Information Center (ORBIC) show no rare species known on the subject property, with the exception of fish species within the Willamette River itself. In addition, the Inventory concludes that the subject property is poor habitat for all the species listed. This Inventory concluded:

Dominance of site disturbance on the subject property (clearing, filling, paving, buildings) has led to dense non-native, and sometimes invasive, vegetation and a narrow riparian fringe with steep banks. The velocity of waters and steep, linear nature of the banks along these lots is not conducive for listed species.

Whereas there is a dominance of highly disturbed urban alteration to the property, the Inventory did observe a somewhat different set of habitat and physical conditions in a few areas (such as on Lot 17-03-34-44/00100) but found these areas to be similarly lacking in overall habitat values, with the exception of a riparian edge that is proposed to be included in the Greenway setback. The Inventory explains: While Lot 17-03-34-44/00100 may exhibit characteristics of fair habitat for listed species, the lack of documented evidence of species use, lack of ponding water, cleared area and extent of invasive vegetation, velocity of the river, isolated nature of the lot and surrounding urban uses negate this habitat value beyond the



proposed setback.

The riparian fringe along the river's edge (between the top of bank/riparian vegetation and the river) is expected to provide benefits such as refuge for different life stages of fish during high water and allow some cooling value during the hotter months which also benefits different life stages of listed fish, including salmonids. The proposed location of the Greenway Setback would retain these values. The proposed setback area would conserve all of the existing riparian vegetation. Because this proposal protects all of the riparian vegetation on the subject property, it affords the greatest degree of protection for fish and wildlife habitat, even though that habitat is not considered significant.

Given this, this criterion (SDC 3.4-280 L. 10.) is met.”

11. Significant natural and scenic areas, viewpoints and vistas shall be protected to the maximum extent practicable.

Response to Criterion: The [1999] Glenwood Refinement Plan, at page 39, recognizes that there are no identified scenic qualities or viewpoints within the Glenwood portion of the Willamette River Greenway. Although there are no identified scenic qualities or view-points on the subject property, the existing riparian edge has the potential to assist in providing visual identification and definition to the river and riparian system as well as providing limited filtered views of the river from the property. The proposed Greenway Setback Line will effectively protect the potential for scenic qualities and view-points along the river from future development, as would an easement for the proposed riverfront linear park and multiuse path.

Importantly, the proposed Greenway Setback Line provides opportunity for a continuous vegetative buffer between the path and the river. This will protect scenic qualities associated with views from the river as well as protect the scenic qualities and viewpoints of the river corridor itself.

As such, this criterion (SDC 3.4-280 L. 10.) is met.

IV. OREGON ADMINISTRATIVE RULES 660-015-0005 C. 3. K—GREENWAY SETBACK – APPROVAL CRITERIA AND FINDINGS

Section 3.4- 225 (A and B) states that in cases where “the development standards of the Glenwood Riverfront Mixed-Use Plan District conflict with local standards found in other Sections of this Code, the standards of the Plan District will prevail, unless there is a specific reference to another SDC Section. In that case, the referenced Section’s standards will prevail.” The section goes on to state that where “these development standards conflict with Federal and/or State regulations, the Federal and/or State regulations will prevail. (6279)”

In 2013, the Oregon Land Use Board of Appeals (LUBA) issued a remand of the Glenwood Refinement Plan to correct an assignment of error that called for the city to “...demonstrate that the setback is based on protection of resources identified in the city’s acknowledged Greenway inventory” (LUBA No. 2012-077/078/079, page 45.). **In its decision, LUBA was referencing the inventories mentioned in OAR 660-015-0005 C. 3. k.** The reminder of this report responds to the criteria described in OAR 660-015-0005 C. 3. k. and cites the inventories upon which the recommended Glenwood Greenway Setback Line are based.

k. “A setback line will be established to keep structures separated from the river in order to protect, maintain preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette River Greenway, as identified in the Greenway Inventories. The setback line shall not apply to water-related or water-dependent uses.” The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15.

“Natural Qualities”

Response to Criterion: The Glenwood Riverfront Natural Resources Inventory (Exhibit F) refers to as the “riparian edge,” characterized by the presence of riparian vegetation such as cottonwood and willow species. The Inventory describes representative sections of the riparian edge as:

The area directly adjacent to the Willamette River is dominated by riparian vegetation. Dominant vegetation within the riparian edge include *Populus balsamifera*, *Fraxinus latifolia*, *Salix* spp., *Alnus rhombifolia*, *Cornus sericea*, *Acer macrophyllum*, *Robinia pseudoacacia*, *Spiraea douglasii* and *Carex obnupta*.

The riparian edge, in particular the area between top of bank and the river, is the most significant fish and wildlife habitat type. It provides the most significant scenic qualities and has been mapped to encompass the remaining vegetative fringe within subject property.

The enclosed Greenway Setback Line Survey maps locate the proposed setback line. This line follows the upland extent of the natural riparian vegetation.

Where the existing riparian vegetation is present, the setback (from top of bank) averages 20 to 30 feet. In one small area, however, the setback is approximately 190 feet due to the presence of a small wetland (Tax Lot 18030220-02900). Elsewhere, where the riparian vegetation is scarce or absent, the setback line ranges between 10 and 20 feet from top of bank. Additionally, the proposal includes a minimum width for the Greenway Setback Line of ten feet. This will provide an opportunity to enhance the natural vegetative fringe along the river in those areas where vegetation is currently lacking or nonexistent. This minimum setback distance is consistent with previous Greenway Setback determinations.

The proposed Willamette Greenway Setback Line will provide for the protection and enhancement of the natural vegetative fringe along the river.

The 1999 Glenwood Refinement Plan (page 39) recognizes that there are no significant fish or wildlife habitat areas identified within the Glenwood portion of the Willamette River Greenway. This conclusion is confirmed in the Glenwood Riverfront Natural Resources Inventory (Attachment 2, Exhibit F), which explains:

Current records obtained from Oregon Biodiversity Information Center (ORBIC) show no rare species known on the subject property, with the exception of fish species within the Willamette River itself. In addition, the Inventory concludes that the subject property is poor habitat for all the species listed. This Inventory concluded:

Dominance of site disturbance on the subject property (clearing, filling, paving, buildings) has led to dense non-native, and sometimes invasive, vegetation and a narrow riparian fringe with steep banks. The velocity of waters and steep, linear nature of the banks along these lots is not conducive for listed species.

Whereas there is a dominance of highly disturbed urban alteration to the property, the Inventory did observe a somewhat different set of habitat and physical conditions in a few areas (such as on Lot 17-03-34-44/00100) but found these areas to be similarly lacking in overall habitat values, with the exception of a riparian edge that is proposed to be included in the Greenway setback. The Inventory explains: While Lot 17-03-34-44/00100 may exhibit characteristics of fair habitat for listed species, the lack of documented evidence of species use, lack of ponding water, cleared area and extent of invasive vegetation, velocity of the river, isolated nature of the lot and surrounding urban uses negate this habitat value beyond the proposed setback.

The riparian fringe along the river's edge (between the top of bank/riparian vegetation and the river) is expected to provide benefits such as refuge for different life stages of fish during high water and allow some cooling value during the hotter months which also benefits different life stages of listed fish, including salmonids. The proposed location of the Greenway Setback would retain these values.

The proposed setback area would conserve all of the existing riparian vegetation. Because this proposal protects all of the riparian vegetation on the subject property, it affords the greatest degree of protection for fish and wildlife habitat, even though that habitat is not considered significant.

Given this, this criterion (OAR 660-015-0005, Natural Qualities) is met.

“Scenic Qualities”

Response to Criterion: *The 1999 Glenwood Refinement Plan, at page 39, recognizes that there are no identified scenic qualities or viewpoints within the Glenwood portion of the Willamette River Greenway. Although there are no identified scenic qualities or view-points on the subject property, the existing riparian edge has the potential to assist in providing visual identification and definition to the river and riparian system as well as providing limited filtered views of the river from the property. The proposed Greenway Setback Line will effectively protect the potential for scenic qualities and view-points along the river from future development, as would an easement for the proposed riverfront linear park and multiuse path.*

Importantly, the proposed Greenway Setback Line provides opportunity for a continuous vegetative buffer between the path and the river. This will protect scenic qualities associated with views from the river as well as protect the scenic qualities and viewpoints of the river corridor itself.

As such, this criterion (OAR 660-015-0005, Scenic Qualities) is met.

“Historic Qualities”

Response to Criterion:

The 2014 Glenwood Refinement Plan (page 161) cites the Historic Qualities section of the Environmental Design Element in the 1999 Glenwood Refinement Plan “as providing a brief historical sketch of Glenwood’s development from the 1850s to the 1980s.” The 1999 Glenwood Refinement Plan contains a brief overview of the history of Glenwood but does not include an inventory of historic resources.

In 2010, the Springfield Historic Commission contracted with Historic Preservation Northwest to conduct a Reconnaissance Level Survey (RLS) to further investigate properties identified in a 2001 windshield survey as having potential historic resources. Based on the initial windshield survey a more detailed inventory was prepared. *The 2010 North Glenwood Reconnaissance Level Survey*³ (2010 Survey) was conducted in coordination with an update of the Glenwood Refinement Plan to 1) to provide the City of Springfield with an informational basis for policy and planning decisions regarding management and protection of resources in Glenwood; 2) Provide Springfield residents with an assessment of the resources in Glenwood; and 3) to add to the body of knowledge maintained by the Oregon State Historic Preservation Office with regards to the historic resources within Springfield, Lane County, and the State of Oregon.

3

<http://www.ci.springfield.or.us/dpw/CommissionsCommittees/Historic/SupportFiles/2010%20North%20Glenwood%20RLS.pdf>

The 2010 Survey contains results (page 4.) which conclude, “This architectural survey examined 270 tax lots and found 473 structures. These 473 structures were tied to 214 addresses with many grouped in mobile home courts. Of the 214 resources, 149 are domestic, 53 are commercial, 8 are industrial, 1 is recreation, 1 is religion, and 1 is transportation related. Many of the resources in this neighborhood have undergone a great deal of alteration and addition. Of the 214 addresses, 50 (23%) can be considered contributing resources while 84 (39%) are too altered to be contributing and 80 (37%) are out of period (i.e. built after 1960).”

The 2010 Survey concludes (page 6), “The combined total of 164 (76%) of non-contributing plus non-period structures versus 50 (23%) for potentially contributing structures makes it unlikely that Glenwood could become a National Register Historic District. Of the 50 potentially contributing resources, most would only be eligible for listing as part of a larger context, such as a District or Multiple Property Submission. They appear to lack the distinction for individual listing on the National Register, barring the discovery of their association with a significant person or event. However, eleven resources do have the potential for individual listing and warrant further examination.”

Residential structures that warrant further examination for individual listing:

- 295 North Brooklyn Street
- 1475 South Brooklyn Street
- 1690 South Brooklyn Street
- 3007 Franklin Boulevard
- 1780 Mississippi Avenue

Commercial or industrial structures that warrant further examination for individual listing:

- 3600 Franklin Boulevard (Myrmo & Sons)
- 3698 Franklin Boulevard
- 4206 Franklin Boulevard (Blue Cross Animal Hospital)

Other Resources that warrant further examination for individual listing:

- 3787 Franklin Boulevard
- 3998 Franklin Boulevard (Ponderosa Village)
- 1625 Henderson Avenue (Midway Manor)

The 2010 Survey inventoried those eleven historic resources that warrant further examination. The inventoried sites are located outside of the proposed Glenwood Greenway Setback Line.

This criterion (OAR 660-015-0005, Historic Qualities) is met.

“Recreational Qualities”

Response to the Criterion: “The applicable functional plan for recreation in this area is the Willamalane Park and Recreation Comprehensive Plan. It was adopted by the Willamalane Board of Directors on Oct. 10, 2012 and was subsequently adopted as an element of the Metro Area General Plan by Springfield (Ord. No. 6303 (Nov., 4, 2013) and Lane County (Ord. No. PA 1302 (Oct. 5, 2013).

The portion of the Willamalane Plan most relevant to the current proposal deals with the creation of a riverfront linear park. The Highlights and Improvements section, Chapter 3, provides:

Actions 4.13 and 4.14, Glenwood Riverfront Linear Park A and B: As the Glenwood area is redeveloped, Willamalane has an opportunity to work with public and private partners to develop a riverfront linear park and multiuse path, and expand the popular Willamette River path system. Section A (Action 4.13) would travel from the Viaduct Path underneath the I-5 bridge, east to the Springfield Bridge; Section B (Action 4.14) would travel from the Springfield Bridge south to Seavey Loop Road.

The proposed linear park will include multiuse paths, picnic areas, and river overlooks, and will be a significant regional recreation and river overlooks, and will be a significant regional recreation and alternative transportation resource. The park will also expand recreation opportunities for Glenwood area residents, who currently have limited access to close-to-home parks.

In addition, the Strategies and Actions section, Chapter 4, includes a map showing a planned multi-use path along the riverfront of the subject properties, Map 2 Proposed Park and Recreation Projects. That map includes four symbols over the subject property with the numbers 4.13, 4.14, 4.15 and 4.24. These numbers correspond to planned actions, as described in tables.

Action 4.13 is described in the table as: Glenwood Riverfront Linear Park A. Work with partners to develop a riverfront linear park and multiuse path from I-5 to the Springfield Bridge, consistent with the Glenwood Refinement Plan.

4.14 is described as: Glenwood Riverfront Linear Park B. Work with partners to develop a riverfront linear park and multiuse path from the Springfield Bridge to Seavey Loop Road.

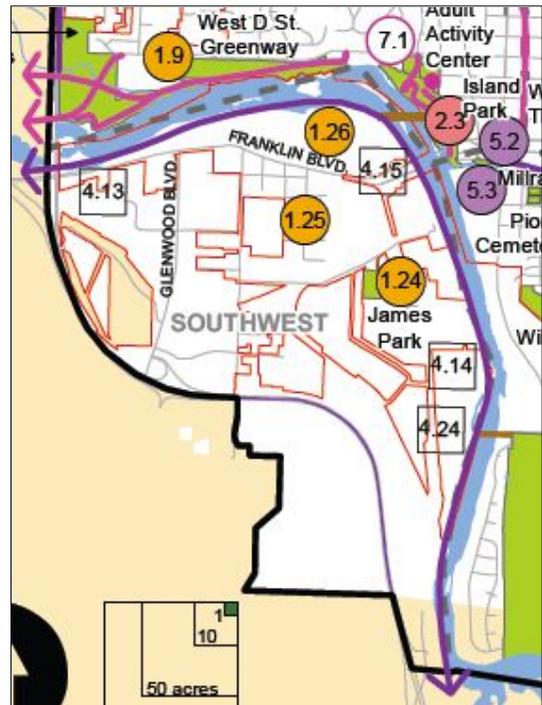
4.15 is described as: Glenwood to Island Park (Bridge). Work with the city to explore the feasibility of a bicycle/pedestrian bridge from South Bank Path A to Island Park, per the Downtown District Urban Design Plan.

4.24 is described as: Glenwood to Dorris Ranch (Bridge). Work with partners to explore the feasibility of developing a bicycle and pedestrian bridge across the Willamette River, connecting the Glenwood Riverfront Linear Park B to Dorris Ranch and the Middle Fork Path.

Additional functional and refinement plans also reference the multi-use trail along the south bank of the Willamette River. TransPlan (July 2002) identifies a South Bank Trail to run from I-5 to the Springfield Bridge, but not any farther upstream. The 2014 Glenwood Refinement Plan, at page 76, states Develop a multi-use path along the Willamette River in Glenwood from I-5 to the southern tip of Springfield's Urban Growth Boundary so that the multi-use path strengthens physical and visual connections to the river, and supports recreational uses and bicycle/pedestrian commuters along the riverfront.

These plans, and their projects, the linear park, the bridges, the off-street path, do not reference the Willamette Greenway Overlay District or a Greenway setback line. There is however a correlation as both are referring to the linear edge of the adjacent Willamette River. The city has not yet obtained any property rights for the linear park or pathway. This will likely be negotiated in the context is specific property annexation and/or development or re-development. As establishment of a Greenway setback is a necessary first step for development approval, approval of this application will bring the city one step closer towards being in a position to implement these policies from the Willamalane plan.

As stated, the public access rights will need to be obtained through purchase or voluntary donation, as part of future annexation proceeding or as part of a subsequent development review process. In a similar



Excerpt Map 2 Proposed Park and Recreation Projects
Willamalane Park and Recreation Comprehensive
Plan, 10/14

application for a Willamette Greenway Setback determination for a property elsewhere located along the Glenwood riverfront, the Hearings Official noted "The best time to provide for the bike path is when development is proposed for the subject property." There is some flexibility in the ultimate location of the path, as the Glenwood Refinement Plan states that the path diagram is a conceptual alignment (Glenwood Refinement Plan, page 54). Because the subject property will still be within the Willamette Greenway Overlay District after the Willamette Greenway Setback Line is established, development proposals for property will be subject to Discretionary Use procedures (SDC 5.9-100) and/or Master Plans (SDC 5.13-100) or Site Plan Review (SDC 5.17-100). Those procedures will ensure the city has ample opportunity to secure the public rights for a riverfront linear park and pathway in the context of a redevelopment application.

Elsewhere, the Springfield Development Code, in addressing the protection of water quality (SDC 4.3-115.A.1) establishes a 75-foot development setback from the top-of-bank for the Willamette River. This development setback allows for construction of multi-use paths and some stormwater treatment facilities within the setback boundary. The subject property is subject to this setback. It should be noted that the 75-foot setback was established to accomplish water quality and resource protection goals. The Greenway Setback Line is different from this water quality/resource setback. The Greenway Setback is intended to accomplish broader goals including recreation and access.

Establishment of the Willamette Greenway Setback line at the upland extent of the riparian vegetation as proposed in this application would not interfere with establishment of the multi-use path planned for location on the subject property. The narrow corridor required for the path should not negatively impact development of the subject property.

The recreational needs of the Springfield area and for Glenwood in particular have been planned or provided for. That portion of the recreational plan that affects the subject property will not be affected by the proposed delineation of the Greenway Setback Line.

Lastly, this approval criterion directs the city to consider and minimize the possibility that public recreation might disturb adjacent property. Currently, there is some public recreation that occurs on the river (rafting, fishing). Establishing the Greenway Setback line will not change the existing situation in regard to public recreation on and adjacent to the subject property.

Given this, this criterion (OAR 660-015-0005, Recreational Qualities) is met."

SUPPORTING INVENTORIES

As previously mentioned, in 2013, the Oregon Land Use Board of Appeals (LUBA) issued a remand of the Glenwood Refinement Plan to correct an assignment of error that called for the city to "...demonstrate that the setback is based on protection of resources identified in the city's acknowledged Greenway inventory" (LUBA No. 2012-077/078/079, page 45.). **In its decision, LUBA was referencing the inventories mentioned in OAR 660-015-0005 C. 3. k.**

OAR 660-015-0005 C.3.k., states "A setback line will be established to keep structures separated from the river in order to protect, maintain preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette River Greenway, as identified in the Greenway Inventories. The setback line shall not apply to water-related or water-dependent uses" [emphasis added]. The referenced Greenway Inventories are listed in OAR 660-015-0005 B. 1-15. **It is not clear from subsection C.3.k. whether all 15 inventories were to be consulted or those that specifically concern themselves with "natural, scenic, historic and recreational qualities..."**

Out of an abundance of caution, staff has listed the 15 resource inventories that are cited in OAR 660-015-0005 B. 1-15 and has provided a list of corresponding inventories, plans and reports

which provide an informed basis for planning decisions, including the recommendation of a Greenway Setback Line for Glenwood. These inventories *[in bold italics]* include:

1. All agricultural lands as provided in Goal 3. This includes all land currently in farm use as defined in ORS Chapter 215.203(2);

Applicable Inventories and Databases: Glenwood is not designated for agricultural development. No applicable inventories exist or are required.

2. All current aggregate excavation and processing sites, and all known extractable aggregate sources;

Applicable Inventories and Databases: Eugene-Springfield Metropolitan Area General Plan (Metro Plan) Working Papers: Natural Assets and Constraints, Sand and Gravel Resources (Updated March 29, 1984). The working papers are adopted elements of the Metro Plan which inventory aggregate resources within the Eugene-Springfield area, including Glenwood. Riverfront property in South Glenwood was actively mined for sand and gravel until the 1970's. The area is no longer mined. Glenwood, and specifically parcels within the Willamette Greenway Boundary, are not designated for Sand and Gravel.

3. All current public recreation sites, including public access points to the river and hunting and fishing areas;

Applicable Inventories and Databases: The 2012 Willamalane Park and Recreation Comprehensive Plan is the acknowledged recreation plan for Springfield and Glenwood. The 2012 Plan contains an inventory and maps of existing recreational sites. The Plan also includes maps of planned facilities, including a riverfront linear park and multi-use path in the Glenwood area. The proposed Greenway Setback Line will not hinder the development of the park and path in Glenwood. See Findings #67 through #76 for additional details.

4. Historical and archaeological sites;

Applicable Inventories and Databases: There are no published inventories of archaeological sites in the Glenwood area. The locations of archaeological sites are protected by the State Historic Preservation Office. As part of the Glenwood Refinement Plan Update Project, City staff requested information from the State Historic Preservation Office regarding any known below-ground historic resources in Glenwood. The State Archaeologist, Dennis Griffin, sent a response letter to the City dated March 19, 2009. Mr. Griffin stated that there are no known prehistoric archaeological resources in the area, and the only historic archaeological site in the State's records is the railroad junction trestle built around 1926 near E. 19th Avenue.

With respect to historic resources, the city commissioned [The 2010 North Glenwood Reconnaissance Level Survey](#). The 2010 Survey inventoried sites and structures with potential for listing on the National Registry. The eleven sites that were identified are located outside of the proposed Glenwood Greenway Setback Line. The Survey concluded that "*The combined total of 164 (76%) of non-contributing plus non-period structures versus 50 (23%) for potentially contributing structures makes it unlikely that Glenwood could become a National Register Historic District.* Of the 50 potentially contributing resources, most would only be eligible for listing as part of a larger context, such as a District or Multiple Property Submission. They appear to lack the distinction for individual listing on the National Register, barring the discovery of their association with a significant person or event.

5. Timber resources;

Applicable Inventories and Databases: Glenwood is not designated for Forest uses. No applicable inventories exist or are required.

6. Significant natural and scenic areas, and vegetative cover;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory identifies and maps the extent of the vegetative fringe along the Willamette within the vicinity of the proposed setback. Additional inventory data is drawn from the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005) which articulates a program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites. See Findings #11-#16 for additional details.

7. Fish and wildlife habitats;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory provides an assessment of fish and wildlife habitat along the Willamette within the vicinity of the proposed setback. Additional inventory data is drawn from the Oregon Biodiversity Center (ORBIC), the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005). The Springfield Natural Resources Study articulates the City's Goal 5 program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites. See Findings #40 through #55 for additional details.

8. Areas of annual flooding and flood plains;

Applicable Inventories and Databases: The 2009 Eugene/Springfield Multi-Jurisdictional Natural Hazards Mitigation Plan maps and provides an inventory and assessment of flood risks and flood plains in the area, including Glenwood. Additional map information is shown on FEMA Map No. 41039C1142F and the city's Geographic Information System. The Glenwood Refinement Plan Update Project also provided details regarding flood hazard in the Glenwood area (page 74).

While Glenwood has areas of flood hazard, development within a flood hazard area is regulated by SDC Section 3.3-400 Floodplain Overlay District. The location of the proposed setback line will not negate or reduce the regulatory protections provided by the Overlay District.

9. Land currently committed to industrial, commercial and residential uses;

Applicable Inventories and Databases: The Glenwood Refinement Plan Update Project identifies land currently committed to industrial, commercial and residential uses (page 20 and following). The "Regional Land use Information Database Land Use Layer" (RLID) includes land use codes which indicate whether land is vacant or developed, the value of the land and development and type of use the land is committed to; residential, commercial or industrial. RLID is linked to the City's GIS system, allowing staff to analyze land use and development within Glenwood. This GIS source was the basis for identifying committed land uses in Glenwood.

10. The ownership of property, including riparian rights;

Applicable Inventories and Databases: The "Regional Land use Information Database Land Use Layer" (RLID) includes ownership information for all of the riverfront parcels that are affected by the proposed setback line. The information database also allows staff to identify residents and owners for

mailed notice of the action (parcels within 300 feet of the proposed line). This database was used to identify landowners and to engage them in the process of locating the Greenway Setback on their property in Glenwood.

Riparian rights refers to property owner use of the river. Such uses often include boat docks, boat ramps or other water related –water dependent structures. No such structures are present in the subject area. Water related and water dependent uses are allowed within the Greenway Setback Line by state law and by SDC Section 3.4-280 D. 1.

11. Hydrological conditions;

Applicable Inventories and Databases: The United States Geological Survey (USGS) Water Watch web site provides up-to-date reports on hydrological conditions for both the Middle Fork and the Coastal Fork of the Willamette River which converge less than 1 mile upstream from Glenwood. This information is supplemented by the National Oceanic and Atmospheric Administration's (NOAA) Northwest River Forecast Center's online reporting for the Willamette River for the Eugene-Springfield area and the National Weather Service's Advanced Hydrologic Prediction Service. Hydrologic conditions relate to flood hazard.

As mentioned above, the 2009 Eugene/Springfield Multi-Jurisdictional Natural Hazards Mitigation Plan maps and provides an inventory and assessment of flood risks and flood plains in the area, including Glenwood. Additional map information is shown on FEMA Map No. 41039C1142F and the city's Geographic Information System. The Glenwood Refinement Plan Update Project also provided details regarding flood hazard in the Glenwood area (page 74).

Glenwood has areas that are subject to flood hazard. Development within a flood hazard area is regulated by SDC Section 3.3-400 Floodplain Overlay District. The location of the proposed setback line will not negate or reduce the regulatory protections provided by the Overlay District.

12. Ecologically fragile areas;

Applicable Inventories and Databases: The proposed setback is based in large part on the Glenwood Natural Resources Inventory (Exhibit F). The inventory provides an assessment of fish and wildlife habitat along the Willamette within the vicinity of the proposed setback. The Glenwood riverfront was screened for ecologically sensitive areas as part of the Glenwood Natural Resources Inventory. No ecologically sensitive areas were identified outside of the proposed setback area.

Additional inventory data was drawn from the Springfield Inventory of Natural Resource Sites (2004) and the Springfield Natural Resources Study (2005) which articulates a program for protection of wetland, riparian and upland natural resources. The Natural Resources Study was updated in 2011 to include additional Glenwood riparian and wetland sites.

13. Recreational needs as set forth in Goal 8;

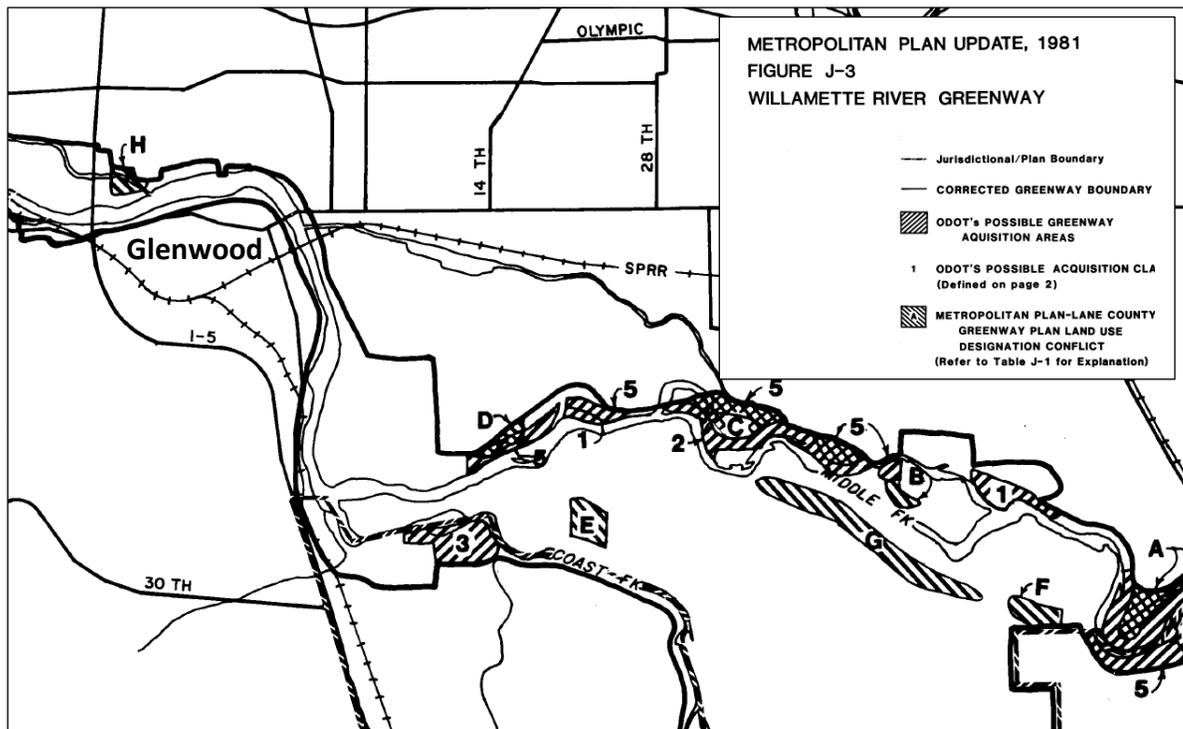
Applicable Inventories and Databases: The 2012 Willamalane Park and Recreation Comprehensive Plan is the acknowledged recreation plan for Springfield and Glenwood. The 2012 Plan contains an inventory and maps of existing recreational sites. The Plan also includes maps of planned facilities, including a riverfront linear park and multi-use path in the Glenwood area. The proposed Greenway Setback Line will not hinder the development of the park and path in Glenwood. The proposed Greenway Setback Line will not hinder the development of the park and path in Glenwood.

14. Other uses of land and water in or near the Greenway;

Applicable Inventories and Databases: The Glenwood Refinement Plan Update Project identifies land committed to industrial, commercial and residential uses (page 20 and following). RLID provides an information database which includes land use codes which indicates the present use of the land, whether land is vacant or developed, and the value of the land and development. This GIS source was the basis for identifying committed Glenwood land uses.

15. Acquisition areas which include the identification of areas suitable for protection or preservation through public acquisition of lands or an interest in land. Such acquisition areas shall include the following:

- a. Areas which may suitably be protected by scenic easements;
- b. Scenic and recreational land for exclusive use of the public;
- c. Sites for the preservation and restoration of historic places;
- d. Public access corridor;
- e. Public parks;
- f. Ecologically fragile areas; and
- g. Other areas which are desirable for public acquisition may also be identified if the reasons for public acquisition for the Greenway are also identified.



Excerpt from Map J-3, Natural Assets and Constraints Working papers showing potential ODOT and Metro Plan-Lane County Greenway Acquisition Sites. No Greenway acquisition sites were identified in Glenwood.

Applicable Inventories and Databases: In 1981, an update to the Willamette River Greenway Inventory that is contained in Chapter III, Section J of the Metro Plan Working Papers was adopted. The Inventory Map, **Figure J-3**, shows no ODOT “Possible Acquisition Areas” and no Metro Plan-Lane County Greenway Land Use Acquisition Sites in Glenwood. Several sites upstream from Glenwood were inventoried on Figure J-3, including lands which have been acquired by

Willamalane Park and Recreation District along the Middle Fork of the Willamette River between Dorris Ranch Park and Clearwater Park.

a. Areas which may suitably be protected by scenic easements.

The 1999 Glenwood Refinement Plan (GRP) was replaced by the 2014 Glenwood Refinement Plan. The 2009 Glenwood Refinement Plan Update Project's "Existing Conditions Report" is a supplemental study conducted to provide a basis for the 2014 Glenwood Refinement Plan. The Existing Conditions Report quoted the 1999 Glenwood Plan in the finding made concerning scenic qualities and viewpoints. "The current GRP states that there are no identified scenic qualities or viewpoints within the Glenwood portion of the [Willamette] Greenway (GRP p. 39)⁴.

b. Scenic and recreational land for exclusive use of the public.

The 1981 Working Papers did not identify recreational or scenic land for acquisition in Glenwood. Several hundred acres just upstream of Glenwood were identified for acquisition in the 1981 Working Papers Section J, Figure J-3 were and acquired by Willamalane Parks and Lane County.

c. Sites for the preservation and restoration of historic places.

With respect to historic resources, the city commissioned the [2010 North Glenwood Reconnaissance Level Survey](#) to inventory and evaluate potential historic resources in Glenwood. The Survey concluded that "The combined total of 164 (76%) of non-contributing plus non-period structures versus 50 (23%) for potentially contributing structures makes it unlikely that Glenwood could become a National Register Historic District. Of the 50 potentially contributing resources, most would only be eligible for listing as part of a larger context, such as a District or Multiple Property Submission. They appear to lack the distinction for individual listing on the National Register, barring the discovery of their association with a significant person or event. No sites worthy of acquisition were identified by the Survey.

d. Public access corridor. The 2012 Willamalane Park and Recreation District Comprehensive Plan identified a planned linear park and multi-use path for the Glenwood Riverfront which will provide appropriate access to the Willamette River. Right-of-way acquisition for the riverfront multi-use path is being secured as annexation occurs.

e. Public parks. The 2012 Willamalane Park and Recreation District Comprehensive Plan identified a planned linear park and multi-use path for the Glenwood Riverfront which will provide appropriate access to the Willamette River. Right-of-way acquisition for the riverfront multi-use path is being secured as annexation occurs.

f. Ecologically fragile areas. The Glenwood Natural Resources Inventory did not identify any ecologically fragile along the riverfront that should be proposed for acquisition.

g. Other areas which are desirable for public acquisition. In 1981, an update to the Willamette River Greenway Inventory that is contained in Chapter III, Section J of the Metro Plan Working Papers was adopted. The Inventory Map, Figure J-3, shows no ODOT "Possible Acquisition Areas" and no Metro Plan-Lane County Greenway Land Use Acquisition Sites in Glenwood. Several sites upstream from Glenwood were inventoried on Figure J-3, including lands which have been acquired by Willamalane Park and Recreation District along the Middle Fork of the Willamette River between Dorris Ranch Park and Clearwater Park.

⁴ Glenwood Refinement Plan Update Project, Existing Conditions Report, pg. 67.

V. CONCLUSION AND RECOMMENDATION

This application proposes to “draw the setback line at the upland extent of the riparian vegetation or ten feet 10’ from top of bank, whichever is greater.” This application is intended to establish the Willamette Greenway Setback Line within the boundaries of the subject property prior to development. The applicable criterion which apply to the alignment of the Greenway Setback Line for the subject property focus on appropriate recreational access, minimization of vandalism and trespass, protection and enhancement of the riparian fringe and protection of significant fish and wildlife habitat.

The subject property is highly disturbed. What riparian fringe that exists along the river is in many locations very narrow, with urban development right up to the top of bank. The application indicates the width of the protecting the riparian vegetation ranges between 20 and 90 feet with a 10-foot minimum setback from top-of-bank. The proposed setback line protects the existing vegetation there is. The Glenwood Refinement Plan and the Metro Plan each have policies calling for enhancement of the vegetated fringe along the river at the time of development.

An environmental specialist, a wildlife and fisheries biologist, walked the site and developed a natural resources inventory and report for the subject property. The biologist’s report found that the site has minimal habitat value, particularly for supporting listed species known to be found within a two mile radius.

The established development setback of 75-feet for riparian protection and enhancement that will not be altered or negated by the proposed greenway setback line.

The above information represents a brief outline of the project and applicable approval criteria. Based on the information and findings contained in this written statement, associated exhibits, it is believed that the criteria of approval contained in the Springfield Development Code have been met. Therefore, the applicant requests that the City of Springfield approve the request. Both the applicant and the applicant’s representative are available for questions. We look forward to working with staff to ensure this project meets the goals and objectives of the applicant and the city.

If you have any questions regarding the above information, please do not hesitate to contact Rick Satre, AICP, ASLA, CSI, at Schirmer Satre Group, 541-686-4540, rick@schirmersatre.com.



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City of Springfield
 Willamette Greenway Overlay District Development
 Establishment of Greenway Setback Line without Development
 For the Glenwood Riverfront
 Subject Property Inventory

Property without Established Setback

Property Map	Lot	Acres	Plan Zone	Access Permission	Owner Contact	Name	Mailing Address Address	City, State Zip	Site Address Address	City, State Zip
17033431	01000	5.28	Office Mixed-Use	Yes	George Murmo	Myrmo & Sons Inc	PO Box 3215	Eugene, OR 97403	3600 Franklin Blvd	Eugene, OR 97403
17033431	01100	2.87	Office Mixed-Use	No	Robert Cochran	Cochran Family Investments LP	PO Box 8318	Coburg, OR 97408	3520 Franklin Blvd	Eugene, OR 97403
17033432	00100	1.09	Office Mixed-Use	No		Skilern Investments Limited Partnership	PO Box 714	Springfield, OR 97477	3400 Franklin Blvd	Eugene, OR 97403
17033432	00101	1.82	Office Mixed-Use	No	Robert Cochran	Cochran Family Investments LP	PO Box 8318	Coburg, OR 97408	3500 Franklin Blvd	Eugene, OR 97403
17033432	00400	2.47	Office Mixed-Use	Yes	John Oldham	Oldham Properties LLC	3330 Franklin Blvd	Eugene, OR 97403	3330 Franklin Blvd	Eugene, OR 97403
17033441	00700	2.71	Commercial Mixed-Use	Yes	George Karotko	Karotko LLC	4258 Franklin Blvd	Eugene, OR 97403		
17033441	00800	1.51	Commercial Mixed-Use	Yes	John & Christina Brombaugh	John & Christina Brombaugh Revocable Trust	2932 Wingate Street	Eugene, OR 97408	295 N Brooklyn Street	Eugene, OR 97403
17033442	00100	1.49	Residential Mixed-Use	Yes	Steve Roth	Roth & Roth LLC	PO Box 70468	Springfield, OR 97475		
17033442	01500	1.36	Residential Mixed-Use	Yes	Steve Roth	Roth & Roth LLC	PO Box 70468	Springfield, OR 97475		
17033442	01600	3.64	Residential Mixed-Use	Yes	Steve Roth	Roth & Roth DBA	PO Box 70468	Springfield, OR 97475	4006 Franklin Blvd	Eugene, OR 97403
17033442	02400	2.79	Residential Mixed-Use	No		Green Valley Endeavors LLC	3998 Franklin Blvd	Eugene, OR 97403	3998 Franklin Blvd	Eugene, OR 97403
17033442	02500	3.55	Residential Mixed-Use	No		Green Valley Endeavors LLC	3998 Franklin Blvd	Eugene, OR 97403	3998 Franklin Blvd	Eugene, OR 97403
17033442	02600	2.84	Residential Mixed-Use	Yes	John Oldham	Oldham Properties LLC	3330 Franklin Blvd	Eugene, OR 97403	3330 Franklin Blvd	Eugene, OR 97403
17033442	02700	1.60	Residential Mixed-Use	Yes	John Oldham	Oldham Properties LLC	3330 Franklin Blvd	Eugene, OR 97403	3330 Franklin Blvd	Eugene, OR 97403
17033442	02802	0.00	Office MU / Res MU	No		CBS Outdoor Inc	PO Box 404	Broadway, NJ 08808	3700 Franklin Blvd	Eugene, OR 97403
17033442	02802	5.34	Office MU / Res MU	Yes	Donald Jones	Willamette Graystone Inc	PO Box 7816	Springfield, OR 97475	3700 Franklin Blvd	Eugene, OR 97403
17033444	00100	0.00	Employment Mixed-Use	No		CBS Outdoor Inc	PO Box 404	Broadway, NJ 08808		
17033444	00100	5.98	Employment Mixed-Use	Yes	Pam Seavers	Seaver Mobile Home Park LLC	1325 Brickley Road	Eugene, OR 97401		
17033444	00102	1.89	Employment Mixed-Use	Yes	Steve Schmitt	Seaver MHP LLC	13910 SW Hiteon Drive	Beaverton, OR 97008	4475 Franklin Blvd	Eugene, OR 97403
17033444	00200	1.57	Employment Mixed-Use	Yes	Randall Counts	Counts Living Trust	2140 Rocky Lane	Eugene, OR 97401	4501 Franklin Blvd	Eugene, OR 97403
18030220	02900	7.04	Employment Mixed-Use	Yes	Harriet Davis	Riverside Mobile Home Court LLC	2100 Stone Crest Drive	Eugene, OR 97401	4795 Franklin Blvd	Eugene, OR 97403
17033444		4.74	Un-Zoned Right-of-Way	Yes		City of Springfield	225 Fifth Street	Springfield, OR 97477		
17033444		1.76	Un-Zoned Parcel	No		Union Pacific Rail Road	1400 Douglas Street	Omaha, NE 68179		

63.34

Date Received:

APR 17 2015



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City of Springfield
 Willamette Greenway Overlay District Development
 Establishment of Greenway Setback Line without Development
 For the Glenwood Riverfront
 Subject Property Inventory

Property with Established Setback

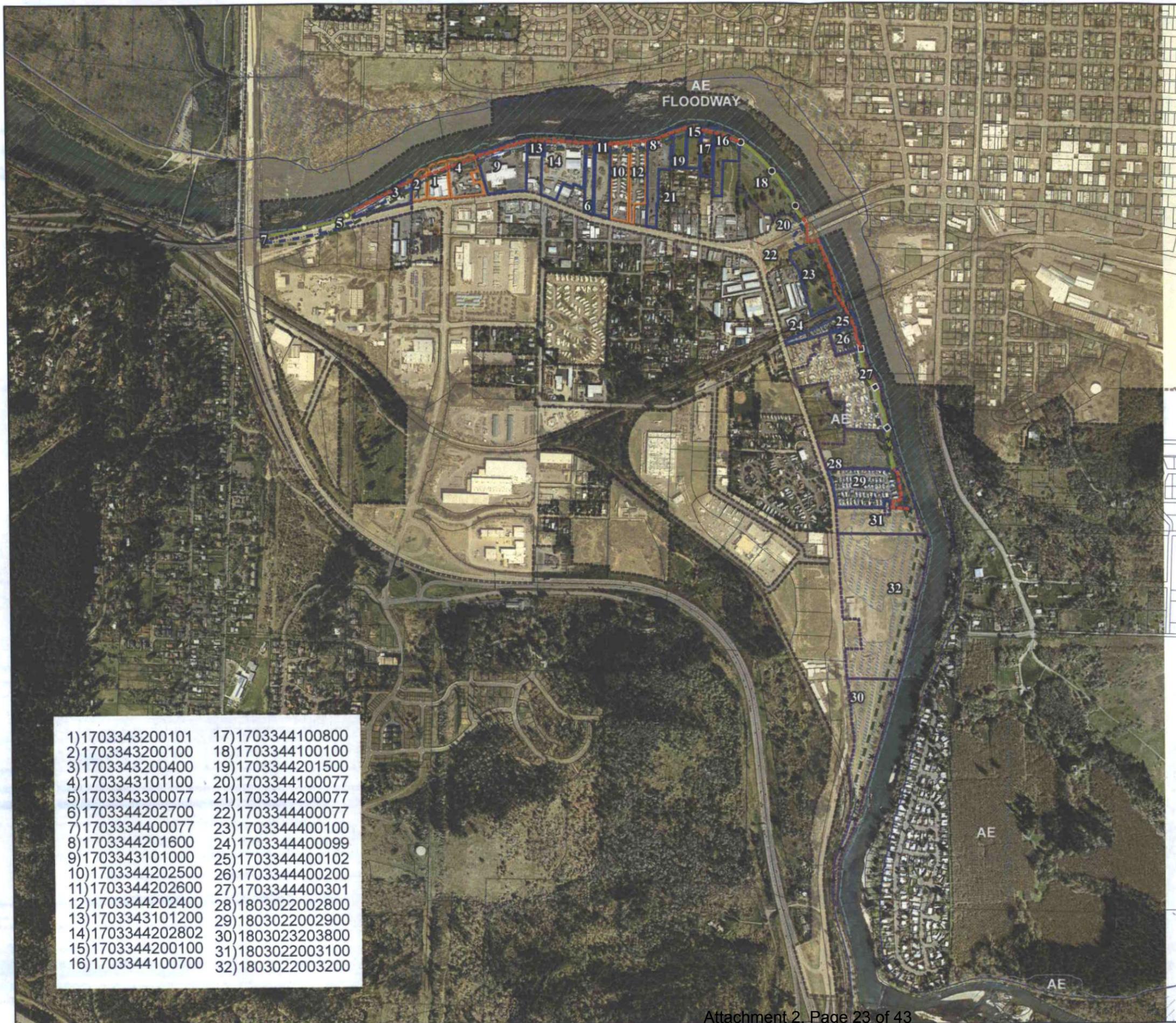
Property Map	Lot	Acres	Plan Zone	Setback Established	Surveyed	Owner Contact	Name	Mailing Address Address	City, State Zip	Site Address Address	City, State Zip
17033444	00100	6.41	Commercial Mixed-Use	Yes	Yes	Philip Marvin	Too Blue LLC	PO Box 2055	Eugene, OR 97402	Not Addressed	
17033444	00301	10.85	Commercial Mixed-Use	Yes	No		Shamrock Homes LLC	389 W 6th Ave, Suite 201	Eugene, OR 97401	4531 Franklin Blvd	Eugene, OR 97403
18030220	02800	5.96	Employment Mixed-Use	Yes	No	James Wildish	Eugene Allen Corp	PO Box 40310	Eugene, OR 97404	4721 Franklin Blvd	Eugene, OR 97403
18030220	03100	4.94	Employment Mixed-Use	Yes	No	James Wildish	Eugene Allen Corporation	PO Box 40310	Eugene, OR 97404	4857 Franklin Blvd	Eugene, OR 97403
18030220	03200	23.72	Employment Mixed-Use	Yes	No	James Wildish	Wildish Land Co	PO Box 40310	Eugene, OR 97403	5001 Franklin Blvd	Eugene, OR 97403
18030222	03800	10.04	Employment Mixed-Use	Yes	No	James Wildish	Wildish Land Co	PO Box 40310	Eugene, OR 97403	Not Addressed	
17033344			Un-Zoned	Yes	No		State of Oregon - ODOT				

61.92

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APR 17 2015

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1)1703343200101	17)1703344100800
2)1703343200100	18)1703344100100
3)1703343200400	19)1703344201500
4)1703343101100	20)1703344100077
5)1703343300077	21)1703344200077
6)1703344202700	22)1703344400077
7)1703334400077	23)1703344400100
8)1703344201600	24)1703344400099
9)1703343101000	25)1703344400102
10)1703344202500	26)1703344400200
11)1703344202600	27)1703344400301
12)1703344202400	28)1803022002800
13)1703343101200	29)1803022002900
14)1703344202802	30)1803023203800
15)1703344200100	31)1803022003100
16)1703344100700	32)1803022003200

LEGEND **EXHIBIT C**

PROPERTY

- PROPERTY WITH SETBACK
- PROPERTY WITHOUT SETBACK AND WITH ACCESS PERMISSION
- PROPERTY WITHOUT SETBACK AND NO ACCESS PERMISSION
- RIGHT OF WAY

BOUNDARIES

- Tax Lots
- City Limits
- AE, 100 YR
- AE, FLOODWAY
- I-5 Setback
- Shin Setback
- Marvin Setback
- Wildish Setbacks
- Ordinary Low Water (Approx.)
- Top of Bank (Approx.)
- Riparian Setback (Approx.)
- Greenway Boundary (Approx.)
- Proposed Greenway Setback Line

1 in = 1,000 feet
0 1,000 Feet

SOURCE
Data provided by Lane Council of Governments (November 2010) and the City of Springfield (2014, 2015). Other information on this map was derived from multiple sources. Extreme care was taken in the creation of this map, but it is provided "as is". Schirmer Satre Group cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. There are no warranties, express or implied, accompanying this product. Questions regarding production of this map can be sent to Brian Meiering: brian@schirmersatre.com

Date Received: APR 17 2015

Original Submittal: *[Signature]*

Scaled for 11x17 Paper Size

LANDSCAPE ARCHITECTS
SCHIRMER SATRE GROUP

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CITY OF SPRINGFIELD
WILLAMETTE GREENWAY OVERLAY DISTRICT DEVELOPMENT
ESTABLISHMENT OF GREENWAY SETBACK LINE W/O DEVELOPMENT FOR THE GLENWOOD RIVERFRONT

Revisions		
#	Date	Description

Project Number: 1458
Drawn By: BTM
Checked: RMS
Date: 4.15.15

Sheet

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CITY OF SPRINGFIELD, OREGON

DEVELOPMENT AND PUBLIC WORKS



225 FIFTH STREET
 SPRINGFIELD, OR 97477
 PHONE: 541.726.3753
 FAX: 541.736.1021
www.springfield-or.gov

January 13, 2015

[property owner]

For all new development or significant redevelopment along the Willamette River, state law requires property owners to apply for a Willamette River Greenway Setback determination if a setback has not already been established. The Greenway setback is intended to establish how close development can come to the river. Since 2006, various owners have hired private planning consultants, to establish setbacks on their properties at their own expense. At this time, almost half of the Glenwood area riverfront has established setbacks.

In September of 2014, the Springfield City Council directed staff to work with property owners to establish the Greenway Setback line for the Glenwood riverfront areas where the setback has not already been determined. The burden of this work, including the related expenses, would typically be the responsibility of the property owner, but, at the Council's direction, the City's Glenwood Urban Renewal District will manage and fund the setback line establishment. With this effort, the setback line will be established for your property at no cost to you. Having the setback line established moves your property one step closer to development approval should that ever be an objective for you or a future owner.

The City has hired the Schirmer Satre Group to conduct the field work and analysis required to delineate the setback. City survey staff will work with Schirmer Satre to survey the setback lines. Satre Schirmer is a respected local firm which recently completed a large, privately funded delineation of the Greenway setback in Glenwood. They are familiar with the Glenwood area and the analysis needed to establish the setback.

The Schirmer Satre Group will begin their field work in early February. We need your permission for their staff to access your property to do their work. Having "boots on the ground" works to your advantage. The work can be done from aerial photos and other off-site methods, should you determine not to grant your permission, but the results are less accurate and may result in larger setbacks than needed.

Enclosed with this letter is a permission form giving Schirmer Satre staff and City surveyors access to your property. Please review and sign the document and return it to the city as per the instructions on the form. We will work with you to find times which work for both you and the field staff to enter your property.

A meeting will be held at noon on Thursday, January 29th at Roaring Rapids Pizza in Glenwood to discuss the process for establishing the Willamette River Greenway Setback for the Glenwood area. City staff and representatives from Schirmer Satre will be present to discuss questions and concerns. I would be glad to meet with you personally about this matter if that is helpful. We want you to be involved in this process.

Sincerely,

Mark Metzger, Senior Planner
 541-726-3775, mrmetzger@springfield-or.gov

Date Received:

APR 17 2015

Attachment 2, Page 24 of 43 Original Submittal SM



225 FIFTH STREET
SPRINGFIELD, OR 97477
(541) 726-3753
(541) 741-3689 fax
www.ci.springfield.or.us

Glenwood Greenway Setback Line Property Access Permission Form

Property owner name (Where there are multiple owners, one owner name/signature is sufficient).

Address(es) or 13-digit tax lot number(s) of property owned by the person/company above:

Should the Schirmer Satre staff call first to make any special arrangements or times for access?

Yes No

Contact name: _____ Contact number(s): _____

Is there a tenant or manager (other than owner) on the property that we should contact?

Yes No

Name of tenant/mgr: _____ Contact number(s): _____

By my signature below, I hereby certify that I am legally authorized to grant access permission for the above-listed parcel(s), and also by my signature grant permission for Brian Meiering and Schirmer Satre Group to enter the parcel(s) listed above for the purpose of determining the nature, extent and location of a Greenway Setback Line. I understand that all costs will be borne by the City of Springfield.

Property owner/representative signature for access permission:

_____	_____	_____
Please Sign Here	Print name	Date

Mailing address: _____

Please mail, fax, drop off or email the completed form by **February 1** to:
Mark Metzger, Planner III, City of Springfield, Development & Public Works, 225 Fifth Street, Springfield, OR 97477, Fax: 541-726-3689, Email: mrmetzger@springfield-or.gov

Date Received:

APR 17 2015

Original Submittal Sm

Glenwood Riverfront Natural Resources Inventory

Properties in Springfield (Glenwood), OR

Map Numbers
17033344, 17033431, 17033432,
17033433, 17033441, 17033442,
17033444, 18030220, 18030232

Prepared for:
City of Springfield, Oregon

Prepared by:
Brian Meiering
April 15, 2015



PLANNERS + LANDSCAPE ARCHITECTS + ENVIRONMENTAL SPECIALISTS

Date Received

975 West 4th, Suite 201, Eugene, OR 97401
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APR 17 2015

Attachment 2, Page 26 of 43
Original Submittal *SM*

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Date Received:

APR 17 2015

Original Submittal SM

SUMMARY OF FINDINGS

PROJECT NAME

Willamette Greenway Overlay District Development
Establishment of Greenway Setback Line without Development
For the Glenwood Riverfront

PROJECT NUMBER

1458

LANDOWNERS

See Exhibit A.

LOCATION

Lots are located adjacent the Willamette River in the Glenwood neighborhood of Springfield, Oregon.

MAP & TAXLOT INFORMATION (Study Area)

See Exhibit C.

ACREAGE

The lots which make up the Glenwood Riverfront encompass approximately 130 acres cumulatively, including those areas designated as right of way. Of those 130 acres, there is a need to establish a Greenway Setback Line on 24 lots totaling approximately 64 acres. Four Greenway Setback Lines have already been established prior to this report, covering approximately 66 acres of property. The approximate acreages of the individual lots are listed in Exhibit A.

ZONING

The zoning of lots affected by the Greenway Setback Line include Commercial Mixed Use, Residential Mixed Use, Office Mixed Use, and Employment Mixed Use. Generally, this zoning allows a variety of industrial, commercial, office and residential uses.

AUTHOR(S)/FIELD INVESTIGATOR(S)

Brian Meiering (Schirmer Satre Group) performed office research and field visits to produce this report.

DATES OF FIELD VISITS

The property was visited in December of 2014 and February-March of 2015

HISTORIC CONDITIONS

The study area has a mixed history of agricultural, industrial, commercial and residential uses. Aerial imagery from 1965 indicates that many of the current uses were established at that time.

EXISTING CONDITIONS

East of McVay Highway lots are generally either developed for residential uses, are vacant non-industrial or are undeveloped industrial land. Lots north of Franklin Blvd are generally industrially or commercially developed or undeveloped. Throughout Glenwood, much of the current development is close to the top of bank of the Willamette River. The Willamette River flow is pronounced and is steady to turbulent at normal high flows.

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RELEVANT FINDINGS

The most significant functional natural resource features within the lots are narrow strips of riparian vegetation. Most of the proposed setback is consistent with abutting lots and previous Greenway Setbacks which have been approved by the City of Springfield. In one instance, riparian vegetation extended directly into wetland vegetation which was included in the proposed Greenway Setback Line.

Within this, there several areas which are developed up to and exceeding the top of bank of the Willamette River. Much of this development includes gravel, paving, landscaping and other unnatural elements. Current records obtained from Oregon Biodiversity Information Center (ORBIC 2014, ORWAP 2015) do not show rare species on the specific lots of interest, with the exception of fish species within the Willamette River. Purple Martin (*Progne subis*) and Western Pond Turtle (*Clemmys marmorata*) have been documented nearby but not within the subject property.

1. INTRODUCTION

This report attempts to document existing natural resource conditions based on current and historic information available from several sources. This report is expected to have sufficient information related to approval criteria to help determine the extent of Willamette River Greenway setbacks on the subject property which don't have an established setback line. The lots which don't have a Greenway Setback Line are referred to as the "Study Area" or "Subject Property." The purpose of this report is to establish a Greenway Setback Line in Springfield (Glenwood), Oregon for the City of Springfield in order to address specific criteria set out in the City of Springfield Development Code (SDC), Section 3.3-325.

- (C) Significant fish and wildlife habitats shall be protected.
- (D) Identified scenic qualities and view-points shall be preserved.
- (F) The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.
- (G) The location of known aggregate deposits shall be considered. Aggregate extraction may be permitted outside the Greenway Setback Area subject to compliance with State law, the underlying zoning district and conditions of approval designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, quiet and safety and to guarantee reclamation.

The format and information obtained within this report are designed to be consistent with previous reports which were produced for the same purpose.

2. METHODOLOGY

2.1 Information Sources

Schirmer Satre Group obtained current and historic data in order to best analyze the significance, qualities and extent referenced in the above SDC criteria. Primary sources included: Post-Emergence Behavior of Hatchling Western Pond Turtles (Rosenburg, D.K and Swift, R., 2010), Wildlife-Habitat Relationships in Oregon and Washington (Johnson & O'Neil,

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2001), Rare, Threatened and Endangered Species of Oregon (ORBIC, 2013), Flora of the Pacific Northwest (Hitchcock and Cronquist, 11th ed. 1998), Wetland Plants of Oregon and Washington (Guard, 1995), Field Guide to Sedges of the Pacific Northwest (Wilson et al.), A Field Guide to the Common Wetland Plants of Western Washington and Northwestern Oregon (Cooke, 1997). The Oregon Biodiversity Information Center provided information for rare species within a two mile radius of the taxlots of interest. Data related to soils, taxlots, wetlands, topography and aerial photography were obtained to refine current and historical conditions. Please see reference section (5) of this document for more details.

2.2 Field Methodology

A base map was produced for fieldwork which contained the Study Area lots, soils, 2013 aerial overlay and topography produced from LiDAR data (DOGAMI, 2008). A GPS (Spectra Precision) was loaded with lot boundaries and a top of bank estimate which were used to determine approximate boundaries in the field to within 3 feet. A slope and aspect map was also brought into the field to address specific habitat features which may provide habitat for Western pond turtle (*Actinemys marmorata*). Several site visits were made between December 2014 and late March 2015. When permission was granted, the entireties (un-built) of all lots were walked to establish boundaries and allocate different habitat types. A soil probe was used to assess general soil type when sites were not paved. Setback boundaries were marked in the field and the City of Springfield surveyed the setback boundary and produced drawings for the project.

Vegetation was considered riparian to the extent that >50% of the species of shrubs, trees and herbaceous plants along any given linear transect paralleling the rivers edge are listed by the Army Corps of Engineers as being facultative or wetter (Lichvar, 2013). This method is a modified version from that used for wetland delineation purposes and, within this specific Study Area, is considered sufficient to capture an accurate extent of riparian vegetation. Note that this method is not likely to succeed in areas where known riparian vegetation doesn't have facultative or wetter status. Photographs were taken throughout the Study Area to document current conditions.

2.3 Cartography/ GIS Analysis

Maps were produced by the City of Springfield to document all Greenway Setback Lines which have been approved by the City of Springfield, or are proposed within this report.

2.4 Data Requests

Informal and formal data requests were made to obtain the most current data for the Study Area. Data from ORBIC was obtained on December 4th, 2013 documenting 18 records of rare species (including plants, fungi, etc) within 2 miles of the southern portion of the Study Area (each record contained 1-many occurrence). Only two species have been documented as occurring within the Study Area. *Oncorhynchus tshawytscha* (Chinook salmon Upper Willamette River ESU, spring run) and *Salvelinus confluentus* (Bull trout, Willamette SMU). *Oregonichthys crameri* (Oregon chub) is known to occur within two miles of the site but there are no known records within the reach of the Willamette River adjacent the Study Area. Data use agreements prohibit the redistribution of this data, therefore it is not provided here. To obtain the dataset from ORBIC reference "H-120413-LKW3" to lindsey.wise@pdx.edu. Other data requests were automated, including but not limited to, United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) County level species list requests (Listing under Endangered Species Act) and reporting through the ORWAP mapping system.

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3. STUDY AREA INFORMATION

3.1 Landscape Setting and Land Use

Thirty two properties make up the Glenwood Riverfront totaling approximately 130 acres in Springfield (Glenwood) Oregon. The Study Area is a subset of 21 taxlots totaling approximately 63.34 acres. The Study Area is almost entirely not within the Springfield City Limits, with the exception of the Springfield Bridge right-of-way which has been annexed to the City.

3.2 Hydrology

Hydrology within the Study Area comes from direct precipitation and runoff from surrounding uses. Flood and ordinary high water provide hydrology abutting the Willamette River and likely inundate portions of the Study Area which have been proposed within the Greenway Setback. Wetland determinations were not within the scope of this study, although it was deemed necessary to address obvious wetlands on the property as they interact with the Greenway Setback. Map and Taxlot 180302200-2900 was the only lot which appeared to have wetland connectivity to the Willamette River, and this area was incorporated into the proposed setback.

3.3 Soils

The Soils within the Study Area were similar to those mapped by the NRCS (NRCS, 2015) when they were not impacted by extensive fills. Most soils within the Study Area are described as Well Drained or Excessively Drained by NRCS. Table 1 below shows some of the NRCS assigned values which are assigned to each soil type and the acreage of that soil type within the Study Area.

Table 1

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
	Camas gravelly sandy loam, occasionally flooded	11.6	0.09
22			
23	Camas-Urban land complex	7.7	0.059
27	Chehalis-Urban land complex	0.1	0
30	Cloquato-Urban land complex	9.6	0.074
	Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes	0.1	0.001
43E			
95	Newberg fine sandy loam	28	0.217
97	Newberg-Urban land complex	58.3	0.451
99H	Ochrepts and Umbrepts, very steep	3.4	0.026
114	Riverwash	10	0.077
W	Water	0.7	0.006
Totals for Area of Interest (approximate)		129.4	1

Soils mapped by NRCS have some notable discrepancies due to the time period they were mapped. For example, Riverwash is mapped as covering almost 10 acres of the Study Area. Examination of aerial photography indicates that this area may have been extensively excavated and current conditions reveal that it has been backfilled to near the current lot line with several feet of river rock mixed with sand and loamy materials. Current conditions suggest that soil and rock were used as the dominant backfill for lots when fill was present.

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3.4 Local and National Wetland Inventory

According to the Springfield (Glenwood) LWI, there are no significant wetlands within the Study Area which are located above the current top of bank.

The National Wetland Inventory maps the Willamette River along the Study Area as a Riverine-lower perennial, unconsolidated bottom-permanently flooded (R2UBH) feature. There are no other features mapped onsite within the NWI.

3.5 Site History

The Study Area has a varied history where most of the land has been used for industrial processing of sand and gravel, bean fields, fruit orchards, and industrial, residential and commercial development.

The Study Area was evaluated primarily based on site visits, historic aerial photography and modern topographic data (LiDAR, DOGAMI 2008).

Since 1948 the Willamette River has become more channelized with a more linear bank along the study area boundary. This has been caused by the backfill of the river up to the property lines and/or raising of lot elevations using fill. Many lots extend into the Willamette River, making those portions of the property unbuildable.

4. RESULTS AND DISCUSSION

4.1 Habitat Types

After analyzing current and historical data related to the Study Area, boundaries were digitally delimited to aid in assigning habitat value to each habitat type. The Study Area was divided into four habitat types as described below:

A.) *Residential, Commercial and Industrial Impacted Lands* - All areas significantly impacted by fill which don't have significant riparian vegetation and those areas consisting of gravel parking and/or current structures. Approximately 42.2 acres of the Study Area was mapped as this habitat type. Vegetation in this habitat type is best described as weedy and/or barren. Weedy areas within this habitat type are dominated by *Daucus carota*, *Plantago lanceolata*, *Cirsium* spp., *Sonchus asper*, *Cytisus scoparius*, *Rubus armeniacus*, *Dipsacus sylvestris*, *Panicum* sp., *Geranium* spp., *Hypochaeris radicata*, and *Foeniculum vulgare*. Soils are regularly disturbed or have been disturbed recently enough to negatively impact vegetative cover. Structures, concrete loading areas, gravel roads and both native and non-native fills are common in this habitat type. Soils could be penetrated to 3" or less in most locations due to surface paving or fill material.

B.) *Vacant Cleared Field* - All areas seasonally mowed without significant riparian vegetation or obvious significant fill. Approximately 9.7 acres of the Study Area was mapped as this habitat type. Dominant vegetation in this habitat type is *Daucus carota*, *Plantago lanceolata*, *Cirsium* sp., *Hypochaeris radicata* and *Geranium molle*. These areas would be best described as weedy forb fields, as they appear to be dominated by weedy species of forbs as opposed to grasses. Soils in this habitat type are clay loam- silty clay loam with variable degrees of clays and small cobbles. Soils could be penetrated 12" or more in most locations. This habitat type, although fairly undisturbed, appear to be fragmented from connections to contiguous open space.

C.) *Riparian Edge* - The area directly adjacent the Willamette River dominated by riparian vegetation (including canopy edge) extending to the river-side lot lines. This area included any

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contiguous wetlands. See Field Methodology (Section 4) for methods used to determine riparian vegetation dominance. Approximately 5.5 acres of the Study Area was mapped as this habitat type*. Dominant vegetation within the Riparian Edge include *Populus balsamifera*, *Fraxinus latifolia*, *Salix spp.*, *Alnus rhombifolia*, *Cornus sericea*, *Acer macrophyllum*, *Robinia pseudoacacia*, *Spirea douglasii* and *Carex obnupta*.

The Riparian Edge, in particular the area between top of bank and the river, is the most significant fish and wildlife habitat type, provides the most significant scenic qualities and has been mapped to encompass the natural vegetative fringe and contiguous wetlands within the Study Area. This habitat type defined the Greenway Setback Line in combination from a minimum of 10 feet from the top of bank.

D.) *Forested Upland* - All significant forested areas which don't meet the riparian criteria described above. Widely spaced individual trees and upland trees occurring within the 150-foot Greenway District weren't mapped. Approximately 6.8 acres of the Study Area was mapped as this habitat type. Vegetation in this habitat type was dominated by *Pseudotsuga menziesii* and *Acer macrophyllum*.

*It should be noted that areas at or below the "Line of Ordinary High Water" (OHW), as defined in ORS 274.005(8) are State owned unless specific historical circumstances apply. OHW water was not measured for the purposes of this report as it lies within the Riparian Edge habitat type along all reaches.

4.2 Application of This Study to Specific Willamette Greenway Overlay and Setback Criteria

This study was provided to address the following portions of Section 3.3-325 of the City of Springfield Land Use Code, specifically (C) and (D):

- (C) *Significant fish and wildlife habitats shall be protected.*
- (D) *Identified scenic qualities and view-points shall be preserved.*
- (F) *The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.*
- (G) *The location of known aggregate deposits shall be considered. Aggregate extraction may be permitted outside the Greenway Setback Area subject to compliance with State law, the underlying zoning district and conditions of approval designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, quiet and safety and to guarantee reclamation.*

4.2.1 Response to Section 3.3-325(C). Protection of Significant Fish and Wildlife Habitats.

There are no known records of rare species occurring within the Study Area with the exception of species within the Willamette River itself. There are also no known rare species surveys which have been performed on the Study Area. During planning efforts related to development, surveys for rare species may be required in order to comply with State and Federal law. These laws include, but are not limited to The Endangered Species Act of 1973 (ESA) and the Oregon Endangered Species Act (1987). The requirements of these laws are typically triggered by development actions requiring a Local, State or Federal permit.

