AGENDA
PLANNING COMMISSION
Monday, March 30, 2026
at 7:00 p.m.

Stayton Community Center
400 W. Virginia Street
Stayton, Oregon 97383

HYBRID MEETING

The Stayton Planning Commission will be holding a hybrid meeting utilizing Zoom video conferencing software. The meeting will be in-person but can also be attended virtually. If you would like to virtually participate in the meeting, please contact the Susan Bender at sbender@staytonoregon.gov to receive an invitation to the online meeting.

---

1. **CALL TO ORDER**

2. **MEETING MINUTES**
   a. Approval of Minutes from February 23, 2026.

3. **PUBLIC HEARING: Land Use File #1-01/26 – Application for a Variance to the rear yard setback at 2250 Springbreeze Court (Tax Lot 091W03DC07200) in the Low Density (LD) Residential zone.**

   a. Staff Introduction and Report
   b. Applicant Presentation
   c. Questions from the Commission
   d. Questions and Testimony from the Public
   e. Applicant Summary
   f. Staff Summary
   g. Close of Public Hearing
   h. Commission Deliberation
   i. Commission Decision

4. **Land Use File #13-11/25 – Application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone.**

   a. Staff Introduction and Report
   b. Applicant Presentation
   c. Questions from the Commission
   d. Questions and Testimony from the Public
   e. Applicant Summary
   f. Staff Summary
   g. Close of Public Hearing
   h. Commission Deliberation

i. Commission Decision

5. ADJOURN

The meeting location is accessible to people with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. If you require special accommodation, contact the Community and Economic Development Department at (503) 769-2998.

STAYTON PLANNING COMMISSION
MEETING MINUTES

Monday, February 23, 2026

COMMISSIONERS: Larry McKinley – Chair
Peter Bellas
Amy Watts
Melissa Sutkowski
Steve Baldwin

STAFF MEMBERS: Jennifer Siciliano, Community & Economic Development Director
Susan Bender, Public Works Office Specialist

OTHERS PRESENT: David Dodson of Willamette Valley Planning; Randy Myers, Applicant; Britany Randall of Brand Land Use; Steve Sims, City Council

CALL TO ORDER: Chairman McKinley called the meeting to order at 7:00 pm. Quorum is present.

APPROVAL OF MINUTES: Mr. Bellas moved, and Ms. Sutkowski seconded to approve the minutes from January 26, 2026, as presented. Passed 5:0.

PUBLIC HEARING (Continued)
LAND USE FILE #16-12/24 – Application for Annexation and Subdivision of three parcels 1) 9164 Golf Club Rd, 2) 9384 Golf Club Rd (part of parcel), and 3) 9474 Golf Club Rd (part of parcel) to be zoned Medium Density (MD) Residential zone.

STAFF INTRODUCTION AND REPORT: Staff presented updates including information from the City attorney, who confirmed that while future development may require additional right of way (ROW) to meet the City standard, the ay the current ROW is configured is sufficient to satisfy the current statutory contiguity requirement. Staff also discussed with the attorney the Marion County request that the annexation extend further north, to include more of Golf Club Road ROW up to the future development. The attorney confirmed that the inclusion of this extension is not required, but that the Commission or the city council may extend to align with the County's request. Staff next informed the Commission that the City received comments from the State of Oregon DLCD on all three applications under review tonight that concern the buildings/lands analysis. These comments were received too late for staff to adequately review and comment. Copies have been provided to each of the applicants and the Commission.

Regarding the Golf Club Road annexation, Staff and City have recommended Medium Density, and the applicant has requested Medium Density (MD) , so the comments from the State may not affect this application as much. Staff clarified why the MD was recommended over Low Density (LD). The development as presented showed a minimal number of triplexes, with the balance being single family homes, therefore MD is more appropriate.

Chairman McKinley noted that while he recused himself at January's meeting because he is acquainted with one of the property owners who will benefit from the annexation. After consulting with the City attorney, it is now known that he (McKinley) does not have a conflict of interest, and while recused he remained in the meeting as an observer, so he is prepared to remain part of this body for deliberations of these hearings.

APPLICANT PRESENTATION: Mr. David Dodson of Land Valley Planning representing Brownstone Homes (Applicant) commented on the recent comment submission from the State of Oregon in that the applicant is requesting Medium Density vs Low Density therefore consistent with the position from the State. Mr. Dodson noted that the City of Stayton's minimum lot size is 7 thousand square feet in the Medium Density zone, and that is what is proposed in this project. No questions from the Commission.

PUBLIC TESTIMONY: Mr. Carl Gommel (via Zoom) submitted a lengthy document previously, which was included in the Commission's January meeting packet. He lives at 12174 Golf Lane and stated he is opposed to the annexation based on his interpretation of existing laws and regulations. He expressed concern about the flooding that is currently occurring, and the legality of the cherry-stem annexation. Staff reiterated that case law supports the applicant's request and the City's response to cherry stem annexations. No questions from the Commission.