A rare species list was obtained from the Oregon Biodiversity Information Center (ORBIC, 2013) and cross-checked against lists maintained by the State of Oregon, United States Fish and Wildlife Service and the National Marine Fisheries Service. The

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species on these lists were narrowed by the scope of this project (fish and wildlife) and a constrained physical range. Given their specific documented life history needs, this list of species was evaluated for likelihood to occur within the Study Area based on the four habitat types described. Although habitat is a strong precursor to species using an area, there are always instances where species will use atypical habitat or refrain from using habitat judged as highly suitable. Records of actual occurrence, and therefore seasonally appropriate wildlife surveys, are the most suitable means to evaluate wildlife use of an area.

Table 2 Rare Species of Fish and Wildlife Known to Occur Within 2 Miles of the Study Area.

Common Name	Scientific Name	Category	Federal Status	State Status	Habitat Requirements
Bull trout (Willamette SMU)	Salvelinus confluentus	Vertebrate Animal	LT	SC	Clean and cold water. Connectivity and complexity (USFWS 2010 [online])
Chinook salmon (Upper Willamette River ESU, spring run)	Oncorhynchus tshawytscha	Vertebrate Animal	LT	SC	Variable due to multiple life stage requirements. Use large river systems to access appropriate spawning. Necessitate access from sea to spawning areas.
Oregon chub	Oregonichthys crameri	Vertebrate Animal	LT	SC	Slow moving, relatively warmer water in off channel habitat (Bangs, 2013)
Painted turtle	Chrysemys picta	Vertebrate Animal		SC	Slow moving aquatic habitats with basking areas. Nesting typically on sparsely vegetated areas.
Purple martin	Progne subis	Vertebrate Animal	SOC	SC	Open areas, more often near water in colonies
Townsend's big-eared bat	Corynorhinus townsendii	Vertebrate Animal	SOC	SC	Roosts in caves, cliffs, under bridges
Western pond turtle	Actinemys marmorata	Vertebrate Animal	SOC	SC	Slow moving aquatic habitats. Nesting with basking areas typically on sparsely vegetated south and flat facing slopes. Soils for nesting can be compact.

LE: Endangered, LT: Listed Threatened, SC: Sensitive Critical,
 SOC: Species of Concern. Oregon Biodiversity Information Center, December 2013

Lots within the Study Area were considered fair to poor habitat for species within Table 2 (above). This determination resulted from the following observations and best professional judgment.

Dominance of fill/earthwork and extensive riverfront development within the Study Area has led to dense non-native grasses and forbs and a narrow riparian fringe with steep banks. Fill material and a lack of significant ponding water don't provide significant habitat for the turtle species listed. Despite the proximity to other significant turtle use, there are few lots which could reasonably be expected to support nesting turtles without significant habitat enhancement. The Study Area has no documented turtle use and is unlikely to support successful nesting turtles due to proximity to other important habitat types (e.g. slow moving waterways). The velocity of waters and steep, linear nature of the banks along these lots is not conducive as a stopping point for species (such as pond turtles) which utilize slow moving water.

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Some of these lots maintain significant trees or bridges which could be utilized by Townsend's big-eared bats or Purple Martins. The proposed setback maintains the most significant value for these species. When considered individually, the lots in the Study Area doesn't maintain significant riparian forest capable of cooling waters or providing resting areas or cover for the cold water aquatic species listed in Table 2. The Study Area as a whole provides significant cooling and potential resting areas for aquatic species. The proposed Greenway Setback Line is expected to maintain this value for aquatic species. These lots don't provide backwaters conducive to Oregon Chub and turtle use.

The Riparian Edge, in particular the area between top of bank/riparian vegetation and the river, maintains the greatest habitat value along the entirety of the Study Area, primarily benefitting listed species of fish and wildlife as they utilize the Willamette River as a migration corridor. The setbacks suggested are expected to protect significant habitats as noted in SDC 3.3-325(C).

4.2.2 Response to Section 3.3-325(D). Identified scenic qualities and view-points shall be preserved.

The Study Area has seen a mixture of industrial, commercial, and residential throughout the years. Riparian vegetation is the dominant scenic feature. The extent of riparian vegetation is limited to a narrow band along these lots. Even the limited riparian vegetation along some reaches in the Study Area buffers boaters and other users from the developed urban landscape. It is expected that proposed setbacks will protect the most significant visual resource found within the Study Area.

4.2.3 Response to Section 3.3-325(F). The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.

The Riparian Fringe was mapped as described in the methods section of this document to include the outer canopy of riparian vegetation and contiguous wetlands. The top of bank was also mapped to determine the difference in extent of riparian vegetation vs the top of bank. In most cases they are consistent.

4.2.4 Response to Section 3.3-325(G). The location of known aggregate deposits shall be considered

There is no indication that any valuable aggregate deposits still remain within the study area.

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LINE TABLE:

LINE	BEARING	LENGTH
L1	N53°39'18"E	47.48
L2	N58°22'40"E	141.89
L3	N64°03'06"E	179.31
L4	N57°30'12"E	141.22
L5	N62°23'32"E	119.27
L6	N67°34'43"E	95.85
L7	N62°45'21"E	212.18
L8	N60°43'33"E	201.52
L9	N81°54'21"E	246.14
L10	N48°59'29"E	36.83
L11	N62°11'59"E	99.59
L12	N81°30'50"E	84.66
L13	N71°14'03"E	107.92
L14	N67°46'58"E	113.36
L15	N72°47'48"E	112.26
L16	N68°18'19"E	63.23
L17	N81°40'26"E	17.87
L18	S89°47'29"E	189.98

LEGEND:

- INDICATES GREENWAY SETBACK LINE
- INDICATES FOUND MONUMENT AS NOTED HEREON
- △ INDICATES CALCULATED POSITION; NOTHING SET OR FOUND
- INDICATES POSITION OF MONUMENT UNDER PAVING; MAGNETIC LOCATION WAS TIED; MONUMENT WAS NOT UNCOVERED; SEE MONUMENT NOTES
- ⑥59 INDICATES MONUMENT NUMBER; SEE MONUMENT NOTES
- () INDICATES RECORD VALUE PER MAP CSF 26425, DATED OCT. 24, 1983, LANE COUNTY SURVEYOR'S RECORDS
- () INDICATES RECORD VALUE PER MAP CSF 23079, DATED JUNE 15, 1978, LANE COUNTY SURVEYOR'S RECORDS
- NO () INDICATES MEASURED VALUE
- CSF INDICATES COUNTY SURVEY FILE

MONUMENT NOTES:

- ⑥52 FOUND 1/2 INCH DIAMETER REBAR, DISTURBED, FOUND BENT. LOCATED SPIN POINT FOR BEST ESTIMATED POSITION. AS SET PER CSF 23079.
- ⑥54 FOUND 1/2 INCH DIAMETER REBAR. AS SET PER CSF 23079.
- ⑥55 FOUND 5/8 INCH DIAMETER REBAR. AS SET PER CSF 23079.
- ⑥56 FOUND 1/2 INCH DIAMETER REBAR, DISTURBED, FOUND BENT. LOCATED SPIN POINT FOR BEST ESTIMATED POSITION. AS SET PER CSF 23079.
- ⑥58 POSITION OF MONUMENT UNDER PAVEMENT. MAGNETIC LOCATION WAS TIED; MONUMENT WAS NOT UNCOVERED. MONUMENT IS 5/8 INCH DIAMETER REBAR SET AT BACK OF CURB ON PROPERTY LINE, AS SET PER CSF 23079.
- ⑥59 FOUND 3/8 INCH DIAMETER REBAR. ORIGIN UNKNOWN. REPRESENTED AS FOUND O.S.H.D. 214+30 PER CSF 23079.
- ⑥90 FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "RANDALL PLS 205". AS SET PER CSF 23079.
- ⑥81 FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "RANDALL PLS 205". AS SET PER CSF 23079.

ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE

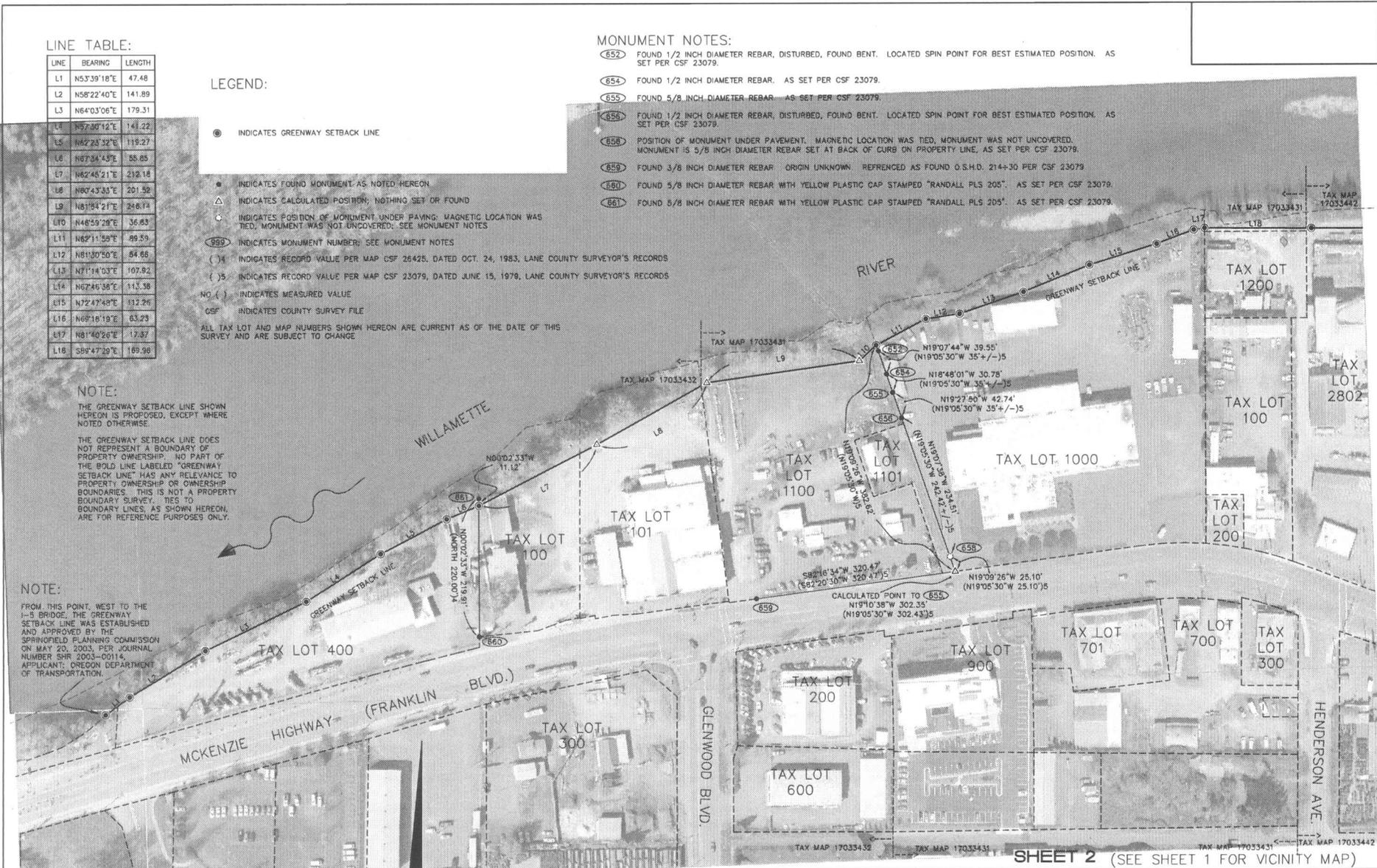
NOTE:

THE GREENWAY SETBACK LINE SHOWN HEREON IS PROPOSED. EXCEPT WHERE NOTED OTHERWISE.

THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.

NOTE:

FROM THIS POINT, WEST TO THE I-5 BRIDGE, THE GREENWAY SETBACK LINE WAS ESTABLISHED AND APPROVED BY THE SPRINGFIELD PLANNING COMMISSION ON MAY 20, 2003, PER JOURNAL NUMBER SHR 2003-00114. APPLICANT: OREGON DEPARTMENT OF TRANSPORTATION.



SCALE:
1" = 100'



SHEET 2 (SEE SHEET 1 FOR VICINITY MAP)

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY

NO STATE'S SHALL BE MADE OR PROVIDED WITHOUT REFERENCE TO THIS LICENSE

OREGON
JANUARY 6, 2007
CHRISTOPHER JAY MOORHEAD
813800.5

RENEWAL DATE: DECEMBER 31, 2016
DATE: APRIL 15, 2015

SURVEY BY:
City of Springfield

TECHNICAL SERVICES DIVISION

225 NORTH FRANKLIN ST.
SPRINGFIELD, OR 97477
(541) 736-1011
FAX (541) 736-1021
www.springfield-or.gov



GREENWAY SETBACK LINE SURVEY FOR:

THE CITY OF SPRINGFIELD

SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M.,
SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND
WEST 1/2 OF SECTION 2, T18S, R3W, W.M.
CITY OF SPRINGFIELD, LANE COUNTY, OREGON

LINE TABLE:

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L19	S89°47'29"E	159.90	L27	N72°43'19"E	112.22	L35	S83°52'18"E	37.37
L20	S86°10'17"E	89.27	L28	N66°44'53"E	119.70	L36	S73°32'24"E	129.75
L21	N89°46'06"E	164.09	L29	N71°38'08"E	238.76	L37	S69°27'10"E	112.96
L22	N88°25'05"E	52.44	L30	S56°57'20"E	53.32			
L23	S87°00'55"E	185.07	L31	S26°31'27"E	48.34			
L24	N84°27'33"E	180.07	L32	S86°30'20"E	34.68			
L28	N83°53'33"E	178.84	L33	N89°04'34"E	41.52			
L26	N72°45'40"E	49.71	L34	N83°32'14"E	49.11			

LEGEND:

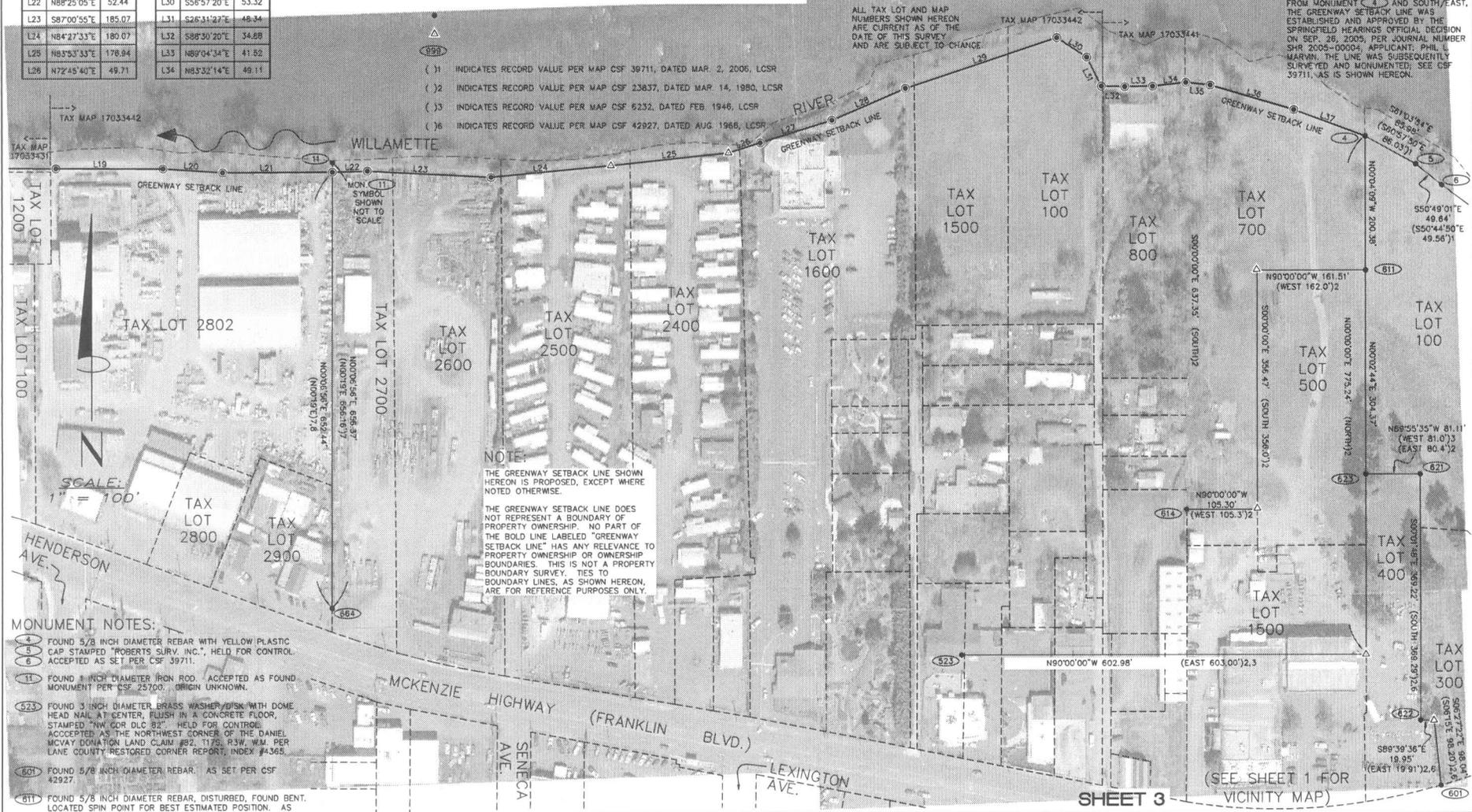
● INDICATES GREENWAY SETBACK LINE

()7 INDICATES RECORD VALUE PER MAP CSF 25700, DATED AUG. 13, 1982, LCSR
 ()8 INDICATES RECORD VALUE PER MAP CSF 23742, DATED FEB. 8, 1980, LCSR
 NO () INDICATES MEASURED VALUE
 LCSR INDICATES LANE COUNTY SURVEYOR'S RECORDS
 CSF INDICATES COUNTY SURVEY FILE

NOTE:

FROM MONUMENT (4) AND SOUTH/EAST, THE GREENWAY SETBACK LINE WAS ESTABLISHED AND APPROVED BY THE SPRINGFIELD HEARINGS OFFICIAL DECISION ON SEP. 28, 2005, PER JOURNAL NUMBER SHR 2005-00004, APPLICANT: PHIL L. MARRIN. THE LINE WAS SUBSEQUENTLY SURVEYED AND MONUMENTED; SEE CSF 39711, AS IS SHOWN HEREON.

ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE



NOTE:
 THE GREENWAY SETBACK LINE SHOWN HEREON IS PROPOSED, EXCEPT WHERE NOTED OTHERWISE.
 THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.

MONUMENT NOTES:

- (4) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC.", HELD FOR CONTROL. ACCEPTED AS SET PER CSF 39711.
- (11) FOUND 1 INCH DIAMETER IRON ROD. ACCEPTED AS FOUND MONUMENT PER CSF 25700. ORIGIN UNKNOWN.
- (523) FOUND 3 INCH DIAMETER BRASS WASHER/DISK WITH DOME HEAD NAIL AT CENTER, FLUSH IN A CONCRETE FLOOR. STAMPED "NW COR D1C 82" HELD FOR CONTROL. ACCEPTED AS THE NORTHWEST CORNER OF THE DANIEL MCWAY DONATION LAND CLAIM #82, T17S, R3W, W.M. PER LANE COUNTY RESTORED CORNER REPORT, INDEX #4365.
- (601) FOUND 5/8 INCH DIAMETER REBAR. AS SET PER CSF 42927.
- (611) FOUND 5/8 INCH DIAMETER REBAR, DISTURBED, FOUND BENT. LOCATED SPIN POINT FOR BEST ESTIMATED POSITION. AS SET PER CSF 23837.
- (614) FOUND 5/8 INCH DIAMETER REBAR, DISTURBED, FOUND BENT. LOCATED SPIN POINT FOR BEST ESTIMATED POSITION. AS SET PER CSF 23837.
- (621) FOUND 5/8 INCH DIAMETER REBAR. AS SET PER CSF 23837.
- (622) FOUND 5/8 INCH DIAMETER REBAR. AS SET PER CSF 23837.
- (623) FOUND 2 INCH DIAMETER IRON PIPE, HELD FOR CONTROL. ACCEPTED AS SET PER CSF 6232.
- (624) FOUND 3 INCH DIAMETER IRON PIPE. ACCEPTED AS EITHER A GUARD POST PLACED OVER AN ORIGINAL MONUMENT, OR A RESET MONUMENT. REFERRED TO AS A FOUND IRON PIN AND FOUND IRON ROD PER CSF 23742 AND CSF 25700. ORIGIN UNKNOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY
 NO COPIES SHALL BE MADE OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
 OREGON
 CHRISTOPHER JAY MOORHEAD
 613893.5
 RENEWAL DATE: DECEMBER 31, 2016
 DATE: APRIL 13, 2016
 JOB NO.: GREENWAY SETBACK LINE SURVEY FOR:

SURVEY BY:
City of Springfield
 TECHNICAL SERVICES DIVISION
 225 NORTH FIFTH ST.
 SPRINGFIELD, OR 97477
 (541) 736-1011
 FAX: (541) 736-1021
 www.springfield-or.gov

GREENWAY SETBACK LINE SURVEY FOR:
THE CITY OF SPRINGFIELD
 SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M., SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND WEST 1/2 OF SECTION 2, T18S, R3W, W.M. CITY OF SPRINGFIELD, LANE COUNTY, OREGON

LINE TABLE:

LINE	BEARING	LENGTH
L38	(S49°18'04"E	52.34)1.M
L39	(S42°59'39"E	54.20)1.M
L40	(S48°58'10"E	49.51)1.M
L41	(S39°35'18"E	54.26)1.M
L42	(S43°09'18"E	52.63)1.M
L43	(S53°57'17"E	51.99)1.M
L44	(S35°33'54"E	54.90)1.M
L45	(S30°24'02"E	54.05)1.M
L46	(S17°25'49"E	26.11)1.M
L47	(S64°02'23"E	13.46)1.M
L48	(S55°56'51"E	27.23)1.M
L49	(S40°59'54"E	87.07)1.M

LINE	BEARING	LENGTH
L50	S41°25'10"E	74.07
L51	S26°36'08"E	66.68
L52	S13°14'05"W	86.74
L53	S1°16'11"E	28.19
L54	S89°12'22"E	97.12
L55	S29°11'14"E	117.23
L56	S25°50'11"E	244.01
L57	S11°52'09"E	195.98
L58	S32°51'09"E	197.58
L59	S39°45'33"E	21.79
L60	S25°43'08"E	100.20
L61	S25°34'48"E	100.79
L62	S13°11'12"E	82.05

LEGEND:

- ⊙ INDICATES GREENWAY SETBACK LINE
- ▲ INDICATES FOUND MONUMENT AS NOTED HEREON
- △ INDICATES CALCULATED POSITION; NOTHING SET OR FOUND, UNLESS NOTED OTHERWISE
- 999 INDICATES MONUMENT NUMBER; SEE MONUMENT NOTES
- ()1 INDICATES RECORD VALUE PER MAP CSF 39711, DATED MAR. 2, 2006, LCSF
- ()2 INDICATES RECORD VALUE PER MAP CSF 23837, DATED MAR. 14, 1980, LCSF

- ()3 INDICATES RECORD VALUE PER MAP CSF 6232, DATED FEB. 1946, LCSF
- ()6 INDICATES RECORD VALUE PER MAP CSF 42927, DATED AUG. 1966, LCSF
- ()9 INDICATES RECORD VALUE PER MAP CSF 31055, DATED FEB. 1, 1993, LCSF
- ()M INDICATES MEASURED VALUE
- NO () INDICATES MEASURED VALUE
- LCSF INDICATES LANE COUNTY SURVEYOR'S RECORDS
- CSF INDICATES COUNTY SURVEY FILE
- ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE

MONUMENT NOTES:

- ④ FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC.", HELD FOR CONTROL. ACCEPTED AS SET PER CSF 39711.
- ⑤ FOUND 5/8 INCH DIAMETER REBAR, AS SET PER CSF 42927.
- ⑥ FOUND 5/8 INCH DIAMETER REBAR, DISTURBED, FOUND BENT. LOCATED SPIN POINT FOR BEST ESTIMATED POSITION, AS SET PER CSF 23837.
- ⑥21 FOUND 5/8 INCH DIAMETER REBAR, AS SET PER CSF 23837.
- ⑥22 FOUND 5/8 INCH DIAMETER REBAR, AS SET PER CSF 23837.
- ⑥23 FOUND 2 INCH DIAMETER IRON PIPE, HELD FOR CONTROL. ACCEPTED AS SET PER CSF 6232.
- ⑦2 FOUND 3/4 INCH DIAMETER IRON PIPE. ACCEPTED AS SET PER CSF 31055.
- ⑦5 FOUND 5/8 INCH DIAMETER REBAR, AS FOUND PER CSF 31055.
- ⑦7 FOUND 5/8 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "MORNESS LS 1034". AS SET PER CSF 31055.
- ⑦8 FOUND 5/8 INCH DIAMETER REBAR. ORIGIN UNKNOWN.

NOTE:

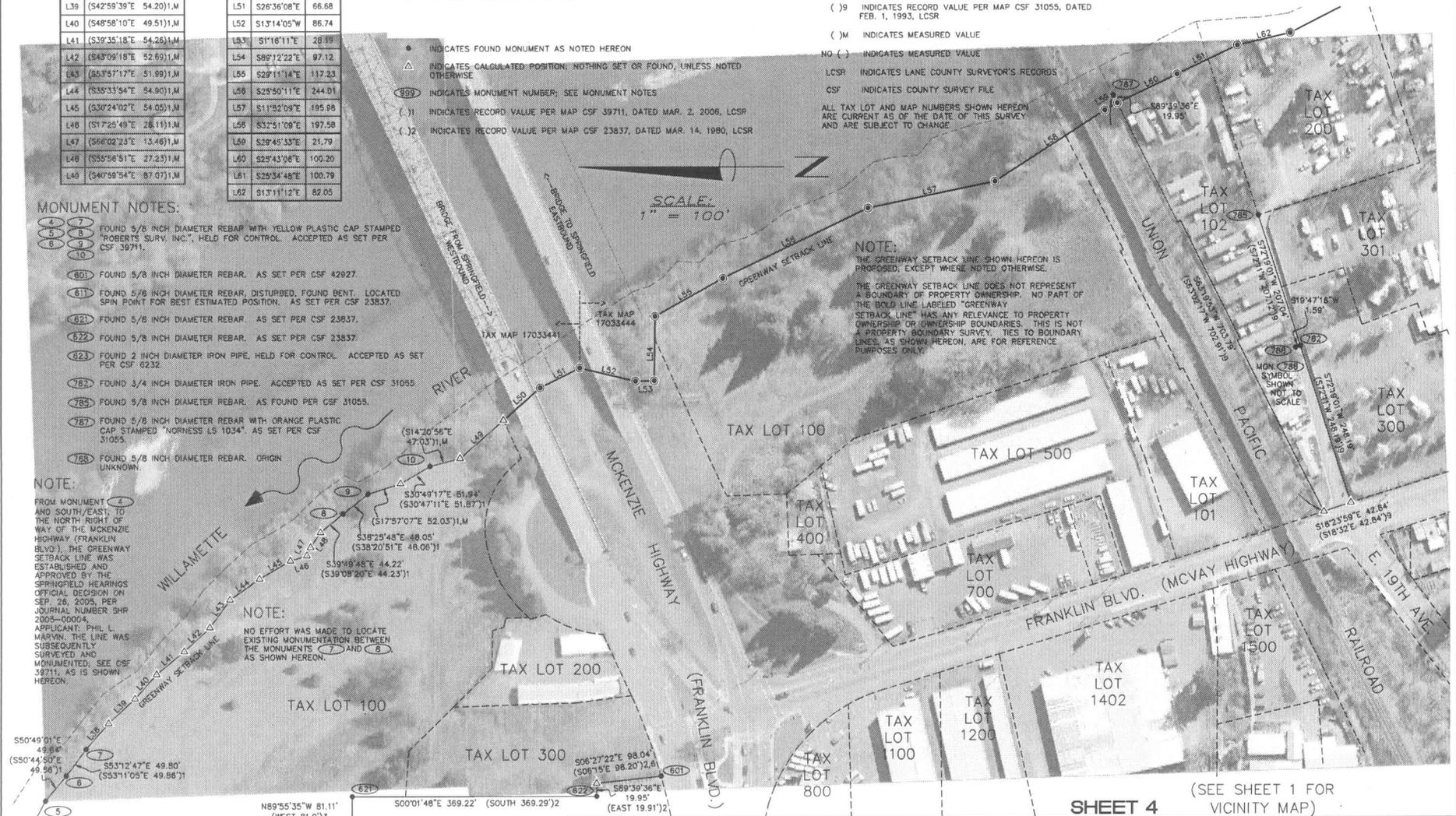
FROM MONUMENT ④ AND SOUTH/EAST, TO THE NORTH RIGHT OF WAY OF THE MCKENZIE HIGHWAY (FRANKLIN BLVD.), THE GREENWAY SETBACK LINE WAS ESTABLISHED AND APPROVED BY THE SPRINGFIELD HEARINGS OFFICIAL DECISION ON SEP. 26, 2005, PER JOURNAL NUMBER SHR 2005-00004. APPLICANT: PHIL L. MARVIN. THE LINE WAS SUBSEQUENTLY SURVEYED AND MONUMENTED. SEE CSF 39711, AS IS SHOWN HEREON.

NOTE:

NO EFFORT WAS MADE TO LOCATE EXISTING MONUMENTATION BETWEEN THE MONUMENTS ⑦ AND ⑧ AS SHOWN HEREON.

SCALE: 1" = 100'

NOTE: THE GREENWAY SETBACK LINE SHOWN HEREON IS PROPOSED, EXCEPT WHERE NOTED OTHERWISE. THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.



SHEET 4 (SEE SHEET 1 FOR VICINITY MAP)

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY
 NO COPIES SHOULD BE MADE OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR
 OREGON
 CHRISTOPHER JAY MOORHEAD
 813602.5
 RENEWAL DATE: DECEMBER 31, 2016

SURVEY BY:
City of Springfield
 TECHNICAL SERVICES DIVISION
 225 NORTH FIFTH ST.
 SPRINGFIELD, OR 97477
 (541) 736-1011
 FAX: (541) 736-1021
 www.springfield-or.gov



GREENWAY SETBACK LINE SURVEY FOR:
THE CITY OF SPRINGFIELD
 SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M.,
 SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND
 WEST 1/2 OF SECTION 2, T18S, R3W, W.M.
 CITY OF SPRINGFIELD, LANE COUNTY, OREGON

DATE: APRIL 15, 2016	JOB NO.:	EQUIPMENT: TRIMBLE 560 GPS	FIELD:	DRAWN: CJM	CHECKED: RRF/JLD
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LINE TABLE:

LINE	BEARING	LENGTH
L81	S29°34'48"E	100.79
L82	S13°11'12"E	82.05
L63	S26°44'47"E	127.16
L84	S6°20'52"W	63.61
L85	S16°38'01"E	98.19
L66	S17°41'31"E	130.51
L67	S33°48'21"E	65.56
L68	S50°46'11"E	63.41
L69	S22°49'56"E	71.28
L70	S15°54'20"E	77.56
L71	S21°55'56"E	42.24
L72	S29°58'32"E	60.72
L73	S16°10'49"E	51.42
L74	S9°11'44"E	107.64
L75	S21°02'40"E	53.64
L76	S5°47'14"W	38.71
L77	S10°59'20"E	95.35
L78	S11°08'12"E	173.24
L79	S24°23'07"E	134.11
L80	S11°15'35"E	126.25
L81	S11°15'35"E	126.25
L82	S36°15'41"E	141.78
L86	S30°27'08"E	109.30

MONUMENT NOTES:

- ① FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- ② FOUND 5/8 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "POAGE REB. PT." ORIGIN UNKNOWN.
- ③ FOUND 6/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- ⑦⑦② FOUND 3/4 INCH DIAMETER IRON PIPE, ACCEPTED AS SET PER CSF 31055.
- ⑦85 FOUND 5/8 INCH DIAMETER REBAR, AS FOUND PER CSF 31055.
- ⑦86 FOUND 5/8 INCH DIAMETER REBAR, ORIGIN UNKNOWN.
- ⑧00 POSITION OF MONUMENT UNDER PAVEMENT. MAGNETIC LOCATION WAS TIED, MONUMENT WAS NOT UNCOVERED. MONUMENT IS 5/8 INCH DIAMETER REBAR AS SET PER CSF 19097.
- ⑧01 FOUND PK NAIL WITH SHINER IN ASPHALT, AS SET PER CSF 28133.
- ⑧04 FOUND 5/8 INCH DIAMETER REBAR IN ASPHALT, BENT TO THE WEST, AS SET PER CSF 19097.
- ⑧05 FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 655", SHOWN AS FOUND 5/8 INCH IRON ROD PER CSF 28133. ORIGIN OF "PLS 655" CAP IS UNKNOWN.
- ⑧06 FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 655", SHOWN AS FOUND 5/8 INCH IRON ROD PER CSF 28133. ORIGIN OF "PLS 655" CAP IS UNKNOWN.

LEGEND:

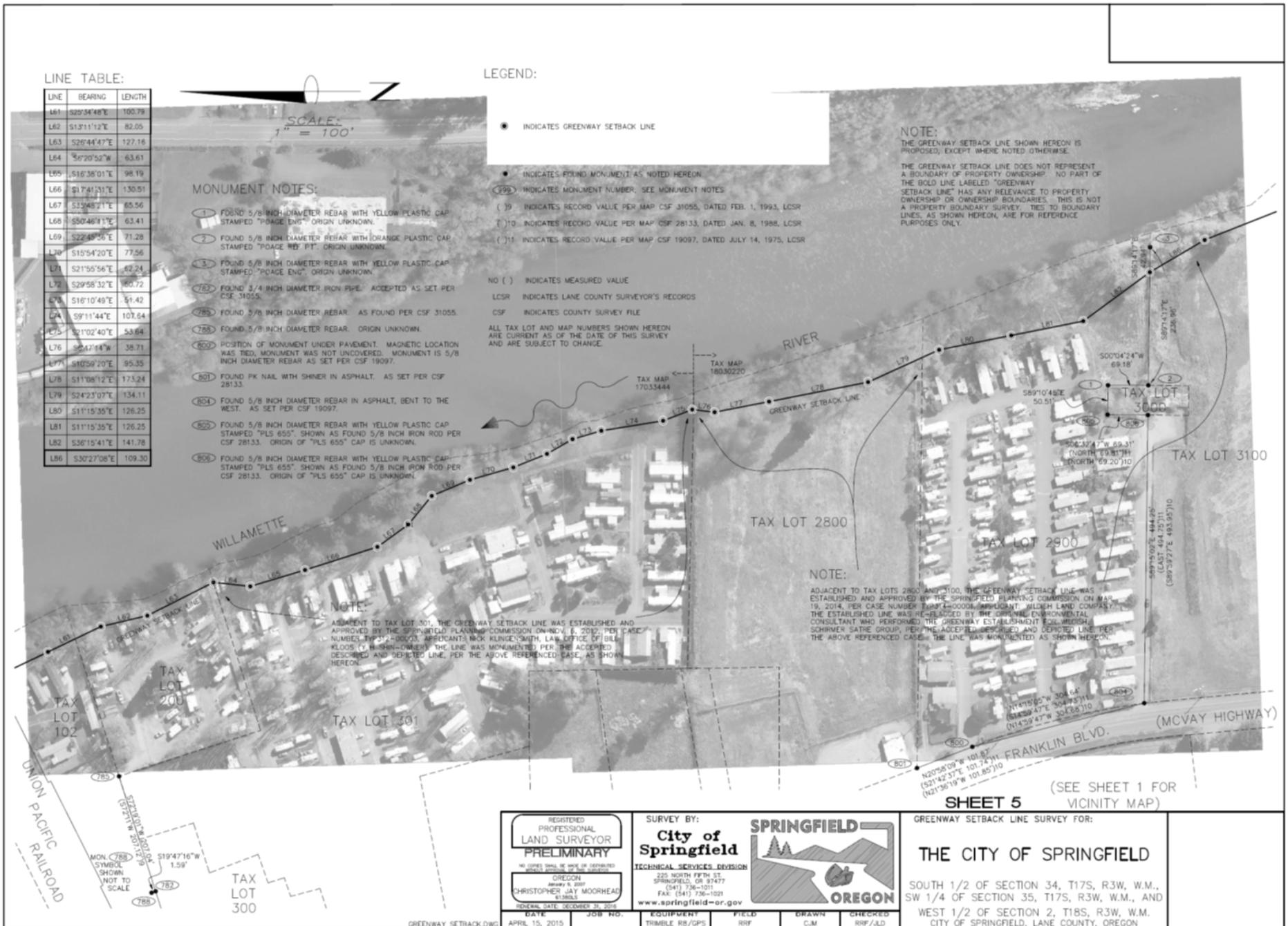
- INDICATES GREENWAY SETBACK LINE
- INDICATES FOUND MONUMENT AS NOTED HEREON
- ⑧⑧⑧ INDICATES MONUMENT NUMBER. SEE MONUMENT NOTES
- () INDICATES RECORD VALUE PER MAP CSF 31055, DATED FEB. 1, 1993, LCSR
- () INDICATES RECORD VALUE PER MAP CSF 28133, DATED JAN. 8, 1988, LCSR
- () INDICATES RECORD VALUE PER MAP CSF 19097, DATED JULY 14, 1975, LCSR
- NO () INDICATES MEASURED VALUE
- LCSR INDICATES LANE COUNTY SURVEYOR'S RECORDS
- CSF INDICATES COUNTY SURVEY FILE
- ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE.

NOTE:

THE GREENWAY SETBACK LINE SHOWN HEREON IS PROPOSED, EXCEPT WHERE NOTED OTHERWISE.
 THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.

NOTE:

ADJACENT TO TAX LOTS 2800 AND 3100, THE GREENWAY SETBACK LINE WAS ESTABLISHED AND APPROVED BY THE SPRINGFIELD PLANNING COMMISSION ON MAR 19, 2014, PER CASE NUMBER 2014-00004. WILDEH LAND COMPASS, THE ESTABLISHED LINE WAS RE-LOCATED BY THE ORIGINAL ENVIRONMENTAL CONSULTANT WHO PERFORMED THE GREENWAY ESTABLISHMENT FOR WILDEH SCHRIWER SATRE GROUP, PER THE ACCEPTED DESCRIBED AND DEPICTED LINE PER THE ABOVE REFERENCED CASE. THE LINE WAS MONUMENTED AS SHOWN HEREON.



REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY NO COPIES SHALL BE MADE OR REPRODUCED WITHOUT PERMISSION OF THE SURVEYOR. OREGON APRIL 15, 2015 CHRISTOPHER JAY MOORHEAD 81390615	SURVEY BY: City of Springfield TECHNICAL SERVICES DIVISION 222 NORTH FIFTH ST SPRINGFIELD, OR 97477 (541) 736-1071 FAX: (541) 736-1023 www.springfield-or.gov		GREENWAY SETBACK LINE SURVEY FOR: THE CITY OF SPRINGFIELD SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M., SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND WEST 1/2 OF SECTION 2, T18S, R3W, W.M. CITY OF SPRINGFIELD, LANE COUNTY, OREGON
	DATE: APRIL 15, 2015 JOB NO.: EQUIPMENT: TRIMBLE RS/GPS FIELD: RRF DRAWN: CJM CHECKED: RRF/AD		

LEGEND:

● INDICATES GREENWAY SETBACK LINE

ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE.

LINE TABLE:

LINE	BEARING	LENGTH
L87	S21°29'36"E	173.31
L88	S72°08'04"E	65.44
L89	S1°28'16"E	144.58
L90	S10°55'05"W	152.49
L91	S11°52'23"W	208.69
L92	S11°52'23"W	208.69
L93	S11°52'23"W	208.69
L94	S11°52'23"W	208.69
L95	S13°15'08"W	271.95
L96	S14°26'05"W	277.63
L97	S13°54'34"W	177.27

NOTE:

THE GREENWAY SETBACK LINE SHOWN HEREON WAS ESTABLISHED AND APPROVED BY THE SPRINGFIELD PLANNING COMMISSION ON MAR. 19, 2014, PER CASE NUMBER TYP314-Q0001, APPLICANT: WILDISH LAND COMPANY. THE ESTABLISHED LINE WAS RE-FLAGGED BY THE ORIGINAL ENVIRONMENTAL CONSULTANT WHO PERFORMED THE GREENWAY ESTABLISHMENT FOR WILDISH, SCHIRMER SATRE GROUP, PER THE ACCEPTED-DESCRIBED AND DEPICTED LINE, PER THE ABOVE REFERENCED CASE. THE LINE WAS MONUMENTED AS SHOWN HEREON.

NOTE:

THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.



SCALE:
1" = 100'



SHEET 6

(SEE SHEET 1 FOR VICINITY MAP)

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY
NO COPIES SHALL BE MADE OR DISTRIBUTED WITHOUT PERMISSION OF THE SURVEYOR
OREGON JANUARY 4, 2007
CHRISTOPHER JAY MOORHEAD #13803.3
RENEWAL DATE: DECEMBER 31, 2018

SURVEY BY:
City of Springfield
TECHNICAL SERVICES DIVISION
225 NORTH FIFTH ST.
SPRINGFIELD, OR 97477
(541) 736-1011
FAX: (541) 736-1021
www.springfield-or.gov

GREENWAY SETBACK LINE SURVEY FOR:
THE CITY OF SPRINGFIELD
SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M.,
SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND
WEST 1/2 OF SECTION 2, T18S, R3W, W.M.
CITY OF SPRINGFIELD, LANE COUNTY, OREGON

DATE	JOB NO.	EQUIPMENT	FIELD	DRAWN	CHECKED
APRIL 15, 2016		TRIMBLE 5600S	17	CJM	RRF/JLD

NOTE:
THE GREENWAY SETBACK LINE DOES NOT REPRESENT A BOUNDARY OF PROPERTY OWNERSHIP. NO PART OF THE BOLD LINE LABELED "GREENWAY SETBACK LINE" HAS ANY RELEVANCE TO PROPERTY OWNERSHIP OR OWNERSHIP BOUNDARIES. THIS IS NOT A PROPERTY BOUNDARY SURVEY. TIES TO BOUNDARY LINES, AS SHOWN HEREON, ARE FOR REFERENCE PURPOSES ONLY.

MONUMENT NOTES:

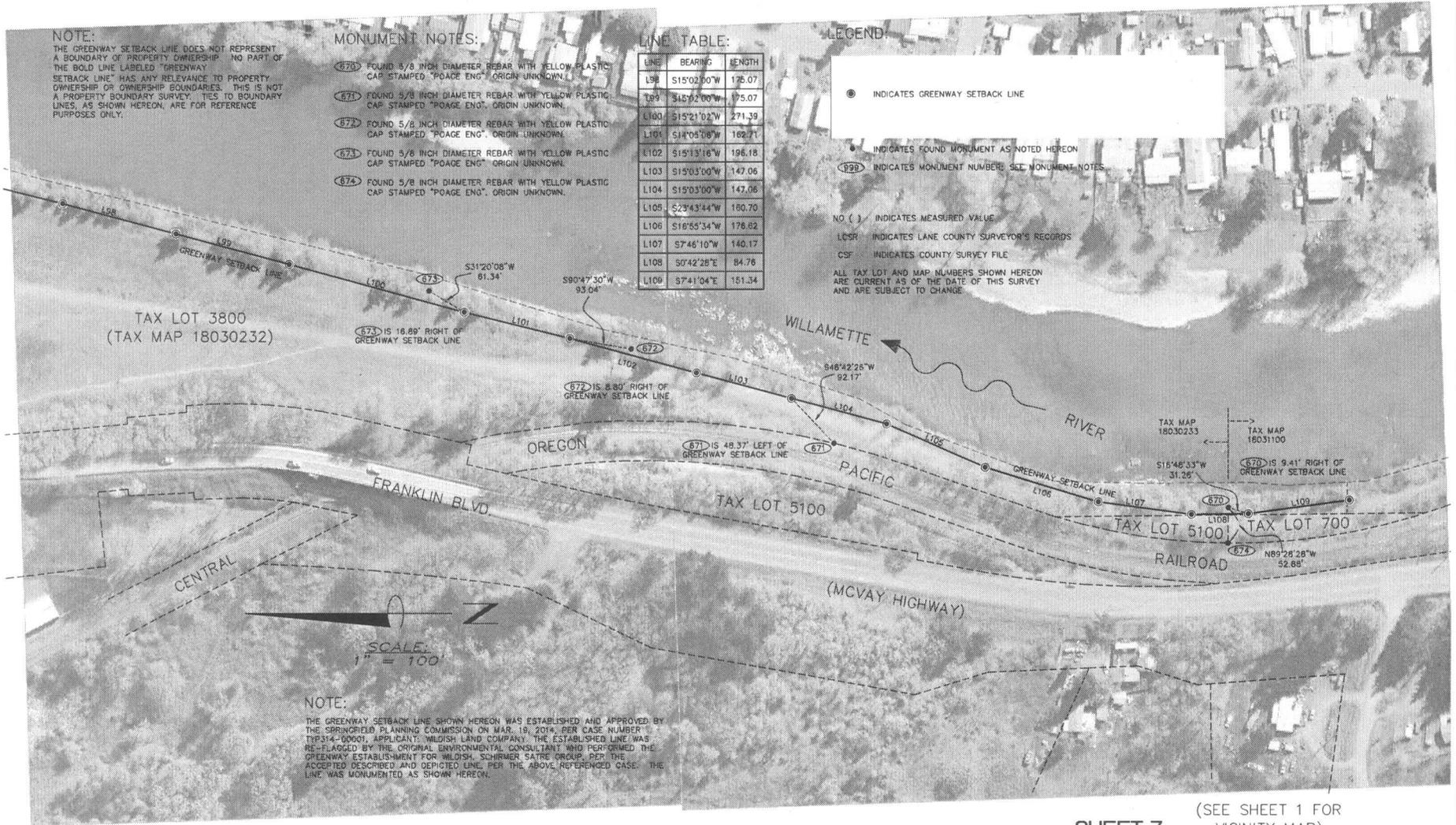
- (676) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- (671) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- (672) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- (673) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.
- (674) FOUND 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "POAGE ENG" ORIGIN UNKNOWN.

LINE TABLE:

LINE	BEARING	LENGTH
L98	S15°02'00"W	176.07
L99	S15°02'00"W	175.07
L100	S15°21'02"W	271.39
L101	S14°05'08"W	162.71
L102	S15°13'16"W	196.18
L103	S15°03'00"W	147.06
L104	S15°03'00"W	147.06
L105	S23°43'44"W	180.70
L106	S16°55'34"W	178.62
L107	S7°46'10"W	140.17
L108	S0°42'28"E	84.78
L109	S7°41'04"E	151.34

LEGEND:

- INDICATES GREENWAY SETBACK LINE
- INDICATES FOUND MONUMENT AS NOTED HEREON
- (699) INDICATES MONUMENT NUMBERS. SEE MONUMENT NOTES
- NO () INDICATES MEASURED VALUE
- LCSR INDICATES LANE COUNTY SURVEYOR'S RECORDS
- CSF INDICATES COUNTY SURVEY FILE
- ALL TAX LOT AND MAP NUMBERS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE



NOTE:

THE GREENWAY SETBACK LINE SHOWN HEREON WAS ESTABLISHED BY THE SPRINGFIELD PLANNING COMMISSION ON MAR. 19, 2014, PER CASE NUMBER TP1314-00001, APPLICANT: WILDISH LAND COMPANY. THE ESTABLISHED LINE WAS RE-PLACED BY THE ORIGINAL ENVIRONMENTAL CONSULTANT WHO PERFORMED THE GREENWAY ESTABLISHMENT FOR WILDISH, SCHIRMER SATRE GROUP, PER THE ACCEPTED DESCRIBED AND DEPICTED LINE, PER THE ABOVE REFERENCED CASE. THE LINE WAS MONUMENTED AS SHOWN HEREON.

SHEET 7 (SEE SHEET 1 FOR VICINITY MAP)

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY

NO COPIES SHALL BE MADE OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR

OREGON
JANUARY 8, 2007
CHRISTOPHER JAY MOORHEAD
61360.5

RENEWAL DATE: DECEMBER 31, 2016

DATE: APRIL 13, 2016

JOB NO. GREENWAY SETBACK LINE

SURVEY BY:
City of Springfield

TECHNICAL SERVICES DIVISION

225 NORTH FIFTH ST.
SPRINGFIELD, OR 97477
(541) 736-1011
FAX: (541) 736-1021
www.springfield-or.gov

SPRINGFIELD OREGON

EQUIPMENT: TRIMBLE 5600PS
FILES: 10
DRAWN: CJM
CHECKED: RRF/JLD

GREENWAY SETBACK LINE SURVEY FOR:

THE CITY OF SPRINGFIELD

SOUTH 1/2 OF SECTION 34, T17S, R3W, W.M.,
SW 1/4 OF SECTION 35, T17S, R3W, W.M., AND
WEST 1/2 OF SECTION 2, T18S, R3W, W.M.
CITY OF SPRINGFIELD, LANE COUNTY, OREGON

Report on Establishment of a Draft Willamette River Greenway Setback Line on the South and West Sides of the Willamette River, Glenwood (Springfield), Oregon

23 November 2004

Project Description

Salix Associates was requested by the City of Springfield to draft a Willamette River Greenway Setback Line (GSL) in the Glenwood area, between Springfield and Eugene, Oregon. The study area is the south and west bank of the Willamette River beginning at the I-5 freeway bridge, going east to the Franklin Boulevard Bridge (leading into Springfield), then south to the I-5 freeway Exit 189 interchange (Attachment A). The total linear distance of the study area is approximately 2.5 miles.

Study Area Description

The overall character of the Willamette River riparian habitat within the study area is a narrow, treed fringe along the river, dominated by black cottonwood (*Populus trichocarpa*), red alder (*Alnus rubra*), white alder (*Alnus rhombifolia*), bigleaf maple (*Acer macrophyllum*), Oregon ash (*Fraxinus latifolia*), Pacific willow (*Salix lucida* ssp. *lasianдра*, and other willow species) and Douglas-fir (*Pseudotsuga menziesii*). The shrub layer varies from mostly non-native species such as Armenian blackberry (*Rubus armeniacus*; note that this species was misidentified for many years as Himalayan blackberry, *Rubus discolor*) and Scot's broom (*Cytisus scoparius*), to some smaller, native-dominated areas with snowberry (*Symphoricarpos albus*), osoberry (*Oemleria cerasiformis*), ninebark (*Physocarpus capitatus*), poison-oak (*Toxicodendron diversilobum*) and tall Oregongrape (*Berberis aquifolium*). Similarly, understories vary from weedy areas dominated by English ivy (*Hedera helix*), lower-growing Armenian blackberry and other non-native species, to a few, small, areas dominated with native species. A highly invasive grass, false brome (*Brachypodium sylvaticum*) also is becoming established in the area.

In the western half of the study area, vegetation generally reaches from the water line to the top of the bank and there is little vegetation beyond the top of bank. Natural, non-maintained vegetation does extend west of (beyond) the top of the bank in some places in the south half of the study area, particularly near the south end.

Methodology

Three large aerial photos (no date) of the project area were provided by the City of Springfield for this project. One small area was missing in a gap between photos. For that area (Photo 7), we used a photo from a previous set provided by the City for another project. The aerial photos and relevant documents were reviewed within the context of the criteria for establishing a GSL contained in Section 25.060 of the Springfield Development Code (Attachment B). For field mapping, we made 8 1/2 x 11 inch copies and attached a transparency to each. A draft GSL then was marked in red on the transparency during a field survey. We relied heavily on the aerial photos for inaccessible portions.

Establishment of the Draft GSL

The criteria from the code section referenced above are excerpted and addressed below. Some of the criteria are specific to the establishment of a GSL, while others are more vague, or address development issues that would occur when specific development applications are received for review.

1. *Local, regional and State recreational needs shall be provided for consistent with the carrying capacity of the land. The possibility that public recreation use might disturb adjacent property shall be considered and minimized to the greatest extent possible.*

This item does not seem to be directly related to establishment of a greenway setback line.

2. *Adequate public access to the river shall be provided.*

This item does not seem to be directly related to establishment of a greenway setback line.

3. *Significant fish and wildlife habitats shall be protected.*

In addition to juvenile Chinook salmon, native cutthroat trout also may use river shoreline areas in the study area (Adam Helfrich, river guide). These fish (and other native species) feed on insects that rely on diverse, native, shoreline vegetation and a functional riparian zone for part or all of their life cycles. The trees that are near the river also provide aquatic habitat if and when they fall into the river.

Birds such as bald eagles, osprey, great blue herons, green herons, belted kingfishers, common mergansers, mallards, raptors and passerines use the riparian area for hunting, fishing and gleaning. Some feed or rest while passing through riparian habitats, some stay seasonally to overwinter or as summer nesters, and some reside there year-round.

Terrestrial species such as Pacific tree and red-legged frogs, and occasionally western pond turtles and various salamander species, use riparian areas. Mammals such as mink, raccoon, skunk, and voles commonly use them. Animals that can fly or swim can access isolated patches of riparian habitat, whereas terrestrial animals may not be able to do so, or may be at risk crossing barriers (such as roads and the railroad). Riparian habitat that is connected both up and down river is especially valuable as it used by many more terrestrial species than isolated patches of habitat.

During previous draft GSL determinations and other work in the area, as well as this project, we have noted populations of tall larkspur (*Delphinium trolliifolium*), Pacific waterleaf (*Hydrophyllum tenuipes*), tall meadowrue (*Thalictrum polycarpum*), bleeding heart (*Dicentra formosa*), licorice fern (*Polypodium glycyrrhiza*), Leichtlin's camas (*Camassia leichtlinii*), clarkia (*Clarkia amoena*), rosy checkermallow (*Sidalcea virgata*) and other native, herbaceous, riparian vegetation species. Additionally, many native woody species have been observed, including Oregon white oak (*Quercus garryana*) – primarily near the southern end of the project area. Most of the remaining fragments of native habitats in the area have, however, been compromised by the invasion of English ivy, Armenian blackberry and a few other species of lesser impact, and they face a new threat from false brome.

4. Identified scenic qualities and view-points shall be preserved.

Views of riparian vegetation on both the west and south portions of the study area are prominent from the River, and for the following users/residents, and from the following locations:

- A. automobile users view from I-5 and from local roads such as Franklin Boulevard (especially at the bridge into Springfield), Aspen Street, West D Street, and South 2nd Street
 - B. pedestrians and bicycle users from the Springfield side of the river view the vegetation in the west part of the study area from a very close perspective; the vegetation on the south side is somewhat less visible to pedestrians and cyclists from the Springfield side
 - C. residents and commercial users of adjacent and nearby property have regular views of vegetation of the study area
 - D. river users view up at the immediate fringe of riparian vegetation, which often screens out adjacent and nearby development
- 5. The maintenance of public safety and protection of public and private property, especially from vandalism and trespass shall be provided for to the maximum extent practicable.*

Location of the GSL should have little or no bearing on vandalism or trespass, as it relates to the uses permitted adjacent to the river.

6. The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.

The forested areas of the south portion of the project area are dominated by native trees (including Oregon white oak) and shrubs (including snowberry and poison-oaks). Herbaceous vegetation is dominated in a few areas by native species, which are most unique in the oak-associated habitats. Most areas are dominated by invasive exotics such as Armenian blackberry. Some areas have substantial human impact from camping and associated human waste.

7. The location of known aggregate deposits shall be considered. Aggregate extraction may be permitted outside the Greenway Setback Area subject to compliance with State law, the underlying district and conditions of approval designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, quiet and safety and to guarantee reclamation.

The Metro Plan diagram does not show any aggregate deposits within the study area.

8. Developments shall be directed away from the river to the greatest possible degree; provided, however, lands committed to urban uses shall be permitted to continue as urban uses, including port, public, industrial, commercial and residential uses, uses pertaining to navigational requirements, water and land access needs and related facilities.

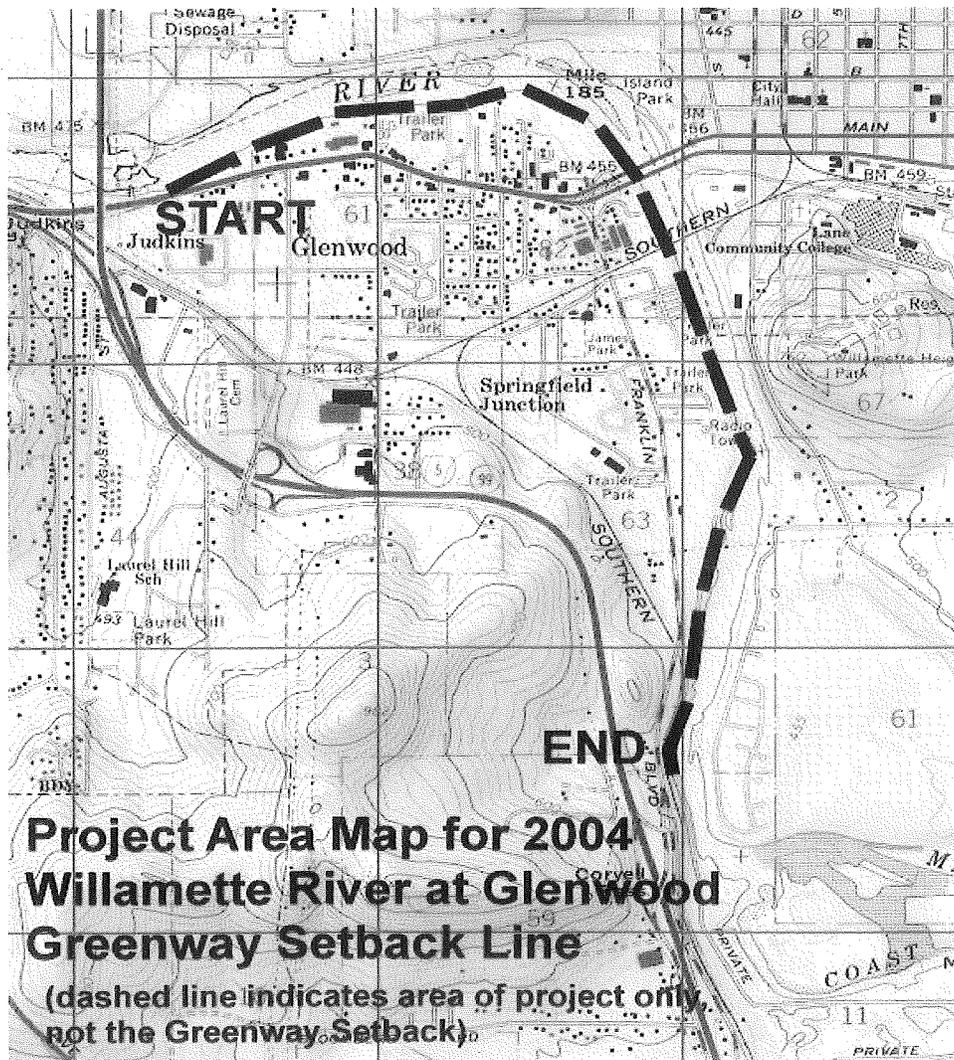
The designation of a GSL will contribute to the protection of native, woody vegetation along the river while development continues to occur on adjacent or nearby lands.

Recommendation

We have made a draft delineation of our best interpretation of the location of a GSL within the study area, based on the Springfield Development Code guidelines. It is included here as Attachment C, Photos 1 - 21.

ATTACHMENT A

GLENWOOD GREENWAY PROJECT AREA MAP



ATTACHMENT B

GREENWAY CODE EXCERPT

Excerpted from Springfield Development Code

<http://www.ci.springfield.or.us/>

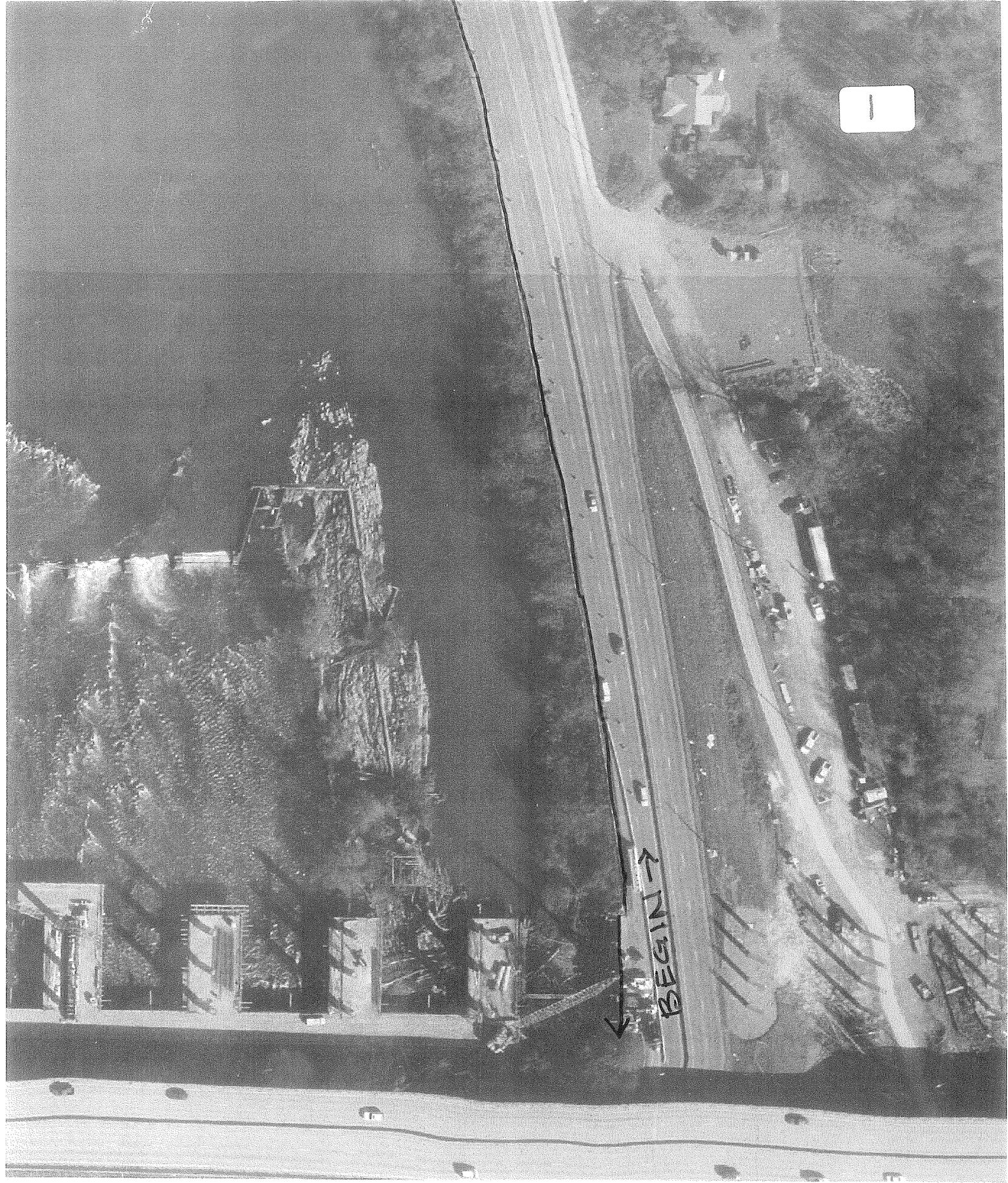
25.060 GREENWAY SETBACK.

A Greenway Setback Line shall be established to protect, maintain, preserve and enhance the natural, scenic, historic and recreational qualities of the Willamette Greenway. Only water-dependent or water-related uses shall be permitted between the Willamette River and the Greenway Setback Line. The Greenway Overlay District shall substitute temporarily as the Greenway Setback Line for all properties within this Overlay District that do not have an established Setback Line. Establishment of this Setback Line may occur with or without a request for development approval, but any request for development approval on land without an established Setback Line must be accompanied by an application for establishment of the Greenway Setback Line. The location of the Greenway Setback Line shall be determined consistent with the following standards derived from Section C.3 of the Willamette River Greenway Goal 15:

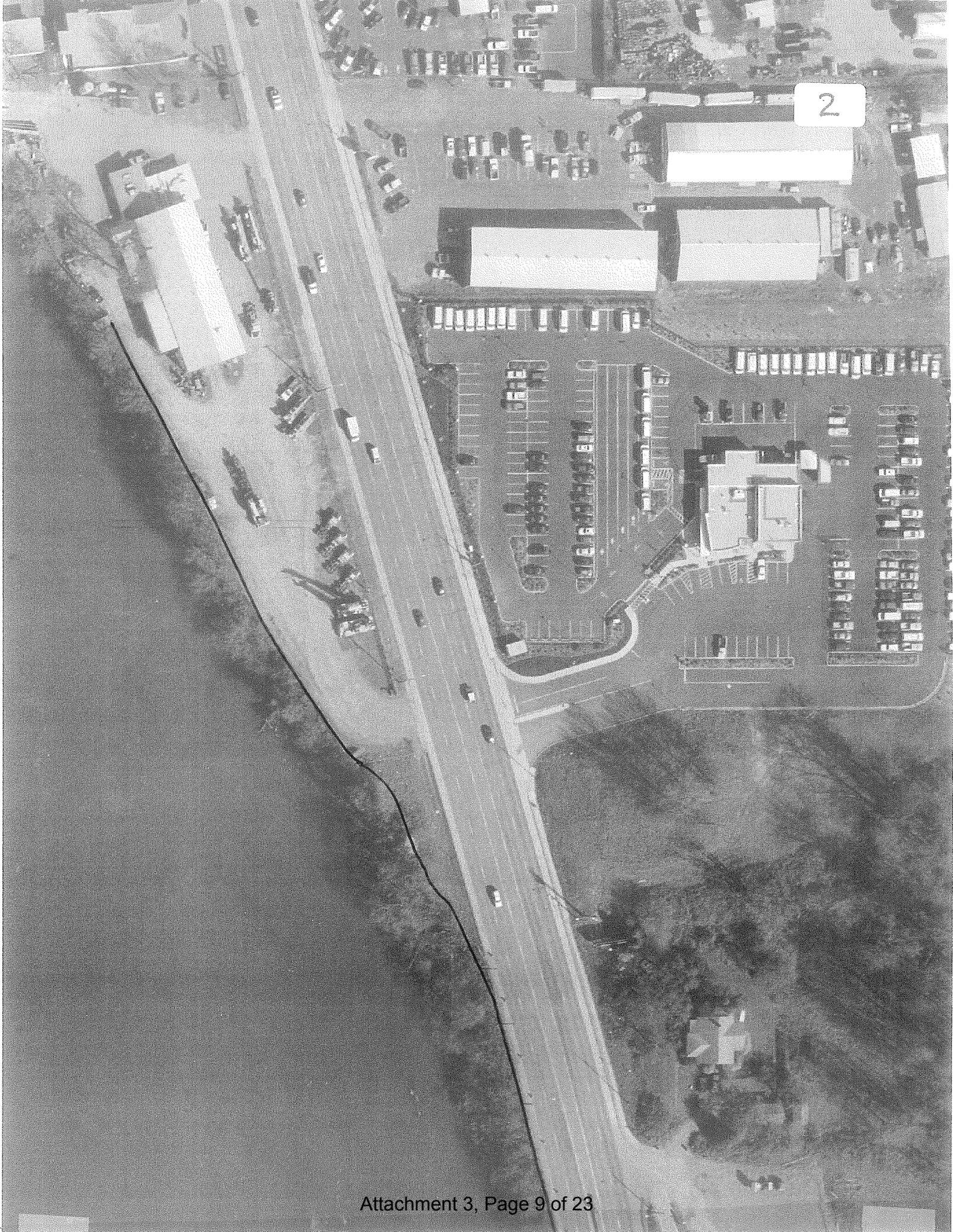
- (1) Local, regional and State recreational needs shall be provided for consistent with the carrying capacity of the land. The possibility that public recreation use might disturb adjacent property shall be considered and minimized to the greatest extent possible.
- (2) Adequate public access to the river shall be provided.
- (3) Significant fish and wildlife habitats shall be protected.
- (4) Identified scenic qualities and view-points shall be preserved.
- (5) The maintenance of public safety and protection of public and private property, especially from vandalism and trespass shall be provided for to the maximum extent practicable.
- (6) The natural vegetative fringe along the river shall be enhanced and protected to the maximum extent practicable.
- (7) The location of known aggregate deposits shall be considered. Aggregate extraction may be permitted outside the Greenway Setback Area subject to compliance with State law, the underlying district and conditions of approval designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, quiet and safety and to guarantee reclamation.
- (8) Developments shall be directed away from the river to the greatest possible degree; provided, however, lands committed to urban uses shall be permitted to continue as urban uses, including port, public, industrial, commercial and residential uses, uses pertaining to navigational requirements, water and land access needs and related facilities.

ATTACHMENT C

**DRAFT GREENWAY SETBACK LINE
ON AERIAL PHOTOS**



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AGENDA ITEM SUMMARY

Meeting Date: 6/16/2015
Meeting Type: Regular Meeting
Staff Contact/Dept.: Andy Limbird, DPW
Staff Phone No: 541-726-3784
Estimated Time: 15 Minutes
Council Goals: Maintain and Improve
Infrastructure and Facilities

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE: MODERATE VISIBILITY CELLULAR TOWER APPLICATION—SMARTLINK PCS ON BEHALF OF VERIZON WIRELESS LLC, CASES TYP315-00003 AND TYP215-00012

ACTION REQUESTED: Conclude a continued public hearing, then conduct deliberations and approve, approve with amendments, or deny a proposal by Verizon Wireless to construct a 90-foot tall monopine cellular tower at 4614 Jasper Road.

ISSUE STATEMENT: The applicant has submitted Discretionary Use and Site Plan Review applications for a new wireless telecommunication tower facility off South 42nd Street. The proposed cellular tower is designed as an imitation pine tree and is classified as a “Moderate Visibility” wireless telecommunication facility requiring Planning Commission approval. Section 4.3-145.F of the Springfield Development Code (SDC) provides Discretionary Use standards for approving the cellular tower placement.

ATTACHMENTS:

1. Staff Report and Recommendation for Discretionary Use
2. Staff Report and Recommended Conditions of Approval for Site Plan Review
3. Verizon Wireless Application and Exhibits
4. Written Comments from Robert & Diane Ronning

DISCUSSION: The tower facility is proposed for a vacant commercial property on the west side of South 42nd Street just north of the intersection with Jasper Road. The location is zoned Community Commercial (CC) in accordance with the Springfield Zoning Map. The surrounding properties are zoned for commercial, institutional, single-family residential, and multi-family residential development. Moderate Visibility tower facilities are allowable in the Community Commercial district subject to Discretionary Use approval.

The proposed cellular tower is just south of the Relief Nursery facility at 850 South 42nd Street, and east of Mt. Vernon Elementary School. There are existing residential dwellings to the south and southwest of the subject site along Horace Street and Jasper Road. The nearest dwelling on residentially-zoned property is about 375 feet from the proposed cellular tower. Verizon Wireless has provided evidence of a substantial capacity gap in the mid-Springfield area (Attachment 3), particularly with modern data streaming demands. Additionally, the cellular facility currently providing coverage for this area of Springfield is located at the International Paper plant. The antenna array is planned to be removed to accommodate changes at the International Paper site and is not being replaced. Therefore, the proposed cellular tower facility would constitute both a relocation of an existing facility to maintain coverage and an improvement to the service capacity in the area.

Staff has prepared a staff report and recommendation based on the review criteria found in SDC Section 4.3-145.F and SDC Section 5.9-120 (Attachment 1). The findings presented by staff provide a substantive basis for conditionally approving a moderate visibility wireless telecommunication facility at the subject property. Staff has also prepared a staff report with recommended conditions of approval for the Site Plan Review application, which is based on the review criteria found in SDC Section 5.17-125 (Attachment 2).

One written comment was received in response to the mailed notice of the Public Hearing for Discretionary Use and Site Plan Review applications, and is included herein as Attachment 4. At the public hearing meeting on June 2, 2015, four persons submitted verbal testimony: two opposed, one neutral, and one in favor of the proposal.

**Staff Report and Findings
Springfield Planning Commission
Discretionary Use Request (Verizon Wireless)**

Hearing Date: June 16, 2015

Case Number: TYP315-00003

Applicant: Lauren Russell, SmartLink LLC on behalf of Verizon Wireless

Site: 4614 Jasper Road (Map 18-02-05-23, Tax Lot 100)

Request

The application was submitted on May 1, 2015, and staff conducted a Development Review Committee meeting on the Discretionary Use request on May 19, 2015. The Planning Commission opened the public hearing on the Discretionary Use request on June 2, 2015 and the public hearing was continued to the June 16, 2015 meeting.

Site Information/Background

The property that is the subject of the Discretionary Use request is located at 4614 Jasper Road, which is a mostly vacant commercial parcel containing a concrete shell building (Photos 1-3). The physical location of the proposed cellular tower is just west of South 42nd Street near the north boundary of the property. The applicant is proposing to construct a 90-foot high monopine cellular tower with equipment shelter and fenced enclosure about 54 feet from the north boundary of the subject property. Monopine cellular towers are classified as “moderate visibility” wireless telecommunications system (WTS) facilities in accordance with Section 4.3-145.E of the Springfield Development Code (SDC). Moderate visibility wireless telecommunications system facilities (ie. cellular towers that are camouflaged as imitation trees) are allowable in the Community Commercial (CC) District subject to Discretionary Use approval in accordance with SDC Section 4.3-145.F.5 and Table 4.3-1.

Photo 1 – Site Air Photo

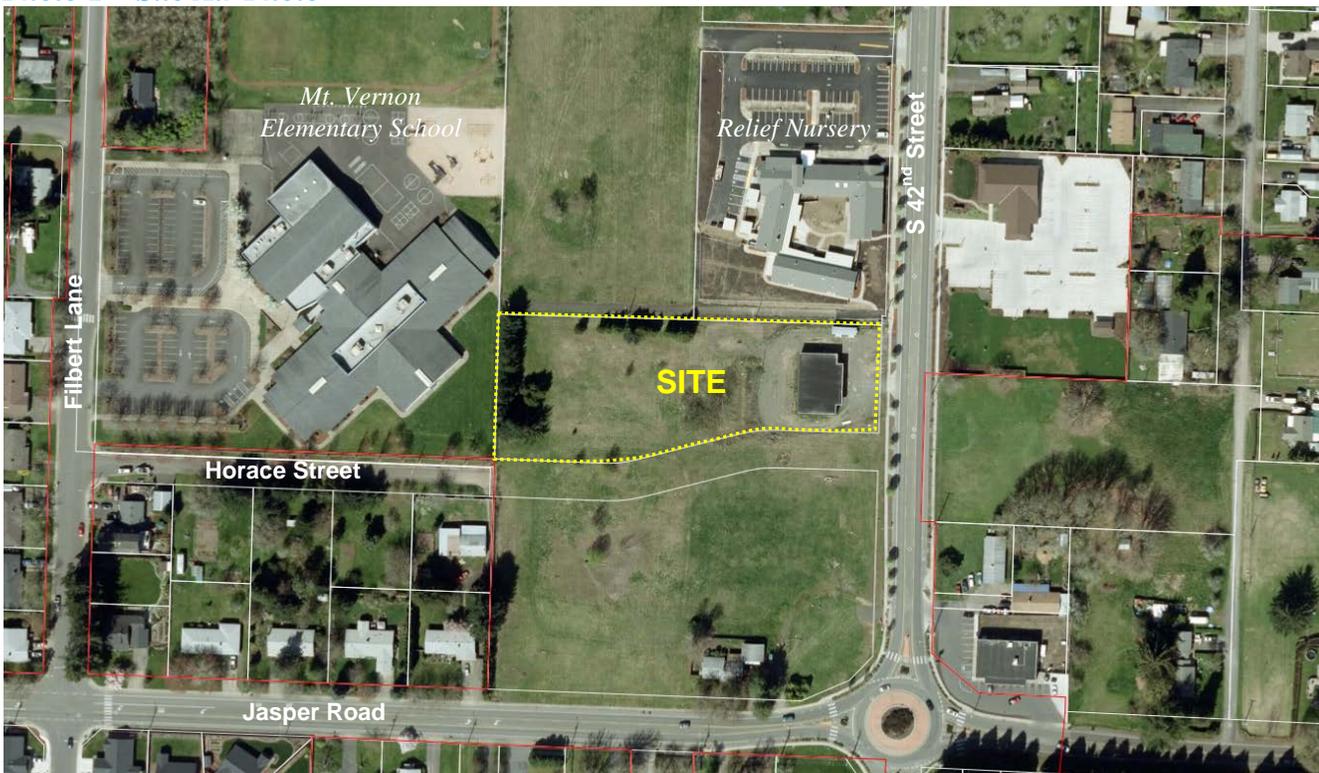


Photo 2 – Magnified Aerial View

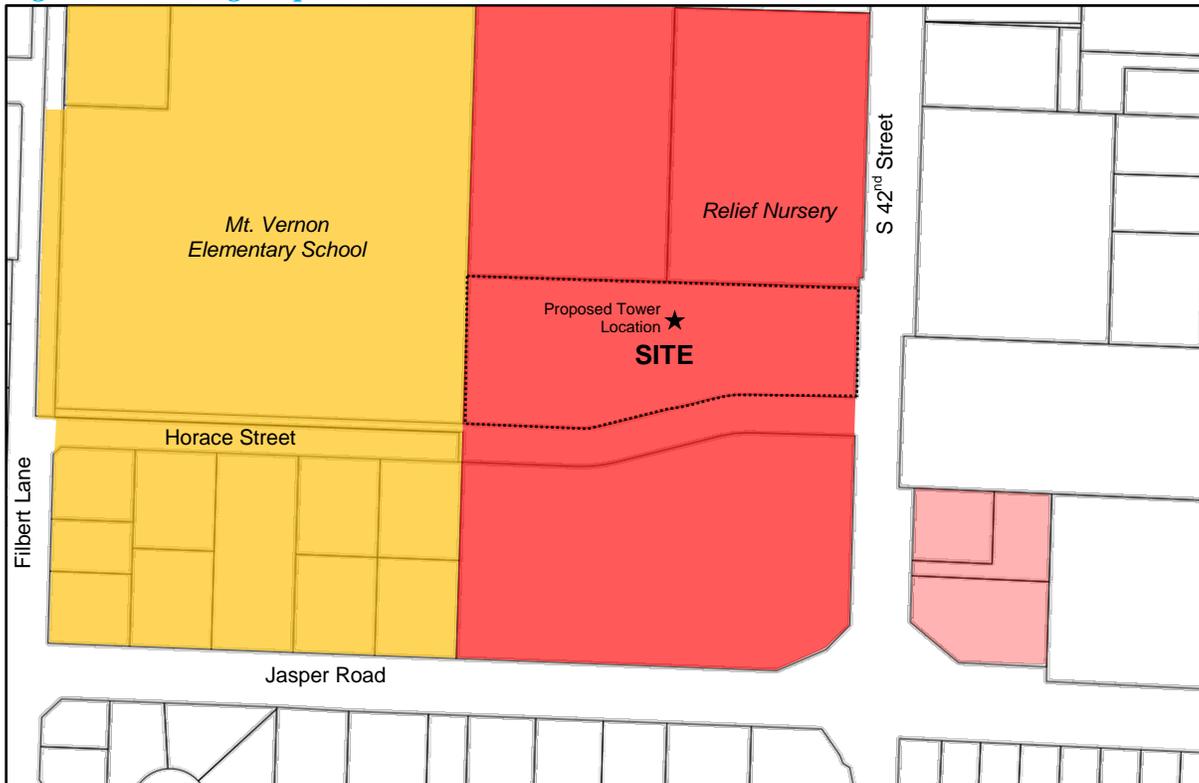


Photo 3 – Site View Looking East



The property is zoned and designated Community Commercial (CC) in accordance with the Springfield Zoning Map and the adopted *Metro Plan* diagram (Figure 1). The facility has frontage on South 42nd Street along the east boundary, and access to the site will be derived from an existing curb cut and driveway approach onto South 42nd Street. The applicant is proposing to use the existing driveway approach and gravel driveway surrounding the vacant commercial building as the primary means of access to the site. The applicant is proposing to extend the gravel driveway around the north side of the vacant commercial building to a fenced and gated compound and equipment shelter serving the cellular tower. The applicant has submitted a Site Plan Review application under separate cover (Case TYP215-00012) for the proposed wireless telecommunications system facility and compound.

Figure 1 – Zoning Map Extract



Zoning Map Legend

- | | |
|---|--|
|  Community Commercial (CC) |  Neighborhood Commercial (NC) |
|  Low Density Residential (LDR) |  Medium Density Residential (MDR) |

Notification and Written Comments

Notification of the June 2, 2015 public hearing was sent to all property owners and residents within 300 feet of the site on May 12, 2015. Notification was also published in the legal notices section of *The Register Guard* on May 26, 2015.

Public notification was also sent to all property owners and residents within 300 feet of the site on May 12, 2015 for the companion Site Plan Review application submitted under separate cover (Case TYP215-00012). One written comment was received from Robert and Diane Ronning, 4050 Jasper Road, Springfield 97478:

“We own property on Horace St. and are very much opposed to any development on it as we are living on a fixed income and any more assessment to it would make it very difficult for us, as we are both in our late 70’s. So we are both opposed to this development. We beg you to vote against this.”

Staff Response: The proposed wireless transmissions system facility is located on a mostly vacant commercial property to the northwest of the residential dwellings on Horace Street. Installation of the proposed cellular tower should have no financial impact to adjacent property owners. The residential properties on Horace Street are not annexed to the City of Springfield, so changes to Lane County levies or taxation rates could have potential impacts to their property tax assessments. It is the opinion of staff that such changes would be entirely separate from and not influenced by the current development proposal.

At the public hearing meeting on June 2, 2015, four persons provided verbal testimony to the Planning Commission: two persons in opposition, one person neutral, and one person in favor of the proposal. The key issues related to the proposed monopine tower included its appearance, screening and buffering from the adjacent Relief Nursery site, noise from the cooling system units, and the use of diesel fuel for the backup generator.

Criteria of Approval

Section 5.9-100 of the SDC contains the criteria of approval for the decision maker to utilize during review of Discretionary Use requests. The Criteria of Discretionary Use approval are:

SDC 5.9-120 CRITERIA

A. *The proposed use conforms with applicable:*

1. *Provisions of the Metro Plan;*
2. *Refinement plans;*
3. *Plan District standards;*
4. *Conceptual Development Plans or*
5. *Specific Development Standards in this Code;*

B. *The site under consideration is suitable for the proposed use, considering:*

1. *The location, size, design and operating characteristics of the use (operating characteristics include but are not limited to parking, traffic, noise, vibration, emissions, light, glare, odor, dust, visibility, safety, and aesthetic considerations, where applicable);*
2. *Adequate and safe circulation exists for vehicular access to and from the proposed site, and on-site circulation and emergency response as well as pedestrian, bicycle and transit circulation;*
3. *The natural and physical features of the site, including but not limited to, riparian areas, regulated wetlands, natural stormwater management/drainage areas and wooded areas shall be adequately considered in the project design; and*
4. *Adequate public facilities and services are available, including but not limited to, utilities, streets, storm drainage facilities, sanitary sewer and other public infrastructure.*

- C. *Any adverse effects of the proposed use on adjacent properties and on the public can be mitigated through the:*
1. *Application of other Code standards (including, but not limited to: buffering from less intensive uses and increased setbacks);*
 2. *Site Plan Review approval conditions, where applicable;*
 3. *Other approval conditions that may be required by the Approval Authority; and/or*
 4. *A proposal by the applicant that meets or exceeds the cited Code standards and/or approval conditions.*
- D. *Applicable Discretionary Use criteria in other Sections of this Code:*
1. *Wireless telecommunications systems facilities requiring Discretionary Use approval are exempt from Subsections A-C above, but shall comply with the approval criteria specified in Section 4.3-145.*
 2. *Alternative design standards for multifamily development are exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 3.2-245*
 3. *Fences requiring Discretionary Use approval are exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 4.4-115.C.*
 4. *The siting of public elementary, middle and high schools requiring Discretionary Use approval is exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 4.7-195.*

Finding: Wireless telecommunications systems facilities are exempt from Criteria A-C in accordance with Section 5.9-120.D.1 of the Springfield Development Code. Therefore, only Criterion D is listed herein.

Proposed Findings In Support of Discretionary Use Approval

Criterion: Discretionary Use criteria of approval:

D. Applicable Discretionary Use criteria in other Sections of this Code:

1. **Wireless telecommunications systems facilities requiring Discretionary Use approval are exempt from Subsections A-C above, but shall comply with the approval criteria specified in Section 4.3-145.**

Procedural Finding: The approval criteria for wireless telecommunications system facilities are listed in SDC 4.3-145.F – General Standards. The proposed monopine tower (ie. imitation tree) is classified as a “moderate visibility” facility in accordance with SDC 4.3-145.E. The applicable standards for wireless telecommunications systems facilities are as follows:

- 1) **Design for co-location. All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable.**

Applicant’s Submittal: “As illustrated in the ‘Proposed Tower Load Elevation’ on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would be designed to structurally accommodate two additional users.”

Finding 1: The applicant has designed the wireless telecommunications system (WTS) facility to accommodate additional users, thereby allowing for co-location at the subject site. The applicant's submittal (Sheet A-2) shows the location of two additional antenna arrays that could be mounted below the Verizon Wireless antenna array. Tower loading for the currently proposed and potential future antenna arrays will be reviewed through the building permitting process for the facility.

Conclusion: This standard has been met.

2) Demonstrated Need for New WTS Facilities. Applications shall demonstrate that the proposed WTS facility is necessary to close a significant gap in service coverage or capacity for the carrier and is the least intrusive means to close the significant gap.

Applicant's Submittal: "As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter), the proposed WTS facility is needed to close a significant gap in both service coverage and capacity. Currently, Verizon Wireless has one site with a single sector pointed toward the area of concern and the data usage demands exceed the existing capacity. This existing site, EUG Springfield, will soon be decommissioned, which will create a coverage gap on top of the capacity gap. As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter), the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area. The nearest existing tower at 4680 Main Street is 0.85 miles north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility [and] is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon's EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective. There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer's minimum antenna centerline height of 75 feet."

Finding 2: The applicant's submittal shows the existing gaps in coverage, along with the location of the existing Verizon Wireless facility at the International Paper plant in mid-Springfield. Upon decommissioning of the existing wireless telecommunications system facility, there would be a coverage and capacity gap that can be addressed by the proposed monopine tower.

Conclusion: This standard has been met.

3) Lack of Coverage and Lack of Capacity. The application shall demonstrate that the gap in service cannot be closed by upgrading other existing facilities. In doing so, evidence shall clearly support a conclusion that the gap results from a lack of coverage and not a lack of capacity to achieve adequate service. If the proposed WTS facility is to improve capacity, evidence shall further justify why other methods for improving service capacity are not reasonable, available or effective.

Applicant's Submittal: *"As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification letter), the decommissioning of the EUG-Springfield site will create a gap from a lack of coverage in an area that is already experiencing a gap from a lack of capacity."*

Finding 3: The applicant's submittal indicates that there is an existing capacity gap in the area to be served by the proposed monopine tower. Additionally, with the anticipated decommissioning of an existing facility at the International Paper plant north of the subject property, there will be a coverage gap as well. The proposed facility addresses both the coverage and capacity gap according to the applicant's submittal and supporting information.

Conclusion: This standard has been met.

- 4) Identify the Least Intrusive Alternative for Providing Coverage. The application shall demonstrate a good faith effort to identify and evaluate less intrusive alternatives, including, but not limited to, less sensitive sites, alternative design systems, alternative tower designs, the use of repeaters, or multiple facilities. Subsection F.5. defines the type of WTS facilities that are allowed in each zoning district.**

Applicant's Submittal: *"As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter), the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area. The nearest existing tower at 4680 Main Street is 0.85 miles north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility [and] is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon's EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective. There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer's minimum antenna centerline height of 75 feet. Because the to-be-decommissioned site's antennas had a centerline of 160 feet, the replacement site would either need to match that height or be as tall as permissible. Instead of proposing a new 160-foot tall tower, Verizon proposes to make use of multiple less intrusive facilities. The replacement plan includes the proposed WTS facility and EUG Aster, a co-location on the existing tower located at 693 36th Street (permit #811-SPR2014-02174). By using multiple facilities, the proposed WTS facility antennas would have a centerline of 90 feet, which would provide an acceptable replacement signal strength, allowing the current customers to maintain service."*

Finding 4: The applicant's submittal and supporting information demonstrates that the proposed monopine tower, in conjunction with modifications other existing Verizon Wireless facilities in the vicinity, is the minimum-sized facility necessary to address the coverage and capacity gap in this area of Springfield.

Conclusion: This standard has been met.

- 5) **Location of WTS Facilities by Type. Subsection E. defines various types of WTS facilities by their visual impact. These are: high visibility, moderate visibility, low visibility and stealth facilities. Table 4.3-1 lists the type of WTS facilities allowed in each of Springfield’s zoning districts.**

Applicant’s Submittal: *“The proposed WTS facility would be a monopine, which is a moderate visibility facility. Moderate visibility facilities are allowed in the subject property’s Community Commercial zoning district.”*

Finding 5: In accordance with SDC 4.3-145.E, wireless transmissions system facilities that are camouflaged, such as imitation trees, are considered “moderate visibility”. In accordance with SDC Table 4.3-1, moderate visibility facilities are allowable in the Community Commercial district.

Finding 6: In accordance with SDC 4.3-145.H, moderate visibility wireless transmissions system facilities require Type III Planning Commission review. The applicant has submitted concurrent Discretionary Use (Case TYP315-00003) and Site Plan Review (Case TYP215-00012) applications for Planning Commission review.

Conclusion: This standard has been met.

- 6) **Maximum Number of High Visibility WTS Facilities. No more than 1 high visibility facility is allowed on any 1 lot/parcel.**

Applicant’s Submittal: *“Not applicable. The proposed WTS facility would be a moderate visibility facility. There are no existing WTS facilities on the subject property.”*

Finding 7: The applicant is not proposing a high visibility wireless transmissions facility or more than one facility on the subject property. Therefore, this standard does not apply.

Conclusion: This standard has been met.

- 7) **Separation Between Towers. No new WTS tower may be installed closer than 2,000 feet from any existing or proposed tower unless supporting findings can be made under Subsections F.2, 3 and 4 by the Approval Authority.**

Applicant’s Submittal: *“As illustrated in the attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers), the nearest existing tower is 0.85 miles, or 4,488 feet, away from the proposed WTS facility.”*

Finding 8: The applicant’s submittal confirms that the nearest wireless telecommunications system tower operated by Verizon Wireless or any other carrier is more than 2,000 feet from the subject site.

Conclusion: This standard has been met.

- 8) **WTS Facilities Adjacent to Residentially Zoned Property. In order to ensure public safety, all towers located on or adjacent to any residential zoning district shall be set back from all residential property lines by a distance at least equal to the height of the facility, including any antennas or other appurtenances. The setback shall be measured from that part of the WTS tower that is closest to the neighboring residentially zoned property.**

Applicant’s Submittal: *“As illustrated in the ‘Proposed Site Plan’ on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would be set back more*

than 267 feet from the residential property to the west and more than 322 feet from the residential property to the east, which is greater than the 90-foot antenna tip height.”

Finding 9: The subject property is zoned Community Commercial, and therefore the proposed facility is not on or immediately adjacent to a residential zoning district. The nearest residentially-zoned properties are about 435 feet north (vacant property immediately south of 804 South 42nd Street, which is zoned Low Density Residential); 267 feet west (Mt. Vernon Elementary School, which is zoned Medium Density Residential); 320 feet southwest (4094 Jasper Road, which is zoned Medium Density Residential); 520 feet south (4145 Jasper Road, which is zoned Low Density Residential); and 320 feet east (East Congregation of Jehovah’s Witnesses Church at 885 South 42nd Street, which is zoned Low Density Residential). The applicant’s submittal demonstrates that the tower will be sufficiently set back from residential property lines in accordance with SDC 4.3-145.F.8.

Conclusion: This standard has been met.

- 9) Historic Buildings and Structures. No WTS facility shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless a finding is made by the Approval Authority that the proposed facility will have no adverse effect on the appearance of the building, structure, or district. No change in architecture and no high or moderate visibility WTS facilities are permitted on any building or any site within a historic district. Proposed WTS facilities in the Historic Overlay District area also subject to the applicable provisions of Section 3.3-900.**

Applicant’s Submittal: *“Not applicable. The proposed WTS facility would not be located on a historic building or structure.”*

Finding 10: The proposed wireless telecommunications system facility is not located on a historic building, or within the designated Historic Overlay District as depicted in SDC 3.3-910. Therefore, this standard does not apply.

Conclusion: This standard has been met.

10) Equipment Location. The following location standards shall apply to WTS facilities:

- a. No WTS facility shall be located in a front, rear or side yard building setback in any base zone and no portion of any antenna array shall extend beyond the property lines;**

Applicant’s Submittal: *“As illustrated in the ‘Proposed Site Plan’ on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would be located more than 53 feet from the nearest property line, which is greater than the required 10-foot interior setback.”*

Finding 11: In accordance with SDC 3.2-315, the minimum interior side yard or rear yard building setback when abutting residential districts is 10 feet. The subject property abuts residential zoning along the west boundary.

Finding 12: The proposed monopine tower is not located within a required building setback area and the antenna does not project into a setback area or across a property line.

Conclusion: This sub-element of the standard has been met.

- b. Where there is no building, the WTS facility shall be located at least 30 feet from a property line abutting a street;**

Applicant's Submittal: *"As illustrated in the 'Proposed Site Plan' on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would be located 111 feet from the nearest property line abutting a street."*

Finding 13: In accordance with SDC 3.2-315, the minimum front yard or street side yard building setback is 10 feet. The subject property abuts South 42nd Street along the east boundary, and the property abuts an undeveloped segment of Horace Street along the south boundary. The proposed monopine tower is about 111 feet from the edge of the undeveloped Horace Street right-of-way and about 240 feet from the edge of the South 42nd Street right-of-way, which meets the requirements of SDC 3.2-315.

Conclusion: This sub-element of the standard has been met.

- c. For guyed WTS towers, all guy anchors shall be located at least 50 feet from all property lines.**

Applicant's Submittal: *"Not applicable. The proposed WTS facility would not include any guy wires."*

Finding 14: As stated in the applicant's project narrative, the proposed monopine tower is a freestanding structure and does not require guy wire support. Therefore, this standard does not apply.

Conclusion: This sub-element of the standard has been met.

- 11) Tower Height. Towers may exceed the height limits otherwise provided for in this Code. However, all towers greater than the height limit of the base zone shall require Discretionary Use approval through a Type III review process, subject to the approval criteria specified in Subsection I.**

Applicant's Submittal: *"There is no maximum building height in the Community Commercial zoning district except within fifty feet of a Low Density Residential or Medium Density Residential zoning district to the east, west, or south, where the maximum height is no greater than that permitted within the residential zoning district. Because the proposed WTS facility is located more than 50 feet from the adjacent properties zoned Low Density Residential and Medium Density Residential to the east and west, respectively, there is no height limit."*

Finding 15: In accordance with SDC 3.2-315, there is no maximum building height in the Community Commercial district, except for a zone extending 50 feet inward from the edge of the properties that are zoned Medium Density Residential along the west boundary of the site. The proposed monopine tower is located about 267 feet from the west boundary of the property and is therefore outside the 50-foot height limitation zone along the west boundary of the site.

Conclusion: This standard has been met.

- 12) Accessory Building Size. All accessory buildings and structures built to contain equipment accessory to a WTS facility shall not exceed 12 feet in height unless a greater height is necessary and required by a condition of approval to maximize architectural integration. Each accessory building or structure located on any residential or public land and open space**

zoned property is limited to 200 square feet, unless approved through the Discretionary Use process.

Applicant's Submittal: *"As illustrated in the 'Shelter Details' on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility's accessory equipment shelter would be 10'-6" in height. Because the subject property is zoned Community Commercial, the accessory equipment structure is not limited in square footage."*

Finding 16: As stated in the applicant's submittal, the proposed equipment shelter building will have a flat roof and be approximately 10.5 feet in height. The proposed building is about 310 square feet and will require building permits for construction.

Finding 17: In accordance with SDC 4.7-105, accessory structures are to be constructed in conjunction with or after construction of a primary structure. There is an existing, vacant, 4,000 ft² commercial building on the property that is considered the primary structure on the site. Therefore, an accessory structure is allowable on the property.

Conclusion: This standard has been met.

- 13) Visual Impact. All WTS facilities shall be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage. All facilities shall also be designed to be compatible with existing architectural elements, building materials, and other site characteristics. The applicant shall use the least visible antennas reasonably available to accomplish the coverage objectives. All high visibility and moderate visibility facilities shall be sited in a manner to cause the least detriment to the viewshed of abutting properties, neighboring properties, and distant properties.**

Applicant's Submittal: *"The proposed WTS facility would be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage."*

Placement: *As illustrated in the 'Proposed Site Plan' on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would be located on a large parcel more than 240 feet from S. 42nd [Street], more than 110 feet from the Horace Street right-of-way, more than 267 feet from the school property to the west, and more than 50 feet from the commercial property to the north. As illustrated in attached photo simulation looking west (Exhibit D – Visual Impact Study), the proposed WTS facility would be located near existing trees of various sizes, which would help the facility blend in with the context of the site.*

Screening and landscaping: *The proposed WTS facility would be surrounded by a 6-foot tall chain link fence with barbed wire and a 5-foot wide landscape buffer. As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations), the landscaping surrounding the proposed WTS facility would comply with the landscaping, screening, and fence standards. The proposed screening and landscaping would minimize the visual impact of the equipment area and tower base.*

Camouflage: *The proposed WTS facility would be a monopine. As illustrated in the 'Proposed East Elevation' on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. The attached photo simulations (Exhibit D – Visual Impact Study) also illustrate the proposed monopine design. Compared to an unstealthed monopole, the proposed facility would better blend with the context of the site and thus minimizes the visual impact."*

Finding 18: The applicant is proposing to install a landscaping buffer around the fenced enclosure containing the monopine tower and equipment shelter. According to the applicant's site plan, the landscaping plants will be drought tolerant and will not require irrigation after establishment. Seven (7) Leyland cypress trees are proposed to be planted around the perimeter of the fenced enclosure, including a tree at each of the four corners and one at the midpoint of the north, west and south fencelines. Leyland cypress trees are noted for their ability to withstand poor site conditions, rapid establishment and growth, and dense growth form. The trees can reach a height of 50 feet or more in optimal conditions. The applicant is also proposing to plant shrubs in the intervening areas between the cypress trees. The proposed species (Blue Blossom and Oregon Grape) typically reach a height of five to six feet and are broadleaf evergreen species. The applicant's proposed site plan would provide for a year-round vegetative screening of the wireless transmissions system equipment shelter and enclosure.

Finding 19: The applicant has submitted renderings of the proposed monopine tower, which is proposed as a 2 branch per foot imitation pine tree (Figure 2). Staff observes that the proposed design is not consistent with the growth form of other natural evergreen trees in the neighborhood, or even in the greater region. There are existing fir trees on the boundary of the site, and these have a more dense growth form and higher density of branches than the proposed monopine facility. It is the opinion of staff that the proposed design would be more appropriate for central Oregon where pine trees are the predominant evergreen species. Instead, staff recommends a 3 branch per foot design that resembles a Sequoia or California Redwood tree – trees that are not native to the area but are commonly planted as landscaping trees and become neighborhood landmarks due to their size and distinctive growth form (Figure 3).

Figure 2 – Proposed Tower Design



2 Branches per Foot

Figure 3 – Recommended Tower Design



3 Branches per Foot

Source: Larson's Camouflage Product Sheets

RECOMMENDED CONDITION OF APPROVAL:

1. The monopine wireless transmissions system facility shall be a three (3) branch per foot facility as depicted in the manufacturer's product sheets provided by Larson's Camouflage.

Conclusion: As conditioned herein, this standard has been met.

- 14) **Minimize Visibility. Colors and materials for WTS facilities shall be nonreflective and chosen to minimize visibility. Facilities, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background, unless required by any other applicable law.**

Applicant's Submittal: "As illustrated in the 'Proposed East Elevation' on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. As illustrated in the 'Shelter Details' on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations), the shelter would have an exposed brown aggregate finish. Additionally, the proposed fence and landscaping would further minimize the visibility of the facility."

Finding 20: The applicant is proposing to use an imitation pine tree that is designed and intended to be as close to a real tree as feasible. As stated and conditioned above, staff is recommending a higher standard of branching density to make the monopine tower more comparable with representative evergreen trees in the area. The applicant has provided product sheets from the monopine tower manufacturer indicating that the tower pole is designed to be natural looking with an epoxy finish that resembles tree bark (Figures 4 & 5).

Figures 4 & 5 – Examples of Manufacturer's Monopine Tower "Tree Bark" Designs



Source: Larson's Camouflage Product Sheets

Finding 21: The applicant is proposing to use an earth-toned exposed aggregate finish for the equipment shelter, which will be non-reflective and should be unobtrusive behind the planned vegetative screening. The proposed finish materials for the equipment enclosure and tower pole will minimize visibility of the wireless transmissions system facilities.

Conclusion: This standard has been met.

- 15) Camouflaged Facilities.** All camouflaged WTS facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The facility shall also be appropriate for the specific site. In other words, it shall not “stand out” from its surrounding environment.

Applicant’s Submittal: *“The proposed WTS facility would be a monopine. As illustrated in the ‘Proposed East Elevation’ on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. As illustrated in the attached photo simulation looking west (Exhibit D – Visual Impact Study, the proposed WTS facility would be located near existing trees of various sizes, which would help the facility blend in with the context of the site.”*

Finding 22: The proposed monopine tower should be well camouflaged and blend into the surrounding area, especially as further commercial development occurs on the subject property. At present, most of the property is vacant and open with the exception of a long-vacant commercial building and a residential dwelling that faces Jasper Road. Any type of development on the property will be visible from residential properties on the perimeter, and therefore the camouflage design and provision for screening is particularly important. As previously stated and conditioned in this report, the monopine tower design needs to be consistent with the growth form of evergreen trees in the region.

Conclusion: As conditioned in this report, this standard has been met.

- 16) Façade-Mounted Antenna.** Façade-mounted antennas shall be architecturally integrated into the building design and otherwise made as unobtrusive as possible. If possible, antennas shall be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not extend more than 2 feet out from the building face.

Applicant’s Submittal: *“Not applicable. The proposed WTS facility would not be mounted to an existing structure.”*

Finding 23: As stated in the applicant’s project narrative, the proposed monopine tower is a freestanding structure and is not mounted on a building façade. Therefore, this standard does not apply.

- 17) Roof-Mounted Antenna.** Roof-mounted antennas shall be constructed at the minimum height possible to serve the operator’s service area and shall be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties.

Applicant’s Submittal: *“Not applicable. The proposed WTS facility would not be mounted to an existing structure.”*

Finding 24: As stated in the applicant’s project narrative, the proposed monopine tower is a freestanding structure and is not mounted on a rooftop. Therefore, this standard does not apply.

- 18) Compliance with Photo Simulations.** As a condition of approval and prior to final staff inspection of the WTS facility, the applicant shall submit evidence, e.g. photos, sufficient to prove that the facility is in substantial conformance with photo simulations provided with the

initial application. Non-conformance shall require any necessary modification to achieve compliance within 90 days of notifying the applicant.

Applicant's Submittal: *"The Applicant will comply with this standard."*

Finding 25: The applicant's photo simulations and project narrative indicate that the proposed wireless transmissions system facility will be exactly as shown on the manufacturer's product sheets. As stated and conditioned previously, staff is recommending a higher branching density of 3 branches per foot to better approximate the growth form of large evergreen trees in the neighborhood and region. Provided the higher branching density design is used, the monopine facility should largely resemble the tower design shown above in Figure 3.

19) Noise. Noise from any equipment supporting the WTS facility shall comply with the regulations specified in OAR 340-035-0035.

Applicant's Submittal: *"As described in the attached noise report (Exhibit E – Noise Report), the equipment supporting the proposed WTS facility would comply with the regulations specified in OAR 340-035-0035."*

Finding 26: The proposed equipment shelter is equipped with cooling units that are designed and intended to operate continuously and as-needed to regulate temperatures for the electronic equipment housed within the shelter. Additionally, a backup diesel generator is to be installed within the shelter, and the generator will be operated on a weekly basis to test the system and maintain functionality.

Finding 27: In accordance with OAR 340-035-0035, the introduction of new noise sources on commercial sites cannot raise ambient noise levels by more than 10 decibels (dBA) as measured an appropriate distance from the noise source – in this case the nearest property line to the north. The applicant's Noise Report indicates that background noise levels on the site are measured at about 48 dBA, which is primarily attributed to passing traffic. According to the submitted Noise Report, the applicant's proposed wireless transmissions system facility will not result in sound levels that are elevated more than 10 decibels above ambient noise levels at the north property line. Measures to address noise include running the cooling units individually instead of in tandem, and providing a muffler for the backup generator. Noise reduction is also a factor of the distance from the source to the receiving body. Because the nearest residential dwelling is more than 340 feet from the proposed noise source, there should be no adverse noise impacts to residential properties.

Conclusion: This standard has been met.

20) Signage. No signs, striping graphics, or other attention-getting devices are permitted on any WTS facility except for warning and safety signage that shall:

- a. Have a surface area of no more than 3 square feet;**
- b. Be affixed to a fence or equipment cabinet; and**
- c. Be limited to no more than 2 signs, unless more are required by any other applicable law.**

Applicant's Submittal: *"As illustrated on Sheet A-8 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility would contain only the required warning and safety signage."*

Finding 28: According to the applicant's site plan, the equipment shelter and fence will be equipped with three federally- and state-required warning and safety signs pertaining to radio frequency fields and the presence of corrosive liquids. The safety signs will meet the limitations of SDC 4.3-145.F.20 in all other respects, including but not limited to total surface area and placement of the signs.

Conclusion: This standard has been met.

21) Traffic Obstruction. Maintenance vehicles servicing WTS facilities located in the public or private right-of-way shall not park on the traveled way or in a manner that obstructs traffic.

Applicant's Submittal: *"Not applicable. The proposed WTS facility would not be located in the public or private right-of-way."*

Finding 29: The proposed wireless telecommunications system facility is well-removed from the public rights-of-way for South 42nd Street and Horace Street. Additionally, the applicant's proposed site plan provides for access and parking that is set back from the adjacent public rights-of-way. As proposed, the site design will not cause traffic to be obstructed.

Conclusion: This standard has been met.

22) Parking. No net loss in required on-site parking spaces shall occur as a result of the installation of any WTS facility.

Applicant's Submittal: *"Because there are currently no required on-site parking spaces on the subject property, there would be no net loss in required on-site parking spaces as a result of the installation of the proposed WTS facility."*

Finding 30: The proposed wireless telecommunications system facility is located west of (behind) an existing, vacant commercial building that faces South 42nd Street. The existing building is served by a driveway approach and gravel driveway that is not currently developed to City standards. The applicant is proposing to use the existing driveway approach for access to the equipment shelter, but will be providing a separate access driveway and parking area that is separated from the vacant building. Therefore, the proposed wireless transmissions system facility does not affect the existing or potential future parking for the commercial building on the site.

Conclusion: This standard has been met.

23) Sidewalks and Pathways. Cabinets and other equipment shall not impair pedestrian use of sidewalks or other pedestrian paths or bikeways on public or private land.

Applicant's Submittal: *"As illustrated in the 'Proposed Compound Plan' on Sheet A-1 of the attached drawings (Exhibit A – Site Plan and Elevations), the proposed WTS facility's equipment would all be located within the fenced lease area and would not impair the use of sidewalks, pedestrian paths, or bikeways."*

Finding 31: The proposed wireless transmissions system facility is located internal to the mostly vacant commercial site. There are no existing or planned pedestrian or bicycle facilities that pass through the area occupied by the proposed development. Therefore, the proposal will not have an adverse impact on pedestrian or bicycle movements.

Conclusion: This standard has been met.

24) Lighting. WTS facilities shall not include any beacon lights or strobe lights, unless required by the Federal Aviation Administration (FAA) or other applicable authority. If beacon lights or strobe lights are required, the Approval Authority shall review any available alternatives and approve the design with the least visual impact. All other site lighting for security and maintenance purposes shall be shielded and directed downward, and shall comply with the outdoor lighting standards in Section 4.5-100, unless required by any other applicable law.

Applicant's Submittal: *"As described in the attached letter from the Oregon Department of Aviation (Exhibit F – FAA/ODA Determinations), no marking or lighting are necessary for aviation safety. As illustrated in the 'Shelter Details' on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations), the light fixture on the proposed WTS facility's equipment shelter would have a sharp cutoff in order to comply with the outdoor lighting standards."*

Finding 32: The applicant's submittal indicates that no beacon or strobe lights are required or planned for the monopine tower. The proposed equipment shelter light is mounted at an 8-foot level and is designed to be shielded and fully downcast to prevent glare and light trespass onto neighboring properties.

Conclusion: This standard has been met.

25) Landscaping. For WTS facilities with towers that exceed the height limitations of the base zone, at least 1 row of evergreen trees or shrubs, not less than 4 feet high at the time of planting, and spaced out not more than 15 feet apart, shall be provided in the landscape setback. Shrubs shall be a variety that can be expected to grow to form a continuous hedge at least 5 feet in height within 2 years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys. In all other cases, the landscaping, screening and fence standards specified in Section 4.4-100 shall apply.

Applicant's Submittal: *"As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations), the landscaping surrounding the proposed facility would comply with the landscaping, screening, and fence standards."*

Finding 33: The proposed wireless transmissions system tower does not exceed the height limitations of the base Community Commercial zoning district. Although not specifically required, the applicant is proposing to plant shrubs that will be about 5 feet apart and that should form a screening hedge upon maturity. Review of the applicant's proposed landscaping plan is detailed in the accompanying staff report and recommended conditions for the Site Plan Review application (Case TYP215-00012).

26) Prohibited WTS Facilities.

- a. Any high or moderate visibility WTS facility in the Historic Overlay District.
- b. Any WTS facility in the public right-of-way that severely limits access to abutting property, which limits public access or use of the sidewalk, or which constitutes a vision clearance violation.
- c. Any detached WTS facility taller than 150 feet above finished grade at the base of the tower.

Applicant's Submittal: *"The proposed WTS facility is not within the Historic Overlay District or the public right-of-way and would not be taller than 150 feet. Therefore, it is not a prohibited facility."*

Finding 34: As stated and depicted in the applicant's project narrative and submittal materials, the proposed monopine tower is an allowable facility in the Community Commercial zoning district. The proposed development is not within the Historic Overlay District or the public right-of-way, and is not taller than 150 feet above finished grade. As such, the proposed monopine tower is not classified as a prohibited wireless transmissions system facility. Therefore, this standard does not apply.

Conclusion: This standard has been met.

27) Speculation. No application shall be accepted or approved for a speculation WTS tower, ie. from an applicant that simply constructs towers and leases tower space to service carriers, but is not a service carrier, unless the applicant submits a binding written commitment or executed lease from a service carrier to utilize or lease space on the tower.

Applicant's Submittal: *"The Applicant represents Verizon Wireless and is not proposing a speculation WTS facility."*

Finding 35: The applicant's project narrative and submittal materials indicate that the wireless carrier (Verizon Wireless) is proposing the monopine tower as a necessary component of their network facilities in Springfield, both in terms of maintaining coverage and improving capacity. Therefore, this standard does not apply.

Conclusion: This standard has been met.

2. Alternative design standards for multifamily development are exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 3.2-245.

Finding 36: The proposed development is not a multi-family residential facility. Therefore, this criterion does not apply.

3. Fences requiring Discretionary Use approval are exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 4.4-115.C.

Finding 37: The proposed development does not include a fence requiring Discretionary Use approval. Therefore, this criterion does not apply.

4. The siting of public elementary, middle and high schools requiring Discretionary Use approval is exempt from Subsections A – C above, but shall comply with the approval criteria specified in Section 4.7-195.

Finding 38: The proposed development is not a public school. Therefore, this criterion does not apply.

Conclusion: Staff has reviewed the application and supporting information submitted by the applicant for the Discretionary Use request. Based on the above-listed criteria, staff finds that the proposal meets criterion D.1 of SDC 5.9-120. Staff recommends support for the request as the proposal meets the stated criteria for Discretionary Use approval. Additionally, approval of the Discretionary Use would facilitate approval of the

accompanying Site Plan Review application for a wireless telecommunications system submitted under separate cover (Case TYP215-00012).

Conditions of Approval

SDC Section 5.9-125 allows for the Approval Authority to attach conditions of approval to a Discretionary Use request to ensure the application fully meets the criteria of approval. The specific language from the code section is cited below:

5.9-125 CONDITIONS

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Discretionary Use approval to be granted.

Staff has reviewed the Discretionary Use request and supporting information provided by the applicant, and recommends the following condition of approval:

RECOMMENDED CONDITION OF APPROVAL:

- 1. The monopine wireless transmissions system facility shall be a three (3) branch per foot facility as depicted in the manufacturer’s product sheets provided by Larson’s Camouflage.**

The proposed wireless telecommunications system facility has been reviewed and recommended conditions of approval are also described in the Site Plan Review application for this development submitted under separate cover (Case TYP215-00012).

Based on the applicant’s submittal and testimony provided at the public hearing, the Planning Commission may choose to apply conditions of approval as necessary to comply with the Discretionary Use criteria.

Additional Approvals

The subject Discretionary Use request is the necessary first step for the applicant to proceed with development plans for the site. The companion Site Plan Review application (Case TYP215-00012) is intended to address the specific Development Code and detailed site planning requirements for the proposed wireless telecommunications system facility.



TYPE II TENTATIVE SITE PLAN REVIEW, STAFF REPORT & RECOMMENDED CONDITIONS

Project Name: Verizon Wireless Site Plan Review

Project Proposal: Construct a 90-foot high monopine wireless transmissions system facility on a mostly undeveloped commercial site

Case Number: TYP215-00012

Project Location: 4164 Jasper Road
(Map 18-02-05-23, TL 100)

Zoning: Community Commercial (CC)

Comprehensive Plan Designation:
CC (*Metro Plan*)

Overlay Districts: Drinking Water
Protection Overlay District (DWP)

Pre-Submittal Meeting Date: April 17, 2015

Application Submitted Date: May 1, 2015

Planning Commission Meeting Date:
June 16, 2015

Appeal Deadline Date: July 1, 2015

Associated Applications: PRE14-00052 (Development Issues Meeting); PRE15-00019 (Pre-Submittal); TYP315-00003 (Discretionary Use)



APPLICANT'S DEVELOPMENT REVIEW TEAM

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CITY OF SPRINGFIELD'S DEVELOPMENT REVIEW TEAM

POSITION	REVIEW OF	NAME	PHONE
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Deputy Fire Marshal	Fire and Life Safety	Gilbert Gordon	541-726-2293
Building Official	Building	David Bowlsby	541-736-1029

Site Information: The subject development site is a mostly vacant commercial property on the west side of South 42nd Street and north of Jasper Road. The commercial property is bisected by an undeveloped segment of Horace Street right-of-way that extends from its current terminus at the west boundary of the site to South 42nd Street. The north half of the property contains a vacant 4,000 ft² commercial shell building with gravel driveway approach from South 42nd Street. The proposed wireless telecommunications system facility – a 90-foot tall monopine tower – is located on the north half of the property. The south half of the property contains an existing, non-conforming residential dwelling that faces Jasper Road.

In accordance with SDC 4.3-145.E and SDC Table 4.3-1, wireless telecommunications system facilities designed as imitation trees are classified as moderate visibility facilities. Moderate visibility facilities are allowable in the Community Commercial (CC) district subject to Discretionary Use approval. The applicant submitted a Discretionary Use Request for a 90-foot tall monopine wireless telecommunications system facility under separate cover (Case TYP315-00003). The Springfield Planning Commission opened a public hearing on the Discretionary Use request at the regular meeting on June 2, 2015, and the public hearing was continued to the June 16, 2015 meeting. The Planning Commission is expected to conclude the public hearing and conduct deliberations on the Discretionary Use request at the June 16, 2015 meeting. A Discretionary Use permit is required for the submitted site plan to be approved for the subject property.

The site is zoned and designated CC in accordance with the Springfield Zoning Map and the adopted *Metro Plan* diagram. Other properties in the vicinity of the subject site are zoned Medium Density Residential (west of the site); Low Density Residential (south and east of the site); and Community Commercial (north of the site).

The site is within the mapped 20+ Year Time of Travel Zone (TOTZ) for the 16th & Q Street drinking water wellhead and, therefore, is subject to the 20+ Year TOTZ provisions of the Drinking Water Protection Overlay District, SDC 3.3-200. Provisions for water quality protection during site construction and operation have been inserted as conditions of this decision in order to protect local surface waters and groundwater resources.

DECISION: This decision grants Tentative Site Plan Approval. The standards of the Springfield Development Code (SDC) applicable to each criterion of Site Plan Approval are listed herein and are satisfied by the submitted plans unless specifically noted with findings and conditions necessary for compliance. Final Site Plans must conform to the submitted plans as conditioned herein. This is a limited land use decision made according to City code and state statutes. Unless appealed, the decision is final. Please read this document carefully.

(See Page 13 for a summary of the recommended conditions of approval.)

OTHER USES AUTHORIZED BY THE DECISION: None. Future development will be in accordance with the provisions of the Springfield Development Code, filed easements and agreements, and all applicable local, state and federal regulations.

REVIEW PROCESS: This application is reviewed under Type II procedures listed in Springfield Development Code Section 5.1-130 and the site plan review criteria of approval SDC 5.17-125. The subject application was submitted and deemed complete on May 1, 2015. Therefore, this application is being reviewed by the Planning Commission on the 46th day of the 120 days mandated by the State.

Procedural Finding: Applications for Limited Land Use Decisions require the notification of property owners/occupants within 300 feet of the subject property allowing for a 14 day comment period on the application (SDC Sections 5.1-130 and 5.2-115). The applicant and parties submitting written comments during the notice period have appeal rights and are mailed a copy of this decision for consideration (See Written Comments below and Appeals at the end of this decision).

Procedural Finding: On May 19, 2015, the City's Development Review Committee reviewed the proposed plans (15 Sheets – SmartLink LLC and Acom Consulting Inc. Sheets T1-T2, A0-A8 and RF-1; and McKay Consulting LLC unnumbered topographic survey sheet) and other supporting information. City staff's review comments have

been reduced to findings and recommended conditions only as necessary for compliance with the Site Plan Review criteria of SDC 5.17-125.

Procedural Finding: In accordance with SDC 5.17-125 to 5.17-135, the Final Site Plan shall comply with the requirements of the SDC and the conditions imposed by the Planning Commission in this decision. The Final Site Plan otherwise shall be in substantial conformity with the tentative plan reviewed. Portions of the proposal approved as submitted during tentative review cannot be substantively changed during Final Site Plan approval. Approved Final Site Plans (including Landscape Plans) shall not be substantively changed during Building Permit Review without an approved Site Plan Modification Decision.

WRITTEN COMMENTS:

Procedural Finding: In accordance with SDC 5.1-130 and 5.2-115, notice was sent to adjacent property owners/occupants within 300 feet of the subject site on May 12, 2015. One written comment was received from Robert and Diane Ronning, 4050 Jasper Road, Springfield 97478:

“We own property on Horace St. and are very much opposed to any development on it as we are living on a fixed income and any more assessment to it would make it very difficult for us, as we are both in our late 70’s. So we are both opposed to this development. We beg you to vote against this.”

Staff Response: As stated in the accompanying report on the Discretionary Use request (Case TYP315-00003), the proposed wireless transmissions system facility is located on a mostly vacant commercial property to the northwest of the residential dwellings on Horace Street. Installation of the proposed cellular tower should have no financial impact to adjacent residential property owners. The residential properties on Horace Street are not annexed to the City of Springfield, so changes to Lane County levies or taxation rates could have potential impacts to their property tax assessments. However, it is the opinion of staff that such changes to property tax assessments would be entirely separate from and not influenced by the current development proposal.

CRITERIA OF SITE PLAN APPROVAL:

SDC 5.17-125, Site Plan Review Standards, Criteria of Site Plan Approval states, “the Director shall approve, or approve with conditions, a Type II Site Plan Review Application upon determining that criteria A through E of this Section have been satisfied. If conditions cannot be attached to satisfy the criteria, the Director shall deny the application.”

A. The zoning is consistent with the Metro Plan diagram, and/or the applicable Refinement Plan diagram, Plan District map, and Conceptual Development Plan.

Finding 1: The site is zoned and designated Community Commercial in accordance with the Springfield Zoning Map and the adopted Metro Plan diagram. The applicant is not proposing to change the zoning for the site.

Conclusion: This proposal satisfies Criterion A.

B. Capacity requirements of public improvements, including but not limited to, water and electricity; sanitary sewer and stormwater management facilities; and streets and traffic safety controls shall not be exceeded and the public improvements shall be available to serve the site at the time of development, unless otherwise provided for by this Code and other applicable regulations. The Development & Public Works Director or a utility provider shall determine capacity issues.

Finding 2: Approval of this proposal would allow for construction of a 90-foot tall monopine wireless transmissions system facility (ie. camouflage cell tower) with a 312 ft² equipment shelter, fenced enclosure, and screening landscaping on a mostly vacant commercial parcel.

Finding 3: For all public improvements, the applicant shall retain a private professional civil engineer to design the site improvements in conformance with City codes, this decision, and the current Engineering Design

Standards and Procedures Manual (EDSPM). The private civil engineer also shall be required to provide construction inspection services.

Finding 4: The Development Review Committee reviewed the proposed site plan and landscaping plan on May 19, 2015. City staff's review comments have been incorporated in findings and recommended conditions contained herein.

Conclusion: The proposal satisfies this sub-element of the criterion.

Water and Electricity Improvements

Finding 5: SDC 4.3-130 requires each development area to be provided with a water system having sufficiently sized mains and lesser lines to furnish adequate supply to the development and sufficient access for maintenance. Springfield Utility Board (SUB) coordinates the design of the water system within Springfield city limits.

Finding 6: The proposed development is a non-combustible wireless telecommunications system tower with a utility enclosure that is not designed or intended for continuous occupation. There is no water service proposed to the site and none is required.

Finding 7: The applicant is proposing to install underground electricity and telecommunication lines from a connection point at the northeast corner of the property to the utility enclosure. The applicant has not clarified whether they will require high voltage or secondary voltage service to the proposed equipment enclosure. To accommodate the underground utility lines, a utility easement will be necessary. SUB Electric requests a 7-foot wide utility easement centered on a high voltage line; or 5-foot wide utility easement centered on a secondary voltage line. The easement should extend from the connection point at the edge of the South 42nd Street right-of-way to the termination point at the utility enclosure.

Finding 8: SUB Electric requests provision for access to the fenced compound to allow for meter reading or to pull the meter in the event of an emergency. Access to the compound can be provided by way of a SUB-installed lock used in tandem with a Verizon Wireless lock, or a key to the Verizon Wireless lock issued to SUB personnel.

Recommended Conditions of Approval:

- 1. The Final Site Plan shall provide for a utility easement satisfactory to SUB Electric for the underground electrical and telecommunication lines serving the development site.**
- 2. The Final Site Plan shall provide for installation of a SUB Electric supplied lock or issuance of a key to SUB Electric personnel for the fenced compound surrounding the utility enclosure. Access to the fenced compound shall be afforded SUB Electric personnel for the purpose of reading the electrical meter or pulling the meter in the event of an emergency.**

Conclusion: The existing SUB Water and Electric facilities are adequate to serve the site. As conditioned herein, the proposal satisfies this sub-element of the criterion.

Sanitary Sewer and Stormwater Management Facilities

Sanitary Sewer

Finding 9: Section 4.3-105.A of the SDC requires that sanitary sewers shall be installed to serve each new development and to connect developments to existing mains. Additionally, installation of sanitary sewers shall provide sufficient access for maintenance activities.

Finding 10: The proposed wireless telecommunications system facility is designed and intended as a non-occupied utility enclosure. There is no water service or floor drains planned for the development site. Therefore, sanitary sewer service is not required.

Conclusion: The proposal satisfies this sub-element of the criterion.

Stormwater Management (Quantity)

Finding 11: SDC 4.3-110.B requires that the Approval Authority shall grant development approval only where adequate public and/or private stormwater management systems provisions have been made as determined by the Development & Public Works Director, consistent with the EDSMP.

Finding 12: SDC 4.3-110.C states that a stormwater management system shall accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the development.

Finding 13: SDC 4.3-110.D requires that runoff from a development shall be directed to an approved stormwater management system with sufficient capacity to accept the discharge.

Finding 14: SDC 4.3-110.E requires new developments to employ drainage management practices that minimize the amount and rate of surface water runoff into receiving streams, and that promote water quality.

Finding 15: The proposed development will not create an appreciable amount of impervious surface requiring constructed stormwater management facilities. Rooftop drainage will be discharged to the gravel compound and either infiltrate or flow overland to the perimeter landscaping buffer. Overflow drainage from the proposed development site, if any, will not affect the public stormwater management system or adjacent properties. Therefore, no stormwater management facilities are required for the subject development.

Conclusion: The proposal satisfies this sub-element of the criterion.

Stormwater Management (Quality)

Finding 16: Under Federal regulation of the Clean Water Act (CWA), Endangered Species Act (ESA), and National Pollutant Discharge Elimination System (NPDES), the City of Springfield is required to obtain, and has applied for, a Municipal Separate Storm Sewer System (MS4) permit. A provision of this permit requires the City to demonstrate efforts to reduce the pollution in urban stormwater to the Maximum Extent Practicable (MEP).

Finding 17: Federal and Oregon Department of Environmental Quality (ODEQ) rules require the City's MS4 plan to address six "Minimum Control Measures". Minimum Control Measure 5, "Post-Construction Stormwater Management for New Development and Redevelopment", applies to the proposed development.

Finding 18: Minimum Control Measure 5 requires the City of Springfield to develop, implement and enforce a program to ensure the reduction of pollutants in stormwater runoff to the MEP. The City also must develop and implement strategies that include a combination of structural or non-structural Best Management Practices (BMPs) appropriate for the community.

Finding 19: Minimum Control Measure 5 requires the City of Springfield to use an ordinance or other regulatory mechanism to address post-construction runoff from new and re-development projects to the extent allowable under State law. Regulatory mechanisms used by the City include the SDC, the City's *Engineering Design Standards and Procedures Manual* and the *Stormwater Facilities Master Plan (SFMP)*.

Finding 20: As required in SDC 4.3-110.E, "a development shall be required to employ drainage management practices approved by the Development & Public Works Director and consistent with *Metro Plan* policies and the *Engineering Design Standards and Procedures Manual*".

Finding 21: Section 3.02 of the City's EDSPM states the Development & Public Works Department will accept, as interim design standards for stormwater quality, water quality facilities designed pursuant to the policies and procedures of the City of Eugene Stormwater Management Manual.

Finding 22: Section 3.03.3.B of the City's EDSPM states all public and private development and redevelopment projects shall employ a system of one or more post-developed BMPs that in combination are designed to achieve at least a 70 percent reduction in the total suspended solids in the runoff generated by the development. Section 3.03.4.E of the manual requires a minimum of 50 percent of the non-building rooftop impervious area on a site shall be treated for stormwater quality improvement using vegetative methods.

Finding 23: The proposed wireless telecommunications system facility (monopine tower), gravel compound, and utility enclosure will create less than 500 ft² of new non-rooftop impervious area. Therefore, no stormwater quality treatment is required or recommended as a part of the proposed site development.

Conclusion: The proposal satisfies this sub-element of the criterion.

Streets and Traffic Safety Controls

Finding 24: The subject site is on the north half of a commercial parcel that is bisected by a segment of undeveloped Horace Street right-of-way. The north half of the site has approximately 140 feet of frontage on South 42nd Street along the east boundary. Along the site frontage, South 42nd Street is a fully improved minor arterial street with striped vehicle and bicycle lanes, curb, gutter, sidewalk, street trees and street lighting. The applicant is not proposing to improve the frontage beyond the existing condition, and no public street improvements are required for the proposed development.

Finding 25: It is expected that the existing transportation facilities would be adequate to accommodate the anticipated vehicular and pedestrian traffic patterns generated by the proposed development in a safe and efficient manner.

Conclusion: The proposal satisfies this sub-element of the criterion.

C. The proposed development shall comply with all applicable public and private design and construction standards contained in this Code and other applicable regulations.

Finding 26: Criterion C contains three different elements with sub-elements and applicable code standards. The site plan application as submitted complies with the code standards listed under each sub-element unless otherwise noted with specific findings and conclusions. The elements, sub-elements and code standards of Criterion C include but are not limited to:

1. Infrastructure Standards in accordance with SDC 4.1-100, 4.2-100 & 4.3-100
 - Water Service and Fire Protection (4.3-130)
 - Public and Private Easements (4.3-120 – 4.3-140)
 - Wireless Telecommunications System Facilities (4.3-145)
2. Conformance with standards of SDC 5.17-100, Site Plan Review, and SDC 3.2-300 Community Commercial Zoning District
 - Community Commercial Schedule of Uses (3.2-310)
 - Community Commercial District Development Standards (3.2-315)
 - Landscaping, Screening and Fence Standards (4.3-145.F.13, 4.3-145.F.25 & 4.4-100)
 - On-Site Lighting Standards (4.5-100)
 - Vehicle Parking, Loading and Bicycle Parking Standards (4.6-100)
 - Specific Development Standards for Accessory Structures (4.7-105)

3. Overlay Districts and Applicable Refinement Plan Requirements
 - Drinking Water Protection Overlay District

C.1 Public and Private Improvements in accordance with SDC 4.1-100, 4.2-100 & 4.3-100

Water Service and Fire Protection (4.3-130)

Access

Finding 27: All fire apparatus access routes are to be paved all-weather surfaces able to support an 80,000 lb. imposed load in accordance with the 2014 Springfield Fire Code (SFC) 503.2.3 and SFC Appendix D102.1. Access to the project area is afforded from South 42nd Street. The nearest responding fire station (Station #14) is located at 4765 Main Street.

Water Supply

Finding 28: The proposed equipment enclosure will be classified as a Type U (utility) building occupancy. In accordance with SFC 503.1.1, Exception 3, fire access and water supply requirements will not apply provided there are not more than two U-class occupancies on the property.

Finding 29: The site development reviewed by the Eugene-Springfield Fire Department proposed a natural gas powered backup generator. The applicant has since changed the design to a diesel-powered backup generator, but the Fire Department has not reviewed and commented on this change. The applicant's Final Site Plan will need to provide for Fire Department review, and incorporate any fire protection requirements necessary to address the use and storage of diesel fuel on the site. Additionally, the proposed use of diesel fuel will trigger requirements for Fire Code operational permits and inspections, and Drinking Water Protection Overlay District permitting including but not limited to secondary containment requirements. The Drinking Water Protect Overlay District requirements are discussed in Section C.3 of this report.

Recommended Condition of Approval:

3. **The Final Site Plan shall provide for any Eugene-Springfield Fire Department requirements as may be necessary to address the change from a natural gas powered to a diesel fuel powered backup generator. Any required changes to the fire protection measures for the site shall be depicted on the Final Site Plan and addressed in the applicant's response to the conditions of approval imposed by the Planning Commission with this decision.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

Public and Private Easements (4.3-120 – 4.3-140)

Finding 30: SDC 4.3-140.A requires applicants proposing developments to make arrangements with the City and each utility provider for the dedication of utility easements necessary to fully service the development or land beyond the development area. The minimum width for PUEs adjacent to street rights-of-way and internal to private properties shall be 7 feet, unless the Development & Public Works Director requires a larger easement to allow for adequate maintenance access.

Finding 31: The subject property has existing 7-foot wide PUEs along the South 42nd Street frontage of the site and along the north and south edges of the undeveloped Horace Street right-of-way. Therefore, no additional street side rights-of-way are required for the proposed development.

Finding 32: As stated and conditioned previously in this report, a utility easement will be required to accommodate the underground electrical and telecommunication lines serving the site.

Conclusion: Safe and efficient provision of public access and utilities requires the provision of corresponding access and utility easements. The proposal satisfies this sub-element of the criterion.

Wireless Transmissions System Facilities (4.3-145)

Finding 33: In accordance with SDC 4.3-145.E, the Planning Commission is the approval authority for moderate visibility wireless telecommunications system facilities in Springfield. Imitation trees such as the proposed monopine tower are classified as a moderate visibility facility. In accordance with SDC Table 4.3-1, moderate visibility facilities are allowable in the Community Commercial district subject to Discretionary Use approval. Therefore, the proposed development requires approval of a Discretionary Use permit initiated by Case TYP315-00003 and approval of a Tentative Site Plan initiated by the subject application, Case TYP315-00012.

Finding 34: Specific details of the proposed wireless telecommunications system facility, including recommended modifications to the applicant's proposed monopine tower design, are reviewed and addressed in the staff report for the Discretionary Use permit submitted under separate cover (Case TYP315-00003) and incorporated herein by reference.

Recommended Condition of Approval:

- 4. Prior to approval of the Final Site Plan, the applicant shall obtain Discretionary Use approval for a moderate visibility wireless telecommunications system facility as initiated by Case TYP315-00003.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

C.2 Conformance with Standards of SDC 5.17-100, Site Plan Review, and SDC 3.2-300, Community Commercial Zoning District

Community Commercial Schedule of Uses (3.2-310)

Finding 35: In accordance with SDC 3.2-310, wireless telecommunications system facilities are allowable in the CC District subject to the special provisions of SDC 4.3-145. SDC Table 4.3-1 states that moderate visibility wireless telecommunications system facilities such as a monopine (ie. imitation tree) are allowable in the CC District subject to Discretionary Use permitting.

Finding 36: The applicant has submitted a request for Discretionary Use approval for the subject development under separate cover (Case TYP315-00003) and is incorporated herein by reference. The Discretionary Use request will be reviewed by the Planning Commission at a public hearing meeting on June 2, 2015.

Conclusion: The proposal satisfies this sub-element of the criterion.

Community Commercial Standards (3.2-315)

Finding 37: In accordance with SDC 3.2-315, the minimum parcel size for properties in the CC District is 6,000 ft² with at least 50 feet of public street frontage.

Finding 38: The proposed development site is approximately 85,250 ft² (1.96 acres) with about 140 feet of frontage on South 42nd Street and 510 feet of frontage on undeveloped Horace Street. The parcel size and frontages meet the requirements of SDC 3.2-315.

Finding 39: In accordance with SDC 3.2-315, the minimum setbacks for structures is 10 feet for front, rear and street side yards, and 5 feet for interior side yards.

Finding 40: The proposed development has a 210-foot setback from the east (front yard) property line; a 90-foot setback from the south (street side yard) property line; a 260-foot setback from the west (rear yard) property line; and a 21-foot setback from the north (interior side yard) property line. The proposed setbacks meet the requirements of SDC 3.2-315.

Finding 41: In accordance with SDC 3.2-315, there is no maximum building height for structures within the CC District provided the development site is more than 50 feet from a residential district property line.

Finding 42: The proposed monopine tower is 90 feet high and is located more than 265 feet from the nearest residential property line, which meets the requirements of SDC 3.2-315.

Finding 43: In accordance with SDC 3.2-315, there is no maximum lot coverage for structures within the CC District provided the required building and parking lot setbacks are observed.

Finding 44: The proposed development site occupies a fractional amount of the potential site building coverage, which meets the requirements of SDC 3.2-215.

Conclusion: The proposal satisfies this sub-element of the criterion.

Landscaping, Screening and Fence Standards (4.3-145.F.13, 4.3-145.F.25 & 4.4-100)

Finding 45: In accordance with SDC 4.4-100, all required setbacks are to be landscaped. Acceptable forms of landscaping include trees, shrubs, turf grass and ground cover plants. The site is mostly vacant and there are existing trees along the north and west boundaries of the property. The applicant is not proposing to remove any of the existing trees on the site. Additionally, the proposed development site occupies only a small component of the overall commercial site. It is expected that further and more intensive commercial site development will occur in the future. At such time as the site is developed or redeveloped, provisions for landscaping will need to be incorporated into the site design.

Finding 46: In accordance with SDC 4.3-145.F.25, additional screening vegetation is required for wireless telecommunications system facilities that exceed the height limitations of the base zone. The applicant's proposed 90-foot tall monopine tower does not exceed the height limitations of the district.

Finding 47: In accordance with SDC 4.3-145.F.13, the visibility of wireless transmissions system facilities are to be minimized to the greatest extent practicable by camouflage, screening and landscaping. The applicant's proposed landscaping plan (Sheet A-1.1) provides for installation of drought-tolerant vegetation that will form a screening hedge as it matures. After an additional establishment period, the vegetation is intended to be low-maintenance and non-irrigated.

Finding 48: As part of the site landscaping plan, the applicant is proposing to plant Leyland cypress trees on the perimeter of the fenced enclosure to provide initial and long-term screening of the facility as the trees grow and mature. Leyland cypress trees are notable for being a hardy, fast-growing tree that forms a dense screen within a relatively short timeframe. The trees can reach a height of 50 feet or taller under optimal conditions.

Conclusion: The proposal satisfies this sub-element of the criterion.

On-Site Lighting Standards (4.5-100)

Finding 49: In accordance with SDC 4.5-110.B.2.b, the maximum height of a freestanding light fixture within a commercial district is the height of the principal building on the site or 25 feet, whichever is less. According to the applicant's site plan, the utility enclosure is 10.5 feet high at the roofline. The applicant is proposing to mount a security light at the 8-foot level on the south exterior wall of the utility enclosure. The light is proposed to be a downcast, pedestrian-scale light with sharp cutoff to prevent glare and light trespass onto

neighboring properties. The size and positioning of the proposed building light should not have any adverse effect on neighboring residential properties.

Conclusion: The proposal satisfies this sub-element of the criterion.

Vehicle Parking, Loading and Bicycle Parking Standards (4.6-100)

Finding 50: In accordance with SDC Tables 4.6-2 and 4.6-3, there is no vehicle or bicycle parking requirement for unoccupied utility facilities. Verizon Wireless personnel visiting the site for occasional maintenance will park on the gravel driveway outside the fenced compound. There will be no impacts to public streets or adjacent commercial development.

Conclusion: The proposal satisfies this sub-element of the criterion.

Specific Development Standards for Accessory Structures (4.7-105)

Finding 51: In accordance with SDC 4.7-105, provisions for structures that are incidental to principal uses on the site are intended to prevent them from becoming the predominant element on the site. Accessory structure provisions are primarily directed at residential uses, but have application for the subject proposal because there is partial commercial development on the site and more is likely to occur in the future. Additionally, the proposed development site is bounded on three sides by residential zoning districts.

Finding 52: In accordance with SDC 4.7-105.B.1, accessory structures may be located anywhere on a site if they are not within a required building setback. In accordance with SDC 4.7-105.C.4, accessory structures need to meet required building setbacks specified in SDC 3.2-315. The proposed utility enclosure meets the required building setbacks for the Community Commercial district. Therefore, this standard has been met.

Finding 53: In accordance with SDC 4.7-105.B.2, accessory structures are to be constructed in conjunction with or after construction of a primary structure. The proposed utility enclosure is behind (west) an existing, vacant commercial shell building that faces South 42nd Street. The existing commercial building is considered the primary structure on the site. Therefore, this standard has been met.

Finding 54: In accordance with SDC 4.7-105.C.2, accessory structures cannot have more square footage than the primary structure. The existing primary commercial structure is 4,000 ft² and the proposed utility enclosure is about 312 ft². Therefore, this standard has been met.

Finding 55: In accordance with SDC 4.7-105.C.3, accessory structures can be as high as the primary structure provided that solar access provisions are met. The existing building is about 16 feet high and the proposed utility enclosure is 10.5 feet high. Therefore, this standard has been met.

Conclusion: The proposal satisfies this sub-element of the criterion.

C.3 Overlay Districts and Applicable Refinement Plan Requirements

Finding 56: The site is outside of an adopted Refinement Plan area so the provisions of the adopted *Metro Plan* apply. The development site is already zoned and designated CC in accordance with the *Metro Plan* diagram, which meets this requirement.

Finding 57: The subject site is located within the mapped 20+ year Time of Travel Zone (TOTZ) for the 16th & Q Street drinking water wellhead. Therefore, the site is subject to provisions of the 20+ year TOTZ Drinking Water Protection Overlay District found in SDC 3.3-235.D. The applicant's submitted site plan indicates that a natural gas powered backup generator will be installed to serve the wireless telecommunications system facility. A natural gas fired generator would qualify for a Drinking Water Protection Exemption. However, the applicant has recently changed their proposal to a diesel-fired generator. The change to a diesel fuel system

requires a review by the Fire Department and SUB Drinking Water Source Protection and may trigger the requirement for a Drinking Water Protection Overlay District Permit. The applicant will be responsible for obtaining a Drinking Water Protection Permit or Exemption in accordance with City and SUB requirements.

Finding 58: The applicant has submitted a Drinking Water Protection Overlay District Permit application under separate cover (Case TYP115-00025), which is incorporated herein by reference. Staff approval of the Drinking Water Protection permit will be contingent upon Planning Commission approval of the Discretionary Use request submitted under separate cover (Case TYP315-00003) and the subject Site Plan Review application, Case TYP215-00012.

Finding 59: As a “Best Practices” recommendation for this site, care must be taken during site construction and operation to prevent contamination from chemicals that may spill or leak onto the ground surface, including fuel and automotive fluids (such as lubricants and antifreeze, etc.). Fluid-containing equipment, including vehicles parked on the site, shall be monitored for leaks and spills. Any chemical spills or leaks must be cleaned up immediately and cleanup materials disposed off-site in accordance with Lane County and State DEQ requirements.

Finding 60: The applicant shall provide the following notes regarding drinking water protection on the site construction plans:

“Chemical spills or leaks at this location have the potential to contaminate Springfield’s drinking water supply. Any chemical spills or leaks shall be cleaned up immediately and clean-up materials disposed off-site in accordance with Lane County and DEQ requirements.

Chemical handling, storage, and use: Contractors/developers shall be responsible for the safe handling and storage of chemicals, petroleum products, and fertilizers and the prevention of groundwater and storm water runoff contamination. Chemicals used during construction, including paint and cleaning materials/wastes, must not enter the soil or be washed into the storm water system. All chemicals should be stored in adequate secondary containment.

Equipment maintenance and fueling: Precautions must be taken to prevent fluid-containing equipment located outside from leaking, including providing a dedicated area for fueling and maintenance of equipment. This area should be prepared and maintained in a way that prevents spills or leaks from migrating to the soil or storm water drainage system.

No fill materials containing hazardous materials shall be used on this site.”

Finding 61: The applicant will need to install a wellhead protection sign at the diesel fuel generator to remind employees of the importance of cleaning up and reporting fuel spills. Wellhead protection signs are available from SUB Drinking Water Source Protection – please contact Amy Chinitz at 541-744-3745 for further information.

Recommended Conditions of Approval:

- 5. Prior to approval of the Final Site Plan, the applicant shall obtain approval for a Drinking Water Protection Permit initiated by Case TYP115-00025.**
- 6. The site construction plans shall include notes detailing drinking water protection practices to be used on the site, as detailed in Finding 60 of the Staff Report and Planning Commission Decision on the Site Plan Review application, Case TYP215-00012.**
- 7. The Final Site Plan shall provide for installation of a wellhead protection sign for the diesel fuel generator.**

Conclusion: As conditioned herein, the proposal satisfies this sub-element of the criterion.

D. Parking areas and ingress-egress points have been designed to: facilitate vehicular traffic, bicycle and pedestrian safety to avoid congestion; provide connectivity within the development area and to adjacent residential areas, transit stops, neighborhood activity centers, and commercial, industrial and public areas; minimize curb cuts on arterial and collector streets as specified in this Code or other applicable regulations and comply with the ODOT access management standards for State highways.

Finding 62: Installation of driveways on a street increases the number of traffic conflict points. The greater number of conflict points increases the probability of traffic crashes. Effective ways to reduce the probability of traffic crashes include: reducing the number of driveways; increasing distances between intersections and driveways; and establishing adequate vision clearance areas where driveways intersect streets. Each of these techniques permits a longer, less cluttered sight distance for the motorist, reduces the number and difficulty of decisions that drivers must make, and contributes to increased traffic safety.

Finding 63: In accordance with SDC 4.2-120.C, site driveways shall be designed to allow for safe and efficient vehicular ingress and egress as specified in Tables 4.2-2 through 4.2-5, the City's EDSPM, and the Springfield Development & Public Works Department's Standard Construction Specifications. Ingress-egress points must be planned to facilitate traffic and pedestrian safety, avoid congestion, and minimize curb cuts on public streets.

Finding 64: The applicant is proposing to use an existing commercial driveway onto South 42nd Street at the east edge of the site. The existing site driveway is suitable for the proposed use, which is limited to construction traffic during initial installation of the wireless telecommunications system facility and occasional maintenance vehicles thereafter.

Finding 65: In accordance with SDC 4.2-120.A.1 and Table 4.2-2, driveways onto public streets that are improved with curb and gutter need to be paved at least 18 feet into the site. A paved driveway apron is particularly important on a minor arterial street such as South 42nd Street to prevent tracking of gravel and debris into the vehicle and bicycle travel lanes. According to the applicant's proposed site plan, the driveway apron will be paved at least 18 feet into the site to meet this standard.

Conclusion: The proposal satisfies this criterion.

E. Physical features, including, but not limited to: steep slopes with unstable soil or geologic conditions; areas with susceptibility of flooding; significant clusters of trees and shrubs; watercourses shown on the Water Quality Limited Watercourse Map and their associated riparian areas; wetlands; rock outcroppings; open spaces; and areas of historic and/or archaeological significance, as may be specified in Section 3.3-900 or ORS 97.740-760, 358.905-955 and 390.235-240, shall be protected as specified in this Code or in State or Federal law.

Finding 66: The Natural Resources Study, the National Wetlands Inventory, the Springfield Wetland Inventory Map, Wellhead Protection Overlay and the list of Historic Landmark Sites have been consulted and there are no natural features on this site that warrant protection.

Finding 67: The applicant is not proposing to remove any qualifying trees from the property to facilitate site development. In accordance with SDC 5.19-110.A, a tree felling permit is required for removal of more than 5 trees greater than 5-inches in diameter in any 12-month period. Therefore, this requirement is not applicable.

Finding 68: Stormwater runoff from the subject site flows to the Willamette River system. This river is listed with the State of Oregon as a "water quality limited" stream for numerous chemical and physical constituents, including temperature. Provisions have been made in this decision for protection of stormwater quality. The proposed site development will not create an appreciable amount of new impervious surface requiring constructed stormwater management facilities for runoff quantity or quality control.

Finding 69: As previously noted and conditioned herein, groundwater protection must be observed during construction on the site. The applicant shall maintain the private stormwater facility on the site to ensure the continued protection of surface water and groundwater resources.

Conclusion: The proposed development provides storm and ground water quality protection in accordance with SDC 3.3-200 and receiving streams have been protected in accordance with SDC 4.3-110 and 4.3-115.

CONCLUSION: The Tentative Site Plan, as submitted and conditioned herein, complies with Criteria A-E of SDC 5.17-125. Staff recommends approval of the Tentative Site Plan subject to the recommended conditions contained herein and as summarized below.

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL:

- 1. The Final Site Plan shall provide for a utility easement satisfactory to SUB Electric for the underground electrical and telecommunication lines serving the development site.**
- 2. The Final Site Plan shall provide for installation of a SUB Electric supplied lock or issuance of a key to SUB Electric personnel for the fenced compound surrounding the utility enclosure. Access to the fenced compound shall be afforded SUB Electric personnel for the purpose of reading the electrical meter or pulling the meter in the event of an emergency.**
- 3. The Final Site Plan shall provide for any Eugene-Springfield Fire Department requirements as may be necessary to address the change from a natural gas powered to a diesel fuel powered backup generator. Any required changes to the fire protection measures for the site shall be depicted on the Final Site Plan and addressed in the applicant's response to the conditions of approval imposed by the Planning Commission with this decision.**
- 4. Prior to approval of the Final Site Plan, the applicant shall obtain Discretionary Use approval for a moderate visibility wireless telecommunications system facility as initiated by Case TYP315-00003.**
- 5. Prior to approval of the Final Site Plan, the applicant shall obtain approval for a Drinking Water Protection Permit initiated by Case TYP115-00017.**
- 6. The site construction plans shall include notes detailing drinking water protection practices to be used on the site, as detailed in Finding 60 of the Staff Report and Planning Commission Decision on the Site Plan Review application, Case TYP215-00012.**
- 7. The Final Site Plan shall provide for installation of a wellhead protection sign for the diesel fuel generator.**

WHAT NEEDS TO BE DONE BY THE APPLICANT TO OBTAIN FINAL SITE PLAN APPROVAL?

Upon approval of the Tentative Site Plan by the Springfield Planning Commission, the applicant shall submit five (5) copies of a Final Site Plan, the Final Site Plan application form and fees, and any additional required plans, documents or information as required by the Planning Commission decision to the Current Development Division within 90 days of the date of the Planning Commission decision (ie. **by September 14, 2015**). The Final Site Plan application form and fee information is available on the City's website here: <http://www.springfield-or.gov/DPW/Permits.htm#LandUsePermits>. In accordance with SDC 5.17-135 – 5.17-140, the Final Site Plan shall comply with the requirements of the SDC and the conditions imposed by the Planning Commission in this decision. The Final Site Plan otherwise shall be in substantial conformity with the tentative plan reviewed and approved. Portions of the proposal approved as submitted during tentative review cannot be substantively changed during final site plan approval. Approved Final Site Plans (including Landscape Plans) shall not be substantively changed during Building Permit Review without an approved Site Plan Decision Modification.

DEVELOPMENT AGREEMENT: In order to complete the review process, a Development Agreement is required to ensure that the terms and conditions of site plan review are binding upon both the applicant and the City. This agreement will be prepared by Staff upon approval of the Final Site Plan and must be signed by the property owner prior to the issuance of a building permit.

The applicant may submit permit applications to other City departments for review prior to final site plan approval in accordance with SDC 5.17-135 at their own risk. All concurrent submittals are subject to revision for compliance with the final site plan. A development agreement in accordance with SDC 5.17-140 will not be issued until all plans submitted by the applicant have been revised. **CONFLICTING PLANS CAUSE DELAYS.**

ADDITIONAL INFORMATION: The application, all documents, and evidence relied upon by the applicant, and the applicable criteria of approval are available for free inspection and copies are available for a fee at the Development & Public Works Department, 225 Fifth Street, Springfield, Oregon.

APPEAL: This Type II Tentative Site Plan decision is accompanied by, and is subordinate to, the Type III Discretionary Use Request initiated by Case TYP315-00003 and is therefore considered a Type III decision of the Planning Commission. As such, this decision may be appealed to the Springfield City Council. The appeal may be filed with the Development & Public Works Department by an affected party. Your appeal must be in accordance with **SDC 5.3-100, Appeals**. An Appeals application must be submitted with a fee of \$2,420.00. The fee will be returned to the applicant if the City Council approves the appeal application.

In accordance with SDC 5.3-115.B which provides for a 15-day appeal period and Oregon Rules of Civil Procedures, Rule 10(c) for service of notice by mail, the appeal period for this decision expires at **5:00 PM on July 1, 2015**.

QUESTIONS: Please call Andy Limbird in the Current Development Division of the Development & Public Works Department at (541) 726-3784 or email alimbird@springfield-or.gov if you have any questions regarding this process.

PREPARED BY

Andy Limbird

Andy Limbird
Senior Planner

City of Springfield
 Development Services Department
 225 Fifth Street
 Springfield, OR 97477



Discretionary Use

Required Project Information		(Applicant: complete this section)	
Applicant Name: Lauren Russell		Phone: 503-241-0279	
Company: Verizon Wireless c/o Smartlink LLC		Fax: 503-241-2204	
Address: 621 SW Alder St Ste 660 Portland, OR 97205			
Applicant's Rep.:		Phone:	
Company:		Fax:	
Address:			
Property Owner: c/o John Erving, Broker		Phone: 541-345-4860	
Company: Jasper Junction LLC		Fax:	
Address: 85831 Parklane Cir Pleasant Hill, OR 97455			
ASSESSOR'S MAP NO: 18020523		TAX LOT NO(S): 00100	
Property Address: 4164 Jasper Rd Springfield, OR 97478			
Size of Property: 5.2		Acres <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/>	
Description of Proposal: If you are filling in this form by hand, please attach your proposal description to this application. See Part I of the attached narrative document			
Existing Use: Vacant building/land			
Signatures: Please sign and print your name and date in the appropriate box on the next page.			
Required Project Information		(City Intake Staff: complete this section)	
Associated Applications:		Signs: YES	
Case No.: TYP315-00003	Date: 5/1/15	Reviewed by: L. Miller	
Application Fee: \$ 3990	Technical Fee: \$ 199.50	Postage Fee: \$ 393	
TOTAL FEES: \$ 4582.50		PROJECT NUMBER: PRJ14-00036	

Date Received:

MAY 01 2015

Signatures

The undersigned acknowledges that the information in this application is correct and accurate.

Applicant: _____ **Date:** 5/1/15

Lauren Russell

Signature

Lauren Russell

Print

If the applicant is not the owner, the owner hereby grants permission for the applicant to act in his/her behalf.

Owner: _____ **Date:** _____

See attached Land Owner Authorization

Signature

Print

Date Received:

MAY 01 2015

Original Submittal CAM

Verizon Wireless

Permit Authorization

Date: **December 15, 2014**
Property Owner: **Jasper Junction LLC c/o John Erving, Broker**
Property/Site Address: **4164 Jasper Road, Springfield, OR**

RE: EUG Clearwater: 4164 Jasper Road, Springfield, OR

To Property Owner:

Please sign and return the letter of authorization to the Real Estate Consultant at Smartlink, 621 SW Alder Street, Suite 660, Portland, Oregon, as soon as possible to assure rapid processing of this site.

This letter shall not constitute an agreement to enter a binding easement or lease, and neither party shall be bound with respect to the leasing of the property until a final Agreement is negotiated and signed by both parties.

LETTER OF AUTHORIZATION

To Whom It May Concern:

The undersigned hereby authorized Verizon Wireless, its attorneys, agents or representatives, to make application for any necessary zoning petitions including the filing of building permit applications.

Very truly yours,

Property Owner

Date

12/15/2014

MANAGING
PARTNER
JASPER JUNCTION, LLC

Date Received:

MAY 01 2015

Original Submittal

SM

Attachment 3, Page 3 of 162

Discretionary Use Application Process

1. Applicant Submits a Discretionary Use Application to the Development Services Department

- The application must conform to the *Discretionary Use Submittal Requirements Checklist* on page 4 of this application packet.
- Planning Division staff screen the submittal at the front counter to determine whether all required items listed in the *Discretionary Use Submittal Requirements Checklist* have been submitted.
- Applications missing required items will not be accepted for submittal.

2. City Staff Conduct Detailed Completeness Check

- Planning Division staff conducts a detailed completeness check within 30 days of submittal.
- The assigned Planner notifies the applicant in writing regarding the completeness of the application.
- An application is not be deemed technically complete until all information necessary to evaluate the proposed development, its impacts, and its compliance with the provisions of the Springfield Development Code and other applicable codes and statutes have been provided.
- Incomplete applications, as well as insufficient or unclear data, will delay the application review process and may result in denial.

3. Planning Commission or Hearings Official Review the Application, Hold a Public Hearing, and Issue a Decision

- This is a Type III decision and thus is made after a public hearing.
- A notice is posted in the newspaper, and notice is mailed to property owners and occupants within 300 feet of the property being reviewed and to any applicable neighborhood association. In addition, the applicant must post one sign, provided by the City, on the subject property.
- Written comments may be submitted to the Development Services Department through the day of the public hearing or comments may be provided in person during the public hearing.
- Applications are distributed to the Development Review Committee.
- After a public hearing, the Planning Commission or Hearings Official issues a decision that addresses all applicable approval criteria and/or development standards, as well as any written or oral testimony.
- Applications may be approved, approved with conditions, or denied.
- The City mails the applicant and any party of standing a copy of the decision, which is effective on the day it is mailed.
- The decision issued is the final decision of the City but the Planning Commission's decision may be appealed within 15 calendar days to the City Council, and the Hearings Official's decision may be appealed within 21 calendar days to the Land Use Board of Appeals.

Date Received:

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Discretionary Use Submittal Requirements Checklist

NOTE: If you feel an item does not apply, please state the reason why and attach the explanation to this form.

- Submitted Concurrently** with Site Plan Review application, where applicable
- Application Fee** - refer to the *Development Code Fee Schedule* for the appropriate fee calculation formula. A copy of the fee schedule is available at the Development Services Department. The applicable application, technology, and postage fees are collected at the time of complete application submittal.
- Discretionary Use Application Form**
- Copy of the Deed**
- Copy of a Preliminary Title Report** issued within the past 30 days documenting ownership and listing all encumbrances.
- Copy of the Associated Site Plan Reduced to 8½" by 11"**, which will be mailed as part of the required neighboring property notification packet.
- Narrative** - explaining the proposal and any additional information that may have a bearing in determining the action to be taken, including findings demonstrating compliance with the Discretionary Use Criteria described in SDC 5.9-120.

NOTE: Before the Planning Commission or Hearings Official can approve a Discretionary Use request, information submitted by the applicant must adequately support the request. All of the Discretionary Use Criteria must be addressed by the applicant. Incomplete applications, as well as insufficient or unclear data, will delay the application review process and may result in denial.

Date Received:

MAY 01 2015

Prepared for Verizon Wireless

Discretionary Use and Site Plan Review Application for Verizon Wireless's EUG Clearwater Wireless Communication Facility

A Proposal Submitted to Springfield, OR

Prepared by
Smartlink, LLC
621 SW Alder St Ste 660
Portland, OR 97205
5/1/2015

Date Received:

MAY 01 2015

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I. PROPOSAL SUMMARY INFORMATION

Verizon Wireless File No.: EUG Clearwater

Applicant: Verizon Wireless
c/o Smartlink, LLC
621 SW Alder St Ste 660
Portland, OR 97205

Preparer for Applicant: Lauren Russell
Verizon Wireless
c/o Smartlink, LLC
621 SW Alder St Ste 660
Portland, OR 97205

Property Owner: Jasper Junction LLC
c/o John Erving, Broker
85831 Parklane Cir
Pheasant Hills, OR 97455

Request: Discretionary Use and Site Plan Review approval to install a new 85'-0" monopine wireless communication facility with 12 antennas and associated equipment in a 12'-0" x 26'-0" new equipment shelter within a 40'-0" x 40'-0" wireless lease compound and a new 20'-0" wide access road to connect existing gravel access road on the property approximately 60'-0" to the lease compound.

Location: 4164 Jasper Rd
Springfield, OR 97478
Parcel: 18020523-100

Zoning: Community Commercial (CC)

Date Received:

MAY 01 2015

II. INTRODUCTION

Verizon Wireless is in the process of expanding its wireless communications network in Oregon and many other western states. Verizon Wireless's telecommunication devices represent the next generation of wireless devices, including LTE (Long Term Evolution) technology. LTE, also known as 4G, is designed for the most advanced technologies of wireless devices, such as smart phones with high speed data transfer, streaming videos and music, turn-by-turn navigation, GPS, email, web browsing, mobile apps, and video messaging, which are essential capabilities in the information age.

In order to improve these services, Verizon Wireless is expanding its wireless network. Verizon Wireless's network functions by splitting a region into smaller geographic areas called cells. Each cell is served by a transmitter and receiver or base station. As a caller moves across the landscape, the call is passed, or "handed-off," from one base station to another. Each base station is connected to a mobile telephone switching office, which is linked to the land based phone network serving your home or office.

Individual base station site locations, such as the proposed site, are selected based on a number of considerations related to topography, distance from other base stations, proximity to traffic corridors, and other technical features. Verizon Wireless's engineers utilize computer modeling and radio testing to determine potential sites. Because each base station consists of very low powered transmitters, which cover a relatively small geographic area, there is limited flexibility in site selection.

Verizon Wireless's proposed new wireless communication facility at 4164 Jasper Road is needed to close a significant gap in both service coverage and capacity. Currently Verizon Wireless has one site with a single sector pointed toward the area of concern and the data usage demands exceed the existing capacity. This existing site, EUG Springfield, will soon be decommissioned, which will create a coverage gap on top of the capacity gap. With the installation of the proposed wireless facility, Verizon Wireless is committed to providing quality wireless services to Springfield for years to come.

Date Received:

III. COMPLIANCE WITH SPRINGFIELD ORDINANCE NUMBER 4.3-145 WIRELESS TELECOMMUNICATIONS SYSTEM (WTS) FACILITIES

A. Purpose

This section is intended to:

1. *Implement the requirements of the Federal Telecommunications Act of 1996;*
2. *Provide a uniform and comprehensive set of standards and review procedures for the placement, operation, alteration, and removal of WTS facilities;*
3. *Allow new WTS facilities where necessary to provide service coverage and there is a demonstrated need that cannot be met through existing facilities;*
4. *Maximize the use of existing facilities in order to minimize the need to construct additional facilities;*
5. *Encourage the siting of new WTS facilities in preferred locations;*
6. *Lessen impacts of new WTS facilities on surrounding residential areas; and*
7. *Minimize visual impacts of new WTS facilities through careful design, configuration, screening, and innovative camouflaging techniques.*

Response: The Applicant's proposed project comports with the purposes of this ordinance. The Applicant is requesting the approval of a new WTS facility because there is a demonstrated need that cannot be met through existing facilities. The proposed WTS facility would be designed to lessen its impact on surrounding areas.

B. Applicability/Conflicts

1. ***Applicability.*** *This Section applies within Springfield's city limits and its Urban Services Area. No WTS facility may be constructed, altered (to include co-locations,) or replaced, unless exempt, without complying with the requirements of this Section. Exempt facilities are listed in Subsection D below.*

Response: The proposed WTS facility is not listed as exempt under Subsection D. Therefore it must comply with the requirements of this Section.

2. ***Conflicts.*** *In cases where:*
 - a. *The development standards of this Section conflict with other Sections of this Code, these standards will prevail.*
 - b. *These development standards conflict with Federal and/or State regulation, the Federal and/or State regulations will prevail.*

Response: The Applicant will comply with this standard.

Date Received:

C. Pre-Existing WTS Facilities

- A. WTS facilities that lawfully existed prior to the adoption of this Ordinance codified in this Section shall be allowed to continue their use as they presently exist.**
- B. Routine maintenance will be permitted on lawful pre-existing WTS facilities as specified in Subsection D.1.**
- C. Lawfully existing WTS facilities may be replaced as specified in Subsection D.2..**

Response: Not applicable. The proposed WTS facility is a new monopine that did not exist prior to the adoption of this Ordinance codified in this Section.

D. Exemptions

The following shall be considered exempt structures or activities, however, all other applicable Federal, State, and City permits will be required:

- A. Emergency or routine repairs or routine maintenance of previously approved WTS facilities.**
- B. Replacement of existing previously approved WTS facilities.**
 - a. A WTS facility may be replaced if it:**
 - i. Is in the exact location of the facility being replaced;**
 - ii. Is of a construction type identical in height, size, lighting, and painting;**
 - iii. Can accommodate the co-location of additional antennas or arrays;**
 - iv. Does not increase radio frequency emission from any source; and**
 - v. Does not intrude or cause further intrusion into a setback area.**
 - b. Those WTS facilities that cannot meet the replacement standard in Subsection D.2.a. will be treated as new construction, requiring Type I or III review as specified in Subsection H.**
- C. Industrial, scientific, and medical equipment operating at frequencies designated for that purpose by the Federal Communications Commission.**
- D. Essential public telecommunications services: military, Federal, State, and local government telecommunications facilities.**
- E. Amateur and citizen band radio transmitters and antennas.**
- F. Military or civilian radar operating within the regulated frequency ranges for the purpose of defense or aircraft safety.**
- G. Antennas (including, but not limited to: direct-to-home satellite dishes; TV antennas; and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations.**
- H. Low-powered networked telecommunications facilities including, but not limited to, microcell radio transceivers located on existing utility poles and light standards within public right-of-way.**

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1. ***Cell on Wheels (COW,) which are permitted as temporary uses in nonresidential Metro Plan or 2030 Springfield Refinement Plan designations for a period not to exceed 14 days, or during a period of emergency as declared by the City, County, or State.***

Response: The proposed WTS facility is not listed as an exempt structure.

E. Definitions

***The words and phrases used in this Section shall have the following meanings:
[The remainder of this subsection was intentionally excluded because it does not prompt an Applicant response.]***

Response: No response necessary.

F. General Standards

The Federal Telecommunications Act of 1996 establishes limitations on the siting standards that local governments can place on WTS facilities. Section 704 of the Act states that local siting standards shall not:

- 1) ***“unreasonably discriminate among providers of functionally equivalent services”***
- 2) ***“prohibit or have the effect of prohibiting the provision of personal wireless services.”***

All applications for WTS facilities are subject to the standards in this Section to the extent that they do not violate Federal limitations on local siting standards. Where application of the standards found in this Section constitutes a violation, the least intrusive alternative for providing coverage shall be allowed as an exception to the standards.

1. ***Design for Co-Location. All new towers shall be designed to structurally accommodate the maximum number of additional users technically practicable.***

Response: As illustrated in the “Proposed Tower Load Elevation” on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would be designed to structurally accommodate two additional users.

2. ***Demonstrated Need to New WTS Facilities. Applications shall demonstrate that the proposed WTS facility is necessary to close a significant gap in service coverage or capacity for the carrier and is the least intrusive means to close the significant gap.***

Response: As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the proposed WTS facility is needed to close a significant gap in

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Land Use Application

both service coverage and capacity. Currently Verizon Wireless has one site with a single sector pointed toward the area of concern and the data usage demands exceed the existing capacity. This existing site, EUG Springfield, will soon be decommissioned, which will create a coverage gap on top of the capacity gap.

As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area.

The nearest existing tower at 4680 Main Street is 0.85 mile north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon’s EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective.

There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer’s minimum antenna centerline height of 75 feet.

- 3. Lack of Coverage and Lack of Capacity. The application shall demonstrate that the gap in service cannot be closed by upgrading other existing facilities. In doing so, evidence shall clearly support a conclusion that the gap results from a lack of coverage and not a lack of capacity to achieve adequate service. If the proposed WTS facility is to improve capacity, evidence shall further justify why other methods for improving service capacity are not reasonable, available, or effective.**

Response: As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the decommissioning of the EUG Springfield site will create a gap from a lack of coverage in an area that is already experiencing a gap from a lack of capacity.

Date Received:

Land Use Application

4. ***Identify the Least Intrusive Alternative for Providing Coverage. The application shall demonstrate a good faith effort to identify and evaluate less intrusive alternatives, including, but not limited to, less sensitive sites, alternative design systems, alternative tower designs, the use of repeaters, or multiple facilities. Subsection F.5. defines the type of WTS facilities that are allowed in each zoning district.***

Response: As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area.

The nearest existing tower at 4680 Main Street is 0.85 mile north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon’s EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective.

There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is t

Because the to-be-decommissioned site’s antennas had a centerline of 160 feet, the replacement site would either need to match that height or be as tall as permissible. Instead of proposing a new 160-foot tall tower, Verizon proposes to make use of multiple less intrusive facilities. The replacement plan includes the proposed WTS facility and EUG Aster, a co-location on the existing tower located at 693 36th Street (permit #811-SPR2014-02174.) By using multiple facilities, the proposed WTS facility antennas would have a centerline of 90 feet, which would provide an acceptable replacement signal strength, allowing the current customers to maintain service.

5. ***Location of WTS Facilities by Type. Subsection E. defines the various types of WTS facilities by their visual impact. These are: high visibility, moderate visibility, low***

Date Received:

visibility, and stealth facilities. Table 4.3-1 lists the type of WTS facilities allowed in each of Springfield's zoning districts.

Response: The proposed WTS facility would be a monopine, which is a moderate visibility facility. Moderate visibility facilities are allowed in the subject property's Community Commercial zoning district.

6. Maximum Number of High Visibility WTS Facilities. No more than 1 high visibility facility is allowed on any 1 lot/parcel.

[The remainder of this subsection was intentionally excluded because it discusses high visibility facilities and thus does not apply to this project.]

Response: Not applicable. The proposed WTS facility would be a moderate visibility facility. There are no existing WTS facilities on the subject property.

7. Separation between Towers. No new WTS tower may be installed closer than 2,000 feet from any existing tower unless supporting findings can be made under Subsections F.2., 3., and 4. By the Approval Authority.

Response: As illustrated in the attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers,) the nearest existing tower is 0.85 mile, or 4,488 feet, away from the proposed WTS facility.

8. WTS Facilities Adjacent to Residentially Zoned Property. In order to ensure public safety, all towers located on or adjacent to any residential zoning district shall be set back from all residential property lines by a distance at least equal to the height of the facility, including any antennas or other appurtenances. The setback shall be measured from the part of the WTS tower that is closest to the neighboring residentially zoned property.

Response: As illustrated in the "Proposed Site Plan" on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would be set back more than 267 feet from the residential property to the west and more than 322 feet from the residential property to the east, which is greater than the 90-foot antenna tip height.

9. Historic Buildings and Structures. No WTS facility shall be allowed on any building or structure, or in any district, that is listed on any Federal, State, or local historic register unless a finding is made by the Approval Authority that the proposed facility will have no adverse effect on the appearance of the building, structure, or district. No change in architecture and no high or moderate visibility WTS facilities are permitted on any building or any site within a historic district. Proposed WTS facilities in the Historic Overlay District are also subject to the applicable provisions of Section 3.3-900.

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Response: Not applicable. The proposed WTS facility would not be located on a historic building or structure.

10. Equipment Location. The following location standards shall apply to WTS facilities:

a. No WTS facility shall be located in a front, rear, or side yard building setback in any base zone and no portion of any antenna array shall extend beyond the property lines;

Response: As illustrated in the “Proposed Site Plan” on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would be located more than 53 feet from the nearest property line, which is greater than the required 10-foot interior setback.

b. Where there is no building, the WTS facility shall be located at least 30 feet from a property line abutting a street;

Response: As illustrated in the “Proposed Site Plan” on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would be located 111 feet from the nearest property line abutting a street.

c. For guyed WTS towers, all guy anchors shall be located at least 50 feet from all property lines.

Response: Not applicable. The proposed WTS facility would not include any guy wires.

11. Tower Height. Towers may exceed the height limits otherwise provided for in this Code. However, all towers greater than the height limit of the base zone shall require Discretionary Use approval through a Type III review process, subject to the approval criteria specified in Subsection I.

Response: There is no maximum building height in the Community Commercial zoning district except within fifty feet of a Low Density Residential or Medium Density Residential zoning district to the east, west, or south, where the maximum height is no greater than that permitted within the residential zoning district. Because the proposed WTS facility is located more than 50 feet from the adjacent properties zoned Low Density Residential and Medium Density Residential to the east and west, respectively, there is no height limit.

12. Accessory Building Size. All accessory buildings and structures built to contain equipment accessory to a WTS facility shall not exceed 12 feet in height unless a greater height is necessary and required by a condition of approval to maximize architectural integration. Each accessory building or structure located on any residential or public land and open space zoned property is limited to 200 square feet, unless approved through the Discretionary Use process.

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Response: As illustrated in the “Shelter Details” on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility’s accessory equipment shelter would be 10’-6” in height. Because the subject property is zoned Community Commercial, the accessory equipment structure is not limited in square footage.

13. Visual Impact. *All new WTS facilities shall be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage. All facilities shall also be designed to be compatible with existing architectural elements, building materials, and other site characteristics. The applicant shall use the least visible antennas reasonably available to accomplish the coverage objectives. All high visibility and moderate visibility facilities shall be sited in a manner to cause the least detriment to the viewshed of abutting properties, neighboring properties, and distant properties.*

Response: The proposed WTS facility would be designed to minimize the visual impact to the greatest extent practicable by means of placement, screening, landscaping, and camouflage.

Placement: As illustrated in the “Proposed Site Plan” on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would be located on a large parcel more than 240 feet from S 42nd Avenue, more than 110 feet from the Horace Street right-of-way, more than 267 feet from the school property to the west, and more than 50 feet from the commercial property to the north. As illustrated in attached photo simulation looking west (Exhibit D – Visual Impact Study,) the proposed WTS facility would be located near existing trees of various sizes, which would help the facility blend in with the context of the site.

Screening and landscaping: The proposed WTS facility would be surrounded by a 6-foot tall chain link fence with barbed wire and a 5-foot wide landscape buffer. As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the landscaping surrounding the proposed WTS facility would comply with the landscaping, screening, and fence standards. The proposed screening and landscaping would minimize the visual impact of the equipment area and tower base.

Camouflage: The proposed WTS facility would be a monopine. As illustrated in the “Proposed East Elevation” on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. The attached photo simulations (Exhibit D – Visual Impact Study) also illustrate the proposed monopine design. Compared to an unstealthed monopole, the proposed facility would better blend with the context of the site and thus minimizes the visual impact.

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14. Minimize Visibility. Colors and materials for WTS facilities shall be nonreflective and chosen to minimize visibility. Facilities, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background, unless required by any other applicable law.

Response: As illustrated in the “Proposed East Elevation” on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. As illustrated in the “Shelter Details” on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations,) the shelter would have an exposed brown aggregate finish. Additionally, the proposed fence and landscaping would further minimize the visibility of the facility.

15. Camouflaged Facilities. All camouflaged WTS facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The facility shall also be appropriate for the specific site. In other words, it shall no “stand out” from its surrounding environment.

Response: The proposed WTS facility would be a monopine. As illustrated in the “Proposed East Elevation” on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed tower would be designed to look as much like a tree as possible, with branches, low-profile antennas colored green to blend with the branches, and a pole colored to match the trunks of the surrounding trees. As illustrated in attached photo simulation looking west (Exhibit D – Visual Impact Study,) the proposed WTS facility would be located near existing trees of various sizes, which would help the facility blend in with the context of the site.

16. Façade-Mounted Antenna. Façade-mounted antennas shall be architecturally integrated into the building design and otherwise made as unobtrusive as possible. If possible, antennas shall be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not extend more than 2 feet out from the building face.

Response: Not applicable. The proposed WTS facility would not be mounted to an existing structure.

17. Roof-Mounted Antenna. Roof-mounted antennas shall be constructed at the minimum height possible to serve the operator’s service area and shall be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties.

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Response: Not applicable. The proposed WTS facility would not be mounted to an existing structure.

18. Compliance with Photo Simulations. As a condition of approval and prior to final staff inspection of the WTS facility, the applicant shall submit evidence, e.g., photos, sufficient to prove that the facility is in substantial conformance with photo simulations provided with the initial application. Nonconformance shall require any necessary modification to achieve compliance within 90 days of notifying the applicant.

Response: The Applicant will comply with this standard.

19. Noise. Noise from any equipment supporting the WTS facility shall comply with the regulations specified in OAR 340-035-0035.

Response: As described in the attached noise report (Exhibit E – Noise Report,) the equipment supporting the proposed WTS facility would comply with the regulations specified in OAR 340-035-0035.

20. Signage. No signs, striping, graphics, or other attention-getting devices are permitted on any WTS facility except for warning and safety signage that shall:

- a. Have a surface area of no more than 3 square feet;**
- b. Be affixed to a fence or equipment cabinet; and**
- c. Be limited to no more than 2 signs, unless more are required by any other applicable law.**

Response: As illustrated on Sheet A-8 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility would contain only the required warning and safety signage.

21. Traffic Obstruction. Maintenance vehicles servicing WTS facilities located in the public or private right-of-way shall not park on the traveled way or in a manner that obstructs traffic.

Response: Not applicable. The proposed WTS facility would not be located in the public or private right-of-way.

22. Parking. No net loss in required on-site parking spaces shall occur as the result of the installation of any WTS facility.

Response: Because there are currently no required on-site parking spaces on the subject property, there would be no net loss in required on-site parking spaces as a result of the installation of the proposed WTS facility.

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23. Sidewalks and Pathways. Cabinets and other equipment shall not impair pedestrian use of sidewalks or other pedestrian paths or bikeways on public or private land.

Response: As illustrated in the “Proposed Compound Plan” on Sheet A-1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed WTS facility’s equipment would all be located within the fenced lease area and would not impair the use of sidewalks, pedestrian paths, or bikeways.

24. Lighting. WTS facilities shall not include any beacon lights or strobe lights, unless required by the Federal Aviation Administration (FAA) or other applicable authority. If beacon lights or strobe lights are required, the Approval Authority shall review any available alternatives and approve the design with the least visual impact. All other site lighting for security and maintenance purpose shall be shielded and directed downward, and shall comply with the outdoor lighting standards in Section 4.5-100, unless required by any other applicable law.

Response: As described in the attached letter from the Oregon Department of Aviation (Exhibit F – FAA/ODA Determinations,) no marking or lighting are necessary for aviation safety. As illustrated in the “Shelter Details” on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations,) the light fixture on the proposed WTS facility’s equipment shelter would have a sharp cutoff in order to comply with the outdoor lighting standards.

25. Landscaping. For WTS facilities with towers that exceed the height limitations of the base zone, at least 1 row of evergreen trees or shrubs, not less than 4 feet high at the time of planting and spaced out no more than 15 feet apart, shall be provided in the landscape setback. Shrubs shall be of a variety that can be expected to grow to form a continuous hedge at least 5 feet in height within 2 years of planting. Trees and shrubs in the vicinity of guy wires shall be of a kind that would not exceed 20 feet in height or would not affect the stability of the guys. In all other cases, the landscaping, screening, and fence standards specified in Section 4.4-100 shall apply.

Response: As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the landscaping surrounding the proposed WTS facility would comply with the landscaping, screening, and fence standards.

26. Prohibited WTS Facilities.

- a. Any high or moderate visibility WTS facility in the Historic Overlay District.**
- b. Any WTS facility in the public right-of-way that severely limits access to abutting property, which limits public access or use of the sidewalk, or which constitutes a vision clearance violation.**

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c. Any detached WTS facility taller than 150 feet above finished grade at the base of the tower.

Response: The proposed WTS facility is not within the Historic Overlay District or the public right-of-way and would not be taller than 150 feet. Therefore it is not a prohibited facility.

27. Speculation. No application shall be accepted or approved for a speculation WTS tower, i.e., from an applicant that simply constructs towers and leases tower space to service carriers, but is not a service carrier, unless the applicant submits binding written commitment or executed lease from a service carrier to utilize or lease space on the tower.

Response: The Applicant represents Verizon Wireless and is not proposing a speculation WTS facility.

G. Application Submittal Requirements

All applications for a WTS facility shall provide the following reports, documents, or documentation:

1. Submittal Requirements for Low Visibility and Stealth Facilities (Type I Review). All applications for low visibility and stealth WTS facilities shall submit the following reports and documentation:

Response: Although the proposed WTS facility is a moderate visibility facility, per Subsection G(2) below, this application must include all of the required materials for low visibility and stealth WTS facilities.

a. Narrative. The application shall include a written narrative that describes in detail all of the equipment and components proposed to be part of the WTS facility, including, but not limited to, towers, antennas and arrays, equipment cabinets, back-up generators, air conditioning units, lighting, landscaping, and fencing.

Response: The equipment and components proposed to be part of the proposed WTS facility include:

- 85-foot monopine stealth pole
- 12 panel antennas
- 12 RRUs
- 3 splitters/surge suppressors
- 12 coax cables
- 2 hybrid cables
- 1 utility H-frame
- 1 ice bridge

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- 1 GPS antenna
 - 12'-0" x 26'-0" concrete equipment slab
 - 12'-0" x 26'-0" pre-fabricated equipment shelter with 8 cabinets, 1 30kVa natural gas generator, and 2 air conditioning units
 - 1 150 watt light fixture with sharp cutoff on shelter exterior
 - 1 LED light fixture tilted down attached to H-Frame
 - 6-foot tall chain link fence with barbed wire surrounding the 40'-0" x 40'-0" lease area with a 12-foot wide chain link gate
 - 5-foot wide landscaping buffer surrounding the lease compound including Gold Leyland Cypress trees and Blue Blossom and Oregon Grape shrubs
- b. ***Geographic Service Area. The applicant shall identify the geographic service area for the proposed WTS facility, including a map showing all of the applicant's and any other existing sites in the local service network associated with the gap the facility is meant to close. The applicant shall describe how this service area fits into and is necessary for the service provider's service network. The service area map for the proposed WTS facility shall include the following:***
- i. *The area of significant gap in the existing coverage area;*
 - ii. *The service area to be effected by the proposed WTS facility;*
 - iii. *The locations of existing WTS tower facilities where co-location is possible within a 5-mile radius of the proposed WTS facility.*

Response: The attached letter from the Radio Frequency Engineer (Exhibit B – RF Justification Letter) explains the area of significant gap in the existing coverage area and the service area to be effected by the proposed WTS facility. The attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers) includes all existing WTS tower facilities where co-location is possible within a 5-mile radius of the proposed WTS facility.

- c. ***Co-Location. An engineer's analysis/report of the recommended site location area is required for the proposed WTS facility. If an existing structure approved for co-location is within the area recommended by the engineer's report, reasons for not collocating shall be providing demonstrating at least one of the following deficiencies:***
- i. *The structure is not of sufficient height to meet engineering requirements;*
 - ii. *The structure is not of sufficient structural strength to accommodate the WTS facility, or there is a lack of space on all suitable existing towers to locate proposed antennas;*
 - iii. *Electromagnetic interference for one or both WTS facilities will result from co-location.*

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iv. The radio frequency coverage objective cannot be adequately met.

Response: As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area.

The nearest existing tower at 4680 Main Street is 0.85 mile north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon’s EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective.

There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer’s minimum antenna centerline height of 75 feet.

d. Plot Plan. A plot plan showing: the lease area, antenna structure, height above grade and setback from property lines, equipment shelters and setback from property lines, access, the connection point with the land line system, and all landscape areas intended to screen the WTS facility.

Response: The plot plan is illustrated in the “Proposed Site Plan” on Sheet A-0 and the “Proposed Compound Plan” on Sheet A-1 of the attached drawings (Exhibit A – Site Plan and Elevations.)

e. RF Emissions. An engineer’s statement that the RF emissions at grade, or at the nearest habitable space when attached to an existing structure, complies with FCC rules for these emissions; the cumulative RF emissions if co-located. Provide the RF range in megahertz and the wattage output of the equipment.

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Response: The attached Non-Ionizing Electromagnetic Exposure Analysis (Exhibit G – NIER Report) verifies the proposed facility’s compliance with FCC rules for emissions.

f. Description of Service. A description of the type of service offered, including, but not limited to: voice, data, video, and the consumer receiving equipment.

Response: The proposed antennas include 700 MHz, 800 MHz, AWS (advanced wireless service,) and PCS (personal communication service,) which would provide voice and data service needed to support smart phones and tablets with high speed data transfer, streaming videos and music, turn-by-turn navigation, GPS, email, web browsing, mobile apps, and video messaging.

g. Provider Information. Identification of the provider and backhaul provider, if different.

Response: The provider is Verizon Wireless (VAW) LLC, whose contact information is:

One Verizon Way
Mail Stop 4AW100
Basking Ridge, NJ 07920

h. Zoning and Comprehensive Plan Designation. Provide the zoning and applicable comprehensive plan (e.g., Metro Plan, 2030 Springfield Refinement Plan) designation of the proposed site and the surrounding properties within 500 feet.

Response: The subject property is zoned Community Commercial and is designated as commercial by the comprehensive plan. The zoning designations of the surrounding properties can be found in the “Proposed Site Plan” on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations.)

i. FCC, FAA, or Other Required Licenses and Determinations. Provide a copy of all pertinent submittals to the FCC, FAA, or other State or Federal agencies including environmental assessments and impact statements and the data, assumptions, calculations, and measurements relating to RF emissions safety standards.

Response: Verizon Wireless’s FCC licenses for the Springfield market are attached as Exhibit H – FCC Licenses. Determinations by the Oregon Department of Aviation and the Federal Aviation Administration are attached as Exhibit F - FAA and ODA Determinations.

2. Submittal Requirements for Moderate and High Visibility Facilities (Type III Review.) Applications for moderate and high visibility WTS facilities shall require

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There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer's minimum antenna centerline height of 75 feet.

Because the to-be-decommissioned site's antennas had a centerline of 160 feet, the replacement site would either need to match that height or be as tall as permissible. Instead of proposing a new 160-foot tall tower, Verizon proposes to make use of multiple less intrusive facilities. The replacement plan includes the proposed WTS facility and EUG Aster, a co-location on the existing tower located at 693 36th Street (permit #811-SPR2014-02174.) By using multiple facilities, the proposed WTS facility antennas would have a centerline of 90 feet, which would provide an acceptable replacement signal strength, allowing the current customers to maintain service.

b. Construction. Describe the anticipated construction techniques and timeframe for construction or installation of the WTS facility to include all temporary staging and the type of vehicles and equipment to be used.

Response: Total construction for this project is estimated at one month and is anticipated to exclude any night construction activities. Construction personnel would fluctuate between 4 to 8 members depending on the activity. Utilities for the site would be coordinated with local utilities and would be extended to the construction site via a 36-inch deep underground trench. Trenching would be completed with a standard walk behind unit. A Caterpillar 325 Series or equivalent excavator would be required for 2 to 3 days to complete ground preparation for the tower and shelter foundation. Concrete for the foundation would be delivered in a single day and would require only standard concrete delivery trucks for installation. The tower and equipment shelter are pre-fabricated and would be delivered by truck. A 100-foot crane would be utilized on site for 2 to 3 days to complete the shelter placement and tower erection. Construction personnel would require approximately 2 weeks to complete the installation of coaxial cable, antennas, equipment, and electronics. Full-size pickup trucks would facilitate construction during this phase. All construction would be completed with respect to the surrounding environment and with a focus on minimizing impact to the surrounding community.

c. Maintenance. Describe the anticipated maintenance and monitoring program for the antennas, back-up equipment, and landscaping.

Response: It is anticipated that there would be one maintenance visit per month.

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- d. ***Noise/Acoustical Information.*** Provide the manufacturer's specifications for all noise-generating equipment including, but not limited to, air conditioning units and back-up generators, and a depiction of the equipment location in relation to abutting properties.

Response: As described in the attached noise report (Exhibit E – Noise Report,) the equipment supporting the proposed WTS facility would comply with the regulations specified in OAR 340-035-0035.

- e. ***Landscaping and Screening.*** Discuss how the proposed landscaping and screening materials will screen the site at maturity.

Response: As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the landscaping surrounding the proposed WTS facility would comply with the landscaping, screening, and fence standards.

- f. ***Co-Location.*** In addition to the co-location requirements specified in Subsection G.1.c., the applicant shall submit a statement from an Oregon registered engineer certifying that the proposed WTS facility and tower, as designed and built, will accommodate co-locations and that the facility complies with non-ionizing electromagnetic radiation emission standards as specified by the FCC. The applicant shall also submit:

- i. A letter stating the applicant's willingness to allow other carriers to co-locate on the proposed facilities wherever technically and economically feasible and aesthetically desirable;
- ii. A copy of the original Site Plan for the approved WTS facility updated to reflect current and proposed conditions on the site; and
- iii. A depiction of the existing WTS facility showing the proposed placement of the co-located antenna and associated equipment. The depiction shall note the height, color, and physical arrangement of the antenna and equipment.

Response: The proposed WTS facility would be designed to accommodate two additional carriers, which will be confirmed by a structural analysis to be supplied as part of the building permit application. The attached Non-Ionizing Electromagnetic Exposure Analysis (Exhibit G – NIER Report) verifies the proposed facility's compliance with FCC rules for emissions.

A letter stating Verizon Wireless's willingness to allow other carriers to co-locate on the proposed WTS facility wherever technically and economically feasible and aesthetically desirable is attached as Exhibit I – Co-location Agreement.

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The Applicant will submit a copy of the original site plan for the approved WTS facility updated to reflect current and proposed conditions on the site upon approval of the site plan review.

The number and types of antennas that could be accommodated on the proposed WTS facility is illustrated in the “Proposed Tower Load Elevation” on Sheet A-2 of the attached drawings (Exhibit A – Site Plan and Elevations.)

- g. Lease. If the site is to be leased, a copy of the proposed or existing lease agreement authorizing development and operation of the proposed WTS facility.***

Response: An excerpt of the draft lease is attached as Exhibit J – Lease Excerpt.

- h. Legal Access. The applicant shall provide copies of existing or proposed easements, access permits, and/or grants of right-of-way necessary to provide lawful access to and from the site to a City street or State highway.***

Response: The attached lease (Exhibit J – Lease Excerpt) includes information on a proposed easement and the attached title report (Exhibit K – Title Report) includes information on existing easements.

- i. Lighting and Marking. Any proposed lighting and marking of the WTS facility, including any required by the FAA.***

Response: As described in the attached letter from the Oregon Department of Aviation (Exhibit F – FAA/ODA Determination,) no marking or lighting is necessary for aviation safety. As illustrated in the “Shelter Details” on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations,) the light fixture on the proposed WTS facility’s equipment shelter would have a sharp cutoff and the light fixture on the proposed H-Frame would tilt down in order to comply with the outdoor lighting standards.

- j. Utilities. Utility and service lines for proposed WTS facilities shall be placed underground.***

Response: As illustrated in the “Proposed Site Plan” on Sheet A-0 and the “Proposed Compound Plan” on Sheet A-1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the utility and service lines for the proposed WTS facility would be placed underground.

- k. Alternative Site Analysis. The applicant shall include an analysis of alternative sites and technological design options for the WTS facility within and outside of the City that are capable of meeting the same service objectives as the proposed site with an equivalent or lesser visual***

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or aesthetic impact. If a new tower is proposed, the applicant shall demonstrate the need for a new tower and why alternative locations and design alternatives, or alternative technologies including, but not limited to microcells and signal repeaters, cannot be used to meet the identified service objectives.

Response: As described in the attached letter from the radio frequency engineer (Exhibit B – RF Justification Letter,) the search area assigned by the radio frequency engineer to the real estate consultant was determined by the current coverage provided by the to-be-decommissioned EUG Springfield site, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need and thus a new tower is necessary. The attached inventory of existing towers map (Exhibit C – Inventory of Existing Towers) shows all existing towers within five miles of the proposed WTS facility, none of which fall within the assigned search area.

The nearest existing tower at 4680 Main Street is 0.85 mile north of the proposed WTS facility, which is too far north from the assigned search area to adequately meet the coverage objective. The next nearest tower at 693 36th Street is 1.27 miles northwest of the proposed WTS facility is already a Verizon site – EUG Aster. The only other existing tower that is fewer than 2 miles from the proposed WTS facility is the tower at 3950 Kathryn Avenue, which is 1.64 miles northwest and very close to Verizon’s EUG Aster site. This tower would provide very similar coverage to the EUG Aster site and would also not adequately meet the coverage objective.

There are no existing buildings within the search area that could be used for co-location opportunities. The majority of the search area is zoned Low Density Residential and there are also 2 properties zoned Community Commercial and 3 properties zoned Neighborhood Commercial. Existing buildings on the non-residential properties are one- and two-story buildings, which is too short to meet the engineer’s minimum antenna centerline height of 75 feet.

Because the to-be-decommissioned site’s antennas had a centerline of 160 feet, the replacement site would either need to match that height or be as tall as permissible. Instead of proposing a new 160-foot tall tower, Verizon proposes to make use of multiple less intrusive facilities. The replacement plan includes the proposed WTS facility and EUG Aster, a co-location on the existing tower located at 693 36th Street (permit #811-SPR2014-02174.) By using multiple facilities, the proposed WTS facility antennas would have a centerline of 90 feet, which would provide an acceptable replacement signal strength, allowing the current customers to maintain service.

- I. ***Visual Impact Study and Photo Simulations. The applicant shall provide a visual impact analysis showing the maximum silhouette, viewshed***

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analysis, color and finish palette, and screening for all components of the proposed WTS facility. The analysis shall include photo simulations and other information necessary to determine visual impact of the facility as seen from multiple directions. The applicant shall include a map showing where the photos were taken.

Response: The maximum silhouette of the proposed WTS facility is illustrated in the attached shadow analysis drawing (Exhibit D – Visual Impact Study.) The attached photo simulations (Exhibit D – Visual Impact Study) show three views of the proposed WTS facility and include a map showing where the photos were taken.

3. Independent Consultation Report.

a. Review and approval of WTS facilities depends on highly specialized scientific and engineering expertise not ordinarily available to Springfield staff or to residents who may be adversely impacted by the proposed development of these facilities. Therefore, in order to allow the Approval Authority to make an informed decision on a proposed WTS facility, the Director may require the applicant to fund an independent consultation report for all new moderate and high visibility facilities. The consultation shall be performed by a qualified professional with expertise pertinent to the scope of the service requested.

Response: The Applicant will comply with this standard.

b. The scope of the independent consultation shall focus on the applicant's alternatives analysis. The consultant will evaluate conclusions of the applicant's analysis to determine if there are alternative locations or technologies that were not considered or which could be employed to reduce the service gap but with less visual or aesthetic impact. There may be circumstances where this scope may vary but the overall objective shall be to verify that the applicant's proposal is safe and is the least impactful alternative for closing the service gap.

Response: The Applicant will comply with this standard.

c. The applicant shall be informed of the Director's decision about the need for an independent consultation at the time of the Pre-Submittal Meeting that is required under Section 5.1-120(C.) It is anticipated that the independent consultation will be required when the applicant proposes to locate a moderate or high visibility WTS facility in a residential zoning district or within 500 feet of a residential zoning district. Other instances where a proposed WTS facility may have a visual or aesthetic impact on

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sensitive neighborhoods could also prompt the Director to require an independent consultation.

Response: The Applicant will comply with this standard.

H. Review Process

The review process is determined by the type of WTS facility or activity that is proposed. High or moderate visibility WTS facilities, defined in Subsection E, require Type III Planning Commission or Hearing Official review. Low visibility or stealth facilities and the co-location of new equipment on existing facilities are allowed under a Type I staff review with applicable building or electrical permits. Routine equipment repair and maintenance do not require planning review; however, applicable building and electrical permits are required.

1. Development Issues Meeting. *A Development Issues Meeting (DIM) as specified in Subsection 5.1-120(A) is required only for high and moderate visibility WTS facility applicants. Applicable development standards as specified in Subsection F and submittal requirements as specified in Subsection G will be discussed at the DIM.*

Response: A Development Issues Meeting was held on January 15, 2015. A letter confirming this meeting is attached as Exhibit L – Development Issues Meeting Letter.

2. Type I Review Process. *The following WTS facilities are allowed with the approval of the Director with applicable building and electrical permits:
[The remainder of this subsection was intentionally excluded because it is about WTS facilities subject to the Type I review process and thus does not apply to the proposed project.]*

Response: Not applicable. Because the proposed WTS facility is a moderate visibility facility, it is not subject to the Type I review process.

3. Type III Review Process. *The Planning Commission or Hearings Official review and approve a Discretionary Use application and a concurrently processed Site Plan Review application for the following WTS facilities:*

- a. High visibility and moderate visibility WTS facilities.*
- b. All other locations and situations not specified in Subsections H(2) and (3.)*
- c. The Planning Commission or Hearings Official will use the applicable criteria specified in Subsection I in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.*

Response: Because the proposed WTS facility is a moderate visibility facility, it subject to a Type III review of a Discretionary Use and a Site Plan Review applications.

4. Council Notification and Possible Review.

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- a. *A briefing memorandum shall be prepared and submitted to the City Council upon receipt of an application for a high or moderate visibility or any other WTS facility subject to review by the Planning Commission. By action of the City Council, an application for a facility proposed within the city limits may be evaluated for direct City Council review. In those instances where an application is elevated for direct review, the City Council shall be the Approval Authority and will use the applicable criteria specified in Subsection I in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.*
- b. *By agreement with Lane County, the Hearings Official shall be the Approval Authority for applications outside of the city limits but inside of the Springfield Urban Growth Boundary. The Hearings Official will use the applicable criteria in Subsection I in place of the Discretionary Use criteria in Section 5.9-120 to evaluate the proposal.*

Response: The Applicant will comply with this standard.

I. Approval Criteria

1. ***Low Visibility and Stealth WTS Facility Applications.** The Director shall approve the low visibility and stealth facility applications upon determination that the applicable standards specified in Subsection G are met.*

Response: Not applicable. The proposed WTS facility is a moderate visibility facility.

2. ***Moderate and High Visibility WTS Facility Applications.** The Approval Authority shall approve moderate visibility and high visibility WTS facility applications upon a determination that the applicable standards specified in Subsection G are met. Through the Discretionary Use review, the Approval Authority shall also determine if there are any impacts of the proposed WTS facility on adjacent properties and on the public that can be mitigated through application of other Springfield Development Code standards or conditions of approval as specified in Subsection J.*

Response: Compliance with the applicable standards specified in Subsection G begins on page 14 of this document.

J. Conditions of Approval

For Type III applications, the Approval Authority may impose any reasonable conditions deemed necessary to achieve compliance with the approval criteria as allowed by Section 5.9-125.

Response: The Applicant will comply with this standard.

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K. Maintenance

The property owner and carrier in charge of the WTS facility and tower shall maintain all equipment and structures, landscaping, driveways, and mitigating measures as approved. Additionally:

- 1. All WTS facilities shall maintain compliance with current RF emission standards of the FCC, the National Electric Safety Code, and all State and local regulations.*

Response: The Applicant will comply with this standard.

- 2. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.*

Response: The Applicant will comply with this standard.

L. Inspections

- 1. The City shall have the authority to enter onto the property upon which a WTS facility is located to inspect the facility for the purpose of determining whether it complies with the Building Code and all other construction standards provided by the City and Federal and State law.*

Response: The Applicant will comply with this standard.

- 2. The City reserves the right to conduct inspections at any, upon reasonable notice to the WTS facility owner. In the event the inspection results in a determination that violation of applicable construction and maintenance standards established by the City has occurred, remedy of the violation may include cost recovery for all City costs incurred in confirming and processing the violation.*

Response: The Applicant will comply with this standard.

M. Abandonment or Discontinuation of Use

The following requirements apply to the abandonment and/or discontinuation of use for all WTS facilities:

- 1. All WTS facilities located on a utility pole shall be promptly removed at the operator's expense at any time a utility is scheduled to be placed underground or otherwise moved.*

Response: Not applicable. The proposed WTS facility would not be located on a utility pole.

- 2. All operators who intend to abandon or discontinue the use of any WTS facility shall notify the City of their intentions no less than 60 days prior to the final day of use.*

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Response: The Applicant will comply with this standard.

3. WTS facilities shall be considered abandoned 90 days following the final day of use or operation.

Response: The Applicant will comply with this standard.

4. All abandoned WTS facilities shall be physically removed by the service provider and/or property owner no more than 90 days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.

Response: The Applicant will comply with this standard.

5. The City reserves the right to remove any WTS facilities that are abandoned for more than 90 days at the expense of the facility owner.

Response: The Applicant will comply with this standard.

6. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

Response: The Applicant will comply with this standard.

N. Review of WTS Facilities Standards

In the event that the Federal or State government adopts mandatory or advisory standards more stringent than those described in this Section, staff will prepare a report and recommendation for the City Council with recommendations on any necessary amendments to the City's adopted standards.

Response: No response necessary.

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IV. COMPLIANCE WITH SPRINGFIELD ORDINANCE NUMBER 5.9-100 DISCRETIONARY USES

5.9-105. Purpose

There are certain uses which, due to the nature of their impact on nearby uses and public facilities, require a case-by-case review and analysis at the Planning Commission or Hearing Official level. These impacts include, but are not limited to, the size of the area required for the full development of a proposed use, the nature of the traffic problems incidental to operation of a use, and the effect the use may have on any nearby existing uses. To mitigate these and other possible impacts, conditions may be applied to address potential adverse effects associated with the proposed use. This Section provides standards and procedures under which a Discretionary Use may be permitted, expanded, or altered.

Response: According to Section 4.3-145(H)(3) a moderate visibility WTS facility is subject to Discretionary Use review.

5.9-110. Siting of Schools

Schools are identified in the Metro Plan as key urban services, which shall be provided in an efficient and logical manner to keep pace with demand.

[The remainder of this subsection was intentionally excluded because it is about schools and thus does not relate to the proposed project.]

Response: Not applicable. No school is part of the proposed project.

5.9-115. Review

A. *New Discretionary Uses are reviewed under Type III procedure. Typically, a Discretionary Use application is reviewed concurrently with a Site Plan application. However, upon request from the applicant, the Director may allow the Discretionary Use application to be processed first.*

Response: The Applicant will comply with this standard.

B. *Expansions and alterations are reviewed under:*

[The remainder of this subsection was intentionally excluded because it is about expansions and alterations while the proposed project is a new use.]

Response: Not applicable. No expansion or alteration is part of the proposed project.

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5.9-120. Criteria

A Discretionary Use may be approved only if the Planning Commission or Hearings Official finds that the proposal conforms with the Site Plan Review approval criteria specified in Section 5.17-125, where applicable, and the following approval criteria:

A. The proposed use conforms with applicable:

1. Provisions of the Metro Plan;

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

2. Refinement plans;

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

3. Conceptual Development Plans; or

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

4. Specific Development Standards in this Code.

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

B. The site under consideration is suitable for the proposed use, considering:

1. The location, size, design, and operations characteristics of the use (operating characteristics include but are not limited to parking, traffic, noise, vibration, emissions, light, glare, odor, dust, visibility, safety, and aesthetic considerations, where applicable;)

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

2. Adequate and safe circulation exists for vehicular access to and from the proposed site and on-site circulation and emergency response as well as pedestrian , bicycle, and transit circulation;

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Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

- 3. *The natural and physical features of the site including, but not limited to, riparian areas, regulated wetlands, natural stormwater management/drainage areas, and wooded areas shall be adequately considered in the project design; and***

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

- 4. *Adequate public facilities and services are available including, but not limited to, utilities, streets, storm drainage facilities, sanitary sewer, and other public infrastructure.***

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

C. *Any adverse effects of the proposed use on adjacent properties and on the public can be mitigated through the:*

- 1. *Application of other Code standards (including, but not limited to, buffering from less intensive uses and increased setbacks;)***
- 2. *Site Plan Review approval conditions, where applicable;***
- 3. *Other approval conditions that may be required by the Approval Authority; and/or***
- 4. *A proposal by the applicant that meets or exceeds the cited Code standards and/or approval conditions.***

Response: Not applicable. According to Subsection D below, wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.

D. *Applicable Discretionary Use criteria in other Sections of this Code:*

- 1. *Wireless telecommunications systems facilities requiring a Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.3-145.***
- 2. *Alternative design standards for multifamily development are exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 3.2-245.***

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3. *Fences requiring Discretionary Use approval are exempt from Subsections A – C above but shall comply with the approval criteria in Section 4.4-115C.*
4. *The siting of public elementary, middle, and high schools requiring Discretionary Use approval is exempt from Subsections A – C above but shall comply with the approval criteria specified in Section 4.7-195.*

Response: Compliance with the approval criteria specified in Section 4.3-145 can be found in Part III of this document beginning on page 14.

5.9-125. *Conditions*

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Discretionary Use approval to be granted.

Response: The Applicant will comply with this standard.

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V. COMPLIANCE WITH SPRINGFIELD ORDINANCE NUMBER 5.17-100 SITE PLAN REVIEW

5.17-105. Purpose and Applicability

A. The purpose of Site Plan Review is to: facilitate and enhance the value of development; regulate the manner in which land is used and developed; ensure the provision of public facilities and services; maintain the integrity of the City's watercourses by promoting bank stability, assisting in flood protection and flow control, protecting riparian functions, minimizing erosion, and preserving water quality and significant fish and wildlife areas; provide for connectivity between different uses; utilize alternative transportation modes including walking, bicycling, and mass transit facilities; implement the Metro Plan, applicable refinement plans, and specific area plans and development plans; minimize adverse effects on surrounding property owners and the general public through specific approval conditions; and otherwise protect the public health and safety.

Response: According to Section 4.3-145(H)(3) a moderate visibility WTS facility is subject to Site Plan Review.

B. Site Plan Review is required for:

1. Single-family and duplex dwellings on properties zoned Medium Density Residential and High Density Residential in order to meet the minimum density requirements of these zones;

[The remainder of this subsection was intentionally excluded because it is about dwellings and thus does not relate to the proposed project.]

Response: Not applicable. No dwelling is part of the proposed project.

2. Multifamily residential, commercial, public and semi-public, and industrial development or uses, including construction of impervious surfaces for parking lots and storage areas, including:

a. New development on vacant sites and redevelopment as a result of demolition and removal of existing buildings and impervious surfaces on a formerly occupied site, except where a proposed development qualifies as an MDS Application in accordance with SDC Section 5.15.

b. Additions or expansions that exceed either 50 percent of the existing building gross floor area or 5,000 square feet or more of new building gross floor area and/or impervious surface area, except where a proposed development qualifies as an MDS Application in accordance with SDC Section 5.15.

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- c. Additions, expansions, and changes in use, regardless of size or intervening use, that:**
[The remainder of this subsection was intentionally excluded because it is about additions and expansions and thus does not relate to the proposed project.]
- d. Discretionary Uses, where applicable.**
- e. Development within the area of adopted Development Area Plans and Conceptual Development Plans.**
- f. Any uses listed in the applicable zoning, overlay, or plan district, which specifically requires Site Plan Review.**
- g. Certain wireless telecommunications systems facilities. See Section 4.3-145 for siting standards and review process for applicable underlying zoning district.**

Response: According to Section 4.3-145(H)(3) a moderate visibility WTS facility is subject to Site Plan Review.

C. No development permit will be issued by the City prior to approval of the Preliminary Site Plan application.

Response: The Applicant will comply with this standard.

5.17-110. Review

A. Pre-Application Options. Although voluntary, prospective applicants are generally encouraged to request a Development Issues Meeting (informal process) or Pre-Application Report (formal process) as specified in Section 5.1-120.

Response: A Development Issues Meeting was held on January 15, 2015. A letter confirming this meeting is attached as Exhibit L – Development Issues Meeting Letter.

B. Site Plans are reviewed under Type II procedure, unless otherwise specified elsewhere in this Code.

Response: The Applicant will comply with this standard.

5.17-115. Phased Development

The Director may approve phasing of development with the Site Plan Review application, subject to the following standards and procedures:

[The remainder of this subsection was intentionally excluded because it is about phased development and thus does not relate to the proposed project.]

Response: Not applicable. The proposed project does not include any phasing of development.

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5.17-120. Submittal Requirements

All Site Plan applications shall be prepared by an Oregon licensed Architect, Landscape Architect, Civil Engineer, or Surveyor as determined by the Director. A Site Plan shall contain all the elements deemed necessary by the Director to demonstrate that provisions of this Code are being fulfilled and may include, but not be limited to, the following:

- A. General Requirements. A Site Plan shall be drawn in ink on quality paper and shall contain the following information:**
- 1. The scale (appropriate to the area involved and sufficient to show detail of the plan and related data, for example: 1" = 30', 1" = 50', or 1" = 100',) north arrow, and date of preparation;**
 - 2. The street address and assessor's map and tax lot number;**
 - 3. The dimensions (in feet) and size (either square feet or acres) of the development area;**
 - 4. Proposed and existing buildings: location, dimensions, size (gross floor area,) conceptual floor plan, setbacks from property lines, distance between buildings, and height;**
 - 5. The location and height of proposed or existing fences, walls, outdoor equipment and storage, trash receptacles, and signs;**
 - 6. Proposed number of employees and future expansion plans;**
 - 7. Area and percentage of the site proposed for buildings, structures, driveways, sidewalks, patios, and other impervious surfaces. This information is necessary to allow staff to determine the Site Plan Review fee;**
 - 8. Observance of solar access requirements as specified in the appropriate zoning district;**
 - 9. Exterior elevations of all buildings and structures proposed for the development site;**
 - 10. Area and dimensions of all property to be conveyed, dedicated, or reserved for common open spaces, recreational areas, and other similar public and semi-public uses.**

Response: The site plan is on Sheets A-0 and A-1 of the attached drawings (Exhibit A – Site Plan and Elevations.)

- B. A Site Assessment of the entire development area prepared by an Oregon licensed Landscape Architect or Engineer and drawn to scale with existing contours at 1-foot intervals and percent of slope that precisely maps and delineates the areas described below. Proposed modifications to physical features shall be clearly indicated. The Director may waive portions of this requirement if there is a finding that the proposed development will not have an adverse impact on physical**

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features or water quality, either on the site or adjacent to the site. Adjacent properties include those within the distances specified in Section 5.17-105. Information required for adjacent properties may be generalized to show the connections to physical features. A Site Assessment shall contain the following information:

- 1. The name, location, dimensions, direction of flow, and top of bank of all watercourses that are shown on the Water Quality Limited Watercourse Map on file in the Development Services Department;*
- 2. The 100-year floodplain and floodway boundaries on the site, as specified in the latest adopted FEMA Flood Insurance Rate Maps or FEMA approved Letter of Map Amendment or Letter of Map Revision;*
- 3. The Time of Travel Zones, as specified in Section 3.3-200 and delineated on the Wellhead Protection Areas Map on file in the Development Services Department;*
- 4. Physical features including, but not limited to, significant clusters of trees and shrubs, watercourses shown on the Water Quality Limited Watercourse Map and their riparian areas, wetlands, and rock outcroppings;*
- 5. Soil types and water table information as mapped and specified in the Soils Survey of Lane County; and*
- 6. Natural resource protection areas as specified in Section 4.3-117.*

Response: This information can be found on the topographic survey sheet of the attached drawings (Exhibit A – Site Plan and Elevations.)

C. An Access, Circulation, and Parking Plan complying with the provisions of this Code and containing the following information:

- 1. The location, dimensions, and number of typical, compact, and disabled parking spaces, including aisles, landscaped areas, wheel bumpers, directional signs, and striping;*
- 2. On-site vehicular and pedestrian circulation;*
- 3. Access to streets, alleys, and properties to be served, including the location and dimensions of existing and proposed driveways and driveways proposed to be closed;*
- 4. Exterior lighting as specified in Subsection H below;*
- 5. The location, type, and number of bicycle spaces;*
- 6. The amount of gross floor area applicable to the parking requirement for the proposed use;*
- 7. The location of off-street loading areas;*
- 8. Existing and proposed transit facilities;*

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9. *A copy of a Right-of-Way Approach Permit application, where the property has frontage on an Oregon Department of Transportation (ODOT) facility; and*
10. *A Traffic Impact Study prepared by a Traffic Engineer as specified in Section 4.2-105(A)(4.)*

Response: This information can be found on Sheets A-0 and A-1 of the attached drawings (Exhibit A – Site Plan and Elevations.)

D. A Landscape Plan, drawn by a Landscape Architect or other professional approved by the Director, complying with the provisions of this Code that contains the following information:

1. *Screening as specified in Section 4.4-110;*
2. *The use of plantings in erosion control and stormwater treatment facilities, if any;*
3. *A permanent irrigation system, unless specifically exempted as specified in Section 4.4-100;*
4. *Street trees as specified in Section 4.2-140;*
5. *A specifications list for all materials to be used shall accompany the Planting Plan. Plant sizes shall be listed at the time of installation and shown on the Planting Plan at mature size; and*
6. *A description of planting methods as specified in Section 4.4-100.*

Response: The landscape plan is on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations.)

E. An Improvements Plan complying with the standards of Sections 4.1-100, 4.2-100, and 4.3-100 that contains the following information:

1. *The name and location of all existing and proposed public and private streets within or on the boundary of the proposed development site including the right-of-way and paving dimensions and the ownership and maintenance status, if applicable;*
2. *Location of existing and required traffic control devices, fire hydrants, streetlights, power poles, transformers, neighborhood mailbox units, and similar public facilities;*
3. *The location, width, and construction material of all existing and proposed sidewalks, sidewalk ramps, pedestrian access ways, and trails; and*
4. *The location and size of existing and proposed utilities and necessary easements and dedications on and adjacent to the site including sanitary sewer mains, stormwater management systems, water mains, gas, telephone, and cable TV. Indicate the proposed connection points.*

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Response: This information can be found on Sheets A-0 and A-1 of the attached drawings (Exhibit A – Site Plan and Elevations.)

F. A Grading, Paving, and Stormwater Management Plan drawn to scale with existing contours at 1-foot intervals and percent of slope that precisely maps and addresses the information described below. In areas where the percent of slope is 10 percent or more, contours may be shown at 5-foot intervals. This plan shall show the stormwater management system for the entire development area. For Site Plans with more than 5,000 square feet of new paving area, an Oregon licensed Civil Engineer shall prepare the plan. Where plants are proposed as part of the stormwater management system, an Oregon licensed Landscape Architect may be required. The plan shall include the following components:

- 1. Roof drainage patterns and discharge locations;**
- 2. Pervious and impervious area drainage patterns;**
- 3. The size and location of stormwater management systems components including, but not limited to: drain lines, catch basins, dry wells and/or detention ponds, stormwater quality measures, and natural drainageways to be retained;**
- 4. Existing and proposed elevations, site grade, and contours; and**
- 5. A stormwater management system plan with supporting calculations and documentation as required in Section 4.3-110 shall be submitted supporting the proposed system. The plan, calculations, and documentation shall be consistent with the Engineering Design Standards and Procedures Manual to allow staff to determine that the proposed stormwater management system will accomplish its purposes.**

Response: This information can be found on the topographic survey sheet and Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations.)

G. A Phased Development Plan, where applicable, that indicates any proposed phases for development, including the boundaries and sequencing of each phase as specified in Section 5.17-115.

[The remainder of this subsection was intentionally excluded because it is about phased development and thus does not relate to the proposed project.]

Response: Not applicable. The proposed project does not include any phasing of development.

H. An On-site Lighting Plan showing the location, orientation, and maximum height of all proposed exterior light fixtures, both free standing and attached. The lighting plan shall also detail the type and extent of shielding, including cut-off angles and the type of illumination, the wattage, luminous area, and a photometric test report for each light source.

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Response: This information can be found on Sheets A-4 and A-6 of the attached drawings (Exhibit A – Site Plan and Elevations.)

1. Additional information and/or applications required at the time of Site Plan Review applications submittal shall include the following items, where applicable:

1. A brief narrative explaining the purpose of the proposed development and the existing use of the property.

Response: The purpose of the proposed development is explained in Parts I and II of this document beginning on pages 1 and 2, respectively.

2. If the applicant is not the property owner, written permission from the property owner is required as specified in Subsection 5.4-105(B)(2.)

Response: Written permission from the property owner is attached as Exhibit M – Land Owner Authorization.

3. A Vicinity Map drawn to scale showing bus stops, streets, driveways, pedestrian connections, fire hydrants, and other transportation/fire access issues within 200 feet of the proposed development area.

Response: This information can be found on Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations.)

4. How the proposal addresses the standards of the applicable overlay district, where applicable.

Response: To avoid any issues with drinking water protection, the proposed WTS facility would utilize a natural gas-powered emergency generator.

5. How the proposal addresses Discretionary Use criteria, where applicable.

Response: Compliance with the Discretionary Use criteria specified in Section 4.3-145 can be found in Part III of this document beginning on page 14.

6. A Tree Felling Permit as specified in Section 5.19-100.

Response: Not applicable. No trees would be felled as part of the proposed project.

7. An Annexation application, as specified in Section 5.7-100, where a development is proposed outside of the city limits but within the City's urban service area and can be serviced by sanitary sewer.

Response: Not applicable. Annexation is not part of the proposed project.

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8. A wetland delineation approved by the Department of State Lands shall be submitted concurrently, where there is a wetland on the property.

Response: Not applicable. There is no wetland on the subject property.

9. Evidence that any Federal or State permit has been applied for or approved shall be submitted concurrently.

Response: Not applicable. No federal or state permits are required for the proposed project.

10. A Geotechnical Report prepared by an Engineer shall be submitted concurrently if the required Site Assessment specified in Section 5.17-120 indicates the proposed development area has unstable soils and/or a high water table as specified in the Soils Survey of Lane County. (6274; 6211)

Response: Not applicable. The proposed development area was not found to have unstable soils or a high water table.

5.17-125. Criteria

The Director shall approve or approve with conditions a Type II Site Plan Review application upon determining that approval criteria in Subsections A through E below have been satisfied. If conditions cannot be attached to satisfy the approval criteria, the Director shall deny the application.

A. The zoning is consistent with the Metro Plan diagram and/or the Refinement Plan diagram, Plan District map, and Conceptual Development Plan.

Response: According to the Eugene-Springfield Metropolitan General Plan "Plan Diagram," the subject property is designated as Commercial. According to the Springfield Zoning Map dated May 2014, the subject property is zoned CC – Community Commercial. The proposed WTS facility would be a monopine, which is a moderate visibility facility. Moderate visibility facilities are allowed in the subject property's Community Commercial zoning district, as stated in Table 4.3-1 of Section 4.3-145.

The subject property is not part of a Refinement Plan or Conceptual Development Plan.

B. Capacity requirements of public and private facilities including, but not limited to, water and electricity, sanitary sewer and stormwater management facilities, and streets and traffic safety controls shall not be exceeded and the public improvements shall be available to serve the site at the time of development, unless otherwise provided for by this Code and other applicable regulations. The Public Works Director or a utility provider shall determine capacity issues.

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Response: The only utilities required for the proposed WTS facility are power and fiber. Sheet A-0 of the attached drawings (Exhibit A – Site Plan and Elevations) shows where the nearest existing power and fiber utilities are.

The amount of new impervious surface that would be created by the installation of the proposed WTS facility is 712 square feet. Compared to the existing property square footage of 85,490 square feet, the new impervious surface would make up 0.83% of the property's total square footage. This amount should not overwhelm the existing storm drain catch basin on the property.

The proposed WTS facility is a passive, unstaffed use, which would generate only one maintenance trip per month.

C. The proposed development shall comply with all applicable public and private design and construction standards contained in this Code and other applicable regulations.

Response: As illustrated on Sheet A-1.1 of the attached drawings (Exhibit A – Site Plan and Elevations,) the proposed landscaping and screening will comply with the landscaping, screening, and fence standards. As illustrated in the "Shelter Details" on Sheet A-6 of the attached drawings (Exhibit A – Site Plan and Elevations,) the light fixture on the proposed WTS facility's equipment shelter would have a sharp cutoff in order to comply with the outdoor lighting standards.

D. Parking areas and ingress-egress points have been designed to: facilitate vehicular traffic, bicycle, and pedestrian safety to avoid congestions; provide connectivity within the development area and to adjacent residential areas, transit stops, neighborhood activity centers, and commercial, industrial, and public areas; minimize driveways on arterial and collector streets as specified in this Code or other applicable regulations and comply with the ODOT access management standards for State highways.

Response: The proposed WTS facility is a passive, unstaffed use, which would generate only one maintenance trip per month. Access to the site would utilize the existing gravel drive from S 42nd Street. The extension of that drive to the proposed lease compound would provide the parking space required during these monthly maintenance visits.

E. Physical features including, but not limited to: steep slopes with unstable soil or geologic conditions; areas with susceptibility of flooding; significant clusters of trees and shrubs; watercourses shown on the WQLW Map and their associated riparian areas; other riparian areas and wetlands specified in Section 4.3-117; rock outcroppings; open spaces; and areas of historic and/or archaeological significance, as may be specified in Section 3.3-900 or ORS 97.740-760, 358.905-

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955, and 390.235-240, shall be protected as specified in this Code or in State or Federal law.

Response: According to the survey sheet of the attached drawings (Exhibit A – Site Plan and Elevations,) the subject property does not contain any of the listed physical features, inventoried natural resources, or watercourses.

5.17-130. Conditions

To the extent necessary to satisfy the approval criteria of Section 5.17-125, comply with all applicable provisions of this Code, and to mitigate identified negative impacts to surrounding properties, the Director may impose approval conditions. Conditions imposed to satisfy the Site Plan application approval criteria shall not be used to exclude “needed housing” as defined in OAR 660-08-015. All conditions shall be satisfied prior to Final Site Plan approval. Approval conditions may include, but are not limited to:

- A. Dedication of right-of-way and/or utility easements.**
 - 1. Right-of-way, when shown in: TransPlan, transportation elements of refinement plans, or on the most recent Conceptual Local Street Plan Map, and as specified in Table 4.2-1.**
 - 2. Easements as specified in Section 4.3-140, when necessary to provide services including, but not limited to: sanitary sewers, stormwater management, water and electricity to the site and neighboring properties. The dedication of easements shall also include any easements required to access and maintain watercourses or wetlands that are part of the City’s Stormwater Management System.**
- B. Installation of sight obscuring fence and/or vegetative screen whenever a party of record or the Director identifies a land use conflict.**
- C. Installation of medians, traffic signals and signs, restricting access to and from arterial or collector streets, requiring a frontage road, restricting and strategically locating driveways, and/or requiring the joint use of driveways to serve 2 or more lots/parcels through a Joint Use/Access Agreement when transportation safety issues are identified by the Transportation Planning Engineer and/or a Traffic Impact Study.**
- D. Modification of the layout of structures caused by the location of streets, required stormwater management systems including, but not limited to, swales and detention basins or when required by the Geotechnical report specified in Section 5.17-120.**
- E. Installation of a noise attenuating barrier, acoustical building construction, and/or site modifications as specified in Section 4.4-110 or similar measures approved by an acoustical engineer registered in the State of Oregon to minimize negative effects on noise sensitive property from noise found to exceed acceptable noise**

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- levels prescribed in the Oregon Administrative Rules or the Federal Highway Administration Noise Abatement Criteria.*
- F. Limiting the hours of operation whenever a land use conflict is identified by the Director or a party or record including, but not limited to, noise and traffic generation.*
 - G. Phasing of development to match availability of public facilities and service including, but not limited to, water and electricity, sanitary sewer and stormwater management facilities, and streets and traffic safety controls when the facilities and services are near capacity, as determined by the Public Works Director or the utility provider.*
 - H. Submittal of a Land and Drainage Alteration Permit.*
 - I. Retention and protection of existing physical features and their functions including, but not limited to: significant clusters of trees and shrubs and watercourses shown on the WQLW Map and their riparian areas and wetlands by:
 - 1. Planting replacement trees where encroachment is allowed into riparian areas shown on the WQLW Map on file in the Development Services Department;*
 - 2. Re-vegetation including, but not limited to: trees and native plants of slopes, ridgelines, and stream corridors;*
 - 3. Restoration of natural vegetation;*
 - 4. Removal of invasive plant species, based upon the Invasive Plan List on file in the Development Services Department;*
 - 5. Relocating the proposed development on another portion of the site;*
 - 6. Reducing the size of the proposed development; and/or*
 - 7. Mitigation of the loss of physical features caused by the proposed development with an equivalent replacement either on site or on an approved site elsewhere within the City's jurisdiction, as approved by the Director.**
 - J. Installation of lighting for outdoor circulation, parking, and safety, including approval of the type and placement of the outdoor lighting as specified in Section 4.5-100.*
 - K. The Director may waive the requirements that buildable City lots/parcels have frontage on a public street when the following apply:
 - 1. The lots/parcels have been approved as part of a Subdivision or Partition application; and*
 - 2. Access has been guaranteed via a private street to a public street or driveway by an irrevocable joint use/access agreement.**
 - L. The applicant shall submit copies of required permits to demonstrate compliance with the applicable: Federal programs, regulations, and statutes; State programs, regulations, and statutes; and/or local programs, regulations, and statutes prior to the approval of the Final Site Plan. When a Federal or State agency issues a*

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permit that substantially alters an approved Preliminary Site Plan, the Director shall require the applicant to submit a Site Plan Modification as specified in Section 5.17-145.

- M. Approval of a Stormwater Management Plan for the development demonstrating compliance with the applicable provisions of Section 4.3-110 and the Engineering Design Standards and Procedures Manual.**

Response: The Applicant will comply with this standard.

5.17-135. Final Site Plan/Final Site Plan Equivalent Map

- A. Final Site Plan, Generally.** *Within 90 days of an affirmative decision by the Approval Authority, a complete Final Site Plan shall be submitted to the Development Services Department. The Final Site Plan submittal shall incorporate all approval conditions listed in the staff report. The Final Site Plan shall become null and void if construction has not begun within 2 years of the signing of the Development Agreement required in Section 5.17-140.*
- B. Final Site Plan Equivalent Map.** *In case of developed or partially developed industrial properties more than 5 acres in size that did not receive Final Site Plan approval prior to the adoption of this Code, the Director may approve a Final Site Plan Equivalent Map to allow the property owner to use the Site Plan Modification process specified in Section 5.17-145 for future additions and expansions.*

[The remainder of this subsection was intentionally excluded because it is about final site plan equivalent maps and thus does not relate to the proposed project.]

Response: The Applicant will comply with this standard.

5.17-140. Development Agreement

- A. To complete the Site Plan Review Process, a Development Agreement shall be prepared by the Director to be signed by the applicant. The purpose of the Development Agreement is to ensure that the terms and conditions of Site Plan Review approval are understood and binding upon both the applicant and the City. The Development Agreement and the Final Site Plan approval are valid for 2 years from the date the document is signed. If construction does not begin within the time line, both the Final Site Plan and the Development Agreement shall become null and void. However, 1 extension, not to exceed 1 year, may be granted by the Director upon receipt of a written request by the applicant, including an explanation of the delay. Work under progress shall not be subject to Final Site Plan or Development Agreement expiration**
EXCEPTION: No Development Agreement shall be required for a Final Site Plan Equivalent Map application that is approved as specified in Section 5.17-135.

Date Received:

Land Use Application

- B. A Building Permit may be issued by the Building Official only after the Development Agreement has been signed by the applicant.**
- C. No building or structure shall be occupied until all improvements are made as specified in this Section, unless otherwise permitted in Section 5.17-150.**
- D. Upon satisfactory completion of site development, as determined by a Final Site Inspection (prior to the final building inspection,) the City shall authorize the provision of public facilities and services and issue a Certificate of Occupancy.**

Response: The Applicant will comply with this standard.

5.17-145. Modifications

- A. The Site Plan Modification process establishes procedures to allow certain adjustments to an approved Site Plan, either after Preliminary Approval or after Final Approval. This process shall assure that any proposed Major Site Plan Modification continues to comply with the approval criteria in Section 5.17-125.**
- B. The Site Plan Modification process shall only apply to Site Plan applications approved after June 5, 1986.**
[The remainder of this subsection was intentionally excluded because it is modifications and thus does not relate to the proposed project.]
- C. The Director shall determine whether the Site Plan Modification will be processed under a Type I or Type II review process as follows:**
[The remainder of this subsection was intentionally excluded because it is about modifications and thus does not relate to the proposed project.]
- D. The criteria of approval for a Site Plan Modification application shall be in compliance with the applicable standard and/or criteria of approval specified in Section 5.17-125.**
- E. The Director may require approval conditions as specified in Section 5.17-130.**
- F. A Final Site Plan and Development Agreement is required as specified in Sections 5.17-135 and 5.17-140.**

Response: Not applicable. No site plan modification is part of the proposed project.

5.17-150. Security and Assurances

All required improvements shall be installed prior to the issuance of a Certificate of Occupancy or Final Building Inspection for the development, unless specified in Section 5.15-100 or improvements may be deferred for good cause by the Director if security as specified in Subsection C below is approved to the satisfaction of the City Attorney.

- A. A Temporary Certificate of Occupancy may be issued prior to complete installation and approval of improvements, if security is filed with the City.**

Date Received:

Land Use Application

- B. Required security shall equal 110 percent of the cost of design, materials, and labor as determined by the Director. Required security may consist of cash, certified check, time certificate or deposit, or lending agency certification to the City that funds are being held until completion.**
- C. If the installation of improvements is not completed within the period stipulated by the Director or if the improvements have been improperly installed, the security may be used by the City to complete the installation or the security may be held by the City and other enforcement powers employed to prevent final occupancy until the improvements and completed..**
- D. Upon completion of the improvements as certified by the Director, any portion of the remaining security deposit with the City, including any accrued interest, shall be returned.**

Response: The Applicant will comply with this standard.

5.17-155. Maintaining the Use

Once a Certificate of Occupancy has been granted or a Final Building Inspection has taken place:

- A. The building and site shall be maintained as specified in this Code in order to continue the use.**
- B. It shall be the continuing obligation of the property owner to maintain the planting required by Section 4.4-100 in an attractive manner free of weeds and other invading vegetation. Plantings in the vision clearance area shall be trimmed to meet the 2.5 foot height standard as specified in Section 4.2-130.**
- C. Parking lots shall be maintained by the property owner or tenant in a condition free of litter and dust and deteriorated pavement conditions shall be improved to maintain conformance with these standards.**
- D. Undeveloped land within a development area shall be maintained free of trash and stored materials in a mowed and attractive manner. Undeveloped land shall not be used for parking.**

Response: The Applicant will comply with this standard.

Date Received:

VI. CONCLUSION

Based on the foregoing analysis and findings, the Applicant requests Discretionary Use and Site Plan Review approval of the proposed WTS facility. The application meets all applicable criteria for approval.

VII. EXHIBITS

- A. Site Plan and Elevations
- B. RF Justification Letter
- C. Inventory of Existing Towers
- D. Visual Impact Study
- E. Noise Report
- F. FAA and ODA Determinations
- G. NIER Report
- H. FCC Licenses
- I. Co-location Agreement
- J. Lease Excerpt
- K. Title Report
- L. Development Issues Meeting Letter
- M. Land Owner Authorization

Date Received:

MAY 01 2015

EXHIBIT A

Site Plan and Elevations

Date Received:

MAY 01 2015



EUG CLEARWATER

4164 JASPER RD
SPRINGFIELD, OR 97478

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		

VICINITY MAP



PROJECT INFORMATION

JURISDICTION: CITY OF SPRINGFIELD NEW IMPERVIOUS AREA: 377.25 SF
 ZONING CLASS: CC (COMMUNITY COMMERCIAL)
 OCCUPANCY GROUP: UTILITY
 CONSTRUCTION TYPE: VB
 TAX PARCEL ID: 1802052300100
 PARCEL SIZE: 5.2 ACRES
 LATITUDE: 44° 02' 10.02" N
 44.036117°
 LONGITUDE: 122° 57' 47.28" W
 -122.963133°
 GROUND ELEVATION: 489' AMSL
 STRUCTURE HEIGHT: 85'-0" (TOP OF PROPOSED TOWER)

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 85 MONDPINE STEALTH POLE WITH (12) ANTENNAS AND RELATED EQUIPMENT AND ACCESSORIES.

LIST OF DRAWINGS

SHEET	DESCRIPTION
T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
C-1	TOPOGRAPHICAL SURVEY
A-0	PROPOSED SITE PLAN
A-1	PROPOSED COMPOUND PLAN
A-1.1	PROPOSED COMPOUND LANDSCAPE PLAN
A-2	PROPOSED TOWER ELEVATION
A-3	CONSTRUCTION DETAILS
A-3.1	ANTENNA MOUNT DETAILS
A-4	CONSTRUCTION DETAILS
A-5	EQUIPMENT DETAILS
A-6	SHELTER DETAILS
A-7	FOUNDATION DETAILS
A-8	BATTERY AND SIGNAGE INFORMATION
RF-1	PROPOSED ANTENNA CONFIGURATION

LEGAL DESCRIPTION

BEGINNING AT A POINT 27.58 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE JOHN R. MAGNESS DONATION LAND CLAIM No. 50, TOWNSHIP 18 SOUTH RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH ALONG THE EAST SIDE OF SAID CLAIM, 246.41 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, THENCE WEST 549.78 FEET, THENCE SOUTH 545.59 FEET TO THE MIDDLE OF THE COUNTY ROAD, THENCE EAST 548.78 FEET, THENCE NORTH 545.59 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF SPRINGFIELD BY DEED RECORDED JULY 12, 2005 RECEPTION No. 2005-051442, AND RECORDED OCTOBER 12, 2006, AS RECEPTION No. 2006-073883M LANE COUNTY OFFICIAL RECORDS.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
 2014 OREGON STRUCTURAL SPECIALTY CODE
 2011 OREGON ELECTRICAL SPECIALTY CODE
 2014 OREGON MECHANICAL SPECIALTY CODE
 2011 NFPA 101 LIFE SAFETY CODE

CONTACTS

IMPLEMENTATION CONTACT:
 TOM WALL
 VERIZON WIRELESS (VAW) LLC
 (d/b/a VERIZON WIRELESS)
 185 MAPLE ST
 EUGENE, OR 97402
 PHONE: (541) 401-0001
 tom.wall@verizonwireless.com

PROPERTY OWNER CONTACT:
 JOHN ERVING, BROKER
 JASPER JUNCTION LLC
 85831 PARKLANE CIRCLE
 PLEASANT HILL, OR 97455
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APPLICANT/CLIENT CONTACT:
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 SMARTLINK
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PERMIT CONTACT:
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 1125 SE CLATSOP ST
 PORTLAND, OR 97202
 PHONE: (425) 209-8723
 rick.matteson@acomconsultinginc.com

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
RE ENGINEER		
SITE OWNER		

DRIVING DIRECTIONS

(FROM VERIZON WIRELESS OFFICE - PORTLAND, OR):

FROM PORTLAND GO NORTH ON NE 122ND AVE. TURN LEFT ONTO NE AIRPORT WAY. GO WEST 1 MILE. MERGE ONTO I-205 S. GO SOUTH 24.9 MILES. MERGE ONTO I-5 S. GO SOUTH 93.8 MILES. MERGE ONTO OR 126 E VIA EXIT 194A. GO 4 MILES EAST TOWARD SPRINGFIELD. TAKE THE 42ND ST EXIT. 4 MILES. TURN RIGHT ONTO S 42ND ST. GO SOUTH 1.9 MILES TO 920 S 42ND ST. THE ACCESS CURB CUT TO THE PROPERTY AND VACANT STORE BUILDING IS ON YOUR RIGHT. THE PROPOSED SITE LOCATION IS ABOUT 400' WEST OF S 42ND ST NEAR THE NORTHWEST CORNER OF THE PROPERTY.

Date Received:

MAY 01 2015



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
COVER SHEET

Project Number:	Date:
	04/27/15
Drafter:	Designer:
RM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	T-1

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM AND THE ARCHITECT HAVE NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL NEW CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

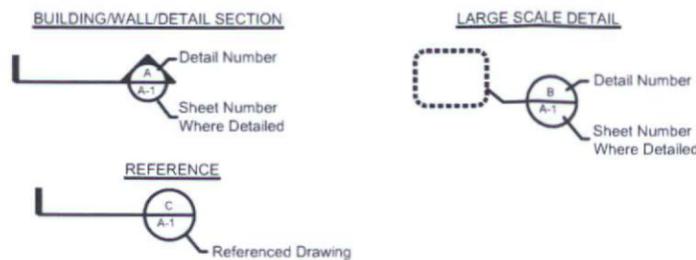
Date Received:

MAY 01 2015

Original Submittal *gm*

16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LEGEND



LINE/ANTENNA NOTES

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.
9. SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS. CONTRACTOR TO COORDINATE DELIVERY.

PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
 4184 JASPER RD
 SPRINGFIELD, OR 97478

GENERAL NOTES AND SYMBOLS

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	T-2

TOPOGRAPHIC SURVEY: EUG-CLEARWATER

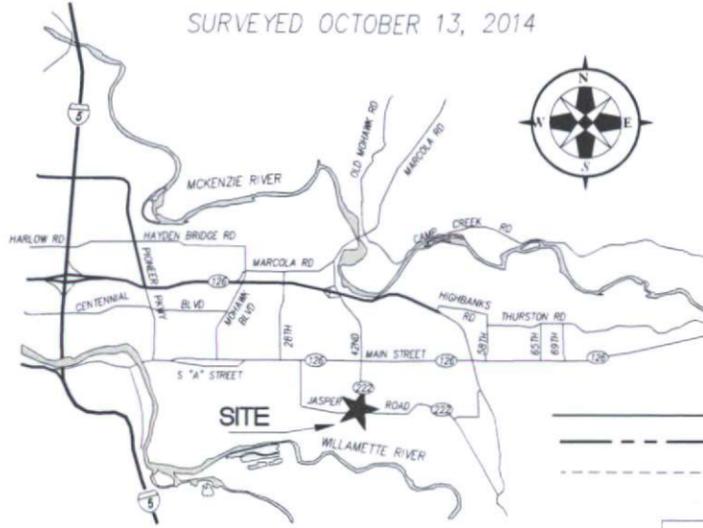
IN NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN
SPRINGFIELD, OREGON

SURVEYED OCTOBER 13, 2014



LOCATION MAP

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE



LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- CONTOUR LINE
- CONCRETE SIDEWALK
- GRAVEL PAVEMENT
- CONTROL POINT
- YELLOW PLASTIC CAP
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BRANCH ENGR. LS 2609"
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "LANE CO RW"
- FOUND 2" IRON PIPE
- FOUND MAG NAIL WITH WASHER MARKED "LANE CO PW"

NOTES

- THE BOUNDARY SHOWN ON THIS SURVEY IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING OF GRAPHIC DEFINITION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.
- PROPERTY LINE SHOWN ON THIS SURVEY ARE BASED ON SURVEY CS-#1420, CS-40329, C.S. 34759 AND CS 33085 ON FILE IN THE LANE COUNTY SURVEYOR'S OFFICE.
- MCKAY CONSULTING LLC WAS PROVIDED A COPY OF TITLE REPORT FOR THE PROJECT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF OREGON DATED SEPTEMBER 3, 2014, TITLE NUMBER 4614032852-FTEUG29.
- FLOOD ZONE DATA - FEMA FLOOD INSURANCE RATE MAP NUMBER 41039C1162-F SHOWS THE SUBJECT PROPERTY IS IN AN UNSHADED ZONE "X", SO IT IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA).

UTILITY CAUTION

NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. CALL FOR UTILITY LOCATES BEFORE DIGGING.

BENCH MARK

THE DATUM FOR THIS SURVEY IS NAVD 88. AN ELEVATION WAS ESTABLISHED FOR CONTROL POINT #101 USING GPS METHODS AND GEOID12A.

STEEL SPIKE IN GROUND 28' NORTHWEST OF THE NORTHEAST PROPERTY CORNER (SEE SITE PLAN).

ELEV = 489.63

BASIS OF BEARING/LOCAL DATUM PLANE COORDINATES

THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (3602) WITH COORDINATES ESTABLISHED USING GPS AND THE OREGON DEPARTMENT OF TRANSPORTATION'S ORGN SERVICE.

LOCAL DATUM PLANE COORDINATES: AN AVERAGE COMBINED SCALE FACTOR OF 1.000014022 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES SO CALCULATED GRID DISTANCES AND GROUND DISTANCE WOULD MATCH.

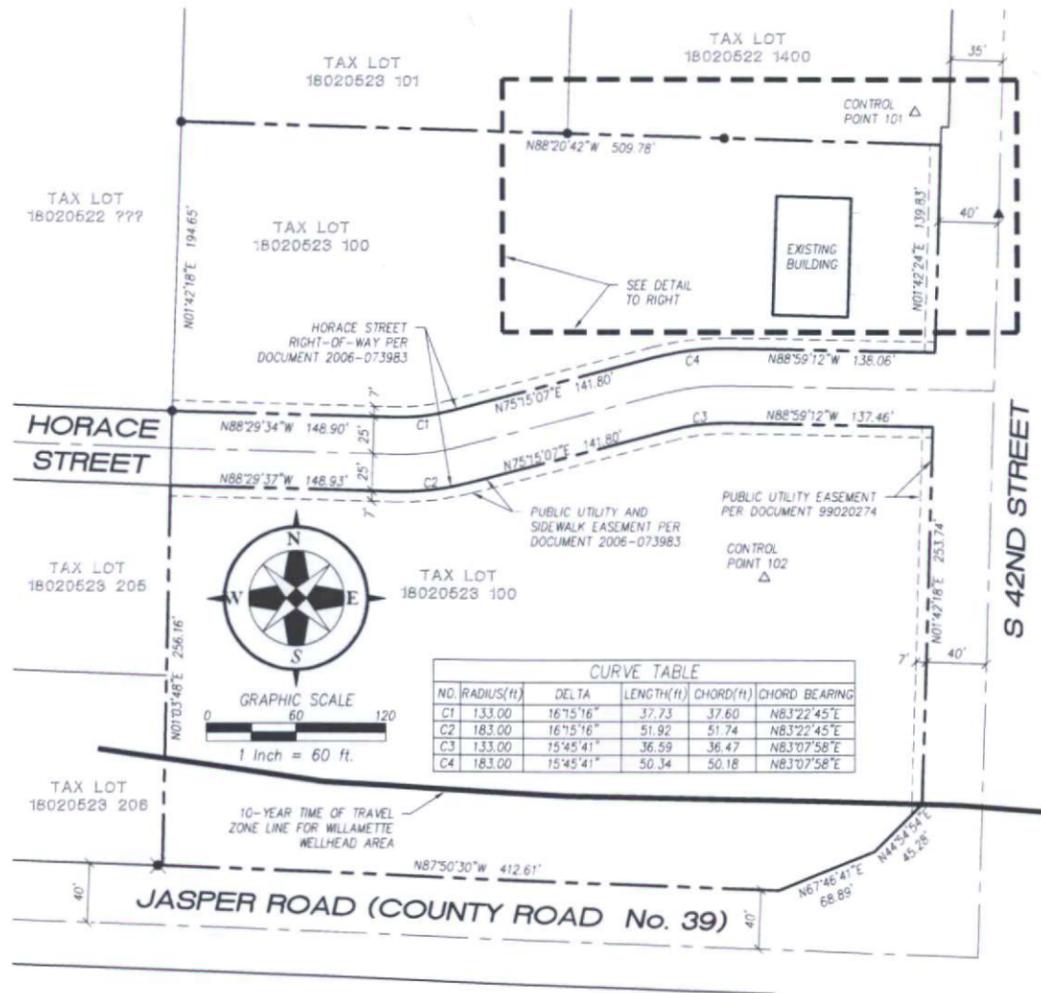
CONTROL POINT COORDINATES (LDP)

POINT 101	POINT 102
STEEL SPIKE IN GROUND	STEEL SPIKE IN GROUND
NORTHING: 873,177.91	NORTHING: 872,852.55
EASTING: 4,273,869.17	EASTING: 4,273,708.21
ELEVATION: 489.63	ELEVATION: 490.30

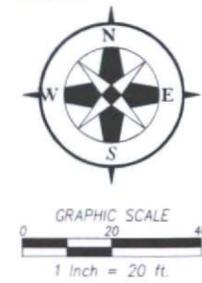
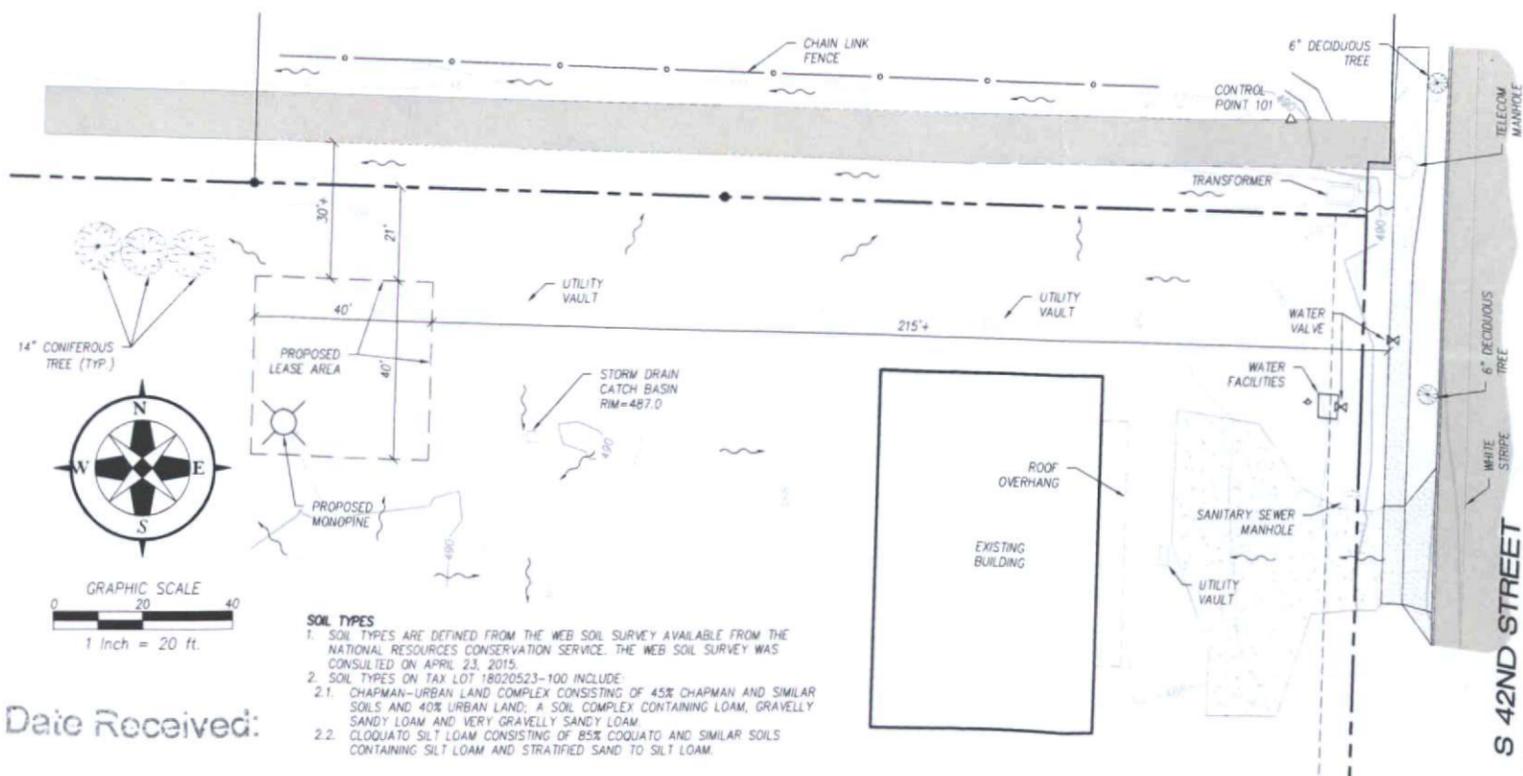
LEGAL DESCRIPTION OF PROPERTY

BEGINNING AT A POINT 27.58 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE JOHN R. MAGNESS DONATION LAND CLAIM No. 50, TOWNSHIP 18 SOUTH RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH ALONG THE EAST SIDE OF SAID CLAIM, 246.41 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION; THENCE WEST 549.78 FEET; THENCE SOUTH 545.59 FEET TO THE MIDDLE OF THE COUNTY ROAD; THENCE EAST 549.78 FEET; THENCE NORTH 545.59 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF SPRINGFIELD BY DEED RECORDED JULY 12, 2005 RECEPTION No. 2005-051442, AND RECORDED OCTOBER 12, 2006, AS RECEPTION No. 2006-073983M LANE COUNTY OFFICIAL RECORDS.



NO.	RADIUS (ft)	DELTA	LENGTH (ft)	CHORD (ft)	CHORD BEARING
C1	133.00	16°15'16"	37.73	37.60	N83°22'45"E
C2	183.00	16°15'16"	51.92	51.74	N83°22'45"E
C3	133.00	15°45'41"	36.59	36.47	N83°07'58"E
C4	183.00	15°45'41"	50.34	50.18	N83°07'58"E



GRAPHIC SCALE
1 Inch = 20 ft.

Date Received:

MAY 01 2015

Attachment 3, Page 59 of 162

Original Submittal *SM*

TOPOGRAPHIC SURVEY: EUG-CLEARWATER
for PROPOSED CELLULAR FACILITIES
4164 JASPER ROAD, SPRINGFIELD, OREGON 97478
TAX LOT 18020523-100

FOR: Acorn Consulting, Inc.
1125 SE CLATSOP STREET, PORTLAND, OREGON 97202

REGISTERED PROFESSIONAL LAND SURVEYOR
Kaid Edward McKay
OREGON NOVEMBER 10, 2009
Kaid Edward McKay 58859
EXPIRES: 12-31-2016

DESIGNED BY: Kaid E. McKay
DRAWN BY: Kaid E. McKay
CHECKED BY: Kaid E. McKay
DATE: 2014-10-15
REVISED ON:
JOB NAME: ACORN EUG CLEARWATER
JOB # 13035 SHEET 1 OF 1

Mckay Consulting, LLC
Planning - Engineering - Surveying
17836 NW Deerfield Drive
Portland Oregon 97229
kaid01.am@gmail.com
(503) 828-8831

W:\14035 Acorn - Eug Clearwater\4 Site Survey\14035Surv.dwg Apr. 24, 2015 3:31pm

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		

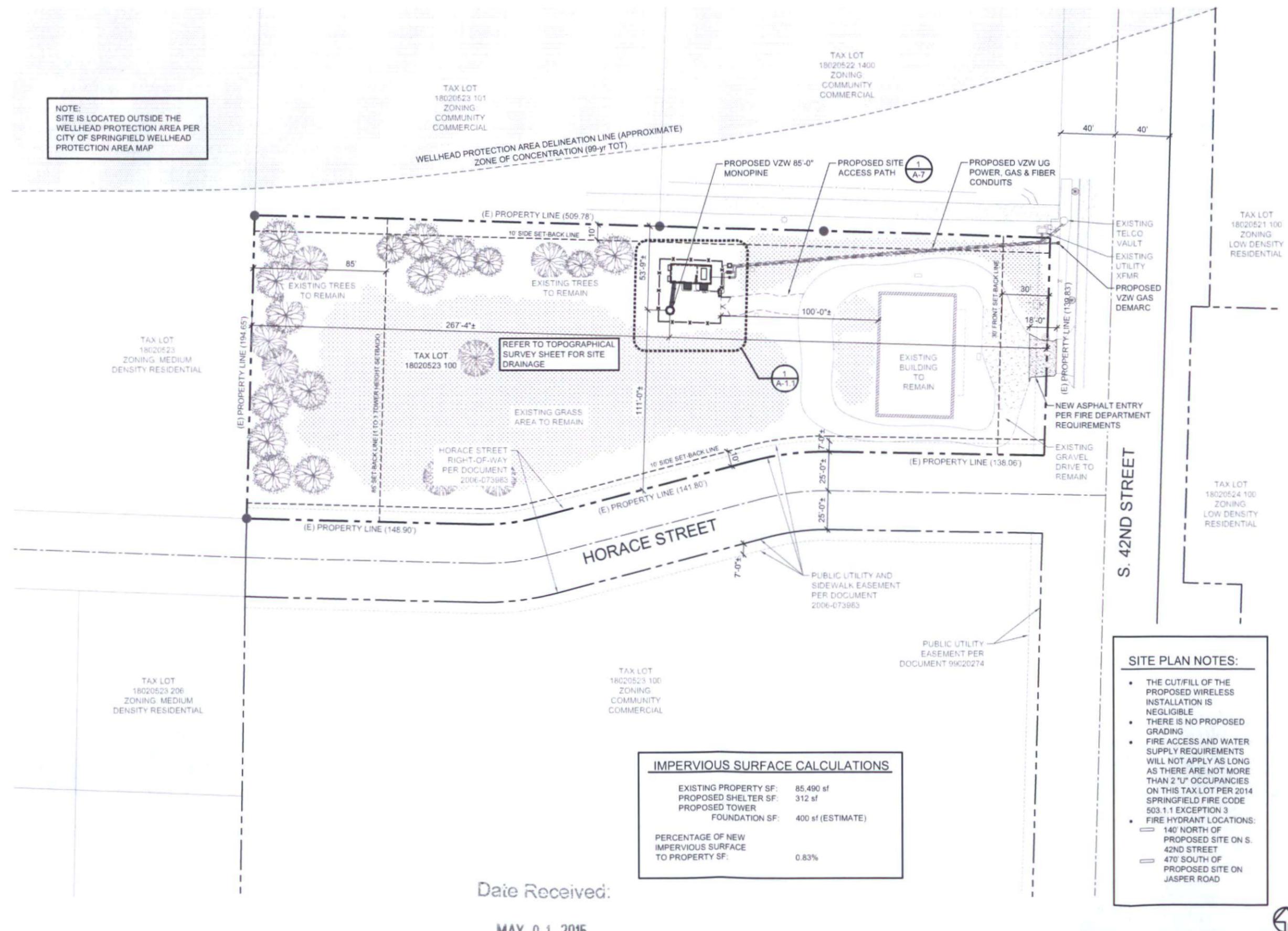


Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97476

Drawing Title:
PROPOSED SITE PLAN

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No.:	Sheet No.:
0	A-0

NOTE:
 SITE IS LOCATED OUTSIDE THE WELLHEAD PROTECTION AREA PER CITY OF SPRINGFIELD WELLHEAD PROTECTION AREA MAP



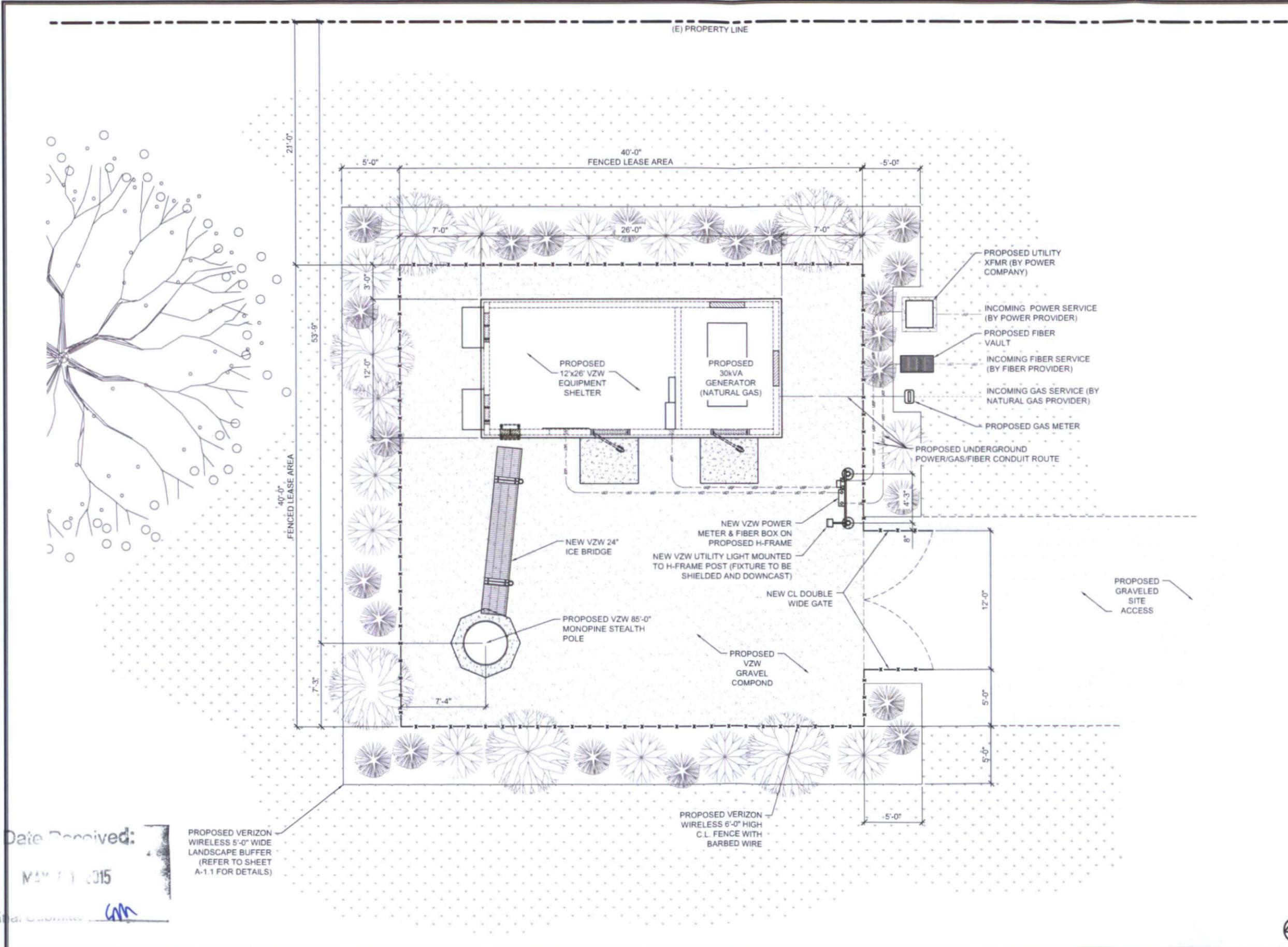
IMPERVIOUS SURFACE CALCULATIONS	
EXISTING PROPERTY SF:	85,490 sf
PROPOSED SHELTER SF:	312 sf
PROPOSED TOWER FOUNDATION SF:	400 sf (ESTIMATE)
PERCENTAGE OF NEW IMPERVIOUS SURFACE TO PROPERTY SF:	0.83%

SITE PLAN NOTES:

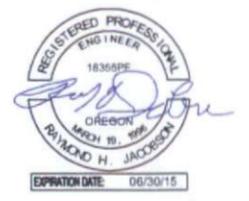
- THE CUT/FILL OF THE PROPOSED WIRELESS INSTALLATION IS NEGLIGIBLE
- THERE IS NO PROPOSED GRADING
- FIRE ACCESS AND WATER SUPPLY REQUIREMENTS WILL NOT APPLY AS LONG AS THERE ARE NOT MORE THAN 2 "U" OCCUPANCIES ON THIS TAX LOT PER 2014 SPRINGFIELD FIRE CODE 503.1.1 EXCEPTION 3
- FIRE HYDRANT LOCATIONS:
 - 140' NORTH OF PROPOSED SITE ON S. 42ND STREET
 - 470' SOUTH OF PROPOSED SITE ON JASPER ROAD

Date Received:
MAY 01 2015

Original Submittal *SW*



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% FZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
PROPOSED COMPOUND PLAN

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	A-1

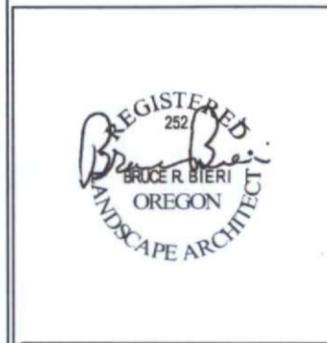
Date Received:
 MAY 11 2015
 Original: [Signature]

PROPOSED VERIZON WIRELESS 5'-0" WIDE LANDSCAPE BUFFER (REFER TO SHEET A-1.1 FOR DETAILS)

22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



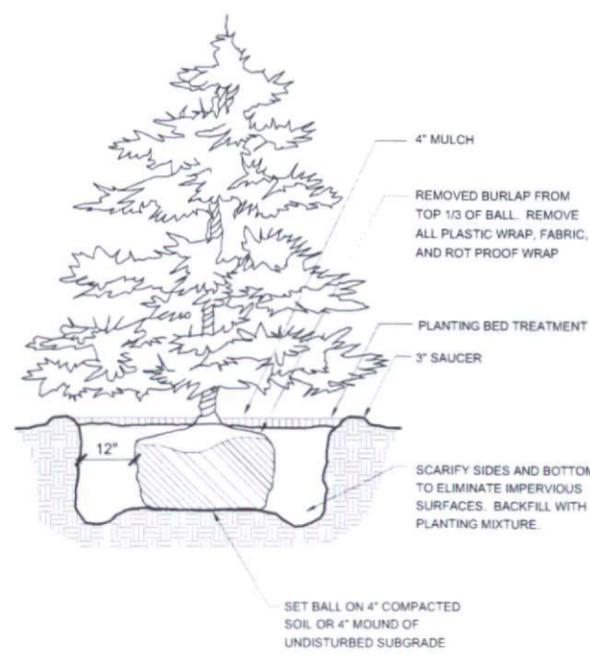
No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% FZD FINAL SET
0	03/25/15	ZONING SUBMITTAL
1	04/07/15	90% PCD REVIEW SET
2	04/27/15	100% (BY MCKAY CONSULTING)



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
PROPOSED COMPOUND LANDSCAPE PLAN

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
1	A-1.1



- LANDSCAPE NOTES:**
- SEED, FERTILIZE, AND MULCH ALL DISTURBED AREA.
 - ALL PLANTS TO RECEIVE A SHREDDED HARDWOOD BARK MULCH.
 - PLANT MIXTURE SHALL BE: 5 POUNDS OF SUPERPHOSPHATE TO EACH CUBIC YARD OF TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, LOAMY SAND, SILT LOAM, SANDY CLAY LOAM, WITHOUT ADMIXTURE OF SUBSOIL.
 - ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN A GROWING AND HEALTHY CONDITION WITH A REGULAR SCHEDULE OF MOWING, FEEDING, WATERING, AND PRUNING, AND REPLACEMENT OF ANY DEAD OR DISEASED MATERIAL AT LEAST EVERY SIX MONTHS.
 - PLANTING PIT WIDTH TO BE TOTAL MINIMUM OF 24" WIDER THAN THE EARTH BALL.
 - ALL NYLON AND ROT-PROOF ROPE AND ROT-PROOF BURLAP MUST BE REMOVED BEFORE PLANTING. ALL WIRE BASKETS MUST BE CUT (NOT LOOSENED OR REMOVED IN AT LEAST 10 PLACES BEFORE BACKFILLING. FOLD DOWN THE TOP 1/3 OF ALL NON-ROT-PROOF BURLAP.
 - MOVE AND HANDLE TREE AND TREE BALL WITH CARE. DO NOT MOVE OR LIFT THE TREE BY THE TRUNK.
 - TREES MUST BE PLANTED PLUMB.
 - WATER THOROUGHLY DURING BACKFILLING, REMOVING AIR POCKETS, THEN WATER AGAIN IMMEDIATELY AFTER PLANTING.
 - TREE SAUCER MUST BE LEVEL AND HOLD WATER. SAUCER RIM MUST BE 3" HIGH FROM THE CENTER AT A MINIMUM.

22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

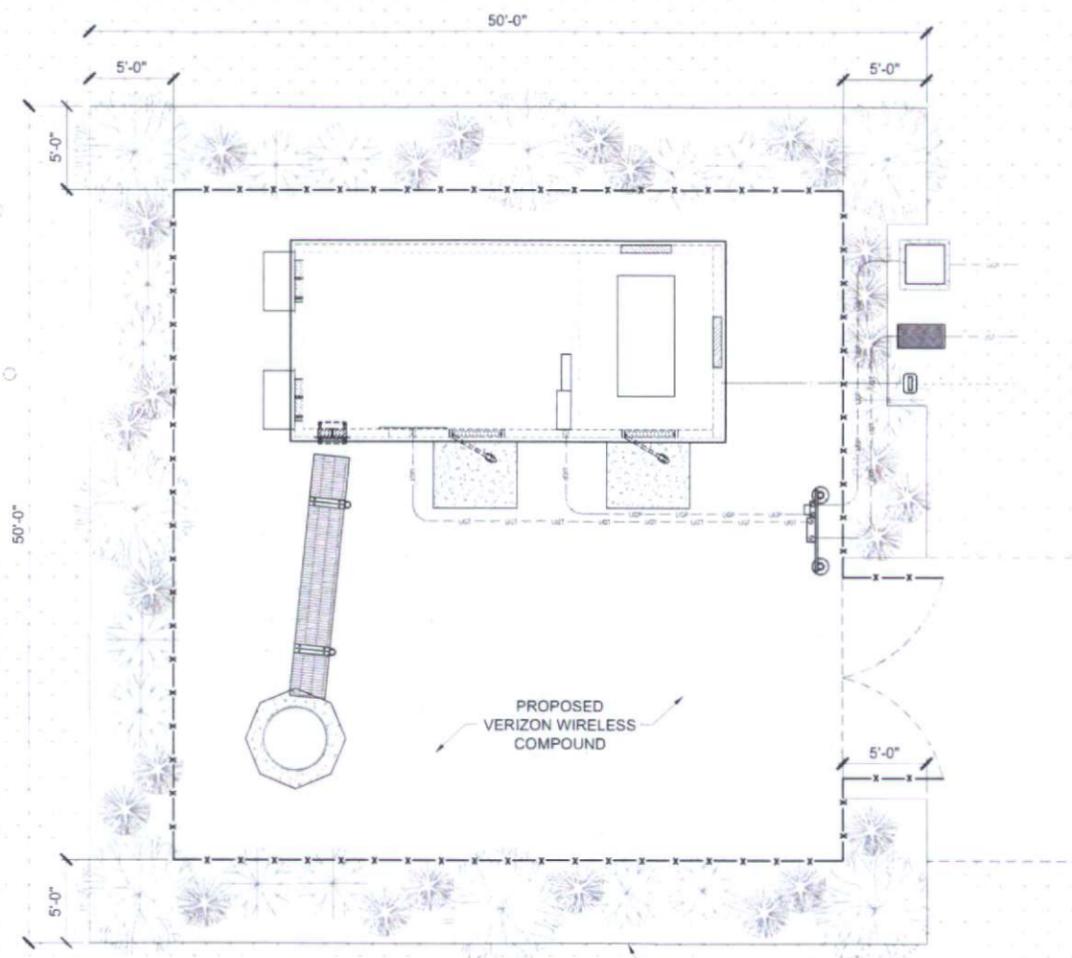
LANDSCAPE PLANTING DETAILS 2

PLANT LIST PER CITY OF SPRINGFIELD LANDSCAPE CODE (SECTION 4.4-100 LANDSCAPING, SCREENING AND FENCE STANDARDS)

	SYMBOL	NAME	SIZE	QUANTITY	REMARKS
TREES		CUPRESSOCYPARIS <i>leylandii</i> 'GOLCONDA' (GOLD LEYLAND CYPRESS)	2" CALIPER (6-8' HT)	7 (10' O.C.)	MUST BE FULLY BRANCHED & MATCHING (SEE NOTE BELOW)
SHRUBS		CEANOTHUS <i>thyrsiflorus</i> (BLUE BOSSOM)	5 GAL	13 (5' O.C.)	FULL AND MATCHING (SEE NOTE BELOW)
		MAHONIA <i>aquifolium</i> (OREGON GRAPE)	5 GAL	26 (5' O.C.)	FULL AND MATCHING (SEE NOTE BELOW)

NOTE:
 ALL LANDSCAPE MUST BE INSTALLED AND COMPLY WITH THE CITY OF SPRINGFIELD DEVELOPMENT STANDARDS SECTION 4.4-100, LANDSCAPING, SCREENING AND FENCE STANDARDS

McKay Consulting, LLC
 Planning - Engineering - Surveying
 17836 NW Deerfield Drive (971) 533-4359
 Portland Oregon 97229 kaid01.km@gmail.com



TOTAL LANDSCAPE AREA: 2500 SQ. FT.

PLANT MATERIAL NOTE:
 ALL PROPOSED PLANT MATERIAL ARE DROUGHT TOLERANT AND WILL NOT NEED IRRIGATION AFTER ESTABLISHMENT.

Date Received: **MAY 01 2015**
 Original Submittal *gm*

22"x34" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"



PROPOSED COMPOUND LANDSCAPE PLAN



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

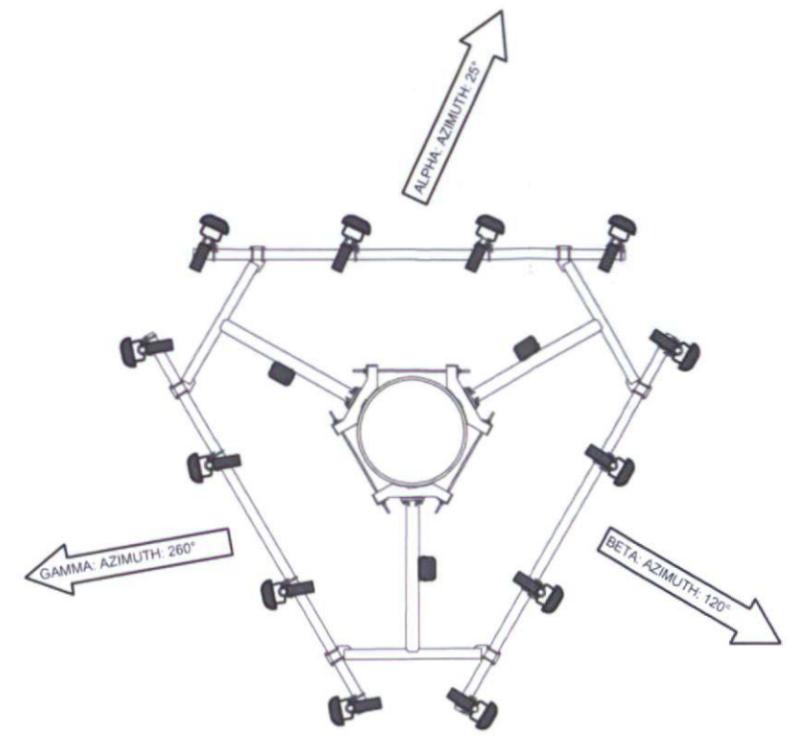
No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% FZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		



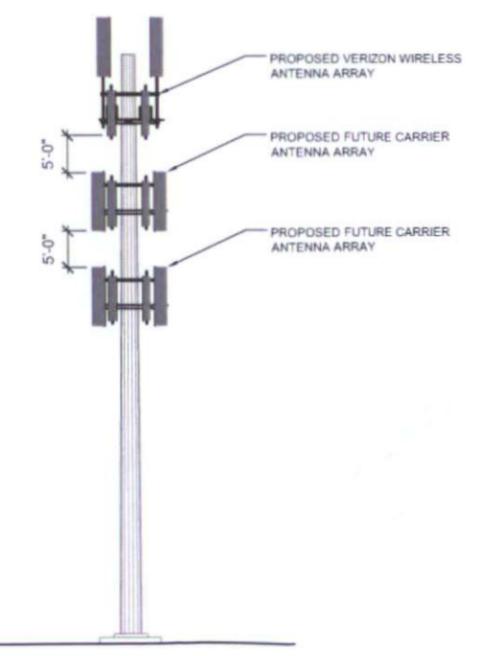
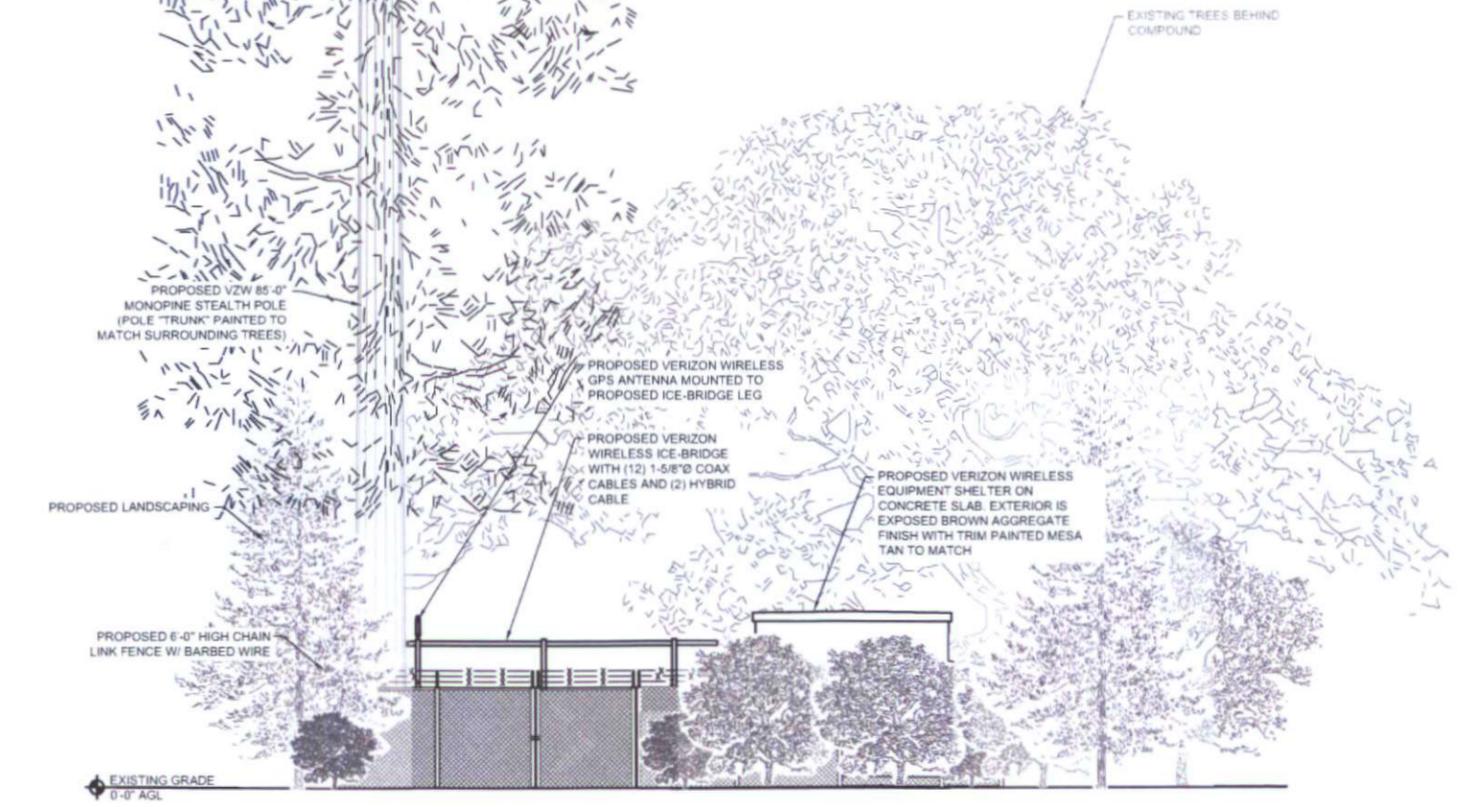
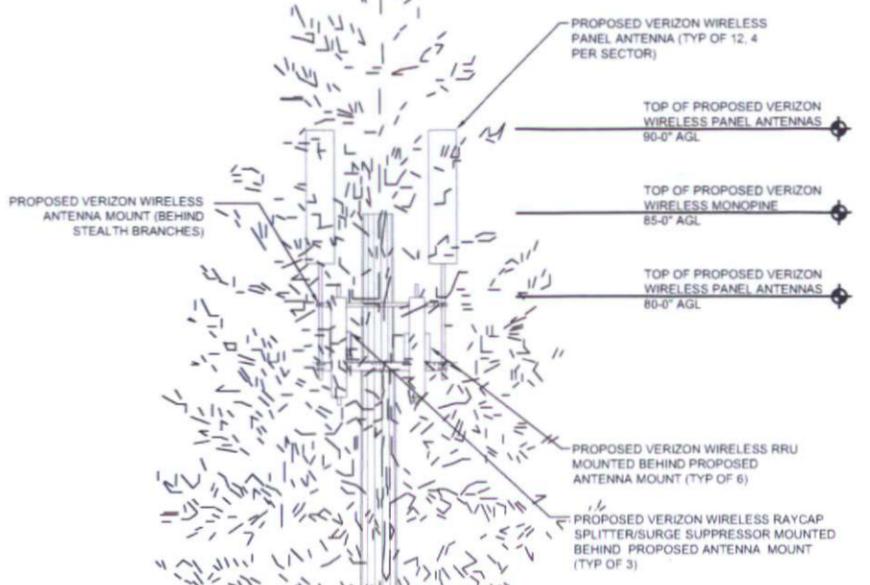
Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
PROPOSED ELEVATION

Project Number:	Date:
RM	04/27/15
Drafter:	Designer:
AM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No.:	Sheet No.:
0	A-2



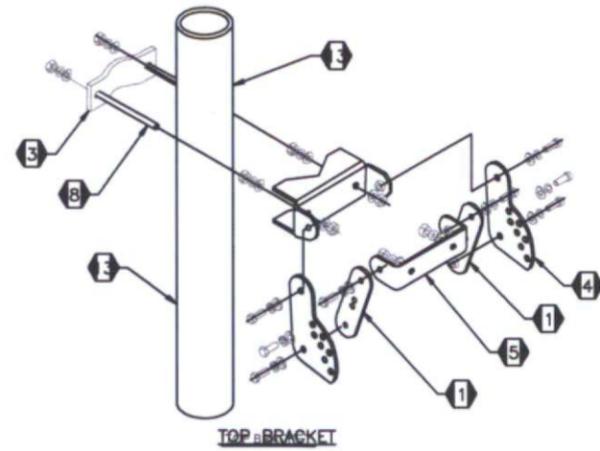
PROPOSED ANTENNA PLAN



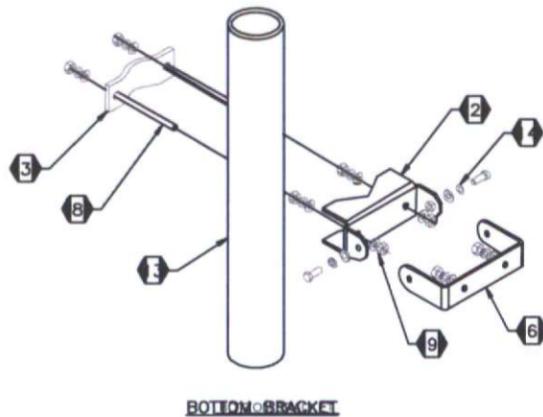
PROPOSED TOWER LOAD ELEVATION

Date Received
 MAY 01 2015

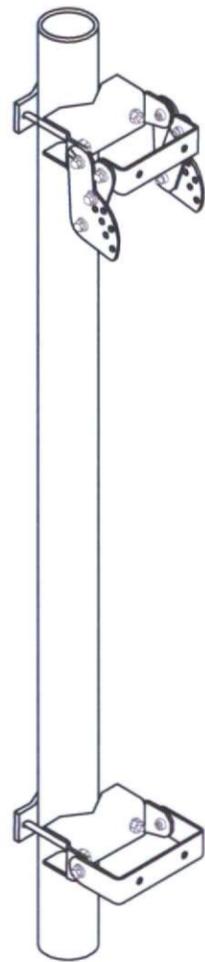
22"x34" SCALE: 3/16" = 1'-0"
 11"x17" SCALE: 3/32" = 1'-0"



TOP BRACKET



BOTTOM BRACKET



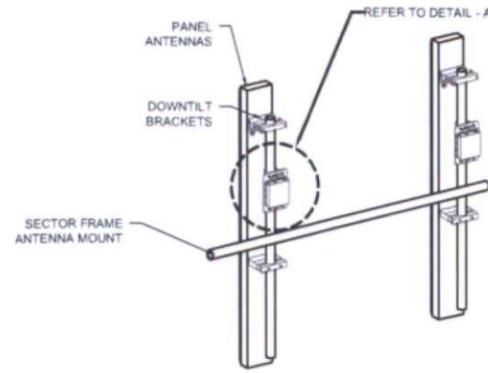
PARTS

ITEM	DESCRIPTION
1	LINKAGE ARM, INNER
2	BRACKET, ANTI-ROT, TOP
3	STRAP, POLE MOUNT
4	LINKAGE, 6 MECH DEG, OUTER
5	BRACKET TOP MOUNT, CELLULAR PANEL
6	BRACKET BOTTOM MOUNT, CELLULAR PANEL
7	BRACKET, SLIDER, 6 DEG TILT
8	BOLT HEX, HD
9	NUT, PLAIN HEX
10	BOLT, HEX HD
11	FLAT WASHER
12	SPLIT WASHER
13	PIPE

Received:
MAY 01 2015

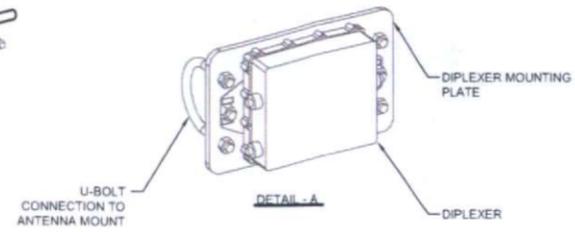
22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

MECHANICAL TILT MOUNTING DETAIL 2



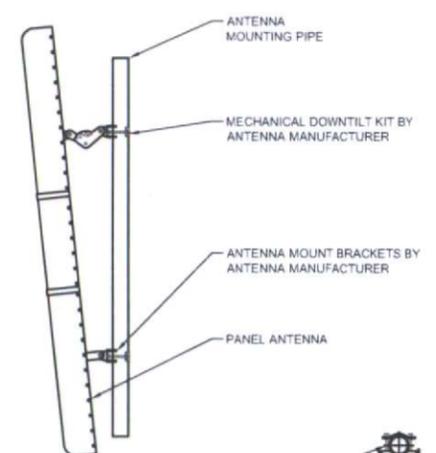
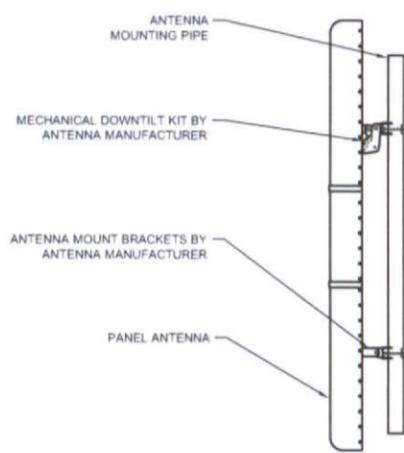
DIPLEXER NOTE:
1. (6) NEW DIPLEXERS MOUNTED AT ANTENNAS (DIPLEXER #CCDP 565-1W)
2. CONTRACTOR TO VERIFY WITH MANUFACTURER SPECS FOR MOUNTING DETAILS

DIPLEXER DETAIL IS SHOWN AS A REFERENCE AND IS SUBJECT TO CHANGE

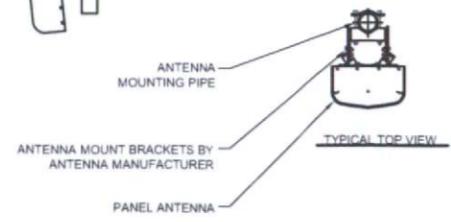
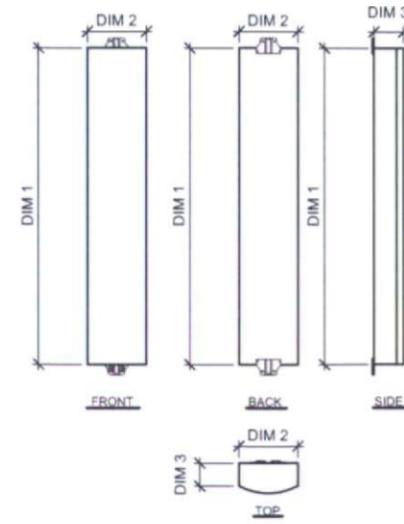


DIPLEXER DETAIL 3

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE



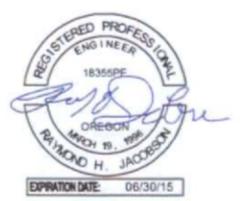
NOTE: INSTALL PER MANUFACTURER INSTRUCTIONS



	QTY	DIM 1	DIM 2	DIM 3
SECTOR ALPHA				
ANTENNA 1	1	94.9"	20.7"	7.4"
ANTENNA 2	1	72.0"	12.5"	7.1"
ANTENNA 3	1	72.0"	12.5"	7.1"
ANTENNA 4	1	94.9"	20.7"	7.4"
SECTOR BETA				
ANTENNA 1	1	96.0"	14.6"	8.2"
ANTENNA 2	1	72.0"	12.5"	7.1"
ANTENNA 3	1	72.0"	12.5"	7.1"
ANTENNA 4	1	96.0"	14.6"	8.2"
SECTOR GAMMA				
ANTENNA 1	1	94.9"	20.7"	7.4"
ANTENNA 2	1	72.0"	12.5"	7.1"
ANTENNA 3	1	72.0"	12.5"	7.1"
ANTENNA 4	1	94.9"	20.7"	7.4"

ANTENNA MOUNTING DETAIL 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% FZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
4164 JASPER RD
SPRINGFIELD, OR 97478

Drawing Title:
CONSTRUCTION DETAILS

Project Number:	Date:
0	04/27/15
Drafter:	Designer:
RM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	A-3

Original Submittal

gm

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



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0	04/27/15	ZONING SUBMITTAL
1		
2		

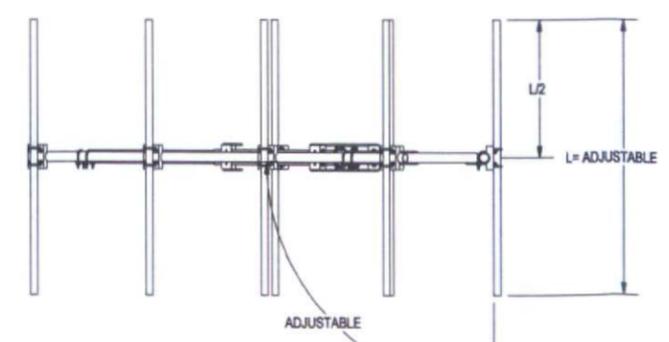
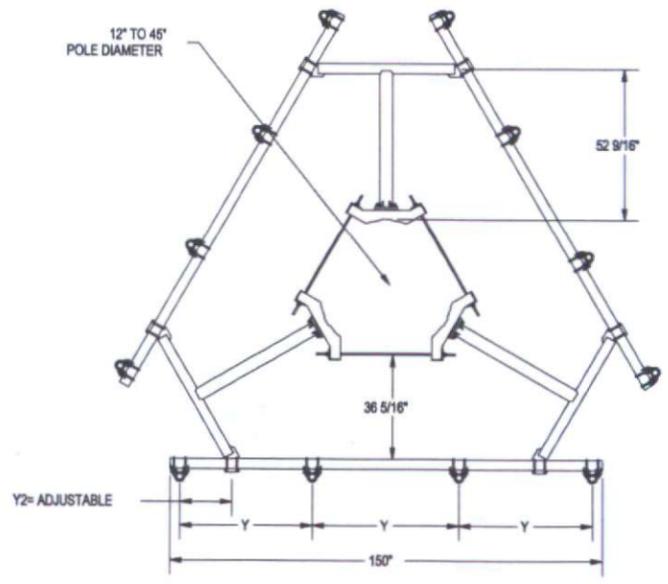
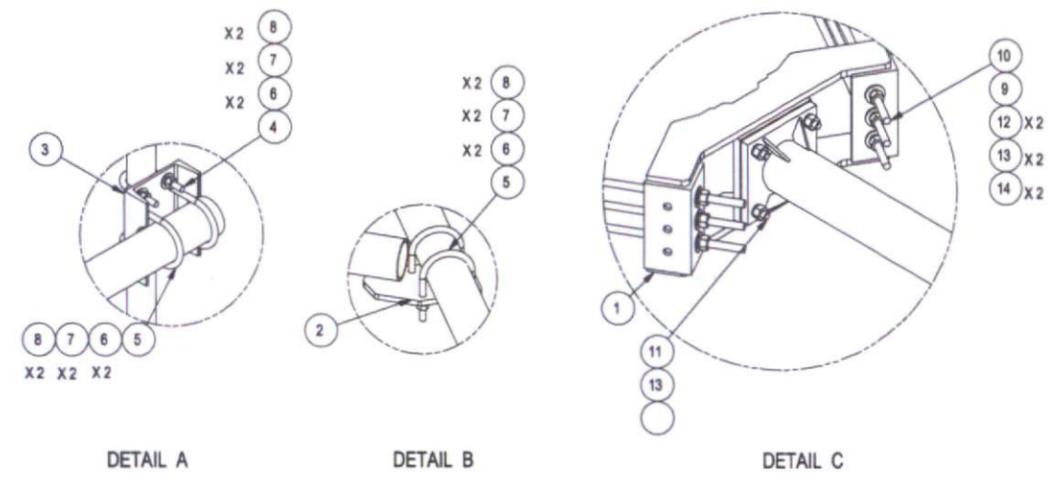
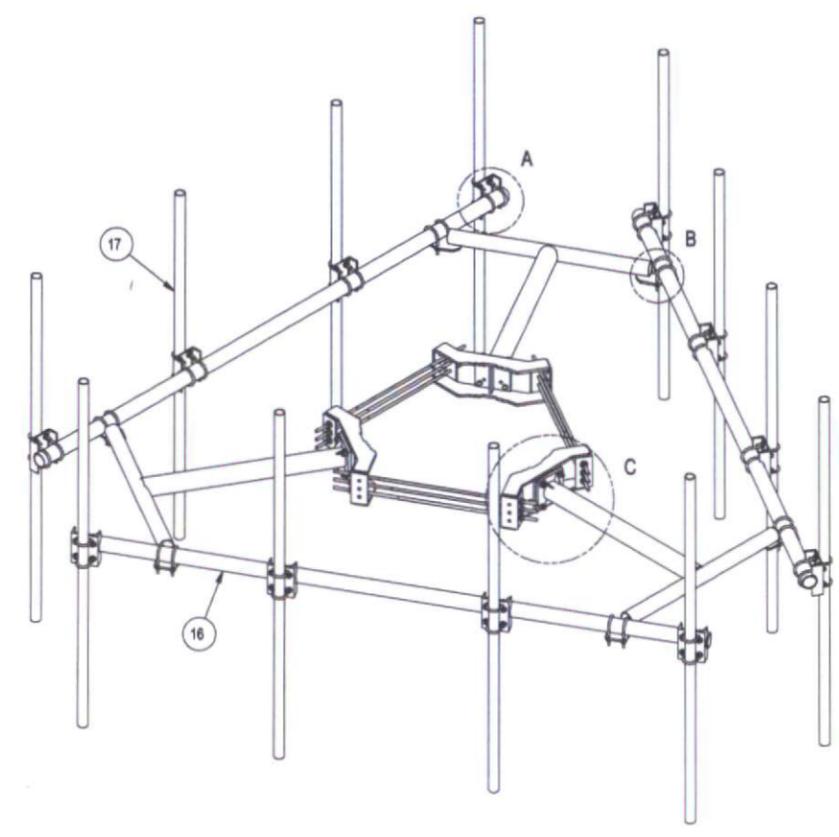


Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
ANTENNA MOUNT DETAILS

Project Number:	Date:
RM	04/27/15
Drafter:	Designer:
AM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	A-3.1

PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		68.16	204.48
2	3	X-ULP	SUPPORT ARM WELDMENT - 36"		103.07	309.20
3	12	X-SP219	SMALL SUPPORT CROSS PLATE	8.250 in	8.61	103.33
4	24	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	15.00
5	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.66	23.63
6	120	G12FW	1/2" HDG USS FLATWASHER		0.03	4.08
7	120	G12LW	1/2" HDG LOCKWASHER		0.01	1.67
8	120	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	8.58
9	9	G58R-24	5/8" X 24" GALV THREADED ROD		2.09	18.82
10	9	G58R-48	5/8" X 48" GALV THREADED ROD		4.39	39.52
11	12	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2.75	0.36	4.27
12	18	G58FW	5/8" HDG USS FLATWASHER		0.07	1.27
13	30	G58LW	5/8" HDG LOCKWASHER		0.03	0.78
14	30	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	3.89
16	3	P3150	3-1/2" X 150" SCH 40 GALVANIZED PIPE	150.00 in	94.80	284.40
17	12	A	B	C	D	



Date Received:
 MAY 01 2015

ANTENNA PIPES					
ASSEMBLY NO.	PART NO. *A*	PART DESCRIPTION *B*	LENGTH *C*	UNIT WT. *D*	TOTAL WT.
ULP12-NP	NP	N/A	NA	N/A	827.96
ULP12-472	P272	2-3/8" O.D. SCH. 40 PIPE	72"	23.07	1,311.05
ULP12-484	P284	2-3/8" O.D. SCH. 40 PIPE	84"	26.91	1,357.13
ULP12-496	P296	2-3/8" O.D. SCH. 40 PIPE	96"	30.76	1,403.33

22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

CONCRETE:

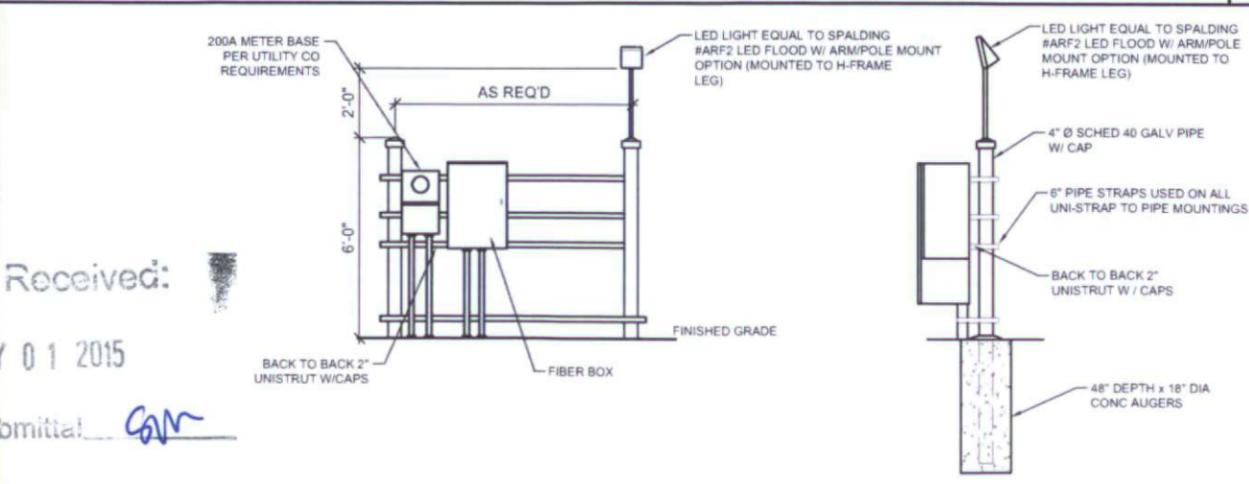
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND TO THE PROJECT SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN U.O.N.
- PREPARE AND SUBMIT MIX DESIGNS FOR EACH TYPE AND STRENGTH OF CONCRETE IN ACCORDANCE WITH ACI 211, "PROPORTIONING CONCRETE MIXTURES", AND ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
- READY-MIX CONCRETE SUPPLIERS TO BE NRMCA-CERTIFIED.
- ALL CONCRETE IS TO BE NORMAL DENSITY CONCRETE WITH A MAXIMUM SLUMP OF 4 INCHES. MAXIMUM AGGREGATE SIZE 3/4 INCH.
- NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
- DO NOT USE CHLORIDE-CONTAINING ADMIXTURES.
- HOT WEATHER CONCRETE: COMPLY WITH ACI 305R.
- REINFORCING OF ALL CONCRETE MEMBERS SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER:

	COVER, INCHES
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#8 THROUGH #18 BARS	2
#5 BAR OR SMALLER	1 1/2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS AND WALLS	
#14 AND #18 BARS	1 1/2
#11 BAR AND SMALLER	1
COLUMNS	
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM BEARING LENGTH OF 4 INCHES FOR ALL REINFORCED CONCRETE SLABS.
- PROVIDE CHAMFERS, REVEALS, REGLETS, RECESSES AND THE LIKE AS SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
- NO HOLES OR SLEEVES SHALL BE MADE THROUGH CONCRETE WORK OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
- PROVIDE CAST-IN-PLACE CONCRETE FOR MECHANICAL AND ELECTRICAL DIVISIONS INCLUDING BUT NOT LIMITED TO: EQUIPMENT BASES, HOUSEKEEPING PADS, CURBS, PITS, UNDERGROUND DUCTBANKS.
- ALL FORMWORK OFFSET TOLERANCES (PER ACI 117) TO BE CLASS A.
- FLOOR SLAB TOLERANCE TO ASTM E1155: SPECIFIED OVERALL MINIMUM VALUE OF FLATNESS $F_p=25$ WITH LOCAL MINIMUM $F_p=17$, AND MINIMUM VALUE OF LEVELNESS $F_L=20$ WITH LOCAL MINIMUM $F_L=15$. MEASURE F_L AND F_p WITHIN 72 HOURS OF SLAB CONSTRUCTION.
- ALL EXPOSED EXTERNAL CORNERS OF CONCRETE TO BE TOOLED EDGE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES.
- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES. CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL ELECTRICAL OPENINGS AND EQUIPMENT PADS WITH THE ELECTRICAL OPENINGS AND EQUIPMENT DETAIL AND SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION FOR ALL UTILITIES.

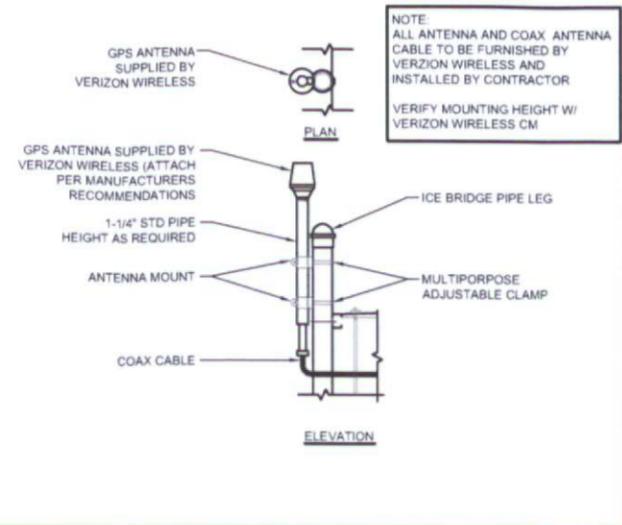
REINFORCING STEEL:

- REINFORCING BARS: ASTM A625, GRADE 60, DEFORMED BARS.
 - WELDED WIRE MESH: TO ASTM A185. PROVIDE IN FLAT SHEETS ONLY. VERTICAL PLACEMENT TOLERANCE TO BE 3/8 INCH.
 - REINFORCING STEEL TO BE DETAILED, FABRICATED, BENT AND PLACED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE AND ACI 318.
 - SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF ALL CONCRETE AND MASONRY REINFORCING STEEL SHOW ALL WALLS AND BEAMS IN FULL ELEVATION.
 - THE CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, BOLSTERS, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS INDICATED OTHERWISE.
 - WHERE INDICATED, REINFORCING BARS SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL".
 - IN REINFORCED MASONRY WALLS, COLUMNS AND BEAMS, REINFORCING SHALL BE HELD IN PLACE WITH "DUR-O-WALL" REBAR POSITIONERS, OR APPROVED EQUAL, PRIOR TO GROUTING.
 - IN SLABS WHERE REINFORCING IS SHOWN IN ONE DIRECTION ONLY, PROVIDE INDICATED TEMPERATURE REINFORCEMENT AT 90 DEGREES TO PRINCIPAL REINFORCEMENT.
- LAP SPLICES:**
- SUBMIT PROPOSED LOCATIONS OF LAP SPLICES FOR APPROVAL.
 - CONCRETE: PROVIDE CLASS B TENSION LAP SPLICES U.N.O.
 - MASONRY: LAP SPLICE BARS A MINIMUM OF 40 BAR DIAMETERS U.N.O.
 - WELDED WIRE MESH - MINIMUM LAP 8 INCHES, MEASURED BETWEEN OUTERMOST CROSS-WIRES OF EACH SHEET.
- ENSURE THAT A MINIMUM OF 2 - #5 BARS ARE PROVIDED CONTINUOUSLY AT ALL SLAB EDGES BY ADJUSTING BAR LENGTHS OR PROVIDING ADDITIONAL TOP/BOTTOM EDGE BARS AS REQUIRED.
 - PROVIDE 1 - #5 NOSING BAR FOR ALL SILLS, LEDGES, CURBS, PADS AND STEPS UNLESS OTHERWISE INDICATED.
- FOUNDATIONS:**
- SHELTER: ALLOWABLE BEARING PRESSURE USED IN DESIGN 2000 PSF.
 - ABOVE PARAMETERS ARE ASSUMED. ALL FOUNDATION CRITERIA SHALL BE VERIFIED BY SOIL ENGINEER IN WRITING TO ACOM CONSULTING PRIOR TO FABRICATION AND CONSTRUCTION.
- DESIGN DATA: 2012 IBC WITH LOCAL AMENDMENTS
 WIND SPEED: 80 MPH
 (3 SEC. GUST)
 EXPOSURE: B
 IMPORTANCE FACTOR= 1.00

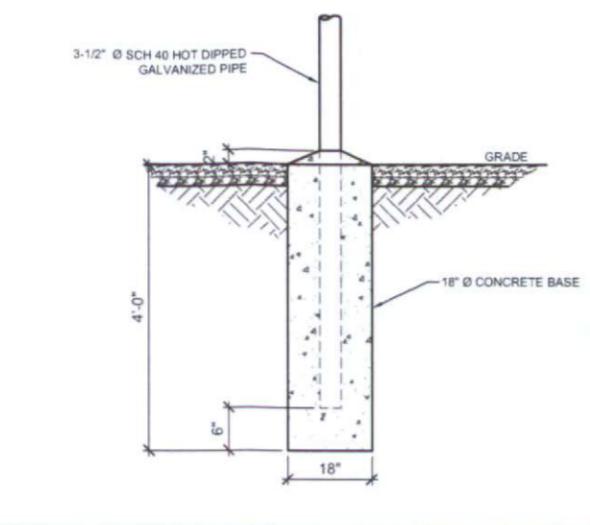
CONCRETE AND REINFORCING NOTES 3



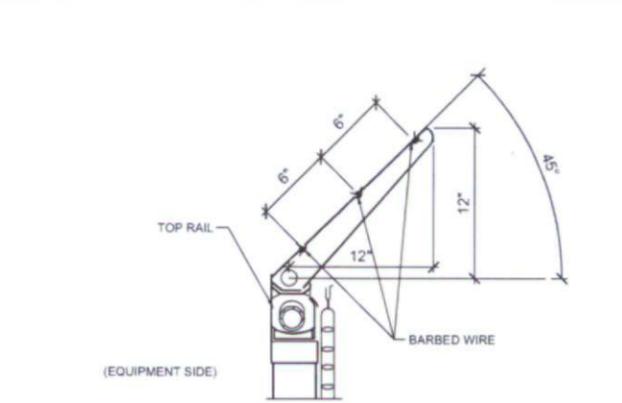
H-FRAME DETAIL 2



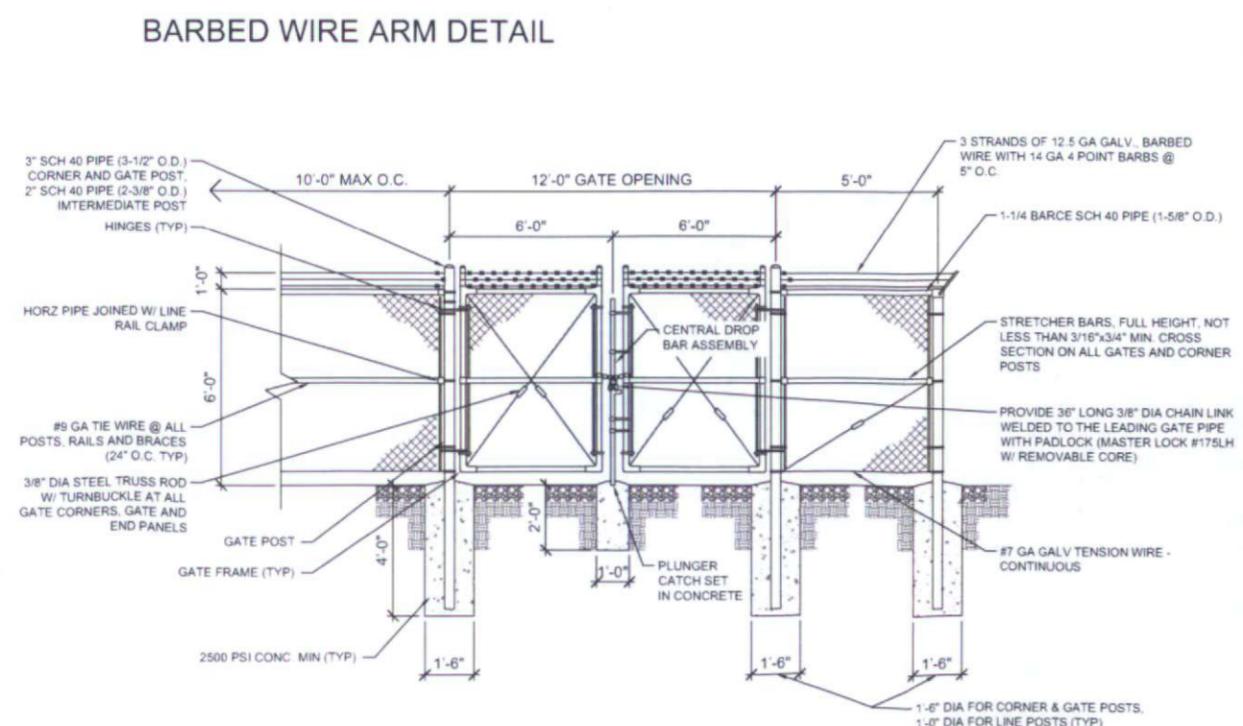
GPS ANTENNA 5



CONCRETE DETAIL 4



BARBED WIRE ARM DETAIL



FENCE DETAILS 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.

REGISTERED PROFESSIONAL ENGINEER
 18355PE
 OREGON
 MARCH 19, 1998
 RAYMOND H. JACOBSON
 EXPIRATION DATE: 06/30/15
 SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
D	04/27/15	ZONING SUBMITTAL
1		
2		

Client:

Implementation Team:

A&E Team:

Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
CONSTRUCTION DETAILS

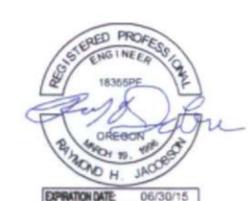
Project Number:	Date:
0	04/27/15
Drafter:	Designer:
RM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	A-4

Date Received:
 MAY 01 2015
 Original Submittal: *car*

ICE BRIDGE NOTES

1. POSITION BRIDGE ASSEMBLY SO THAT WAVEGUIDE ENTER SHELTER AT WAVEGUIDE PORT CENTERLINE. HEIGHT ABOVE GROUND MAY VARY ACCORDING TO SHELTER AND SITE LAYOUT.
2. COAX SHALL BE SLOPED 1/8" TO THE FOOT, AWAY FROM SHELTER.
3. FOR SOIL, USE 12" DIAM. 3'-6" DEEP PIER FILLED WITH 3000 PSI CONCRETE. INSTALL TOP OF PIER FLUSH WITH PROPOSED GRADE, AND PROVIDE CROWN FOR DRAINAGE.
4. FOR EXPOSED LEDGE, PROVIDE GROUT LEVELING PAD. INSTALL (2) 5/8" EXPANSION ANCHORS, 6" LONG.
5. FOR CONCRETE, FASTEN BASEPLATE W/ (2) 5/8" EXPANSION ANCHORS, 6" LONG.
6. FOR BURIED LEDGE AT LESS THAN 3'-6" BELOW FINISH GRADE, CORE 8" DIAM. HOLE INTO LEDGE 18" DEEP. FILL AROUND PIPE WITH NON-SHRINK GROUT. USE COAL TAR ON BURIED LENGTH OF PIPE, AND BACKFILL TO FINISH GRADE.
7. FOR POSTS ON CONCRETE OR EXPOSED LEDGE, PROVIDE 4" x 8" x 3/8" BASEPLATE WITH (2) 11/16" HOLES 6" O.C.

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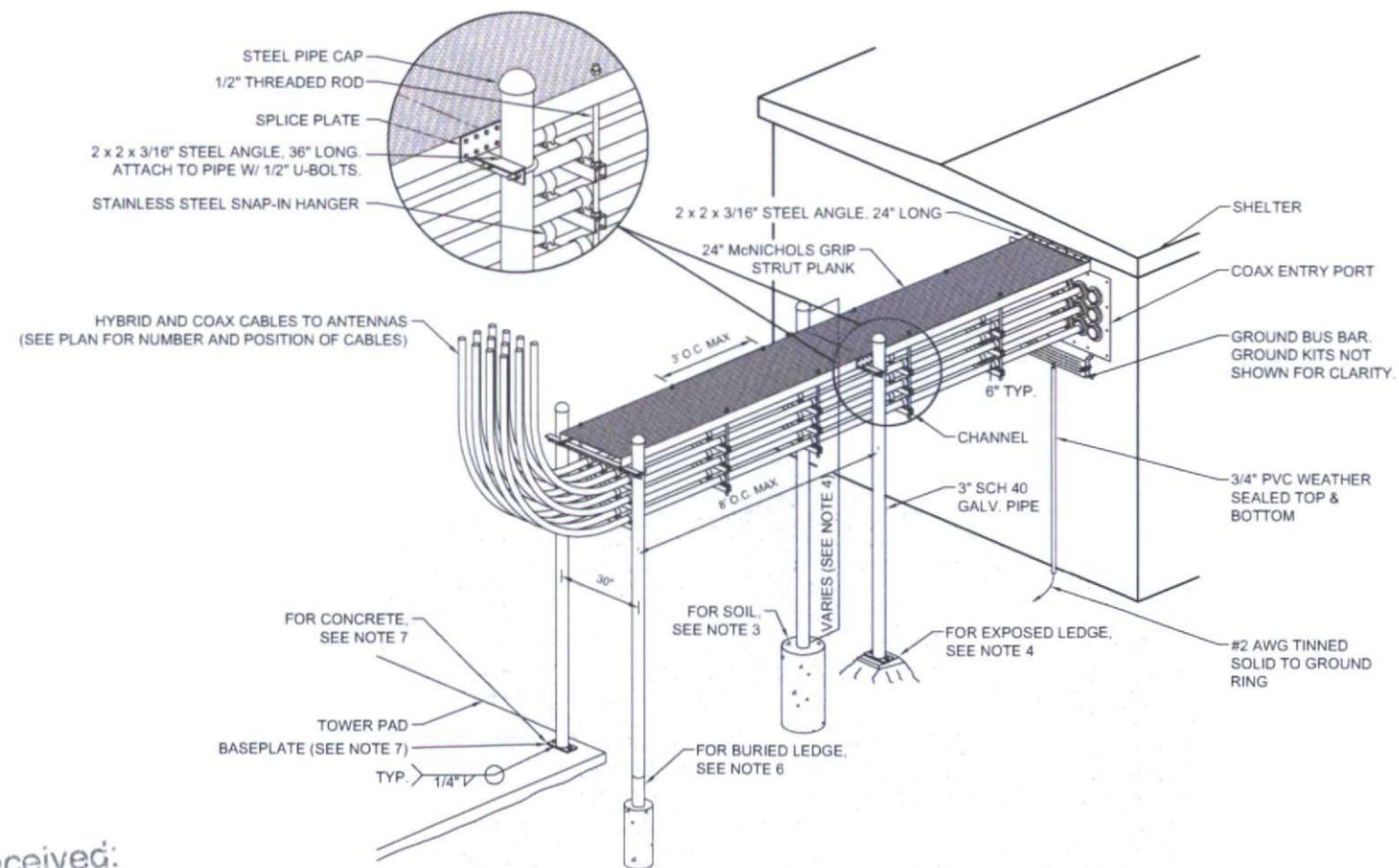
No.	Date	Revision
A	10/20/14	90% PZD REVISION
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0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
ICE BRIDGE DETAILS

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	A-5



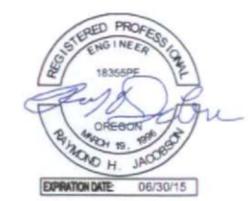
Date Received:

MAY 01 2015

Original Submittal *GM*

22"x34" SCALE, NOT TO SCALE
 11"x17" SCALE, NOT TO SCALE

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



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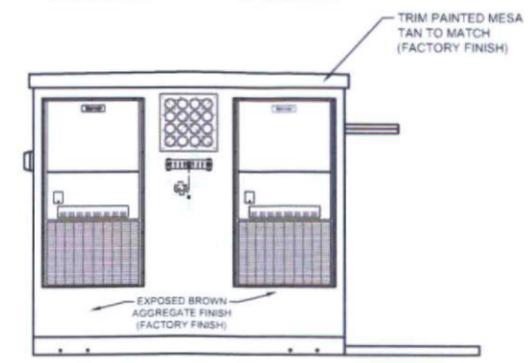
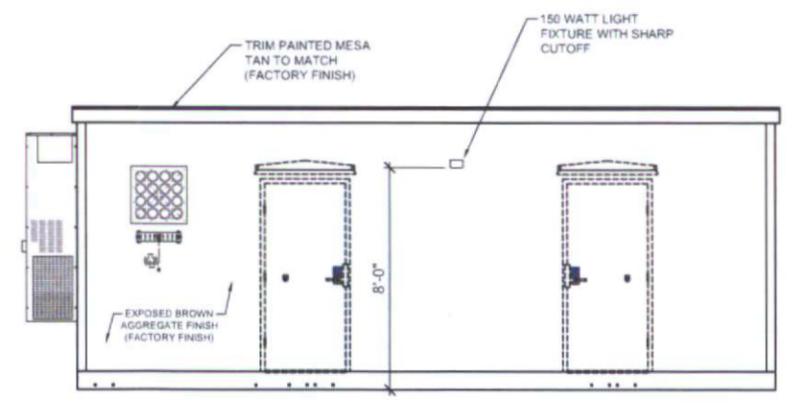
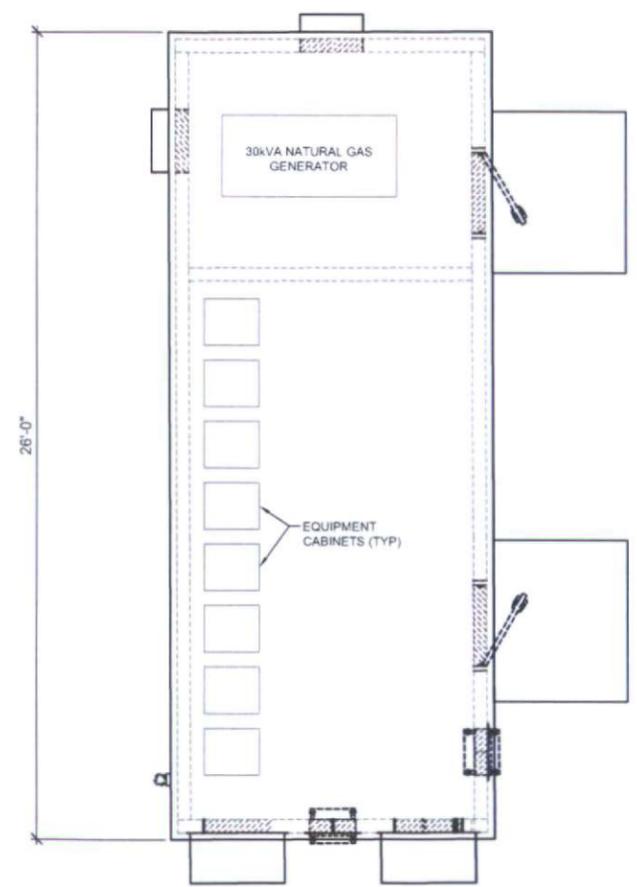
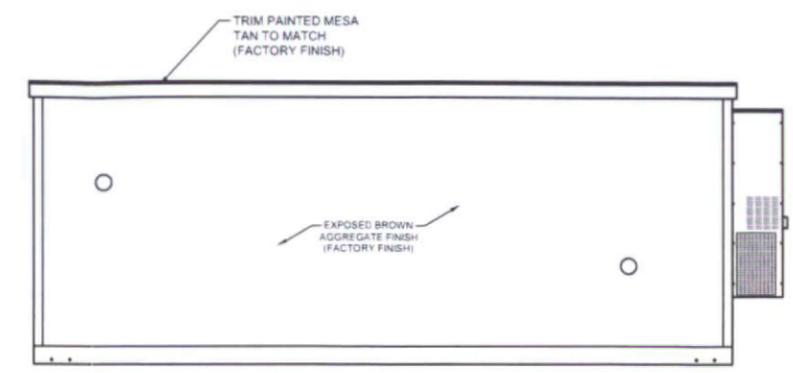
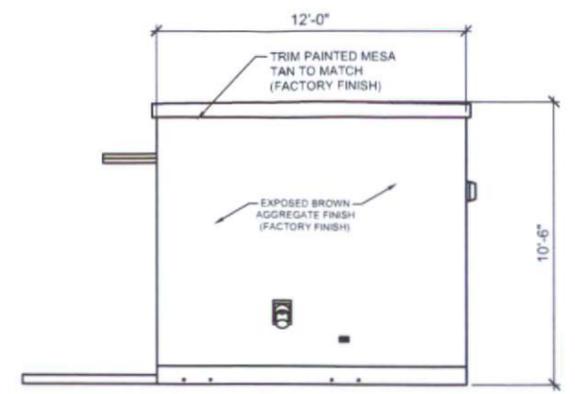
No.	Date	Revision
A	10/20/14	90% PZD REVISION
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0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
SHELTER DETAILS

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	A-6



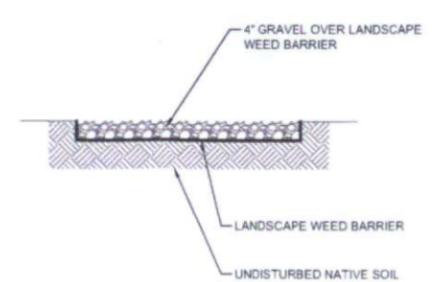
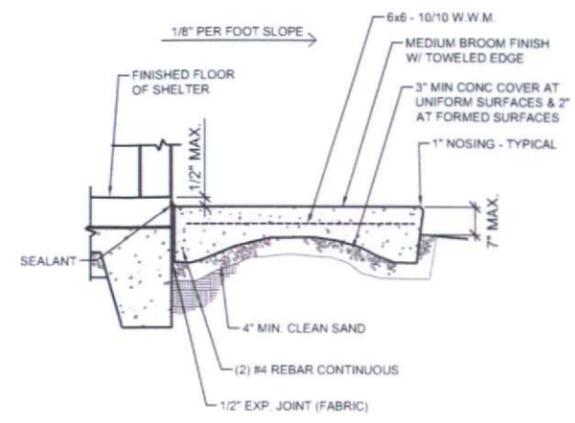
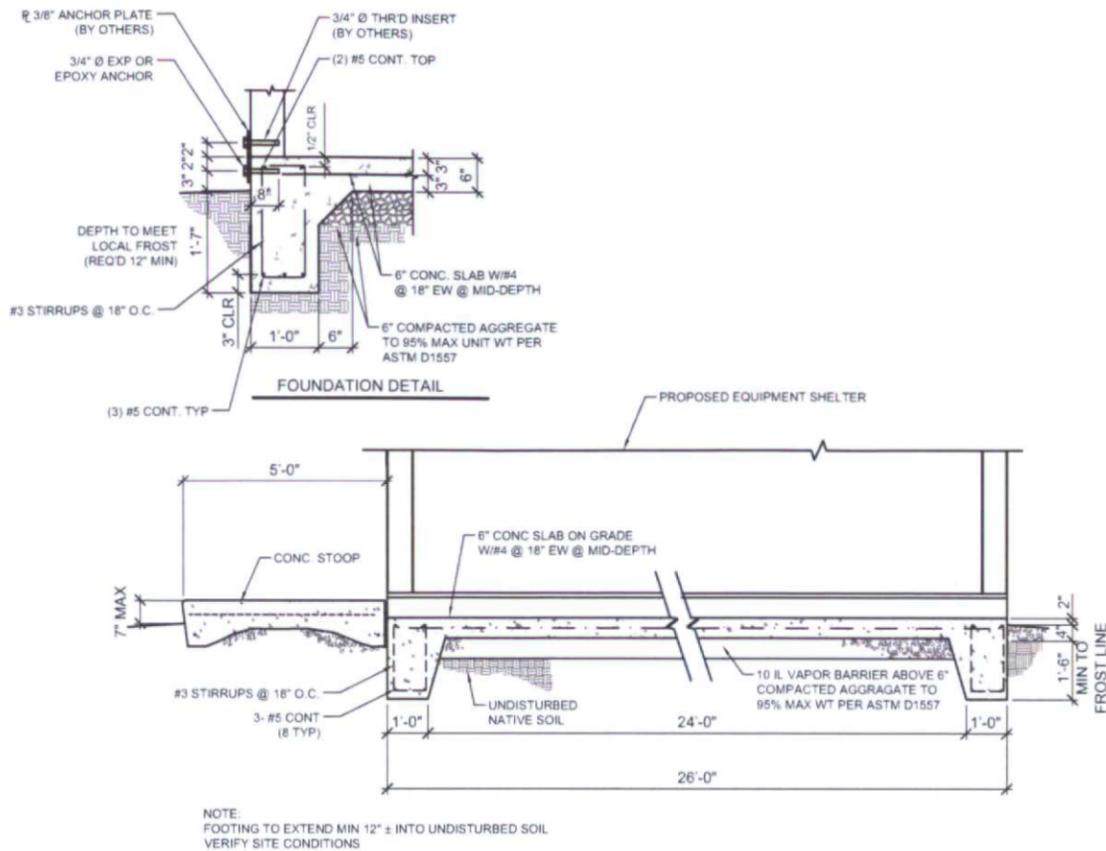
FIBREBOND SHELTER
 1300 DAVENPORT DR.
 MINDEN, LA 71055
 (800) 824-2614
 CONTACT: SHAWN LEWIS

Date Received:

MAY 01 2015

Original Submittal *SM*

22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE



- NOTES:**
- 1) GRAVEL AND LANDSCAPE WEED BARRIER TO COVER ENTIRE LEASE AREA.
 - 2) IF FENCED, GRAVEL AND LANDSCAPE WEED BARRIER TO EXTEND 12\"/>

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

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0	04/27/15	ZONING SUBMITTAL
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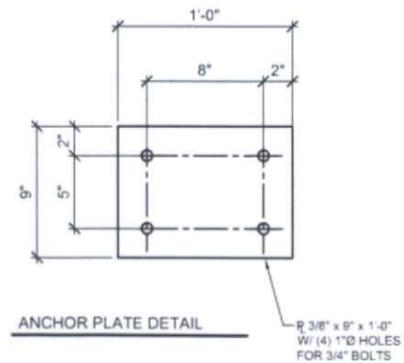
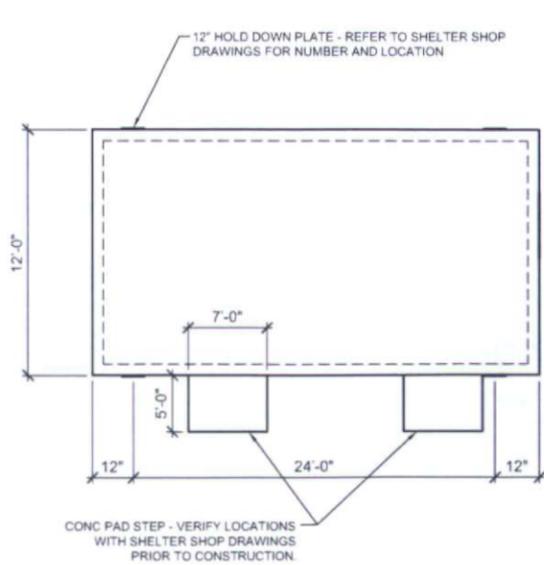
FOUNDATION SECTION 5

22"x34" SCALE, NOT TO SCALE
11"x17" SCALE, NOT TO SCALE

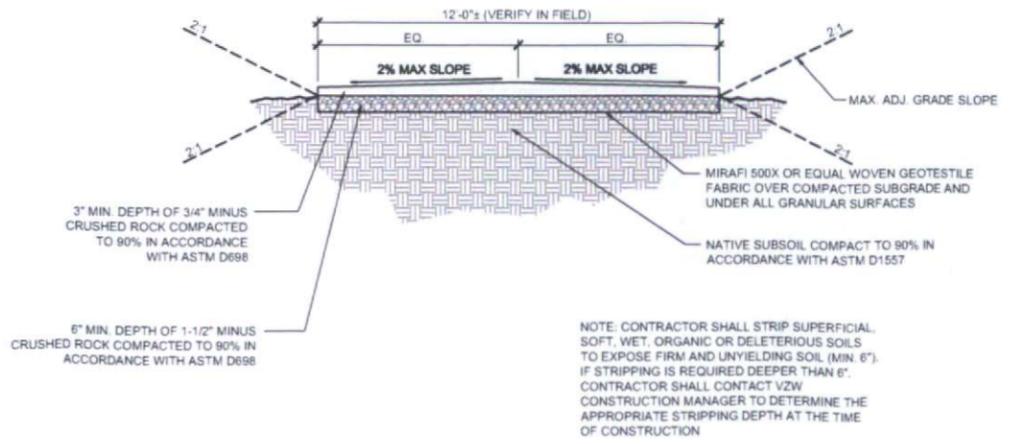
CONC. STOOP DETAIL 4

22"x34" SCALE, NOT TO SCALE
11"x17" SCALE, NOT TO SCALE

GRAVEL LEASE AREA 3



- STANDARD CONCRETE & REINFORCING BAR NOTES:**
1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND THE SPECIFICATION CAST-IN-PLACE CONCRETE.
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- FOUNDATION DESIGN LOADS:**
1. FOUNDATION HAS BEEN DESIGNED PER 2003 IBC FOR THE FOLLOWING DESIGN LOADS:
SEISMIC ZONE 4, SOIL TYPE "D" EARTHQUAKE,
80 MPH, EXPOSURE "B" WIND
 2. ROOF LL = 25PSF (SNOW)
FLOOR LL = 250PSF
SHELTER DL = 50,000LB
 3. ASSUMED ALLOWABLE BEARING PRESSURE = 2000PSF
FOUNDATION SHALL BEAR ON FIRM UNDISTURBED NATIVE SOIL.



NOTE: CONTRACTOR SHALL STRIP SUPERFICIAL, SOFT, WET, ORGANIC OR DELETERIOUS SOILS TO EXPOSE FIRM AND UNYIELDING SOIL (MIN. 6"). IF STRIPPING IS REQUIRED DEEPER THAN 6", CONTRACTOR SHALL CONTACT VZW CONSTRUCTION MANAGER TO DETERMINE THE APPROPRIATE STRIPPING DEPTH AT THE TIME OF CONSTRUCTION

Date Received:

MAY 01 2015

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11"x17" SCALE, NOT TO SCALE

FOUNDATION PLAN 2

22"x34" SCALE, NOT TO SCALE
11"x17" SCALE, NOT TO SCALE

GRAVEL ACCESS DRIVE 1

GRAVEL ACCESS DRIVE 1



Project Info:
EUG CLEARWATER
4164 JASPER RD
SPRINGFIELD, OR 97478

Drawing Title:
FOUNDATION DETAILS

Project Number:	Date:
0	04/27/15
Drafter:	Designer:
RM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	A-7

PROJECT BATTERY SYSTEM DATA						
BATTERY TYPE	VALVE REGULATED LEAD ACID (VRLA)					
NO. OF BATTERIES	84					
BATTERY MANUFACTURER	C & D TECHNOLOGIES, INC.					
MODEL NUMBER	TEL-12-185F					
DIMENSIONS	22.01" W x 12.80" H x 4.80" DP					
WEIGHT	131.0 LBS PER BATTERY					
NO OF CELLS PER UNIT	SPECIFIC GRAVITY	LEAD WGT PER CELL (LBS)	ELECTROLYTE WIGHT PER CELL (LBS)	PURE SULFURIC ACID WEIGHT (LBS)	ELECTROLYTE VOLUME PER CELL (GAL)	ELECTROLYTE VOLUME TOTAL (GAL)
8	1.280	16.0	4.8	1.8	0.4	2.4
BATTERY REPLACEMENT NOTE: SHELF MOUNTED WITHIN CBAAAL, TYPE 3R RATED, SELF-CONTAINED ENCLOSURE CABINET WITH ENVIRONMENTAL CONTROLS						

PROJECT BATTERY SYSTEM DATA						
BATTERY TYPE	VALVE REGULATED LEAD ACID (VRLA)					
NO. OF BATTERIES	8					
BATTERY MANUFACTURER	NORTHSTAR BATTERY COMPANY					
MODEL NUMBER	NSB 170FT					
DIMENSIONS	22.0" W x 12.8" H x 4.8" DP					
WEIGHT	128.0 LBS PER BATTERY					
NO OF CELLS PER UNIT	SPECIFIC GRAVITY	LEAD WGT PER CELL (LBS)	ELECTROLYTE WIGHT (LBS)	PURE SULFURIC ACID WEIGHT (LBS)	ELECTROLYTE VOLUME PER CELL (GAL)	ELECTROLYTE VOLUME TOTAL (GAL)
		9.7	22.8	0.8		2.08
BATTERY REPLACEMENT NOTE: SHELF MOUNTED WITHIN CBAAAL, TYPE 3R RATED, SELF-CONTAINED ENCLOSURE CABINET WITH ENVIRONMENTAL CONTROLS						

REQUIREMENTS	NON-RECOMBANT BATTERIES		RECOMBANT BATTERIES	
	FLOODED LEAD ACID BATTERIES	FLOODED HIGH-CAD LEAD ACID BATTERIES	VALVE REGULATED LEAD ACID (VRLA) BATTERIES	LITHIUM-ION BATTERIES
SAFETY CAPS	N/A	N/A	YES (908.5.2)	N/A
COMMENTS: PER MANUFACTURER, THE MISBUREAU II PRODUCT ATL-35 UTILIZES A COMBINATION FLAME ARRESTOR/VENT CAP.				
THERMAL RUNAWAY MANAGEMENT	N/A	N/A	YES (908.5)	N/A
COMMENTS: BATTERY IS MORE RESILIENT AS A RESULT OF THE LOW SPECIFIC GRAVITY DESIGN. HOWEVER, ADDITIONAL DC POWER PLANT TEMPERATURE COMPENSATION MAY BE REQUIRED BY JURISDICTION. THERMAL RUNAWAY PROCEDURE ACTION SIGNAGE SHALL BE POSTED FOR EASY ACCESS IN ALL BATTERY AREAS.				
SPILL CONTROL	N/A	N/A	YES (908.5)	N/A
COMMENTS: SPILL CONTROL NOT REQUIRED BY IFC FOR THIS TYPE OF BATTERY. HOWEVER, THE SNOHOMISH COUNTY REQUIRES SPILL CONTROL FOR BATTERIES CONTAINING MORE THAN 80 GALLONS OF ACCUMULATIVE ELECTROLYTE VOLUME. ALL BATTERY ENCLOSURE CABINETS SHALL BE EQUIPPED WITH A LIQUID TIGHT INTERIOR TRAY LINER INSTALLED AT THE BOTTOM OF THE ENCLOSURE TO SUIT THE JURISDICTIONAL CODE REQUIREMENTS				
NEUTRALIZATION	N/A	N/A	YES (908.5.2)	N/A
COMMENTS: NEUTRALIZATION FLOWS OR SOCKS AS MANUFACTURED FOR SUCH PURPOSES SHALL BE EMPLOYED AND PLACED AT THE INTERIOR BASE OR PERIMETER OF ENCLOSURE AS PER NEUTRALIZATION DEVICE MANUFACTURERS RECOMMENDATION.				
VENTILATION	N/A	N/A	YES (908.5.1, 908.5.3)	N/A
COMMENTS: CONTINUOUS VENTILATION SHALL BE PROVIDED AT A RATE OF NOT LESS THAN 1 CUBIC FOOT PER MINUTE PER SQUARE FOOT (1FT ³ /MIN/FT ²)				
SIGNAGE	N/A	N/A	YES (908.5)	N/A
COMMENTS: CODE SPECIFIED BATTERY ROOM SAFETY SIGNAGE, HAZARDOUS MATERIAL SIGNAGE (4 DIAMOND) AND THERMAL RUNAWAY PROCEDURE SIGNAGE SHALL ALL BE CLEARLY POSTED IN ALL BATTERY AREAS				
SEISMIC PROTECTION	N/A	N/A	YES (908.5)	N/A
COMMENTS: BATTERY STORAGE ENCLOSURE CABINETS AND ANCHORAGE ARE DESIGNED TO EXCEED ALL IBC CODE REQUIRED SEISMIC FORCES FOR SITE SPECIFIC INSTALLATIONS.				
SMOKE DETECTION	N/A	N/A	YES (908.5)	N/A
COMMENTS: N/A OUTDOOR APPLICATION				
NOTE: CODE REFERENCES ARE TO 2012 INTERNATIONAL FIRE CODE FOR STATIONARY STORAGE BATTERY SYSTEMS.				

Thermal Runaway Procedure Posting
Attachment A to Thermal Runaway procedure

Reading Overriding Bulletin # Thermal Runaway in Vehicle Workshop

14 copy of this page shall be laminated or placed in a plastic sheet protector and posted in all battery area.

If you encounter batteries too hot to touch or that make hissing or whistling noises from their vents:

- There is a fire or smoke
- If the fire stops and smokes
- If there is a strong rotten egg hydrogen sulfide odor

Important: Take an action that would produce a spark and ignite otherwise hydrogen

If you encounter batteries too hot to touch but there is no smoke and it is safe to remain in facility:

- Call for help
- Increase ventilation in battery area
- Reduce charge current either by turning off enough rectifiers so that the load barely is covered or by lowering the float voltage
- Increase cooling in the battery area if possible
- If there is a spill or other hazardous situation call the Environmental hotline at 1-800-455-7800

Do not over-vent to battery emergencies. Starting batteries release potentially lethal concentrations of toxic gases or other chemicals and should be handled by trained Fire Department with appropriate protective clothing and full Certified Breathing Apparatus (SCBA).

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SIGNED: 04/27/15

THERMAL RUNAWAY PROCEDURE 6

IN CASE OF
EMERGENCY
CALL N.O.C.C.
1-800-264-6620

NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS, FCC AND VERIZON WIRELESS GUIDELINES

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/1/14	100% PZD FINAL SET
D	04/27/15	ZONING SUBMITTAL
1		
2		

Client:

BATTERY INFORMATION 5

N.O.C.C. SIGNAGE 4

NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS, FCC AND VERIZON WIRELESS GUIDELINES

DANGER
CORROSIVE LIQUIDS
WEAR PROTECTIVE EQUIPMENT

NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS, FCC AND VERIZON WIRELESS GUIDELINES

NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS, FCC AND VERIZON WIRELESS GUIDELINES

Date Received:
MAY 01 2015
Original Submittal *cm*

Implementation Team:

A&E Team:

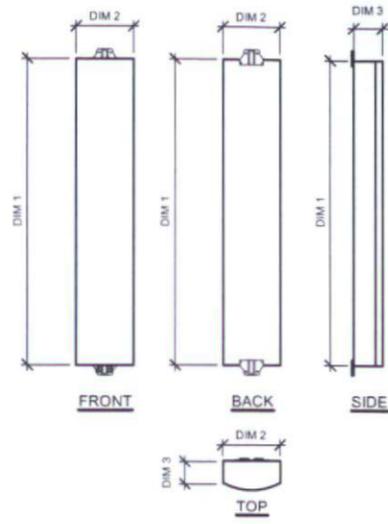
Project Info:

EUG CLEARWATER
4164 JASPER RD
SPRINGFIELD, OR 97478

Drawing Title:
BATTERY & SIGNAGE INFORMATION

Project Number:	Date:
0	04/27/15
Drafter:	Designer:
RM	RM
Project Manager:	Professional of Record:
AM	RJ
Revision No:	Sheet No:
0	A-8

- NOTES:
 1. INSTALL ANTENNAS PER MANUFACTURER SPECIFICATIONS
 2. CONTRACTOR TO TORQUE ALL MOUNTING HARDWARE PER MANUFACTURER SPECIFICATIONS



SECTOR ALPHA	QTY	DIM 1	DIM 2	DIM 3
HT4C6318G000R	1	94.9"	20.7"	7.4"
QAP-660-V-3	1	72.0"	12.5"	7.1"
QAP-660-V-3	1	72.0"	12.5"	7.1"
HT4C6318G000R	1	94.9"	20.7"	7.4"
SECTOR BETA				
X7CAP-FRO-860-VR0	1	96.0"	14.6"	8.2"
QAP-660-V-2	1	72.0"	12.5"	7.1"
QAP-660-V-4	1	72.0"	12.5"	7.1"
X7CAP-FRO-860-VR0	1	96.0"	14.6"	8.2"
SECTOR GAMMA				
HT4C6318G000R	1	94.9"	20.7"	7.4"
QAP-660-V-3	1	72.0"	12.5"	7.1"
QAP-660-V-3	1	72.0"	12.5"	7.1"
HT4C6318G000R	1	94.9"	20.7"	7.4"

PROPOSED ANTENNA AND COAX SCHEDULE											
SECTOR ALPHA	AZIMUTH	TIP HEIGHT	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC TILT	MECH TILT	NUMBER OF FEEDERS	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	25°	90'-0"	1	ANTEL	HT4C6318G000R (RET=5)	0°	0°	*	HYBRID FIBER	TBD	RRU
AWS	25°	80'-0"	1	CSS	QAP-660-V-3	0°	0°	*	HYBRID FIBER	TBD	RRU
PCS	25°	80'-0"	1	CSS	QAP-660-V-3	0°	0°	*	HYBRID FIBER	TBD	RRU
850	25°	90'-0"	1	ANTEL	HT4C6318G000R (RET=5)	0°	0°	*	HYBRID FIBER	TBD	RRU
SECTOR BETA	AZIMUTH	TIP HEIGHT	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC TILT	MECH TILT	NUMBER OF FEEDERS	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	120°	90'-0"	1	CSS	X7CAP-FRO-860-VR0 (RET=4)	0°	0°	**	HYBRID FIBER	TBD	RRU
AWS	120°	80'-0"	1	CSS	QAP-660-V-2	0°	0°	**	HYBRID FIBER	TBD	RRU
PCS	120°	80'-0"	1	CSS	QAP-660-V-4	0°	0°	**	HYBRID FIBER	TBD	RRU
850	120°	90'-0"	1	CSS	X7CAP-FRO-860-VR0 (RET=4)	0°	0°	**	HYBRID FIBER	TBD	RRU
SECTOR GAMMA	AZIMUTH	TIP HEIGHT	NUMBER OF ANTENNAS	VENDOR	MODEL	ELEC TILT	MECH TILT	NUMBER OF FEEDERS	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	260°	90'-0"	1	ANTEL	HT4C6318G000R (RET=5)	0°	0°	***	HYBRID FIBER	TBD	RRU
AWS	260°	80'-0"	1	CSS	QAP-660-V-3	0°	0°	***	HYBRID FIBER	TBD	RRU
PCS	260°	80'-0"	1	CSS	QAP-660-V-3	0°	0°	***	HYBRID FIBER	TBD	RRU
850	260°	90'-0"	1	ANTEL	HT4C6318G000R (RET=5)	0°	0°	***	HYBRID FIBER	TBD	RRU

TMA MODEL # COMMSCOPE E15R05P19

- * (1) HYBRID CABLE SHALL FEED (4) RRU'S PER SECTOR EACH ANTENNA SHALL HAVE (4) 1/2" COAX TO ASSOCIATED RRU (6-10' LENGTH)
- ** (1) HYBRID CABLE SHALL FEED (4) RRU'S PER SECTOR EACH ANTENNA SHALL HAVE (4) 1/2" COAX TO ASSOCIATED RRU (6-10' LENGTH)
- *** (1) HYBRID CABLE SHALL FEED (4) RRU'S PER SECTOR EACH ANTENNA SHALL HAVE (4) 1/2" COAX TO ASSOCIATED RRU (6-10' LENGTH)

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 04/27/15

No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
0	04/27/15	ZONING SUBMITTAL
1		
2		



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

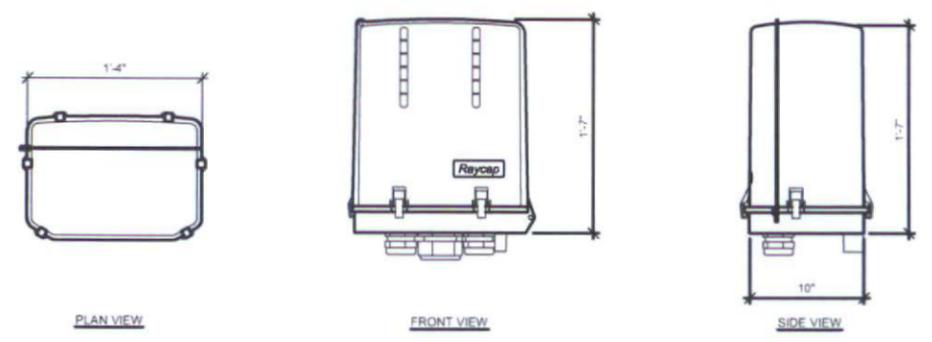
Drawing Title:
PROPOSED ANTENNA CONFIGURATION

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
0	RF-1

PROPOSED ANTENNA DIMENSIONS 5

22"x34" SCALE NOT TO SCALE
 11"x17" SCALE NOT TO SCALE

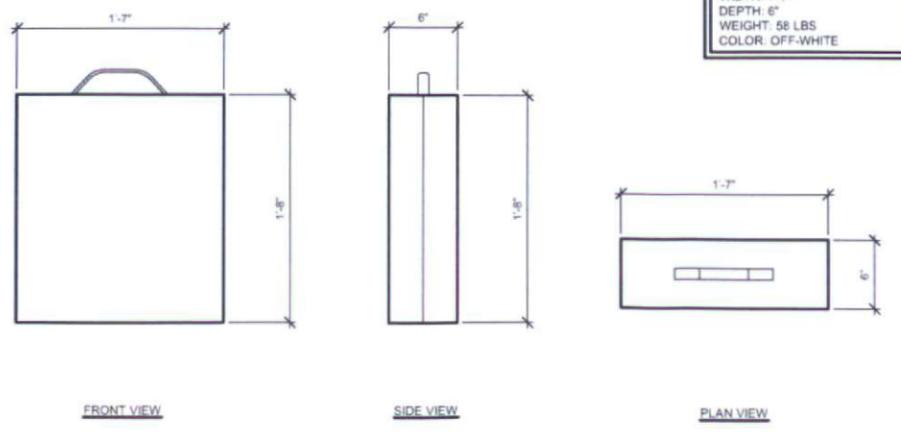
MANUFACTURER: RAYCAP
 MODEL: RCMDC-3315-PF-48
 HEIGHT: 1'-7"
 WIDTH: 1'-4"
 DEPTH: 10"
 WEIGHT: 26.9 LBS (WITH MOUNT)
 COLOR: DARK GRAY



RAYCAP SPLITTER DETAIL 4

22"x34" SCALE NOT TO SCALE
 11"x17" SCALE NOT TO SCALE

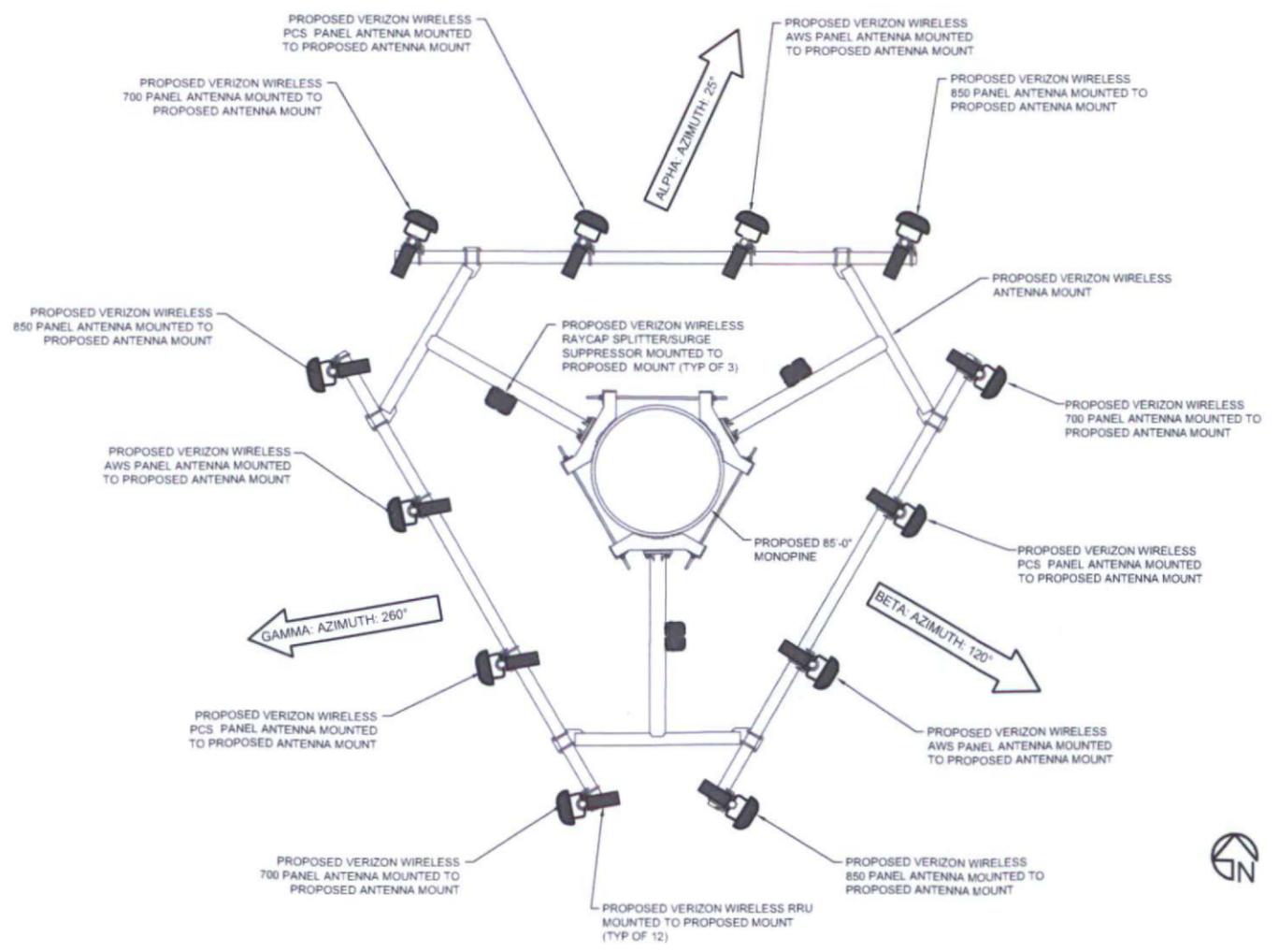
MANUFACTURER: ERICSSON
 MODEL: RRUS 12
 HEIGHT: 1'-8"
 WIDTH: 1'-7"
 DEPTH: 6"
 WEIGHT: 58 LBS
 COLOR: OFF-WHITE



ERICSSON RRUS 12 DETAIL 2

22"x34" SCALE NOT TO SCALE
 11"x17" SCALE NOT TO SCALE

PROPOSED ANTENNA CONFIGURATION 1



Date Received:

MAY 01 2015

Original Submittal

Sa

EXHIBIT B

RF Justification Letter

Date Received:

MAY 01 2015

December 23, 2014



December 23, 2014

City of Springfield
Development Services Department
225 5th St
Springfield, OR 97477

This letter is in regards to a potential wireless communication facility for Verizon Wireless, referred to as "EUG Clearwater", located at 4164 Jasper Rd, Springfield, OR 97478. This site is proposed as a response to in-building data usage and overall data traffic increases, and the upcoming Land Owner driven decommission of Verizon Wireless's current EUG Springfield site (Figure A).

The wireless system for this site is linked to both coverage and capacity. With the increase in data demands by wireless customers, the capacity from available bandwidth in this given geographical area is exhausted. The customer's experience is exacerbated by the reduced speeds available to users in mediocre data coverage in the neighborhoods located between the existing EUG Springfield site, and the EUG Mohawk site (Figure A). In general, a user's over all data desired doesn't diminish in marginal coverage, but instead the amount of time the user consumes bandwidth is prolonged. This becomes an issue once the total individuals served by a given cell site exceed the sites capacity to deliver data in a timely manner. If a user has a prolonged wait in a data 'queue' before receiving service, they may have good signal strength, but in affect they experience poor or no service due to the extended wait.

Currently there is one site with a single sector pointed toward the area of concern; SPRINGFIELD (Figure A). The 'Growth Factor' for this sector is currently 0.539. This equates to the customers in the area currently creating data usage demands 1.855 times the capacity of the sectors from the two sites noted above. As the EUG Springfield site will be decommissioned, the fix requires we double the current capacity in the area. To do that the sector count must increase to atleast two. This is to be accomplished with the addition of the proposed new site, EUG Clearwater.

In Figure B, 'Red' and 'Purple' represent 'Excellent' to 'Good' data coverage both indoors and outdoors. The 'Yellow' represents 'Good' data speeds outdoors and 'Fair' speeds indoors. The 'Green' represents 'Fair' outdoor speeds but the indoor speeds are 'Marginal'. However, indoors is where the majority of users are located during the peak 24 hour usage time which occurs between 8PM and 9PM.

The Light Blue area bounded in Figure B also is roughly the area requested to be searched for a potential site. The process of searching for a new site location is a balance between the traffic requirements, available existing towers, and willing landowners whose property meets both Verizon Wireless's needs and the local jurisdictional specifications.

Date Received:

MAY 01 2015

Original Submittal 

The search ring, outlined in Light Blue, was determined by the current coverage provided by the site to be decommissioned, EUG Springfield, the terrain, and the population density distribution. This need excluded all existing towers due to their distance from the coverage need. As a result a new tower is proposed.

As noted previously, this site is part of an over-all effort to replace the EUG Springfield site to be decommissioned. Figure C reflects the resulting coverage gap that will open. Plans for this area have not been solidified, making the need to solidify the area surrounding the proposed EUG Clearwater site more urgent.

With the desired location determined, the height was initially addressed by observing the general clutter (obstructions on the ground including business buildings, houses, trees, brush, topography, etc.) in the area in order to create a coverage footprint that would result in the desired signal strength handing off with the surrounding sites. As the site to be decommissioned has antennas at 160ft centerline, for a site to be a coverage "replacement", the proposed site needs to either match the to-be-decommissioned site's height, or be as tall as permissible. Due to terrain and the fact this site will be located further south and within the footprint of the EUG Springfield site, 90ft was deemed an acceptable replacement for signal strength, allowing for all current customers to maintain service. The 90ft elevation will also enable the site to have the capability to cover part of the resulting signal void to the east ('Red' bounded area in Figure C) in case a viable option to fill that area is not found before EUG Springfield must be decommissioned.

Summary

Having reviewed the data usage levels and strained capacity levels of the surrounding sites we found this location at the desired tip height of 90ft meets the signal and data needs of Verizon Wireless's customers within the area of concern in eastern Springfield neighborhood.

Sincerely,

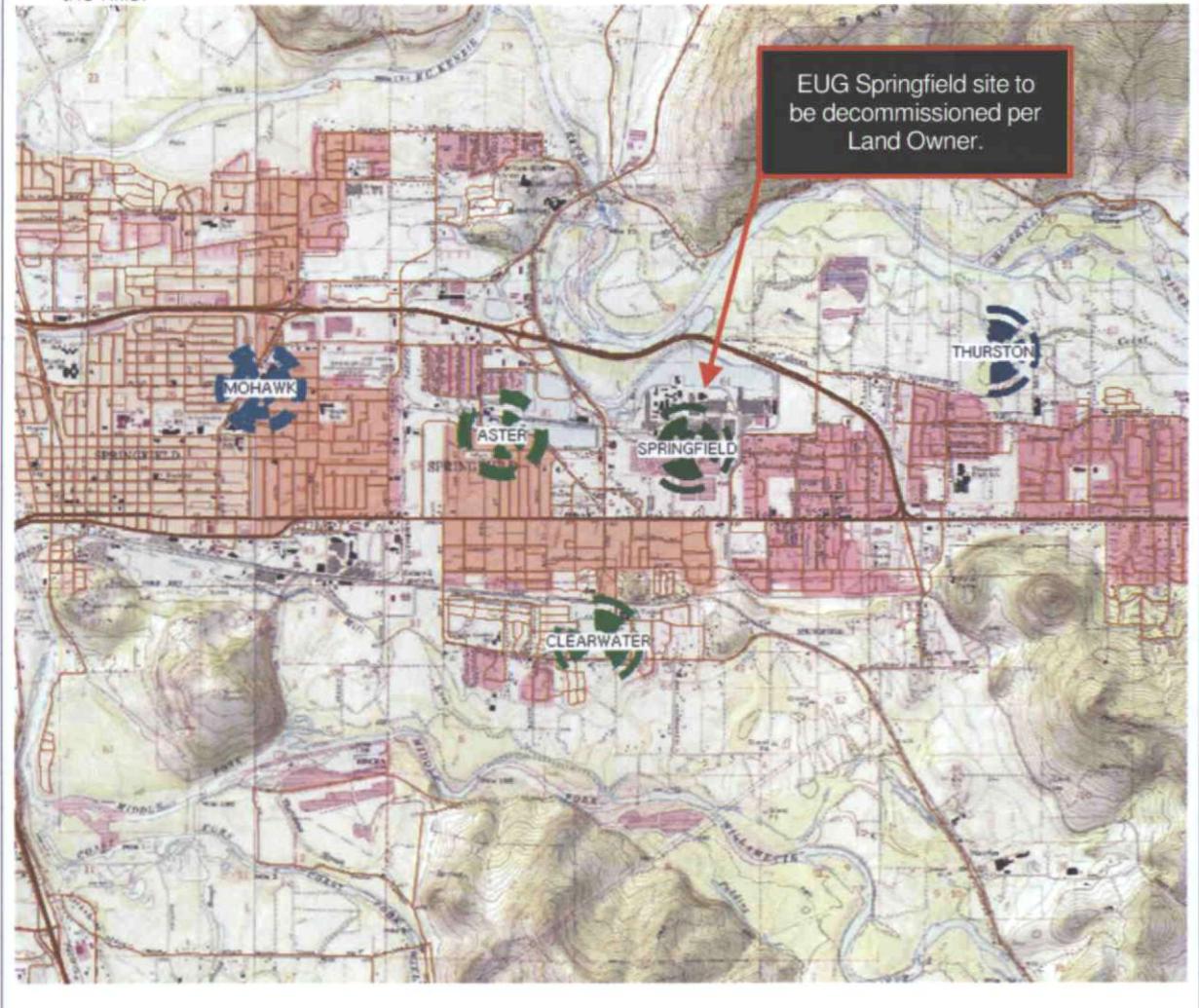


Mark Tuttle
Verizon Wireless
Pacific Northwest Region
Network Department – System Performance

Date Received:

MAY 01 2015

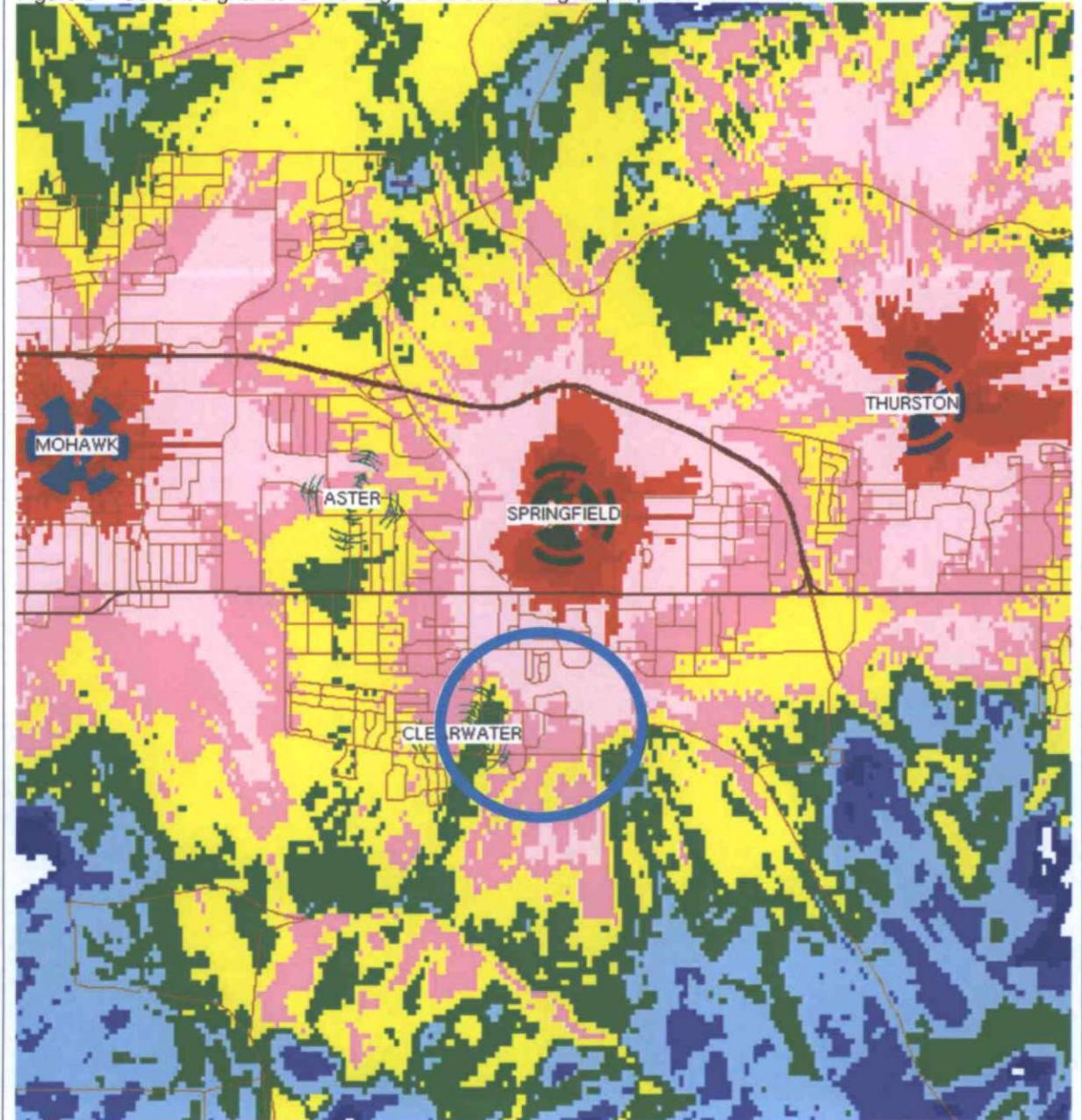
Figure A – Area of concern located between 32ND and Bob Straub Way, and extending south from Daisy St to the hills.



Date Received:

MAY 01 2015

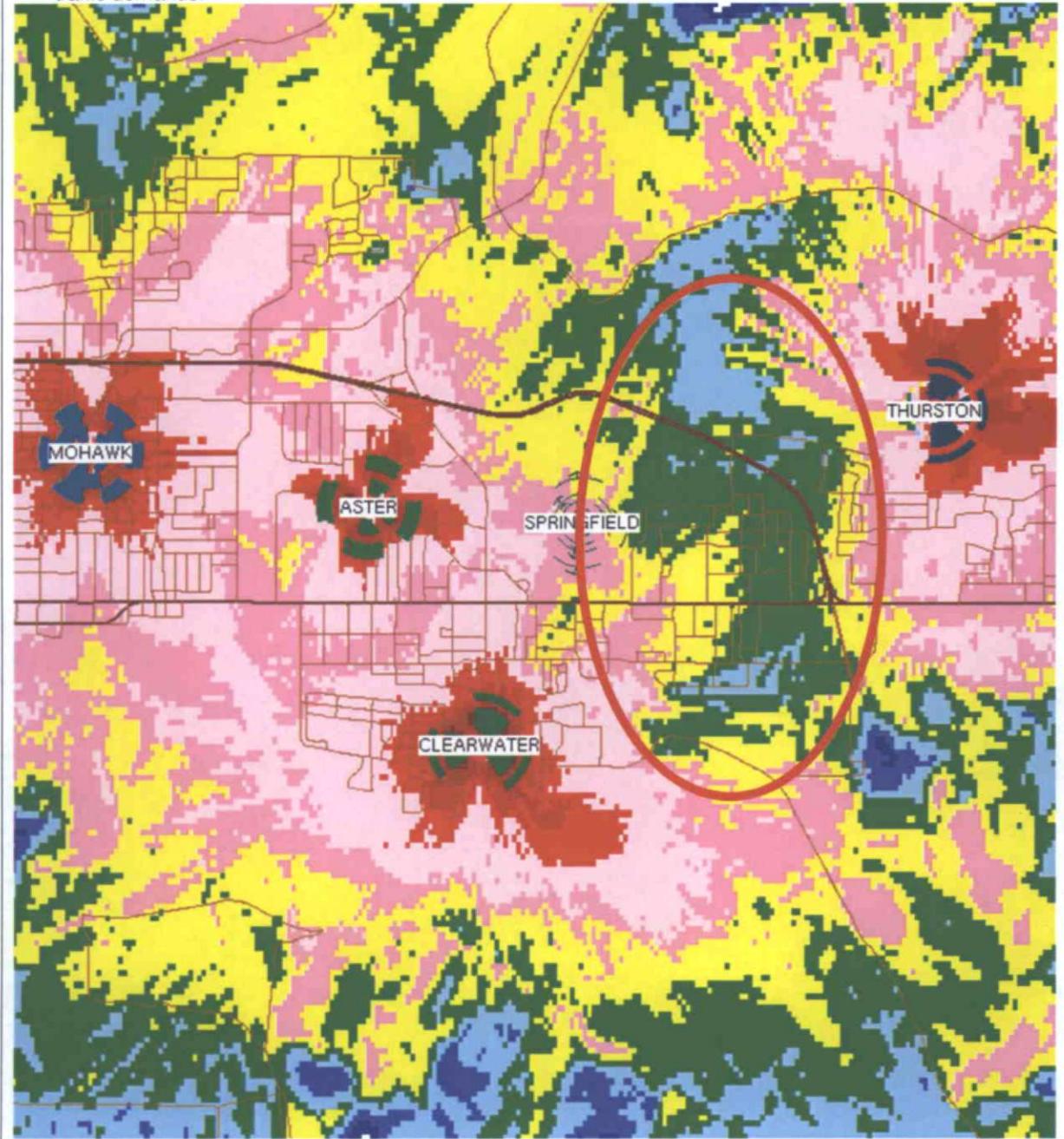
Figure B – Current Signal Level with Light Blue search ring for proposed EUG Clearwater site.



Date Received:

MAY 01 2015

Figure C – Resulting coverage with EUG Clearwater included with a tip height of 90ft. Proposed site, EUG Aster, is also included as it is part of the replacement plan for EUG Springfield and to handle the increased traffic demands.



Date Received:

MAY 01 2015

EXHIBIT C

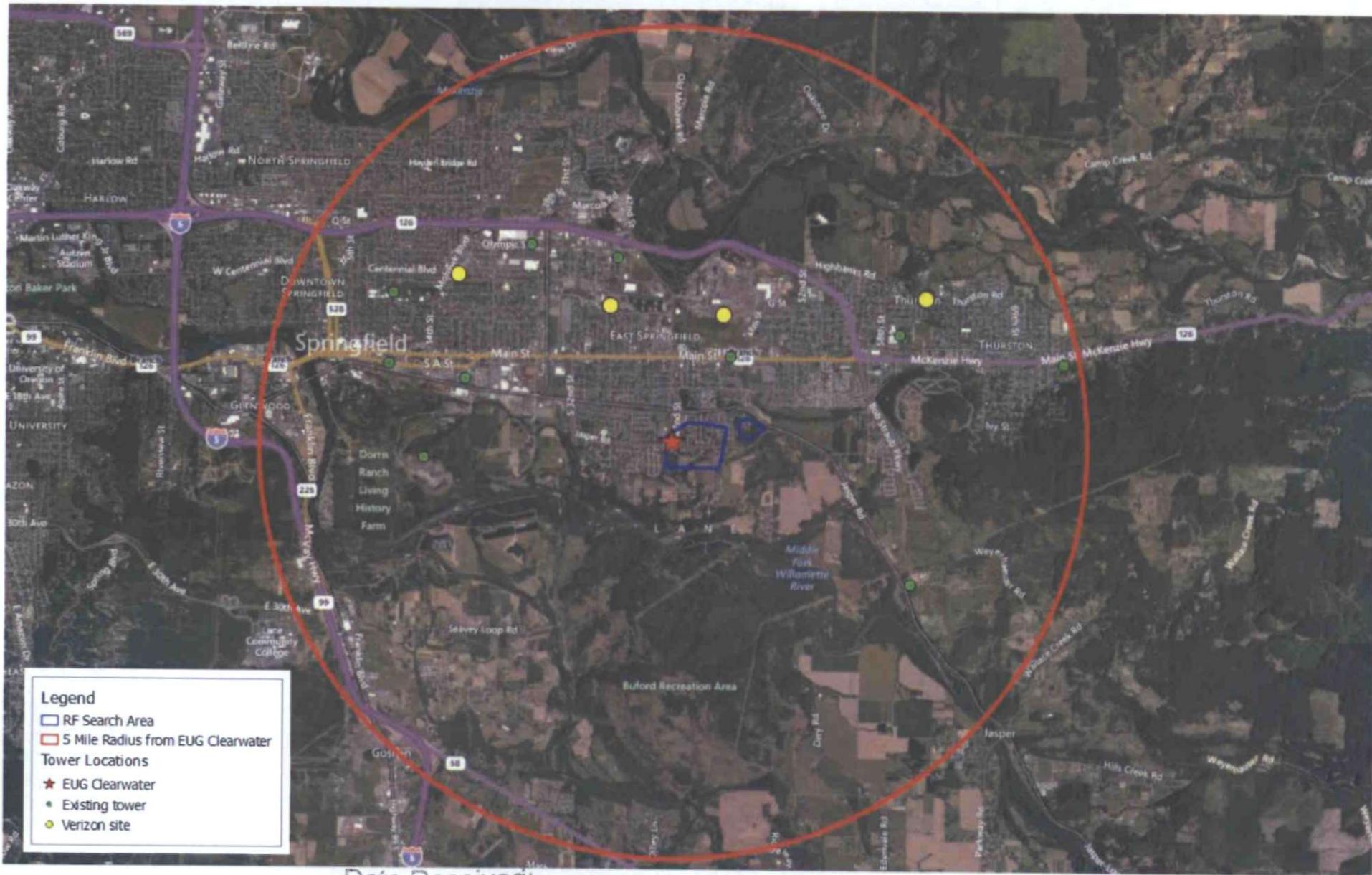
Inventory of Existing Towers

Date Received:

MAY 01 2015

Original Submittal SM

EUG CLEARWATER: EXISTING TOWERS WITHIN 5 MILES



Legend

- RF Search Area
- 5 Mile Radius from EUG Clearwater
- Tower Locations**
- ★ EUG Clearwater
- Existing tower
- Verizon site

Date Received:

MAY 01 2015

Original Submittal *sm*

EXHIBIT D

Visual Impact Study

Date Received:

MAY 01 2015

Original Submittal _____





PROJECT:
EUG CLEARWATER
PHOTOSIM MAP

Date Received:

MAY 01 2015

SHEET No:

SK-1



After
View looking North East
from Jasper RD

EUG Clearwater

4164 Jasper RD,
Springfield, OR 97478



Before



Date Received:



MAY 01 2015
Attachment 3, Page 82 of 162

Original Submittal SM



After
View looking East from
Horace St

EUG Clearwater

4164 Jasper RD,
Springfield, OR 97478



Before



Date Received:



MAY 01 2015

Attachment 3, Page 83 of 162

Original Submittal ym



After
View looking South West
from S 42nd St

EUG Clearwater

4164 Jasper RD,
Springfield, OR 97478



Before



Date Received:





EUG Clearwater

4164 Jasper RD,
Springfield, OR 97478

Close up of Monopine
(Antennas painted to match
branches)



Date Received:



MAY 01 2015

Attachment 3, Page 85 of 162

Original Submittal YM

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CORPORATION.



SIGNED: 03/25/15

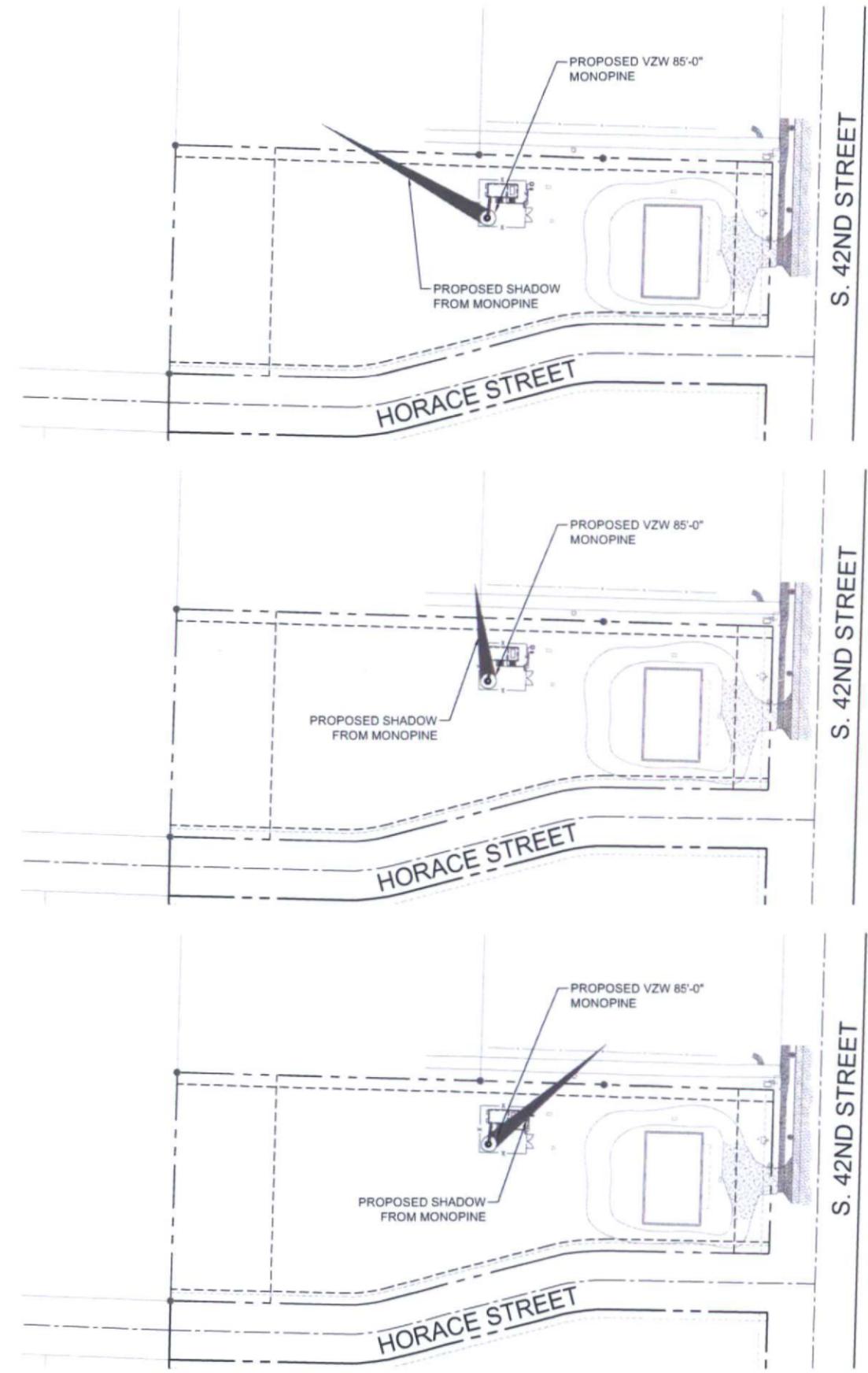
No.	Date	Revision
A	10/20/14	90% PZD REVISION
B	12/11/14	100% PZD FINAL SET
0	03/25/15	ZONING SUBMITTAL
1	-	-
2	-	-



Project Info:
EUG CLEARWATER
 4164 JASPER RD
 SPRINGFIELD, OR 97478

Drawing Title:
PROPOSED SHADOW DIAGRAM

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:
RM	RM
AM	RJ
0	SD-1



PROPOSED SHADOW @ 9:00AM

ANGLE OF SUN FROM TRUE NORTH: 118.206
 ANGLE OF SUN FROM THE HORIZON: 30.878
 LENGTH OF SHADOW: 158.84'

PROPOSED SHADOW @ NOON

ANGLE OF SUN FROM TRUE NORTH: 173.414
 ANGLE OF SUN FROM THE HORIZON: 49.570
 LENGTH OF SHADOW: 80.94'

PROPOSED SHADOW @ 3:00PM

ANGLE OF SUN FROM TRUE NORTH: 233.744
 ANGLE OF SUN FROM THE HORIZON: 36.155
 LENGTH OF SHADOW: 130.055'

Date Received:
 MAY 01 2015

22"x34" SCALE: 1" = 60'-0"
 11"x17" SCALE: 1" = 120'-0"

Original Submittal *SW*

EXHIBIT E

Noise Report

Date Received:

MAY 01 2015



March 30, 2015

Sara Treber
Smartlink, LLC
1997 Annapolis Exchange Pkwy, Suite 200
Annapolis, MD 21401

Re: *Acoustical Report – Verizon EUG Clearwater*
Site: *4164 Jasper Road, Springfield, OR 97478*

Dear Sara,

This report presents a noise survey performed in the immediate vicinity of the proposed Verizon telecommunications facility at 4164 Jasper Road in Springfield, Oregon. This noise survey extends from the proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

Ambient Conditions

Existing ambient noise levels were measured on November 14, 2014 site with a Larson-Davis 820 sound level meter. Measurements were conducted in accordance with Oregon Administrative Rules (OAR) 340-35-035 subsection (3)(b). The average ambient noise level was 48 dBA primarily due to noise from local traffic. The weather during the measurements included light rain and the roads were wet.

Code Requirements

The site is located within the City of Springfield Zoning jurisdiction on property with a CC zoning. There are LD and MD zoned properties nearby, which are considered “noise sensitive”. Lane County defines a noise sensitive unit as a receiving structure used for overnight accommodations of persons.

The proposed new equipment includes equipment support cabinets enclosed in a shelter. The shelter will be served by two cooling HVAC units, which are expected to run 24 hours a day. In addition, a generator will be housed within the shelter. The generator will run once a week during daytime hours for maintenance and testing purposes only.

Lane County Code Chapter 5.615 limits noise to a noise sensitive unit which is not the source of the sound as follows:

Noise must not exceed 60 dBA between 7:00 am and 10:00 pm, and must not exceed 50 dBA at any time between 10:00 pm and 7:00 am. Since the equipment runs intermittently 24 hours a day, it must meet the 50 dBA nighttime limit.

222 Etruria Street, Ste 100, Seattle, Washington 98109
t. 206.839.0819 f. 206.839.0824

Attachment 3, Page 88 of 162

Date Received:

MAY 01 2015

Submittal *gm*

Predicted Equipment Sound Levels

24-Hour Operation Equipment

The equipment shelter is served by two Marviar AVP36 air conditioning units which each produce 70 dB(A) at 5 feet. The equipment will operate on a lead/lag cycle such that one unit will be in operation at a time. The units are located on the west side of the shelter. The nearest receiving property is the commercial property approximately 40 feet north of the units.

To predict equipment noise levels at the receiving properties, this survey uses the methods established by ARI Standard 275-2010 and ASHRAE. Application factors such as location, height, and reflective surfaces are accounted for in predicting the sound pressure level.

Table 1
 Application Factors and Predicted Noise Levels: Proposed New Equipment

Line	Application Factor	N
1	Equipment Sound Pressure Level at 5 ft. (dBA), Lp1	70
2	Location Factor	-3
3	Distance Factor (DF) Inverse-Square Law (Free Field): $DF = 20\log(d1/d2)$	-18 (40 ft)
4	New Equipment Sound Pressure Level at Receiver, Lpr	49

According to the predicted noise levels, noise from proposed equipment will meet the 50 dBA limit at the nearest receiving property.

Emergency Equipment

The proposed equipment includes one Katolite 30 kW 50 kW Generator. According to the manufacturer, the generator will produce 76 dBA at 23 feet with a critical grade muffler.

The generator is located in a room in the east end of the shelter. The engine air discharge and exhaust are on the south side of the shelter and air intake is on the east side of the shelter. A lined hood will be provided on the air intake and discharge. The following table presents the resulting noise level at the nearest receiving property:

Receiving Property: North

Source	Sound Level	Distance To Receiver	Building Factor ¹	Noise Control ²	Distance Factor ³	dBA Level @ N PL
Discharge	76 dBA	45	-15	-10	-6	45
Intake	76 dBA	40	-7	-10	-5	54
					Total	55

Table Notes:

1. Building factor is plenum reduction / increase of building or noise reduction from interfering building element.
2. Noise control is lined hoods, duct silencers, or acoustical louvers.
3. Distance Factor = $-10 \cdot \text{LOG}(Q) + 20 \cdot \text{LOG}(R2/R1)$ for dBA or $-10 \cdot \text{LOG}(Q) + 20 \cdot \text{LOG}(R) + 0.5$ for LwA

According to the predicted noise levels, noise from proposed emergency generator will meet the 60 dBA code limit at the nearest property during test cycle operation.

Please contact our office if you have questions or need further information.

Sincerely,
 SSA Acoustics, LLP


 Alan Burt, P.E.
 ASSOCIATE PARTNER

Date Received:

MAY 01 2015

EXHIBIT F

FAA and ODA Determinations

Date Received:

MAY 01 2015

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	44-02-10.0 north
Longitude	122-57-47.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	27.4
Support Structure Height (AGL)	25.9
Site Elevation (AMSL)	149
Structure Type	
MTOWER - Monopole	

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

Date Received:

MAY 01 2015



Oregon

John A. Kitzhaber, MD, Governor



January 27, 2015

Verizon Wireless
621 SW Alder St.
Suite 660
Portland, OR 97205

3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

Subject: Oregon Department of Aviation comments regarding proposed construction monopole 90' in height located in Springfield, Oregon.

Aviation Reference: 2015-ODA-026-OE

The Oregon Department of Aviation (ODA) has conducted an aeronautical study of these proposed new structure(s) and has determined that notice to the FAA is not required. The structure does not exceed Obstruction Standards of OAR 738-70-0100.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes to the original application will void this determination. Any future construction or alteration to the original application will require a separate notice from ODA.

This determination will expire (12) months from the date of this letter if construction has not been started.

Mitigation Recommendation:

- We do not object with conditions to the construction described in this proposal. This determination does not constitute ODA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.
- Marking and lighting are necessary for aviation safety. We recommend it be installed and maintained in accordance with FAA Advisory Circular AC70/7460-1K Change 2
- The proposed obstruction should to be lower to a height that is no longer a hazard to the airport primary and horizontal surface FAA FAR 77
- The proposed obstruction should be relocate outside the airport primary and horizontal surface FAA FAR 77

Sincerely,

John P. Wilson Jr, Airport Operation & Tall Structure Specialist.

Date Received:

MAY 01 2015

EXHIBIT G

NIER Report

Date Received:

MAY 01 2015

Original Submittal GN

**NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS
&
ENGINEERING CERTIFICATION**



SITE NAME: EUG Clearwater

**SITE ADDRESS: 4164 Jasper Rd
Springfield, OR 97478**

DATE: November 19, 2014

PREPARED BY:

**B. J. THOMAS, P.E.
7607 80th Ave NE
Marysville, WA 98270
(206) 851-1106**

Date Received:

MAY 01 2015

Original Submittal

A handwritten signature in black ink, appearing to be "B. J. Thomas", written over a horizontal line.

PROJECT

The proposed Verizon Wireless project consists of a WCF (Wireless Communications Facility) located at 4164 Jasper Rd, Springfield, OR 97478, Lane County Tax Parcel 18020523100. The planned improvements include (12) panel antennas mounted on a proposed 85' AGL steel monopole with supporting BTS (Base Transmission System) radio equipment located at the base of the monopole in an equipment shelter.

EQUIPMENT

Type of Service: CDMA, PCS, AWS & LTE

Antennas: Amphenol HTXCW6318G000R & CSS QAP-660-V

Antenna Rad Center: 86' AGL

CALCULATIONS

Calculations for RF power densities near ground level are based on the "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields OET Bulletin 65" Edition 97-01, August 1997 issued by the Federal Communications Commission Office of Engineering & Technology.

Section 2 of **OET Bulletin 65** demonstrates that "for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density". Therefore the following equation is used:

$$S = \text{EIRP}/\pi R^2$$

Where S = power density (mW/cm²), EIRP = equivalent isotropically radiated power and R = distance to the center of the radiation antenna (cm)

Attached as an exhibit are the MPE (Maximum Permissible Exposure) calculations using the above referenced formula and the antenna manufacturer vertical pattern information using a conservative 20 dB loss below main lobe. The calculations show that the maximum MPE at ground level (6' above AGL) at the base of the monopole and the power density is 0.001761 mW/cm² with an assumed worst-case power level of 2,000 watts ERP for the lowest antenna array. This is 0.377% of the MPE limit for the general population/uncontrolled

Date Received:

MAY 01 2015

exposure of 0.467 mW/cm² as referenced in **Table I OET Bulletin 65 Appendix A** for the lowest frequency range.

ENVIRONMENTAL EVALUATION

Routine environmental evaluation is required if the PCS broadband facility is less than 10 m (32.81 feet) AGL and has a total power of all channels in any given sector greater than 2,000W ERP as referenced in "**Table 2 Transmitters, Facilities and Operations subject to Routine environmental Evaluation**" of **Bulletin 65**. As the proposed antennas lowest point above ground level is 25 m (82 feet), the WCF is categorically exempt from requirement for routine environmental processing.

FCC COMPLIANCE

The general population/uncontrolled exposure near the monopole, including persons at ground level, surrounding properties, inside and on existing structures will have RF exposure much lower than the "worst case" scenario, which is a small fraction of the MPE limit.

Only trained persons will be allowed to access the monopole for maintenance operations. Verizon Wireless and/or its contractors will provide training to make the employees fully aware of the potential for RF exposure occupational training and they can exercise control over their exposure that is within the occupational/controlled limits.

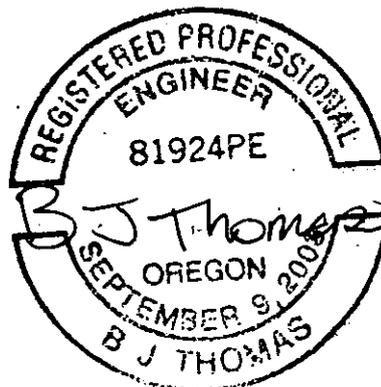
CONCLUSIONS

Based on calculations, the proposed WCF will comply with current FCC and county guidelines for human exposure to radiofrequency electromagnetic fields.

All representations contained herein are true to the best of my knowledge.

EXHIBITS

- MPE Calculations
- Antenna Data Sheets
- WCF Location Map



11/19/14

Date Received:

MAY 01 2015

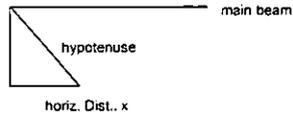
EUG Clearwater
MPE Calculations

Effective tower height assumes a person 6 ft tall.

86 height (ft)

1.76E-03	
0.001761	max power density in mW/cm ²
0.3770%	percentage of standard

tower height y



Note: 0.467 mW/cm² is 100% of allowable standard for lowest frequency

radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm ²
86	80	90	20	0.000	80.000	0.024	2438.400	2000	63.01	43.01	45.17	32897.43	1.76E-03
TOTAL												1.76E-03	

Date Received:

MAY 01 2015

11/19/2014

HT4C6318x000

Twin Band | Panel Antenna | 2x X-Pol | 63° / 63° | 18.0 / 18.0 dBi | Variable Tilt

- Twin band, 2x X-Pol (Quad-Pol), variable tilt, panel antenna
- Patented internal RET actuator adds no additional length to the antenna

Ordering Options	Model Number
When ordering, replace "x" in the model number with one of the options listed below.	
Manual Electrical Tilt	HT4C6318M000
Remote Electrical Tilt AISG v1.1	HT4C6318R000
Remote Electrical Tilt AISG v2.0 / 3GPP	HT4C6318R000G

Mounting bracket kits and other accessories are ordered separately.

Electrical Characteristics	2 x 696-900 MHz	
Frequency Bands	696-806 MHz	806-900 MHz
Polarization	2 x ±45° (Quad-Pol)	
Horizontal Beamwidth	65°	63°
Vertical Beamwidth	9.5°	10.5°
Gain	15.4 dBd (17.5 dBi)	15.9 dBd (18.0 dBi)
Electrical Downtilt	0-10°	
Impedance	50Ω	
VSWR	≤ 1.5:1	
Upper Sidelobe Suppression	> 16 dB	> 16 dB
Front-to-Back Ratio	> 25 dB	> 25 dB
Isolation Between Ports	< -25 dB	
IM3 (2x20W carrier)	-150 dBc	
Input Power	500 W	
Total Number of Connectors	Antennas has 4 connectors located at the bottom	
Connectors Per Band, Type, Location	696-900 MHz	2 Connectors / 7/16-DIN Female / Bottom
	696-900 MHz	2 Connectors / 7/16-DIN Female / Bottom
Lightning Protection	Direct Ground	
Operating Temperature	-40° to +60° C (-40° to +140° F)	

Mechanical Characteristics		
Dimensions (Length x Width x Depth)	2411 x 525 x 187 mm	94.9 x 20.7 x 7.4 in
Depth with Z-Brackets	227 mm	8.9 in
Weight without Mounting Brackets: MET	31.0 kg	68.3 lbs
Weight without Mounting Brackets: RET	31.3 kg	69.0 lbs
Survival Wind Speed	> 201 km/hr	> 125 mph
Wind Loads (160 km/hr or 100 mph)	Front	1546 N / 348 lbf
	Side	551 N / 124 lbf



Date Received:

MAY 01 2015

Original Submittal *[Signature]*

Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

HT4C6318x000

Twin Band | Panel Antenna | 2x X-Pol | 63° / 63° | 18.0 / 18.0 dBi | Variable Tilt

Electrical Downtilt Control

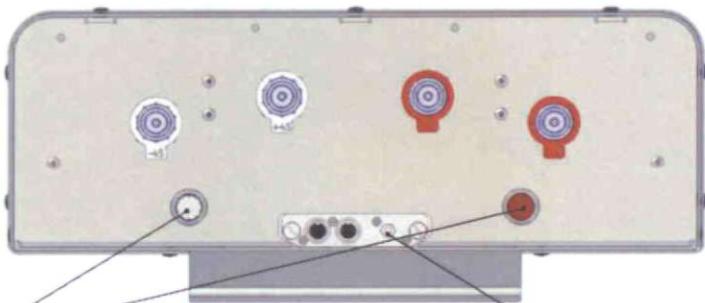
Electrical downtilt for each band can be controlled separately. Tilt indicator(s) are covered by removable transparent cap(s).

Manual Electrical Tilt (MET) Control	A colored knob at the end of the tilt indicator allows change of the tilt without need of a tool. The knob color is identical to the corresponding connector ring color. To access the knob, remove the cap by turning it counter-clockwise. It is re-installed by opposite rotation. Do not remove the transparent cap(s) from the antenna.		
Remote Electrical Tilt (RET) Control	The remote control of the electrical tilt is managed by a Multi-Device Control Unit (MDCU) inserted in the bottom of the antenna. A single module individually controls the tilt of each band (no need for daisy chain cables between the bands). This module does not add any additional length to the antenna. For RET control, the transparent caps must be in place and locked. The tilt angle indicators always remain visible and the antenna still has manual tilt control (manual override).		
RET Module	The RET module is factory installed and does not need to be ordered separately.		
	Part Number for AISG v1.1 protocol:	MDCU-A0000	One unit installed in HT4C6318R000
	Part Number for 3GPP/AISG v2.0 protocol:	MDCU-G0000	One unit installed in HT4C6318R00G
Important Installation Instructions 	In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.		
	Do not install the antenna with the connectors facing upward.		

Mounting Options

Mounting Options	Part Number	Image	Fits Pipe Diameter	Weight
All mounting bracket kits are ordered separately unless otherwise indicated. Select from the options listed below.				
3-Point Mounting and Downtilt Bracket Kit	36210008		40-115 mm 1.6-4.5 in	6.9 kg 15.2 lbs

Bottom View of Antenna



Tilt indicators covered by transparent caps. Manual adjustment is accessed by removing the caps. Knob colors are the same as the connectors.

Location of the MDCU for RET Control



In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.

Date Received:

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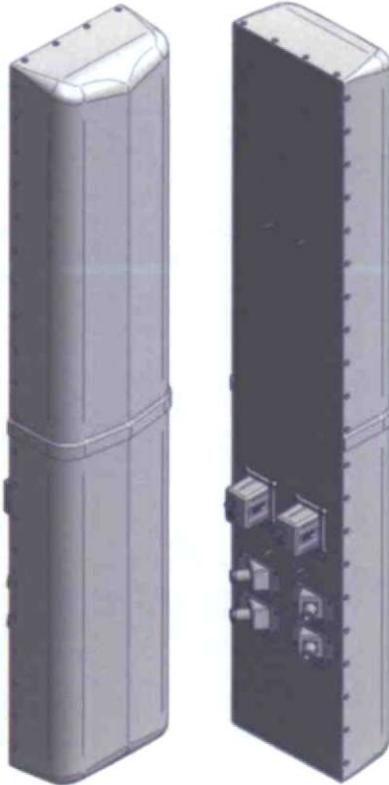
Original Submittal 

Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.



QAP-660-V

Quad-Port, 1710-2170 MHz, 72", 60° H-Beam
RET/MET



- Broad Band Radiator
- Macro Cell High Gain antenna
- Suitable for LTE/CDMA/UMTS/GSM
- AISG v2.0 RET or Manual (MET) Tilt Control

Electrical Specifications

Frequency Band, MHz	1710-1880	1850-1990	1920-2170
Horizontal Beamwidth, 3dB points	61°	56°	57°
Gain, dBi	17.9	17.7	17.6
Vertical Beamwidth, 3dB points	6.0°	5.7°	5.5°
Front-to-Back at 180°, dB	>30		
Upper Sidelobe Suppression, Typical, dB	<-18		
Polarization	+/-45°		
Electrical Downtilt	0°-6° or 4°-10°		
VSWR/Return Loss, dB, Maximum	1.5:1/-14.0		
Isolation Between Ports, dB, Mimimum	>30		
Intermodulation (2x20w), IM3, dBc, Maximum	-150		
Impedance, ohms	50		
Maximum Power Per Connector, CW	250		

Date Received:

MAY 01 2015

All Specifications are subject to change.

Refer to www.cssantenna.com for the most current information

www.cssantenna.com

410-612-0080

customerservice@cssantenna.com

Attachment 3, Page 101 of 162 Original Submittal 

Page 1 of 8

2/16/2012



QAP-660-V

Quad-Port, 1710-2170 MHz, 72", 60° H-Beam
RET/MET

Mechanical Specifications

Dimensions, Length/Width/Depth	72/12.5/7.1 in (1829/318/180 mm)
Connector (Quantity) Type	(4) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	35.0 lb (15.9 kg)
Bracket Weight	13.2 lb (6.0 kg)
Standard Bracket Kit	Included, Part # 919011
Mechanical Downtilt Range	0-12°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	150 mph (241 km/h)
Front Wind Load	175.3 lbf (779.6 N) @100mph
Equivalent Flat Plate	3.50 sq-ft (c=2) @ 100mph

RET Information

Model	CSS-RET-200
Mounting Location	Rear of Antenna
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	CSS-PCU-220



Order Information

Model	Description
QAP-660-VR0	Quad-Pol, antenna with motor to adjust remote electrical tilt (RET) range of 0-6°
QAP-660-VR4	Quad-Pol, antenna with motor to adjust remote electrical tilt (RET) range of 4-10°
QAP-660-VM0	Quad-Pol, antenna with manual adjust wheel for electrical tilt (MET) range of 0-6°
QAP-660-VM4	Quad-Pol, antenna with manual adjust wheel for electrical tilt (MET) range of 4-10°

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410-612-0080

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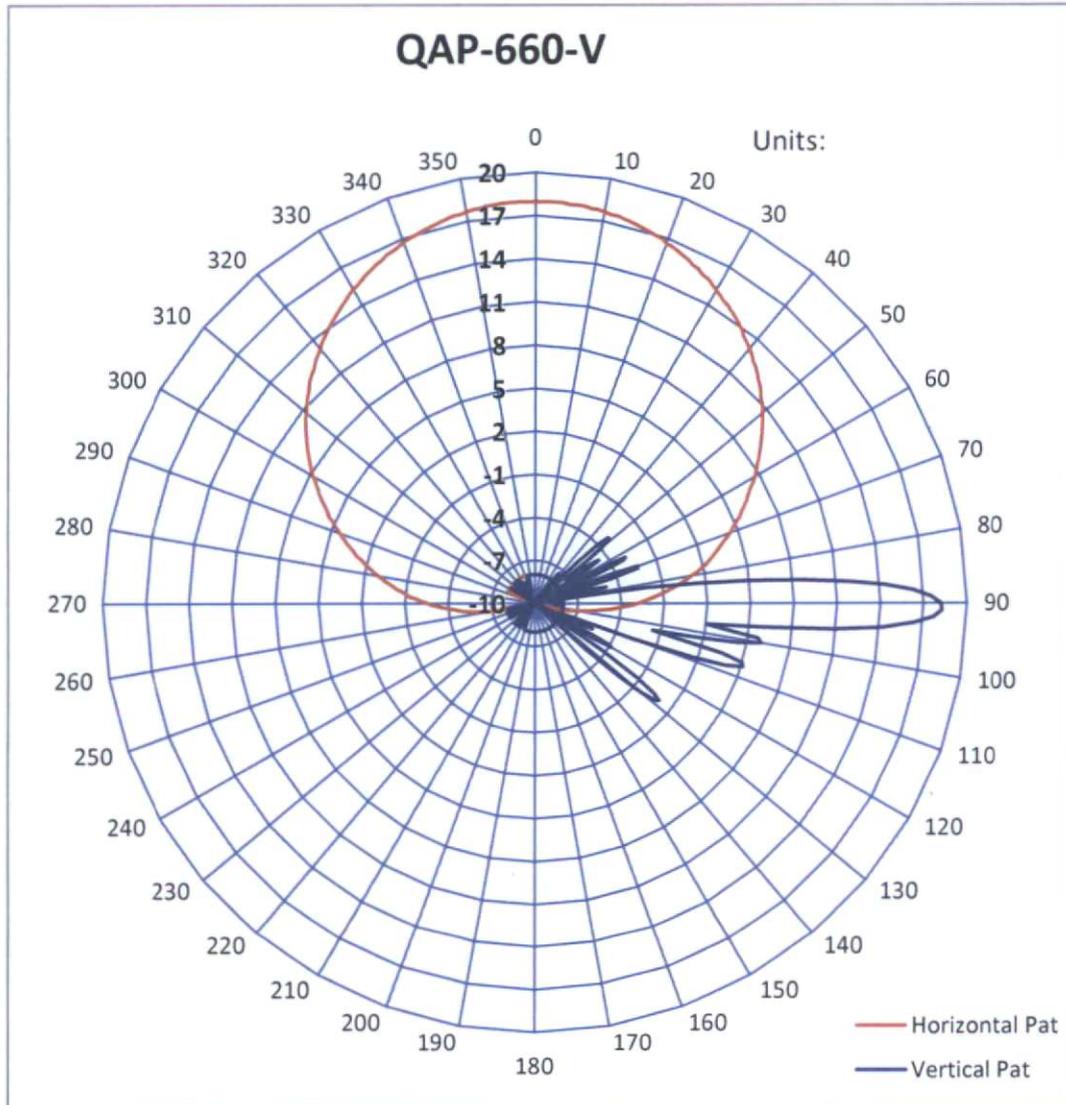
Original Submittal



QAP-660-V

Quad-Port, 1710-2170 MHz, 72", 60° H-Beam
RET/MET

Typical Pattern @ 1710-1850 MHz



Center = -10dB, with 3 dB/radial division and 10° angular division

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410-612-0080

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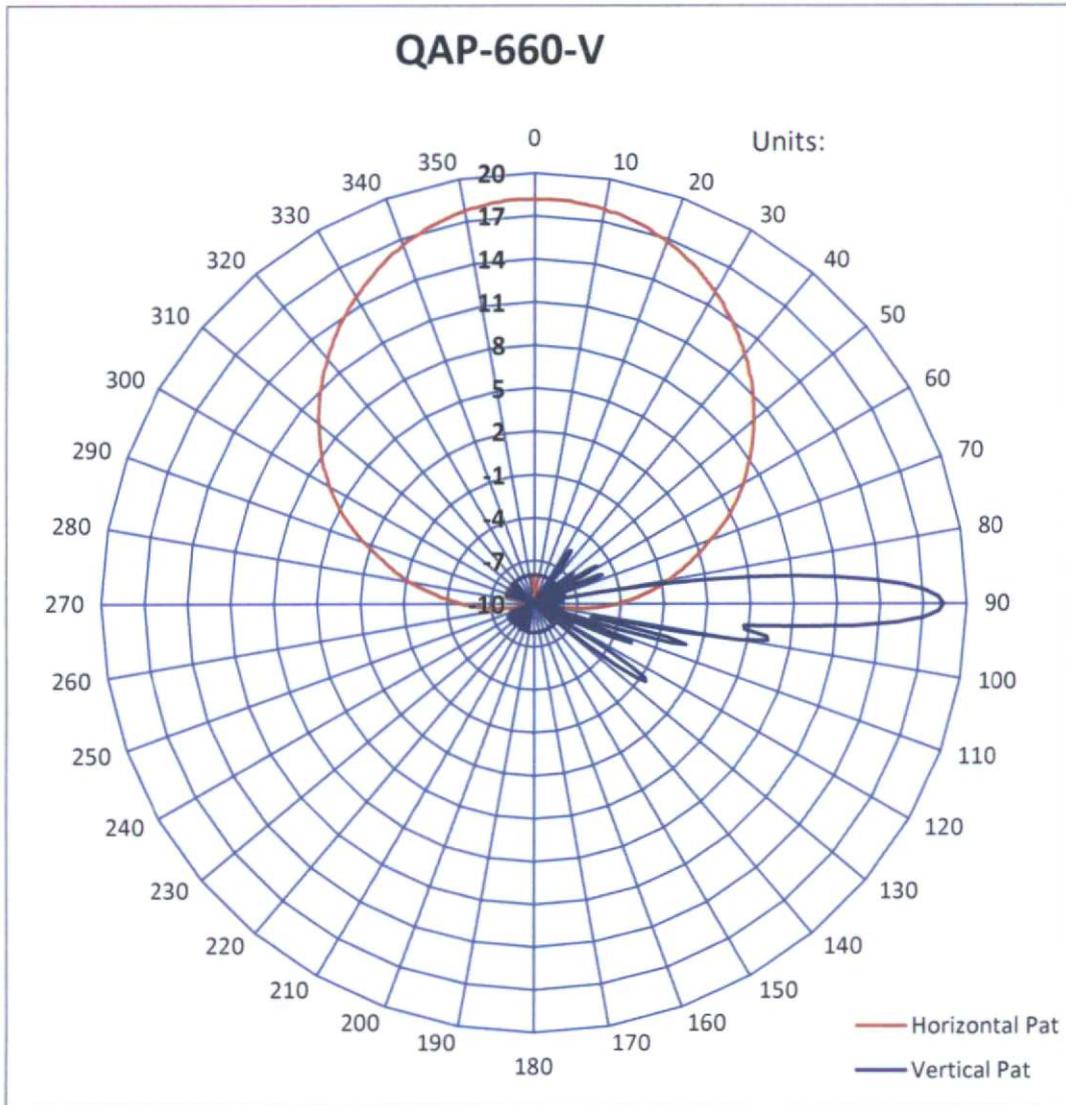
Original Submittal 



QAP-660-V

Quad-Port, 1710-2170 MHz, 72", 60° H-Beam
RET/MET

Typical Pattern @ 1850-1990 MHz



Center = -10dB, with 3 dB/radial division and 10° angular division

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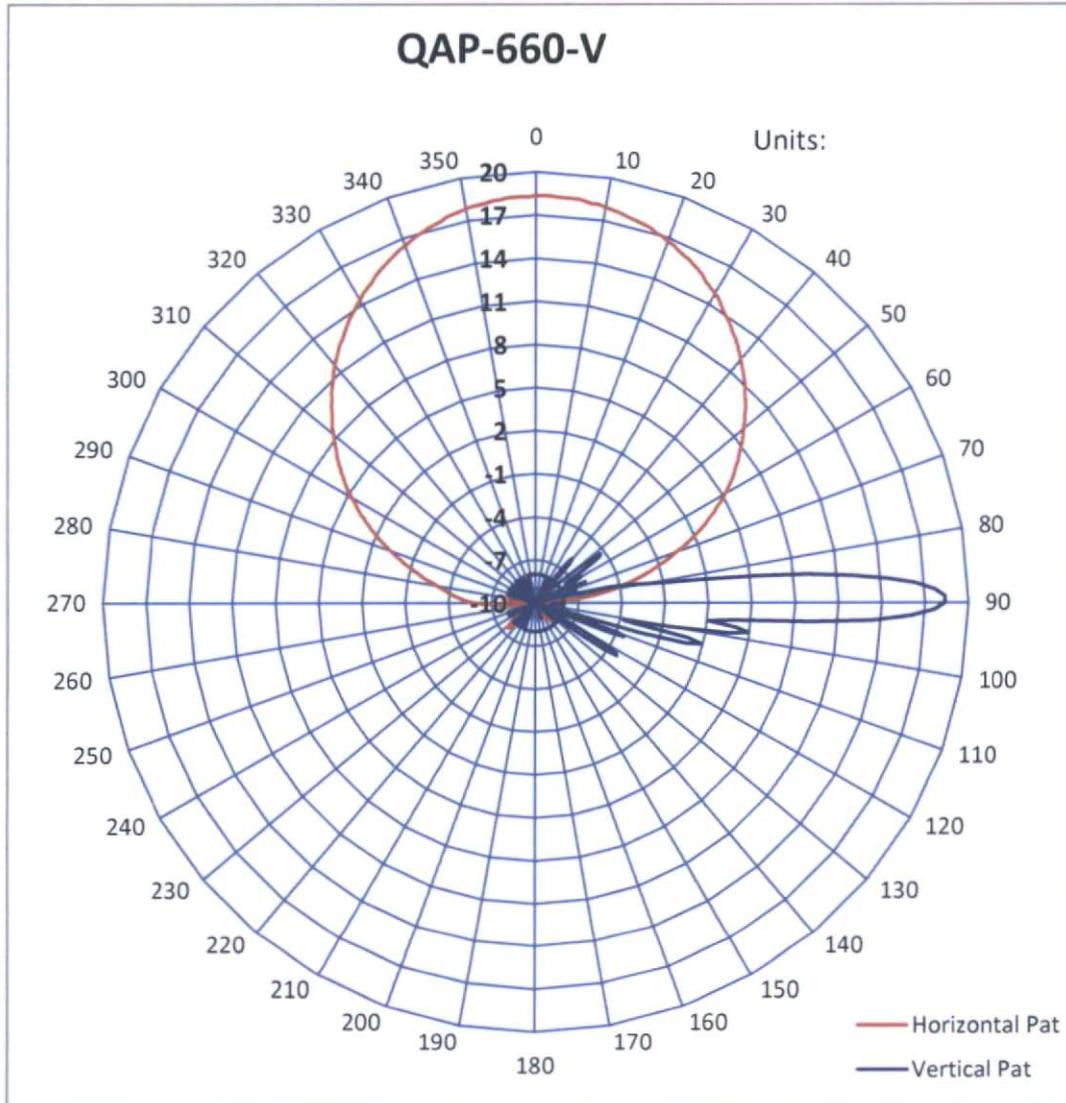
Original Submittal



QAP-660-V

Quad-Port, 1710-2170 MHz, 72", 60° H-Beam
RET/MET

Typical Pattern @ 1990-2170 MHz



Center = -10dB, with 3 dB/radial division and 10° angular division

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410-612-0080

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All Specifications are subject to change.

Refer to www.cssantenna.com for the most current information

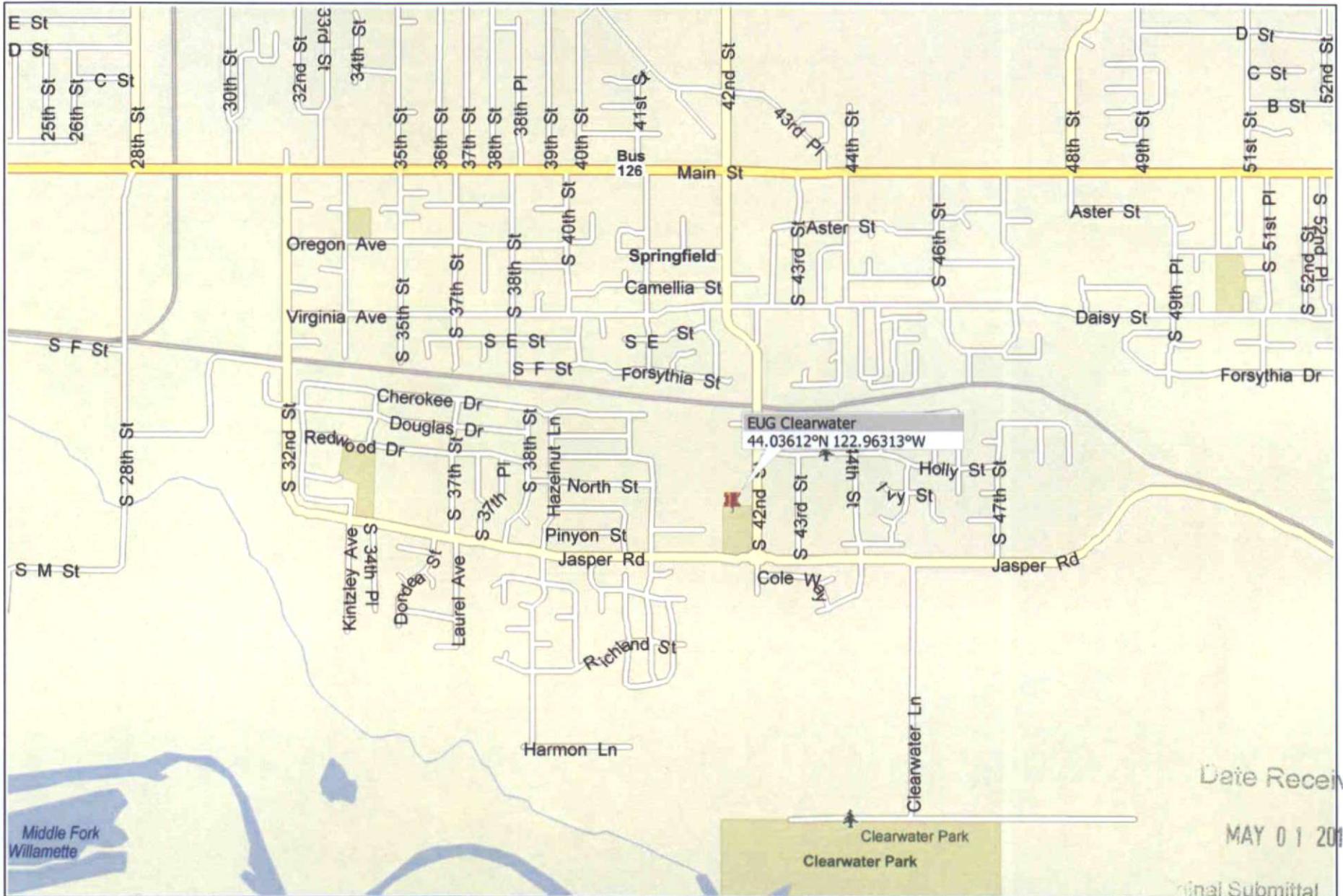
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2/16/2012

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Original Submittal *gm*

EUG Clearwater



Date Received:

MAY 01 2015

Original Submittal

SM

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EXHIBIT H

FCC Licenses

Date Received:

MAY 01 2015

Cellular License - KNKA465 - Verizon Wireless (VAW) LLC

Call Sign	KNKA465	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular
Market			
Market	CMA135 - Eugene-Springfield, OR	Channel Block	B
Submarket	0	Phase	2
Dates			
Grant	02/05/2008	Expiration	01/22/2018
Effective	10/18/2013	Cancellation	
Five Year Buildout Date			
02/04/1993			
Control Points			
2	500 West Dove Road, TARRANT, Southlake, TX P: (800)264-6620		
Licensee			
FRN	0003800307	Type	Limited Liability Company
Licensee			
Verizon Wireless (VAW) LLC 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing Manager 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership			
Is the applicant a foreign government or the representative of any foreign government?		No	
Is the applicant an alien or the representative of an alien?		No	
Is the applicant a corporation organized under the laws of any foreign government?		No	
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their		No	

Date Received:

representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	Yes
If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?	Yes
Basic Qualifications	
The Applicant answered "No" to each of the Basic Qualification questions.	
Demographics	
Race	
Ethnicity	Gender

Date Received:

MAY 01 2015

PCS Broadband License - KNLH664 - Verizon Wireless (VAW) LLC

Call Sign	KNLH664	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular
Market			
Market	BTA133 - Eugene-Springfield, OR	Channel Block	E
Submarket	0	Associated Frequencies (MHz)	001885.00000000- 001890.00000000 001965.00000000- 001970.00000000
Dates			
Grant	07/23/2007	Expiration	06/26/2017
Effective	02/18/2011	Cancellation	
Buildout Deadlines			
1st	06/26/2002	2nd	
Notification Dates			
1st	06/27/2002	2nd	
Licensee			
FRN	0003800307	Type	Limited Liability Company
Licensee			
Verizon Wireless (VAW) LLC 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Contact			
Verizon Wireless Licensing - Manager 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30009-7630 ATTN Regulatory		P:(770)797-1070 F:(770)797-1036 E:LicensingCompliance@VerizonWireless.com	
Ownership and Qualifications			
Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes
Alien Ownership			
Is the applicant a foreign government or the representative of any foreign government?	No		
Is the applicant an alien or the representative of an alien?	No		
Is the applicant a corporation organized under the laws of any	No		

Date Received:

MAY 01 2015

foreign government?	
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	Yes
The Alien Ruling question is not answered.	
Basic Qualifications	
The Applicant answered "No" to each of the Basic Qualification questions.	
Tribal Land Bidding Credits	
This license did not have tribal land bidding credits.	
Demographics	
Race	
Ethnicity	Gender

Date Received:

MAY 01 2015

EXHIBIT I

Co-location Agreement

Date Received:

MAY 01 2015



March 26, 2015

City of Springfield
Development Services Department
225 5th St
Springfield, OR 97477

RE: CO-LOCATION STATEMENT
Site: EUG Clearwater
Address: 4164 Jasper Road, Springfield, OR

To Whom It May Concern:

Verizon Wireless proposes to install a new monopine wireless communication facility at 4164 Jasper Road, Springfield, Oregon.

Per Springfield Development Code Section 4.3-145(G)(2)(f,) the applicant is willing to allow other carriers to co-locate on the proposed facilities whenever technically and economically feasible and aesthetically desirable.

Sincerely,

Kelly M Lea 3/26/15
Name: Date:
Title: Real Estate
Specialist

Date Received:

MAY 01 2015

EXHIBIT J

Lease Excerpt

Date Received:

MAY 01 2015

DRAFT

LAND LEASE AGREEMENT

This Agreement, made this ____ day of _____, 201__ (the "Effective Date") between Jasper Junction, LLC, an Oregon limited liability company, with its principal offices located at 85831 Parklane Circle, Pleasant Hill, OR 97455, hereinafter designated LESSOR and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the Property), located at 4164 Jasper Road, Springfield, County of Lane, State of Oregon, and being described as a 40' by 40' parcel containing 1,600 square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks over or along a Twenty (20') foot wide right-of-way extending from the nearest public right-of-way, S. 42nd Street, to the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes under, the right of way, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof.

In the event any public utility is unable to use the Rights of Way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for ten (10) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments for each year of the first (1st) five (5) years of the initial term shall commence and be due at a total annual rental of [REDACTED] to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below. The annual rental for each year of the second (2nd) five (5) years of the initial term shall be [REDACTED]. The Agreement shall commence upon the earlier of (1) the first day of the month following 90 days after the Effective Date or (2) the date LESSEE commences installation of the equipment on the Premises. In the event the date LESSEE

Date Received:

MAY 01 2015

DRAFT

commences installation of the equipment on the Premises falls between the 1st and 15th of the month, the Agreement shall commence on the 1st of that month and if the date installation commences falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either the "Commencement Date"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date. LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

b. LESSOR hereby agrees to provide to LESSEE certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Agreement, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE's reasonable discretion, evidencing LESSOR's good and sufficient title to and/or interest in the Property and right to receive rental payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom rental payments are to be made pursuant to this Agreement; and (iii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 23. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest of LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments to any assignee(s), transferee(s) or other successor(s) in interest of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.

Date Received:

MAY 01 2015

Original Submittal SM

DRAFT

4. EXTENSIONS. This Agreement shall automatically be extended for three (3) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

5. EXTENSION RENTALS. The annual rental for the first (1st) five (5) year extension term shall be increased to [REDACTED] the annual rental for the second (2nd) five (5) year extension term shall be increased to [REDACTED] and the annual rental for the third (3rd) five (5) year extension term shall be increased to [REDACTED]

6. [INTENTIONALLY DELETED].

7. TAXES. LESSEE shall pay its pro rata share of real property taxes assessed against the Land Space based upon the area of the Land Space as compared to the total area of land that is subject to the tax assessment. LESSEE shall also pay the real estate taxes assessed against any improvement constructed by LESSEE on the Land Space. If such improvements are not separately assessed on the tax statement, LESSEE shall reasonably allocated the taxes between all improvements included in the tax statement, based upon the respective value of such improvements. LESSEE shall also pay any sales tax imposed on the rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located). LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

EXHIBIT K

Title Report

Date Received:

MAY 01 2015

Original Submittal SM



0289821

STATUS OF RECORD TITLE REPORT

SMARTLINK LLC
1997 ANNAPOLIS EXCHANGE PKWY, SUITE 260
ANNAPOLIS, MD 21401

Date: APRIL 17, 2015
Our No: CT-0289821
Ref. No.: 1-EUG CLEARWATER
Charge: \$400.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.41 feet to the true point of beginning of the description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the true point of beginning, all in Lane County, Oregon.

EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded July 12, 2005, Reception No. 2005-051442, Lane County Deeds and Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded October 12, 2006, Reception No. 2006-073983, Lane County Deeds and Records, in Lane County, Oregon.

and as of: APRIL 08, 2015 at 8:00 A.M., we find the following:

Vestee:

JASPER JUNCTION, LLC
AN OREGON LIMITED LIABILITY COMPANY

Said property is subject to the following on record matters:

- 1. Taxes, Account No. 0562791, Assessor's Map No. 18 02 05 2 3, #100, Code 19-00, 2014-2015, in the amount of \$3,235.06, DUE PLUS INTEREST.
2. Rights of the public in and to that portion lying within streets, roads and highways.
3. Easements for public roads over a portion of said land, including the terms and provisions thereof, in favor of Lane County, as set forth in instruments recorded February 29, 1968, Reception Nos. 15787 and 15788, Lane County Oregon Deed Records.
4. Agreement with City of Springfield, including the terms and provisions thereof for street improvements along Jasper Road, recorded May 6, 1988, Reception No. 8817793, Lane County Official Records.

MAIN OFFICE

FLORENCE OFFICE

811 WILLAMETTE ST. * EUGENE, OREGON 97401 715 HWY 101 * FLORENCE, OREGON 97439
PH: (541) 687-2233 * FAX: (541)485-0307 PH: (541) 997-8417 * FAX: (541)997-8246
E-MAIL: INFO@CASCADETITLE.COM E-MAIL: FLORENCE@CASCADETITLE.COM

MAY 01 2015

Attachment 3, Page 119 of 162

Original Submittal [Signature]

5. Agreement with City of Springfield, including the terms and provisions thereof, for street improvements along South 42nd Street, recorded May 6, 1988, Reception No. 8817794, Lane County Official Records.
6. Public utility easement, including the terms and provisions thereof, granted to the City of Springfield by instrument recorded March 4, 1999, Reception No. 99019915 and corrected by instrument recorded March 5, 1999, Reception No. 99020274, Lane County Official Records.
7. Deed of Trust, including the terms and provisions thereof, executed by Jasper Junction LLC, to Cascade Title Co., Trustee, for the benefit of Berjac of Oregon, Beneficiary, dated November 21, 2005, recorded November 22, 2005, Reception No. 2005-093032, Lane County Deeds and Records, to secure payment of a note for \$763,000.00.
8. Easement for Public Road, as disclosed in Bargain and Sale Deed, including the terms and provisions thereof, between Max Jordan, Jasper Junction, LLC, and the City of Springfield, Oregon, recorded October 12, 2006, Reception No. 2006-073983, Lane County Deeds and Records.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

ab/Title Officer: TYLER YORK

Date Received:

Attachment 3, Page 120 of 162 MAY 01 2015

Original Submittal

SM

15787

DEDICATION
OF PUBLIC ROAD EASEMENT

DONALD E. COOPER

grants and dedicates to LANE COUNTY, a political subdivision of the State of Oregon,
a public road easement on and over the following described property:

A parcel of land lying in the Northwest one-quarter of Section 5,
Township 18 South, Range 2 West, Willamette Meridian, and being a portion
of the tract of land conveyed to Donald E. Cooper by that certain Agreement
recorded March 21, 1966, Recorder's Reception No. 40732, on Reel 284-D,
Lane County Oregon Deed Records, and being more particularly described
as follows:

Beginning at a point 39.58 chains South and 40.0 feet West of the
Northeast corner of the John R. Magness Donation Land Claim No. 50, in
Township 18 South, Range 2 West, Willamette Meridian, said point being
on the centerline of County Road No. 49 (Jasper Road); run thence West
509.78 feet; thence North 40.0 feet; thence East 509.78 feet; thence South
40.0 feet to the point of beginning in Lane County, Oregon.

It being the intention herein to widen County Road No. 49 insofar
as it abuts the above described real property, to 40 feet in width North
of the centerline of said road.

Said parcel being hereby forever dedicated to the use of the public for
road purposes and granting a public road easement.

There is no consideration for this dedication.

Signed this 27th day of February, 1966.

Donald E. Cooper

STATE OF OREGON)
) ss.
County of Lane)

I, Richard H. Hestler, Notary Public for Oregon,
do hereby certify that on February 27, 1966, personally appeared the above named
Donald E. Cooper
and acknowledged the foregoing instrument to be his voluntary act. Before me:

NOTARY
PUBLIC

Richard H. Hestler
Notary Public for Oregon
My Commission Expires: 5-25-70

Date Received:

MAY 01 2015

9M

4 3117 10000

14420 10000

State of Oregon,
County of Lane

I, INA RANDOLPH, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1968 FEB 29 AM 10 43 5

Reel 381-R

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the
Department of Records & Elections.

By [Signature]
Deputy
C29-083-05

[Signature]

Date Received:

MAY 01 2015

Original Submittal [Signature]

15788

DEDICATION
OF PUBLIC ROAD EASEMENT

DONALD E. COOPER

grants and dedicates to LANE COUNTY, a political subdivision of the State of Oregon,
a public road easement on and over the following described property:

A parcel of land lying in the Northwest one-quarter of Section 5,
Township 18 South, Range 2 West, Willamette Meridian, and being a portion
of the tract of land conveyed to Donald E. Cooper by that certain Agreement
recorded March 21, 1966, Recorder's Reception No. 40732, on Reel 284-D,
Lane County Oregon Deed Records, and being more particularly described
as follows:

Beginning at a point 234.39 feet South of a point 27.58 chains South
of the Northeast corner of the John R. Magness Donation Land Claim No. 50,
in Township 18 South, Range 2 West, Willamette Meridian, said point being
on the centerline of County Road No. 287 (South 42nd Street); run thence
South 557.61 feet; thence West 40 feet; thence North 557.61 feet; thence
East 40 feet to the point of beginning in Lane County Oregon.

It being the intention herein to widen County Road No. 287 insofar
as it abuts the above described real property, to 40 feet in width West
of the centerline of said road.

Said parcel being hereby forever dedicated to the use of the public for
road purposes and granting a public road easement.

There is no consideration for this dedication.

Signed this 27th day of February, 19 68.

Donald E. Cooper

STATE OF OREGON)
) ss.
County of Lane)

On February 27, 1968, personally appeared the above named
Donald E. Cooper
and acknowledged the foregoing instrument to be his voluntary act. Before me:

BLI

Julia Heather

Notary Public for Oregon
My Commission Expires: 8-25-70

Date Received:

MAY 01 2015

4

1-77

State of Oregon,
County of Lane

I, Ina Randolph, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1968 FEB 29 AM 10 43 J

Reel 381-R

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the
Department of Records & Elections.

By *[Signature]*
Deputy

C29-083-05

[Signature]

Date Received:

MAY 01 2015

Original Submittal *[Signature]*

8817793

IMPROVEMENT AGREEMENT

IN CONSIDERATION of the covenants herein recited, the City of Springfield, hereinafter referred to as City, and Hoedads, Inc. hereinafter referred to as Applicant, do covenant and agree as follows:

WHEREAS Applicant desires Development Approval from City; and

WHEREAS, any future development within City or its Urban Growth Boundary will cause both an immediate and long-term demand on the various public facilities of City;

NOW THEREFORE, Applicant and City agree to the following schedule of public facility improvements and respective cost assumption policy:

STREET IMPROVEMENTS along the frontage of Jasper Road to include: [x] surface paving; [x] storm sewers; [x] sanitary sewers; [x] curbs; [x] gutters; [x] planter strips; [x] street trees; [x] street lights; [x] sidewalks.

TRAFFIC SIGNALS at the intersection of _____

OTHER IMPROVEMENTS: A 5' landscape strip to be installed behind the sidewalk.

LEGAL DESCRIPTION: (Place here or see Attachment A)

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.4 feet to the True Point of Beginning of this description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the True Point of Beginning, all in Lane County, Oregon.

ADDITIONAL INFORMATION: 18-02-05-23 00100 Assessor's Map# Tax Lot# 4164 Jasper Road Property Address

IT IS FURTHER UNDERSTOOD that Applicant agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the above listed improvements under any improvement act or proceeding of the State of Oregon, Lane County, or City as may be proposed or adopted and to waive all right to remonstrate against such improvements, but not the right to protest the amount or manner of spreading the assessment thereof, if the same shall appear to Applicant to bear inequitably or unfairly upon said property of Applicant;

NOW THEREFORE, City agrees that Applicant's execution and performance of the terms of this Agreement will be deemed to be in compliance with City's policy pertaining to improvement requirements, and if Applicant complies in every respect with all other applicable laws of the State of Oregon, Lane County, and City, the said Applicant shall be entitled to Development Approval; and

IN ADDITION, it is the intention of the parties hereto that the covenants herein contained shall run with the land herein described, and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit and a burden upon the property herein described. This Agreement shall be recorded in the Lane County Deed Records.

WHEREFORE, the parties have set their hand and seal this 21 day of April 1988.

CITY OF SPRINGFIELD 225 Fifth Street Springfield, Oregon 97477

3664A001 05/04/88 REC 11 00005**

By Dan E. Brown Director of Public Works

By [Signature] Applicant

STATE OF OREGON)) ss. COUNTY OF LANE)

By David McCloskey Applicant

On this 21 day of April, 1988, there personally appeared before me and signed the above document.

[Signature] NOTARY PUBLIC

My Commission Expires: 4-18-92

Date Received:

MAY 01 2015

8817793

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals this 21 day of April, 1988.

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

STATE OF OREGON

County of Lane) ss.

On this 21 day of April, 1988,

before me appeared Bruce Maederer and David McClosky both to me personally known, who being duly sworn, did say that he, the said Bruce Maederer is the company's President, and he, the said David McClosky is the company's Secretary of The Hoedads Inc. the within named Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Bruce Maederer and David McClosky acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon

my commission expires 4-18-92

8817793

State of Oregon,
County of Lane-ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

Recd 1512R

Lane County OFFICIAL Records,
Lane County Clerk

By: *[Signature]*
County Clerk

Date Received:

MAY 01 2015

8817794

IMPROVEMENT AGREEMENT

IN CONSIDERATION of the covenants herein recited, the City of Springfield, hereinafter referred to as City, and Hoedads, Inc., hereinafter referred to as Applicant, do covenant and agree as follows:

WHEREAS Applicant desires Development Approval from City; and

WHEREAS, any future development within City or its Urban Growth Boundary will cause both an immediate and long-term demand on the various public facilities of City;

NOW THEREFORE, Applicant and City agree to the following schedule of public facility improvements and respective cost assumption policy:

STREET IMPROVEMENTS along the frontage of South 42nd Street to include: surface paving; storm sewers; sanitary sewers; curbs; gutters; planter strips; street trees; street lights; sidewalks.

TRAFFIC SIGNALS at the intersection of _____

OTHER IMPROVEMENTS: A 5' landscape strip to be installed behind the sidewalk.

LEGAL DESCRIPTION: (Place here or see Attachment A)

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.4 feet to the True Point of Beginning of this description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the True Point of Beginning, all in Lane County, Oregon.

ADDITIONAL INFORMATION: 18-02-05-23 00100
Assessor's Map# Tax Lot#
4164 Jasper Road
Property Address

IT IS FURTHER UNDERSTOOD that Applicant agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the above listed improvements under any improvement act or proceeding of the State of Oregon, Lane County, or City as may be proposed or adopted and to waive all right to remonstrate against such improvements, but not the right to protest the amount or manner of spreading the assessment thereof, if the same shall appear to Applicant to bear inequitably or unfairly upon said property of Applicant;

NOW THEREFORE, City agrees that Applicant's execution and performance of the terms of this Agreement will be deemed to be in compliance with City's policy pertaining to improvement requirements, and if Applicant complies in every respect with all other applicable laws of the State of Oregon, Lane County, and City, the said Applicant shall be entitled to Development Approval; and

IN ADDITION, it is the intention of the parties hereto that the covenants herein contained shall run with the land herein described, and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit and a burden upon the property herein described. This Agreement shall be recorded in the Lane County Deed Records.

WITNESSETH, the parties have set their hand and seal this 21 day of April, 1988.
CITY OF SPRINGFIELD
225 Fifth Street
Springfield, Oregon 97477

3664A001 05/06/88 REC 10-0
0005

By Wain E. Brown
Director of Public Works
STATE OF OREGON)
) ss.
COUNTY OF LANE)

By Bud Maeder
Applicant
By David Mc Closky
Applicant

On this 21 day of April, 1988, there personally appeared before me and signed the above document.

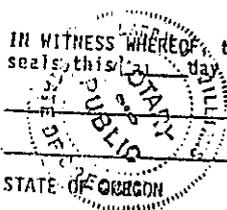
[Signature]
NOTARY PUBLIC
My Commission Expires: 4-18-92

Date Received:

MAY 01 2015

8817794

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals, this 21 day of April, 1988.



(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON

} ss.

County of Lane

On this 21 day of April, 1988,

before me appeared Bruce Maederer and David McClosky both to me personally known, who being duly sworn, did say that he, the said Bruce Maederer is the company President, and he, the said David McClosky is the company's Secretary of The Hoedads Inc. the within named Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Bruce Maederer and David McClosky acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon

my commission expires 4-18-97

21 581

8817794

State of Oregon,
County of Lane--ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at 11:19

Reel **1512R**

Lane County OFFICIAL Records,
Lane County Clerk

By: *[Signature]*
County Clerk

Date Received:

MAY 01 2015

Original Submittal *gm*

3-4-99

2523

01001000

99019915

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

1999 MAR 4 AM 11:39

Recd **2523R**
Lane County OFFICIAL Records
Lane County Clerk

By: *David S. ...*
County Clerk

Date Received:

MAY 01 2015

5 3-5-99

2524

99020274

**CORRECTED
PUBLIC UTILITY EASEMENT**

THIS DOCUMENT is being recorded to correct the legal description of the easement conveyed in that document recorded March 4, 1999, at Reel 2523R, Reception No. 99019915, Lane County Official Records. That document is hereby amended to read as follows:

THIS INDENTURE MADE and entered into this 5TH day of March, 1999, by and between Skillern Investments Limited Partnership, hereinafter referred to as the Grantor, and the City of Springfield, a municipal corporation, in Lane County, Oregon, hereinafter referred to as the Grantee.

WITNESSETH: In consideration of the acceptance by Grantee, and the use or holding of said easement for present or future public use by Grantee, Grantors hereby grant, bargain, sell and convey unto the Grantee, a perpetual easement seven (7.00) feet in width, together with the right to go upon said easement area hereinafter described for the purpose of constructing, reconstructing, maintaining and using public utilities which may hereafter be installed on the following described property, to-wit:

The westerly seven (7.00) feet of the easterly 47.00 feet of the property acquired by Skillern Investments Limited Partnership in that deed from John Skillern and H. Nadine Skillern recorded January 24, 1996, at Reel 2134R, Reception No. 9604857, Lane County Official Records, excepting the southerly 40.00 feet thereof.

TO HAVE AND TO HOLD the above easement to the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor above named has hereunto set his hand and seal this 5TH day of March, 1999.

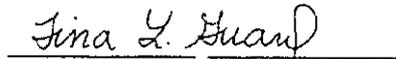

John Skillern, General Partner
Skillern Investments Limited Partnership

6315MAR.05'99#06REC 5.00
6315MAR.05'99#06PFUND 10.00

STATE OF OREGON)
) ss
COUNTY OF LANE)

BE IT REMEMBERED, that on this 5TH day of March, 1999, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named John Skillern who is known to be the identical individual who executed the foregoing instrument, and being duly sworn said that he is the General Partner of Skillern Investments Limited Partnership, and that the above instrument was signed in behalf of said company by the above named officer who acknowledged said instrument to his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.


Notary Public of Oregon



After Recording Return To: City of Springfield, 222 Fifth Street, Springfield, Oregon, 97477

Branch Engineering Project No. 97-206
Date of Origination: March 4, 1999

Date Received:

MAY 01 2015

3-5-99

2524

99020274

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'99 MAR 5 AM 10:40

Reel **2524R**

Lane County OFFICIAL Records
Lane County Clerk

By: David S. Suckow
County Clerk

Date Received:

MAY 01 2015

Original Submittal SM



TITLE NO. 0247961
ESCROW NO. EU05-3472
TAX ACCT. NO. 0562791
MAP/TAX LOT NO. 18-02-05-23-00100

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-093031



\$31.00

00758226200500930310020026
RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$10.00 \$11.00 \$10.00

11/22/2005 09:48:55 AM

WARRANTY DEED -- STATUTORY FORM

SKILLERN INVESTMENTS LIMITED PARTNERSHIP, an Oregon Limited Partnership, Grantor,

conveys and warrants to

JASPER JUNCTION, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$780,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

Dated this 21st day of November, 2005.

SKILLERN INVESTMENTS LIMITED PARTNERSHIP

BY: John Skillern
JOHN SKILLERN, GENERAL PARTNER

State of Oregon
County of LANE

This instrument was acknowledged before me on November 21, 2005 by JOHN SKILLERN, GENERAL PARTNER of SKILLERN INVESTMENTS LIMITED PARTNERSHIP, on behalf of the grantor.



Jennifer L. Michener
(Notary Public for Oregon)
My commission expires 1/27/07

SKILLERN INVESTMENTS LIMITED PARTNERSHIP
PO BOX 714
SPRINGFIELD, OR 97477
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be sent to the following address:
SAME AS GRANTEE

JASPER JUNCTION, LLC
3230 VAN BUREN STREET
EUGENE, OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

Date Received:

MAY 01 2015

EXHIBIT "A"

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.41 feet to the true point of beginning of the description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the true point of beginning, all in Lane County, Oregon.

EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded July 12, 2005, Reception No. 2005-051442, Lane County Official Records.

Date Received:

MAY 01 2015

Original Submittal *SM*

BARGAIN AND SALE DEED

Tax Map & Lot Numbers 18-02-05-23 TL 100 (on the date of execution)

KNOW ALL BY THESE PRESENTS, that Max Jordan, Jasper Junction, LLC Grantor(s). In Consideration of the acceptance by the City of Springfield, Oregon, Grantee, and the use or holding of said property for present or future public use by Grantee, Grantor hereby grants, bargains, sells and conveys unto the said Grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Lane and State of Oregon, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

THE SAME IS HEREBY and forever dedicated to the public to be used as PUBLIC ROAD.

IN ADDITION, In Consideration of the acceptance by the City of Springfield, Oregon, Grantee, and the use or holding of said property for present or future public use by Grantee, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, a perpetual easement 7 feet in width, together with the right to go upon said easement area hereinafter described for the purpose of constructing, reconstructing, maintaining and using PUBLIC UTILITIES and sidewalks which may hereafter be installed on the following described property, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND HOLD, the above described and granted premises unto the said Grantee, its successors and assigns forever.

THE CONSIDERATION for this conveyance is \$0.00

IN WITNESS WHEREOF, the Grantors above named have hereunto set their hands and seals this 5th day of October, 2006

Handwritten signature of Max Jordan, (SEAL) MANAGING PARTNER (TITLE)

STATE OF OREGON } COUNTY OF LANE } SS

BE IT REMEMBERED that on this 5th day of October, 2006 before me, the undersigned, a notary public in and for said County and State, personally appeared the within named Max Jordan whose identity was proved to me on the basis of satisfactory evidence and who by me duly sworn, did say that He is/are the Managing Partner of the within named Corporation and does acknowledge said instrument to be the free act and deed of said Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Handwritten signature of Lori J. Lovewell, Notary Public for Oregon, My Commission Expires May 23, 2010

THE CONVEYANCE set forth in this instrument conveying title or interest to the City of Springfield, a Municipal Corporation of the State of Oregon, is hereby approved, and the title or interest conveyed therein is hereby accepted.

CITY OF SPRINGFIELD

By: Dennis P. Ernst - City of Springfield Surveyor

Oct. 5, 2006 Date

Division of Chief Deputy Clerk Lane County Deeds and Records 2006-073983 \$35.00 00851555200600739830030032 10/12/2006 09:24:59 AM RPR-DEED Cnt=1 Stn=6 CASHIER 07 \$15.00 \$11.00 \$10.00

Date Received:

MAY 01 2015

Original Submittal [Signature]

RETURN TO: CITY OF SPRINGFIELD - PUBLIC WORKS DEPT. - 225 FIFTH STREET - SPRINGFIELD, OREGON 97477

SEND TAX STATEMENT TO: CITY OF SPRINGFIELD - FINANCE DEPT. - 225 FIFTH STREET - SPRINGFIELD, OREGON 97477

EXHIBIT "A"

BEING A PORTION OF THAT PROPERTY ACQUIRED BY JASPER JUNCTION, LLC THROUGH THAT DEED RECORDED AS DOCUMENT NUMBER 2005-093031 IN THE LANE COUNTY OREGON DEEDS AND RECORDS LYING IN SECTION 5 OF TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A FIFTY (50.00) FOOT WIDE STRIP LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT ON THE WEST LINE OF THE AFORE-DESCRIBED PROPERTY WHICH LIES NORTH 0°03'00" EAST A DISTANCE OF 281.12 FEET FROM THE INITIAL POINT OF RETA FRANKLIN ADDITION AS FILED AND RECORDED IN BOOK 28 AT PAGE 22 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE SOUTH 89°30'25" EAST A DISTANCE OF 148.93 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°15'16" AND A CHORD BEARING NORTH 82°21'57" EAST 44.67 FEET, A DISTANCE OF 44.82 FEET; THENCE NORTH 74°14'19" EAST A DISTANCE OF 141.80 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°45'41" AND A CHORD BEARING NORTH 82°07'09" EAST 43.33 FEET, A DISTANCE OF 43.46 FEET; THENCE EAST A DISTANCE OF 137.26 FEET TO A POINT ON THE EAST LINE OF THE AFORE-DESCRIBED PROPERTY AND THERE TERMINATING.

THE SIDELINES OF BOTH SEVEN FOOT STRIPS TO BE EXTENDED OR FORESHORTENED TO TERMINATE ON THE EAST OR WEST BOUNDARIES OF THE PROPERTY.

P:\2100-004-06\SURVEY\EXHIBIT A.doc

Date Received:

MAY 01 2015

Original Submittal SM

EXHIBIT "B"

BEING A PORTION OF THAT PROPERTY ACQUIRED BY JASPER JUNCTION, LLC THROUGH THAT DEED RECORDED AS DOCUMENT NUMBER 2005-093031 IN THE LANE COUNTY OREGON DEEDS AND RECORDS LYING IN SECTION 5 OF TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A SEVEN (7.00) FOOT WIDE STRIP BEING THE NORTHERLY 7.00 FEET OF A 32.00 FOOT WIDE STRIP LYING NORTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTERLINE.

AND ALSO:

A SEVEN (7.00) FOOT WIDE STRIP BEING THE SOUTHERLY 7.00 FEET OF A 32.00 FOOT WIDE STRIP LYING SOUTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT ON THE WEST LINE OF THE AFORE-DESCRIBED PROPERTY WHICH LIES NORTH $0^{\circ}03'00''$ EAST A DISTANCE OF 281.12 FEET FROM THE INITIAL POINT OF RETA FRANKLIN ADDITION AS FILED AND RECORDED IN BOOK 28 AT PAGE 22 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE SOUTH $89^{\circ}30'25''$ EAST A DISTANCE OF 148.93 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $16^{\circ}15'16''$ AND A CHORD BEARING NORTH $82^{\circ}21'57''$ EAST 44.67 FEET, A DISTANCE OF 44.82 FEET; THENCE NORTH $74^{\circ}14'19''$ EAST A DISTANCE OF 141.80 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $15^{\circ}45'41''$ AND A CHORD BEARING NORTH $82^{\circ}07'09''$ EAST 43.33 FEET, A DISTANCE OF 43.46 FEET; THENCE EAST A DISTANCE OF 137.26 FEET TO A POINT ON THE EAST LINE OF THE AFORE-DESCRIBED PROPERTY AND THERE TERMINATING.

THE SIDELINES OF BOTH SEVEN FOOT STRIPS TO BE EXTENDED OR FORESHORTENED TO TERMINATE ON THE EAST OR WEST BOUNDARIES OF THE PROPERTY.

P:\2100-004-06\SURVEY\EXHIBIT B.doc

Date Received:

MAY 01 2015

Original Submittal SM

Lane County Property Taxes Due Report

Tax Account # 0562791
Alternate Property # (maplot) 18-02-05-23-00100
Tax Code Area (TCA) 01900
Location 4164 JASPER RD SPRINGFIELD, OR 97478-6548*
Taxpayer JASPER JUNCTION LLC
 85831 PARKLANE CIR
 PLEASANT HILL, OR 97455

* Multiple site addresses exist on this tax account.

Property Values & Taxes

Real Market Value (RMV)					
	Land	Improvement	Total	Total Assessed Value	Tax
2014	873,281	606	873,887	178,152	3,235.06
2013	873,281	606	873,887	172,963	3,172.00

Current Year Assessed Value 178,152.00
Less Exemption Amount (0.00)
Taxable Value 178,152.00
Frozen Assessed Value 0.00

Exemption Type

Account Status

Account Status	Account Status Notes
• Active Account Current Tax Year	
Remarks none	

Taxes Due for Account # 0562791

Delinquent Interest (if applicable) Computed Through: 4/17/2015

The tax shown is the amount certified in October unless a value change has been processed on the property, resulting in a tax correction. Value changes typically occur as a result of appeals, clerical errors and omitted property.

Year	Description	Tax	Minimum	Due Date
2014	Property Tax Interest	129.40	129.40	04/17/2015
2014	Property Tax Principal	3,235.06	2,156.71	11/17/2014

Taxes & Assessments due for Account Number 0562791: \$3,364.46

Date Received:

MAY 01 2015

Original Submittal SM

EXHIBIT L

Development Issues Meeting Letter

Date Received:

MAY 01 2015

CITY OF SPRINGFIELD, OREGON

DEVELOPMENT AND PUBLIC WORKS



225 FIFTH STREET
SPRINGFIELD, OR 9747
PHONE: 541.726.3753
FAX: 541.736.1021
www.springfield-or.gov

December 19, 2014

Lauren Russell
Verizon Wireless
c/o Smartlink, LLC
621 SW Alder St. Ste 660
Portland, Or 97205

RE: **PRE14-00052 (18-02-05-23 TL 00100) - PRJ14-00036** Development Issues Meeting – Applicant has submitted plans to install a new 85’ monopine communication facility.

Dear Lauren Russell:

Thank you for your Development Issues Meeting submittal. The following meeting has been scheduled.

TYPE: DEVELOPMENT ISSUES MEETING

**PLACE: CITY OF SPRINGFIELD
DEVELOPMENT & PUBLIC WORKS
DEPARTMENT
DPW CONFERENCE ROOM 615/616
225 FIFTH STREET
SPRINGFIELD, OR 97477**

DATE/TIME: Thurs., Jan. 15, 2015 1:30 – 2:30 p.m.

CONTACT PERSON: Andy Limbird

If you have any questions, please call me at 541-726-3784

Sincerely,

Andy Limbird
Senior Planner

CC:

John Erving
Jasper Junction LLC
85831 Parklane Cir.
Pleasant Hill, Or 97455

Date Received:

MAY 01 2015

EXHIBIT M

Land Owner Authorization

Date Received:

MAY 01 2015

Verizon Wireless

Permit Authorization

Date: **December 15, 2014**
Property Owner: **Jasper Junction LLC c/o John Erving, Broker**
Property/Site Address: **4164 Jasper Road, Springfield, OR**

RE: EUG Clearwater: 4164 Jasper Road, Springfield, OR

To Property Owner:

Please sign and return the letter of authorization to the Real Estate Consultant at Smartlink, 621 SW Alder Street, Suite 660, Portland, Oregon, as soon as possible to assure rapid processing of this site.

This letter shall not constitute an agreement to enter a binding easement or lease, and neither party shall be bound with respect to the leasing of the property until a final Agreement is negotiated and signed by both parties.

LETTER OF AUTHORIZATION

To Whom It May Concern:

The undersigned hereby authorized Verizon Wireless, its attorneys, agents or representatives, to make application for any necessary zoning petitions including the filing of building permit applications.

Very truly yours,

Property Owner

Date

12/15/2014

MANAGING
PARTNER
JASPER JUNCTION, LLC

Received:

AY 01 2015



0289821

STATUS OF RECORD TITLE REPORT

SMARTLINK LLC
1997 ANNAPOLIS EXCHANGE PKWY, SUITE 260
ANNAPOLIS, MD 21401

Date: APRIL 17, 2015
Our No: CT-0239821
Ref. No.: 1-EUG CLEARWATER
Charge: \$400.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.41 feet to the true point of beginning of the description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the true point of beginning, all in Lane County, Oregon.

EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded July 12, 2005, Reception No. 2005-051442, Lane County Deeds and Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded October 12, 2006, Reception No. 2006-073983, Lane County Deeds and Records, in Lane County, Oregon.

and as of: APRIL 08, 2015 at 8:00 A.M., we find the following:

Vestee:

JASPER JUNCTION, LLC
AN OREGON LIMITED LIABILITY COMPANY

Said property is subject to the following on record matters:

1. Taxes, Account No. 0562791, Assessor's Map No. 18 02 05 2 3, #100, Code 19-00, 2014-2015, in the amount of \$3,235.06, DUE PLUS INTEREST.
2. Rights of the public in and to that portion lying within streets, roads and highways.
3. Easements for public roads over a portion of said land, including the terms and provisions thereof, in favor of Lane County, as set forth in instruments recorded February 29, 1968, Reception Nos. 15787 and 15788, Lane County Oregon Deed Records.
4. Agreement with City of Springfield, including the terms and provisions thereof for street improvements along Jasper Road, recorded May 6, 1988, Reception No. 8817793, Lane County Official Records.

MAIN OFFICE

811 WILLAMETTE ST. * EUGENE, OREGON 97401
PH: (541) 687-2233 * FAX: (541)485-0307
E-MAIL: INFO@CASCADETITLE.COM

FLORENCE OFFICE

715 HWY. 101 * FLORENCE, OREGON 97439
PH: (541) 997-8417 * FAX: (541)997-8246
E-MAIL: FLORENCE@CASCADETITLE.COM

Date Received:

MAY 01 2015

Attachment 3, Page 143 of 162

Original Submittal *EM*

5. Agreement with City of Springfield, including the terms and provisions thereof, for street improvements along South 42nd Street, recorded May 6, 1988, Reception No. 8817794, Lane County Official Records.
6. Public utility easement, including the terms and provisions thereof, granted to the City of Springfield by instrument recorded March 4, 1999, Reception No. 99019915 and corrected by instrument recorded March 5, 1999, Reception No. 99020274, Lane County Official Records.
7. Deed of Trust, including the terms and provisions thereof, executed by Jasper Junction LLC, to Cascade Title Co., Trustee, for the benefit of Berjac of Oregon, Beneficiary, dated November 21, 2005, recorded November 22, 2005, Reception No. 2005-093032, Lane County Deeds and Records, to secure payment of a note for \$763,000.00.
8. Easement for Public Road, as disclosed in Bargain and Sale Deed, including the terms and provisions thereof, between Max Jordan, Jasper Junction, LLC, and the City of Springfield, Oregon, recorded October 12, 2006, Reception No. 2006-073983, Lane County Deeds and Records.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

ab/Title Officer: TYLER YORK

Date Received:

MAY 01 2015

Attachment 3, Page 144 of 162

Original Submittal SM

15787

DEDICATION
OF PUBLIC ROAD EASEMENT

DONALD E. COOPER

grants and dedicates to LANE COUNTY, a political subdivision of the State of Oregon,
a public road easement on and over the following described property:

A parcel of land lying in the Northwest one-quarter of Section 5,
Township 18 South, Range 2 West, Willamette Meridian, and being a portion
of the tract of land conveyed to Donald E. Cooper by that certain Agreement
recorded March 21, 1966, Recorder's Reception No. 40732, on Reel 284-D,
Lane County Oregon Deed Records, and being more particularly described
as follows:

Beginning at a point 39.58 chains South and 40.0 feet West of the
Northeast corner of the John R. Magness Donation Land Claim No. 50, in
Township 18 South, Range 2 West, Willamette Meridian, said point being
on the centerline of County Road No. 49 (Jasper Road); run thence West
509.78 feet; thence North 40.0 feet; thence East 509.78 feet; thence South
40.0 feet to the point of beginning in Lane County, Oregon.

It being the intention herein to widen County Road No. 49 insofar
as it abuts the above described real property, to 40 feet in width North
of the centerline of said road.

Said parcel being hereby forever dedicated to the use of the public for
road purposes and granting a public road easement.

There is no consideration for this dedication.

Signed this 27th day of February, 1966.

Donald E. Cooper

STATE OF OREGON)
) ss.
County of Lane)

On this 27th day of February, 1966, personally appeared the above named
Donald E. Cooper
and acknowledged the foregoing instrument to be his voluntary act. Before me:

NOTARY
PUBLIC

Richard Henthorn
Notary Public for Oregon
My Commission Expires: 5-25-70

Date Received:

MAY 01 2015

4-114

442

State of Oregon,
County of Lane

I, Ina Randolph, Director of the
Department of Records and Elections,
and for the said County, do hereby
certify that the within instrument was
received for record at

1968 FEB 29 AM 10 43 5

Reel: 381-R

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the
Department of Records & Elections.

By *Frank Blalock*
Deputy
C29-083-05

no fee

Date Received:

MAY 01 2015

Original Submittal MM

15785

DEDICATION
OF PUBLIC ROAD EASEMENT

DONALD E. COOPER

grants and dedicates to LANE COUNTY, a political subdivision of the State of Oregon,
a public road easement on and over the following described property:

A parcel of land lying in the Northwest one-quarter of Section 5,
Township 18 South, Range 2 West, Willamette Meridian, and being a portion
of the tract of land conveyed to Donald E. Cooper by that certain Agreement
recorded March 21, 1966, Recorder's Reception No. 40732, on Reel 284-D,
Lane County Oregon Deed Records, and being more particularly described
as follows:

Beginning at a point 234.39 feet South of a point 27.58 chains South
of the Northeast corner of the John R. Magness Donation Land Claim No. 50,
in Township 18 South, Range 2 West, Willamette Meridian, said point being
on the centerline of County Road No. 287 (South 42nd Street); run thence
South 557.61 feet; thence West 40 feet; thence North 557.61 feet; thence
East 40 feet to the point of beginning in Lane County Oregon.

It being the intention herein to widen County Road No. 287 insofar
as it abuts the above described real property, to 40 feet in width West
of the centerline of said road.

Said parcel being hereby forever dedicated to the use of the public for
road purposes and granting a public road easement.

There is no consideration for this dedication.

Signed this 27th day of February, 1966.

Donald E. Cooper

STATE OF OREGON)
) ss.
County of Lane)

On February 27, 1966, personally appeared the above named
Donald E. Cooper
and acknowledged the foregoing instrument to be his voluntary act. Before me:

2181

Lucy Hesther

Notary Public for Oregon
My Commission Expires: 5-25-70

Date Received:

MAY 01 2015

4-17-1988

1-17

State of Oregon,
County of Lane
I, Ina Randolph, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1988 FEB 29 AM 10 43 7

Recd 581-R
Lane County OFFICIAL RECORDS.
INA RANDOLPH, Director of the
Department of Records & Elections.
By *Ina Randolph*
Deputy
C29-083-05

in

Date Received:

MAY 0 1 2015

8817793

IMPROVEMENT AGREEMENT

IN CONSIDERATION of the covenants herein recited, the City of Springfield, hereinafter referred to as City, and Hoedads, Inc. hereinafter referred to as Applicant, do covenant and agree as follows:

WHEREAS Applicant desires Development Approval from City; and

WHEREAS, any future development within City or its Urban Growth Boundary will cause both an immediate and long-term demand on the various public facilities of City;

NOW THEREFORE, Applicant and City agree to the following schedule of public facility improvements and respective cost assumption policy:

STREET IMPROVEMENTS along the frontage of Jasper Road to include: [x] surface paving; [x] storm sewers; [x] sanitary sewers; [x] curbs; [x] gutters; [x] planter strips; [x] street trees; [x] street lights; [x] sidewalks.

TRAFFIC SIGNALS at the intersection of _____

OTHER IMPROVEMENTS: A 5' landscape strip to be installed behind the sidewalk.

LEGAL DESCRIPTION: (Place here or see Attachment A)

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.4 feet to the True Point of Beginning of this description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the True Point of Beginning, all in Lane County, Oregon.

ADDITIONAL INFORMATION: 18-02-05-23 Assessor's Map# 00100 Tax Lot# 4164 Jasper Road Property Address

IT IS FURTHER UNDERSTOOD that Applicant agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the above listed improvements under any improvement act or proceeding of the State of Oregon, Lane County, or City as may be proposed or adopted and to waive all right to remonstrate against such improvements, but not the right to protest the amount or manner of spreading the assessment thereof, if the same shall appear to Applicant to bear inequitably or unfairly upon said property of Applicant;

NOW THEREFORE, City agrees that Applicant's execution and performance of the terms of this Agreement will be deemed to be in compliance with City's policy pertaining to improvement requirements, and if Applicant complies in every respect with all other applicable laws of the State of Oregon, Lane County, and City, the said Applicant shall be entitled to Development Approval; and

IN ADDITION, it is the intention of the parties hereto that the covenants herein contained shall run with the land herein described, and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit and a burden upon the property herein described. This Agreement shall be recorded in the Lane County Deed Records.

WHEREFORE, the parties have set their hand and seal this 21 day of April 1988.

CITY OF SPRINGFIELD 225 Fifth Street Springfield, Oregon 97477

3664A001 05/06/00 REC 11 **0005**

By Dan E. Brown Director of Public Works

By [Signature] Applicant

STATE OF OREGON)) ss. COUNTY OF LANE)

By [Signature] Applicant

On this 21 day of April, 1988, there personally appeared before me and signed the above document.

[Signature] NOTARY PUBLIC

My Commission Expires: 4-18-92

Date Received:

MAY 01 2015

Original Submittal [Signature]

8817793

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals this 21 day of April, 19 88.

_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF OREGON

County of Lane } ss.

On this 21 day of April, 19 88,

before me appeared Bruce Maederer and David McClosky both to me personally known, who being duly sworn, did say that he, the said Bruce Maederer is the company President, and he, the said David McClosky is the company's Secretary of The Hoedads Inc. the within named Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Bruce Maederer and David McClosky acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon

my commission expires 4-18-92

8817793

State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

Reel 1512R

Lane County OFFICIAL Records,
Lane County Clerk

By: *[Signature]*
County Clerk

Date Received:

MAY 01 2015

8817794

IMPROVEMENT AGREEMENT

IN CONSIDERATION of the covenants herein recited, the City of Springfield, hereinafter referred to as City, and Hoedads, Inc. hereinafter referred to as Applicant, do covenant and agree as follows:

WHEREAS Applicant desires Development Approval from City; and

WHEREAS, any future development within City or its Urban Growth Boundary will cause both an immediate and long-term demand on the various public facilities of City;

NOW THEREFORE, Applicant and City agree to the following schedule of public facility improvements and respective cost assumption policy:

STREET IMPROVEMENTS along the frontage of South 42nd Street to include: [] surface paving; [] storm sewers; [] sanitary sewers; [] curbs; [] gutters; [] planter strips; [] street trees; [] street lights; [] sidewalks.

TRAFFIC SIGNALS at the intersection of _____

OTHER IMPROVEMENTS: A 5' landscape strip to be installed behind the sidewalk.

LEGAL DESCRIPTION: (Place here or see Attachment A)

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.4 feet to the True Point of Beginning of this description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the True Point of Beginning, all in Lane County, Oregon.

ADDITIONAL INFORMATION: 18-02-05-23 00100
Assessor's Map# Tax Lot#
4164 Jasper Road
Property Address

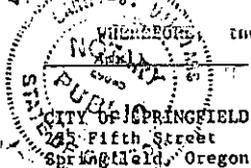
IT IS FURTHER UNDERSTOOD that Applicant agrees to sign any and all waivers, petitions, consents and all other documents necessary to obtain the above listed improvements under any improvement act or proceeding of the State of Oregon, Lane County, or City as may be proposed or adopted and to waive all right to remonstrate against such improvements, but not the right to protest the amount or manner of spreading the assessment thereof, if the same shall appear to Applicant to bear inequitably or unfairly upon said property of Applicant;

NOW THEREFORE, City agrees that Applicant's execution and performance of the terms of this Agreement will be deemed to be in compliance with City's policy pertaining to improvement requirements, and if Applicant complies in every respect with all other applicable laws of the State of Oregon, Lane County, and City, the said Applicant shall be entitled to Development Approval; and

IN ADDITION, it is the intention of the parties hereto that the covenants herein contained shall run with the land herein described, and shall be binding upon the heirs, executors, assigns, administrators, and successors of the parties hereto, and shall be construed to be a benefit and a burden upon the property herein described. This Agreement shall be recorded in the Lane County Deed Records.

WHEREFORE, the parties have set their hand and seal this 21 day of April, 19 88.

3664A001 05/06/88 REC 10-1
0005



By Dan E. Brown
Director of Public Works

By Bud Maeder
Applicant

STATE OF OREGON)
) ss.
COUNTY OF LANE)

By David McClosky
Applicant

On this 21 day of April, 19 88, there personally appeared before me and signed the above document.

[Signature]
NOTARY PUBLIC

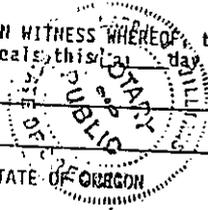
My Commission Expires: 4-18-92

Date Received:

MAY 01 2015

8817794

IN WITNESS WHEREOF the grantors above named have hereunto set their hands and seals, this 21 day of April, 19 88.



(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF OREGON }
County of Lane } ss.

On this 21 day of April, 19 88,

before me appeared Bruce Maederer and David McClosky both to me personally known, who being duly sworn, did say that he, the said Bruce Maederer is the company President, and he, the said David McClosky is the company's Secretary of The Hoedads Inc. the within named Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Bruce Maederer and David McClosky acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon

my commission expires 4-18-97

21 88

8817794

State of Oregon,
County of Lane--ss.
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at 11:19

Reel 1512R

Lane County OFFICIAL RECORDS,
Lane County Clerk

By: *[Signature]*
County Clerk

Date Received:

MAY 01 2015

3-4-99

2523

01001000

99019915

State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

1999 MAR 4 AM 11:39

Recd **2523R**
Lane County OFFICIAL Records
Lane County Clerk

By: *David S. Lusk*
County Clerk

Date Received:

MAY 01 2015

3-5-99

2524

99020274

**CORRECTED
PUBLIC UTILITY EASEMENT**

THIS DOCUMENT is being recorded to correct the legal description of the easement conveyed in that document recorded March 4, 1999, at Reel 2523R, Reception No. 99019915, Lane County Official Records. That document is hereby amended to read as follows:

THIS INDENTURE MADE and entered into this 5TH day of March, 1999, by and between Skillern Investments Limited Partnership, hereinafter referred to as the Grantor, and the City of Springfield, a municipal corporation, in Lane County, Oregon, hereinafter referred to as the Grantee.

WITNESSETH: In consideration of the acceptance by Grantee, and the use or holding of said easement for present or future public use by Grantee, Grantors hereby grant, bargain, sell and convey unto the Grantee, a perpetual easement seven (7.00) feet in width, together with the right to go upon said easement area hereinafter described for the purpose of constructing, reconstructing, maintaining and using public utilities which may hereafter be installed on the following described property, to-wit:

The westerly seven (7.00) feet of the easterly 47.00 feet of the property acquired by Skillern Investments Limited Partnership in that deed from John Skillern and H. Nadine Skillern recorded January 24, 1996, at Reel 2134R, Reception No. 9604857, Lane County Official Records, excepting the southerly 40.00 feet thereof.

TO HAVE AND TO HOLD the above easement to the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor above named has hereunto set his hand and seal this 5TH day of March, 1999.

John Skillern
John Skillern, General Partner
Skillern Investments Limited Partnership

4315MAR.05'99HD6REC 5.00
4315MAR.05'99HD6PFUND 10.00

STATE OF OREGON)
) ss
COUNTY OF LANE)

BE IT REMEMBERED, that on this 5TH day of March, 1999, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named John Skillern who is known to be the identical individual who executed the foregoing instrument, and being duly sworn said that he is the General Partner of Skillern Investments Limited Partnership, and that the above instrument was signed in behalf of said company by the above named officer who acknowledged said instrument to his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Tina L. Guard
Notary Public of Oregon



After Recording Return To: City of Springfield, 222 Fifth Street, Springfield, Oregon, 97477

Branch Engineering Project No. 97-206
Date of Origination: March 4, 1999 **Date Received:**

MAY 01 2015

3-5-99

2524

59020274

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'99 MAR 5 AM 10:40

Recd **2524R**

Lane County OFFICIAL Records
Lane County Clerk

By: David S. Suchan
County Clerk

Date Received:

MAY 01 2015



TITLE NO. 0247961
ESCROW NO. EU05-3472
TAX ACCT. NO. 0562791
MAP/TAX LOT NO. 18-02-05-23-00100

Division of Chief Deputy Clerk
Lane County Deeds and Records

2005-093031



\$31.00

00758226200500930310020026

11/22/2005 09:48:55 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$10.00 \$11.00 \$10.00

WARRANTY DEED -- STATUTORY FORM

SKILLERN INVESTMENTS LIMITED PARTNERSHIP, an Oregon Limited Partnership, Grantor,
conveys and warrants to

JASPER JUNCTION, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$780,000.00 AS PAID BY/TO AN ACCOMMODATOR PURSUANT TO IRC 1031.

Dated this 21ST day of November, 2005.

SKILLERN INVESTMENTS LIMITED PARTNERSHIP

BY: [Signature]
JOHN SKILLERN, GENERAL PARTNER

State of Oregon
County of LANE

This instrument was acknowledged before me on November 21, 2005 by JOHN SKILLERN, GENERAL PARTNER of SKILLERN INVESTMENTS LIMITED PARTNERSHIP, on behalf of the grantor.



[Signature]
(Notary Public for Oregon)
My commission expires 1/27/07

SKILLERN INVESTMENTS LIMITED PARTNERSHIP
PO BOX 714
SPRINGFIELD, OR 97477
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be sent to the following address:
****SAME AS GRANTEE***

JASPER JUNCTION, LLC
3230 VAN BUREN STREET
EUGENE, OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

Date Received:

MAY 01 2015

EXHIBIT "A"

Beginning at a point 27.58 chains South of the Northeast corner of the John R. Magness Donation Land Claim No. 50, Township 18 South, Range 2 West of the Willamette Meridian; thence South along the East side of said Claim, 246.41 feet to the true point of beginning of the description; thence West 549.78 feet; thence South 545.59 feet to the middle of County Road; thence East 549.78 feet; thence North 545.59 feet to the true point of beginning, all in Lane County, Oregon.

EXCEPT THEREFROM that parcel conveyed to the City of Springfield by deed recorded July 12, 2005, Reception No. 2005-051442, Lane County Official Records.

Date Received:

MAY 01 2015

BARGAIN AND SALE DEED

Tax Map & Lot Numbers 18-02-05-23 TL 100 (on the date of execution)

KNOW ALL BY THESE PRESENTS, that Max Jordan, Jasper Junction, LLC Grantor(s). In Consideration of the acceptance by the City of Springfield, Oregon, Grantee, and the use or holding of said property for present or future public use by Grantee, Grantor hereby grants, bargains, sells and conveys unto the said Grantee, its successors and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Lane and State of Oregon, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

THE SAME IS HEREBY and forever dedicated to the public to be used as PUBLIC ROAD.

IN ADDITION, In Consideration of the acceptance by the City of Springfield, Oregon, Grantee, and the use or holding of said property for present or future public use by Grantee, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, a perpetual easement 7 feet in width, together with the right to go upon said easement area hereinafter described for the purpose of constructing, reconstructing, maintaining and using PUBLIC UTILITIES and sidewalks which may hereafter be installed on the following described property, to-wit:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND HOLD, the above described and granted premises unto the said Grantee, its successors and assigns forever.

THE CONSIDERATION for this conveyance is \$0.00

IN WITNESS WHEREOF, the Grantors above named have hereunto set their hands and seals this 5th day of October, 2006

Handwritten signature of Max Jordan, Managing Partner, with (SEAL) and (TITLE) labels.

STATE OF OREGON } COUNTY OF LANE } SS

BE IT REMEMBERED that on this 5th day of October, 2006 before me, the undersigned, a notary public in and for said County and State, personally appeared the within named Max Jordan whose identity was proved to me on the basis of satisfactory evidence and who by me duly sworn, did say that He is/are the Managing Partner of the within named Corporation and does acknowledge said instrument to be the free act and deed of said Corporation, and that the seal affixed to said instrument is the Corporate seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Handwritten signature of Lori J. Lovewell, Notary Public for Oregon, My Commission Expires May 23, 2010

THE CONVEYANCE set forth in this instrument conveying title or interest to the City of Springfield, a Municipal Corporation of the State of Oregon, is hereby approved, and the title or interest conveyed therein is hereby accepted.

CITY OF SPRINGFIELD

By: Dennis P. Ernst - City of Springfield Surveyor

Date: Oct. 5, 2006

Division of Chief Deputy Clerk Lane County Deeds and Records. 2006-073983. \$36.00. Barcode: 00851555200600739830030032. 10/12/2006 09:24:59 AM. RPR-DEED Cnt=1 Sin=8 CASHIER 07. \$15.00 \$11.00 \$10.00

Date Received:

MAY 01 2015

Original Submittal

RETURN TO: CITY OF SPRINGFIELD - PUBLIC WORKS DEPT. - 225 FIFTH STREET - SPRINGFIELD, OREGON 97477

SEND TAX STATEMENT TO: CITY OF SPRINGFIELD - FINANCE DEPT. - 225 FIFTH STREET - SPRINGFIELD, OREGON 97477

EXHIBIT "A"

BEING A PORTION OF THAT PROPERTY ACQUIRED BY JASPER JUNCTION, LLC THROUGH THAT DEED RECORDED AS DOCUMENT NUMBER 2005-093031 IN THE LANE COUNTY OREGON DEEDS AND RECORDS LYING IN SECTION 5 OF TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A FIFTY (50.00) FOOT WIDE STRIP LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT ON THE WEST LINE OF THE AFORE-DESCRIBED PROPERTY WHICH LIES NORTH 0°03'00" EAST A DISTANCE OF 281.12 FEET FROM THE INITIAL POINT OF RETA FRANKLIN ADDITION AS FILED AND RECORDED IN BOOK 28 AT PAGE 22 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE SOUTH 89°30'25" EAST A DISTANCE OF 148.93 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°15'16" AND A CHORD BEARING NORTH 82°21'57" EAST 44.67 FEET, A DISTANCE OF 44.82 FEET; THENCE NORTH 74°14'19" EAST A DISTANCE OF 141.80 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°45'41" AND A CHORD BEARING NORTH 82°07'09" EAST 43.33 FEET, A DISTANCE OF 43.46 FEET; THENCE EAST A DISTANCE OF 137.26 FEET TO A POINT ON THE EAST LINE OF THE AFORE-DESCRIBED PROPERTY AND THERE TERMINATING.

THE SIDELINES OF BOTH SEVEN FOOT STRIPS TO BE EXTENDED OR FORESHORTENED TO TERMINATE ON THE EAST OR WEST BOUNDARIES OF THE PROPERTY.

P:\2100-004-06\SURVEY\EXHIBIT A.doc

Date Received:

MAY 01 2015

Original Submittal SM

EXHIBIT "B"

BEING A PORTION OF THAT PROPERTY ACQUIRED BY JASPER JUNCTION, LLC THROUGH THAT DEED RECORDED AS DOCUMENT NUMBER 2005-093031 IN THE LANE COUNTY OREGON DEEDS AND RECORDS LYING IN SECTION 5 OF TOWNSHIP 18 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A SEVEN (7.00) FOOT WIDE STRIP BEING THE NORTHERLY 7.00 FEET OF A 32.00 FOOT WIDE STRIP LYING NORTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTERLINE.

AND ALSO:

A SEVEN (7.00) FOOT WIDE STRIP BEING THE SOUTHERLY 7.00 FEET OF A 32.00 FOOT WIDE STRIP LYING SOUTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT ON THE WEST LINE OF THE AFORE-DESCRIBED PROPERTY WHICH LIES NORTH 0°03'00" EAST A DISTANCE OF 281.12 FEET FROM THE INITIAL POINT OF RETA FRANKLIN ADDITION AS FILED AND RECORDED IN BOOK 28 AT PAGE 22 OF THE LANE COUNTY OREGON PLAT RECORDS; THENCE SOUTH 89°30'25" EAST A DISTANCE OF 148.93 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°15'16" AND A CHORD BEARING NORTH 82°21'57" EAST 44.67 FEET, A DISTANCE OF 44.82 FEET; THENCE NORTH 74°14'19" EAST A DISTANCE OF 141.80 FEET; THENCE ALONG THE ARC OF A 158.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°45'41" AND A CHORD BEARING NORTH 82°07'09" EAST 43.33 FEET, A DISTANCE OF 43.46 FEET; THENCE EAST A DISTANCE OF 137.26 FEET TO A POINT ON THE EAST LINE OF THE AFORE-DESCRIBED PROPERTY AND THERE TERMINATING.

THE SIDELINES OF BOTH SEVEN FOOT STRIPS TO BE EXTENDED OR FORESHORTENED TO TERMINATE ON THE EAST OR WEST BOUNDARIES OF THE PROPERTY.

P:\2100-004-06\SURVEY\EXHIBIT B.doc

Date Received:

MAY 01 2015

Lane County Property Taxes Due Report

Tax Account # 0562791
Alternate Property # (maplot) 18-02-05-23-00100
Tax Code Area (TCA) 01900
Location 4164 JASPER RD SPRINGFIELD, OR 97478-6548*
Taxpayer JASPER JUNCTION LLC
 85831 PARKLANE CIR
 PLEASANT HILL, OR 97455

* Multiple site addresses exist on this tax account.

Property Values & Taxes

Real Market Value (RMV)					
	Land	Improvement	Total	Total Assessed Value	Tax
2014	873,281	606	873,887	178,152	3,235.06
2013	873,281	606	873,887	172,963	3,172.00

Current Year Assessed Value 178,152.00
Less Exemption Amount (0.00)
Taxable Value 178,152.00
Frozen Assessed Value 0.00
Exemption Type

Account Status

Account Status	Account Status Notes
<ul style="list-style-type: none"> • Active Account Current Tax Year 	
Remarks none	

Taxes Due for Account # 0562791

Delinquent Interest (if applicable) Computed Through: 4/17/2015

The tax shown is the amount certified in October unless a value change has been processed on the property, resulting in a tax correction. Value changes typically occur as a result of appeals, clerical errors and omitted property.

Year	Description	Tax	Minimum	Due Date
2014	Property Tax Interest	129.40	129.40	04/17/2015
2014	Property Tax Principal	3,235.06	2,156.71	11/17/2014

Taxes & Assessments due for Account Number 0562791: \$3,364.46

Date Received:

MAY 01 2015

Original Submittal

DEAR SIR: CASE NUMBER TP315,00003

We own property on HORACE ST AND ARE VERY MUCH OPPOSED TO ANY DEVELOPMENT ON IT AS WE ARE LIVING ON A FIXED INCOME AND ANY MORE ASSESSMENT TO IT WOULD MAKE IT VERY DIFFICULT FOR US, AS WE ARE BOTH IN OUR LATE 70'S.

So we are both opposed to this development. We beg you to vote AGAINST THIS!

THANK YOU
FOR YOUR TIME

ROB E

ROBERT E. ROWNIE

4050 JASPER ROAD

SPRINGFIELD, OREGON

97478

Date Received: 5/22/2015
Planner: AL