Charles Hawkins of 9534 Golf Club Rd questioned one of the graphics presented by Mr. Gommel. As presented, his property will be directly affected. Staff clarified the graphic was inaccurate, so Mr. Hawkins' property will not be affected.

APPLICANT SUMMARY/RESPONSE: No further comments.

STAFF SUMMARY: Staff presents that the application meets the criteria, and suggests modification of the draft recommendations: Specifically, that the second hearing was held today as finding of fact; and that the annexation would be the width of the ROW as it exists but could be expanded when the future development is proposed. Staff pointed out that the Commission could extend the annexation to include ROW further north along Golf Club Road to the northernmost parcel. The application will need to provide an updated description of the annexation to present to the City Council if the Commission chooses to make that recommendation. Staff reiterated that the 'cherry-stem' is allowable per City attorney and settled case law. Chair McKinley asked for simplification of the elements of modification to the recommendations, and clarification of the expansion in relation to the ROW. Staff recommended ethe following minor modifications to the recommendations: Include the mention of this second hearing, and that the ROW be extended north to meet the northernmost parcel. The Applicant prefers the extension to the point where the middle and northern parcels meet, near the City Pump Station.

Chair McKinley closed the public hearing at 7:26 pm.

COMMISSION DELIBERATION: Mr. Bellas questioned whether the density level should be included in the motion. Staff pointed out where this information is in the recommendation section. Mr. Bellas is satisfied.

DECISION: Mr. Bellas moved to recommend approval of the application for annexation to the City Council and amendment of the Official Zoning Map to designate the property as Medium Density (MD) Residential and extend the Right-of-Way area to be annexed up to 9323 Golf Club Road. Ms. Sutkowski seconded. Motion passed 5:0.

Land Use File #5-02/24 – Application for Annexation of an approximately 21-acre property on Golf Lane tax lot 091W03B001500 into the City limits to be zoned as Medium Density (MD) Residential.

COMMENCEMENT OF PUBLIC HEARING: Chair McKinley read the opening statement and opened the hearing at 7:29 pm. No objections were made by the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex-parte* contact, or bias by members of the Planning Commission.

STAFF INTRODUCTION AND REPORT: Application for annexation of a ~21-acre parcel of land fronting Golf Lane (tax lot 091 W03B001500) has been submitted, proposing a zoning designation of Medium Density (MD) Residential and including a concept plan for a 74-lot subdivision. Staff reviewed the application and are making recommendations based on review and input from Stayton Public Works, Marion County Public Works including their traffic engineer and the City's contracted traffic Engineer. Planning staff recommendation is for Low Density zoning if annexation is approved. The application was previously heard in November of 2025. However, because notice was not provided to State of Oregon DLCD as required, the application is being re-heard tonight. The application had proceeded to the City Council, and DLCD responded to the public notice of the Council meeting and asked to comment at the Planning Commission stage. The Council remanded the application back to the Planning Commission to be heard again. Staff currently acknowledge that Medium Density is possible but still recommends Low Density. DLCD did submit comments regarding use of the City Comprehensive plan solely. DLCD suggests using the Department of Administrative Services' annual allocation for housing needs for each local government. The agency did provide an allocation for Stayton for 2026 using Average Median Income. Staff will reach out to the agency to get clarification on the comments and metrics for Stayton. Staff provided copies of these comments to the Commission and the applicant.

APPLICANT PRESENTATION: Ms. Brittany Randall of Brand Land Use representing KSD properties summarized the comments from November and shared comments on the updated Staff report. She reminded the Commission that the proposal includes different size lots and that the proposal of Medium Density makes sense as a step between the Low-Density neighboring developments and the Commercial General zoning to the north. The larger lots could allow for Single Family Homes with Additional Dwelling Units (ADUs), which would provide additional affordable housing and provide additional income for the property owners. Ms. Randall commented on the current Staff report that the 'housing needs analysis' included in the Staff report cannot be considered because those numbers have not been adopted by the City. What they are bound to consider are adopted data from the

current housing needs analysis, buildable lands inventory, comprehensive plan goals, statewide planning goals, and the zoning code. The City's comprehensive plan encourages development of housing that meets the needs of all income groups of existing and future residents. Chair McKinley points out that for High Density what the City currently has existing on the ground right now is basically what is in the Buildable Lands Inventory, so anything additional in High Density would be above that level. Ms. Randall responds that the Comprehensive Plan regarding housing is a projection and not a cap. She goes on to provide case law regarding use of metrics outside of the Comprehensive Plan and the other City adopted documents and plans.

PUBLIC TESTIMONY: Mr. George Hann of 9264 Golf Club Road asked where do the utilities come from? Chair McKinley responded that the developer is responsible for paying for utility extensions/upgrades as part of their development. This will be addressed and comments solicited when their development plan application is received.

APPLICANT SUMMARY/RESPONSE: Staff pointed out that Ms. Randall mentioned the use of metrics outside of the adopted plans and that the City will discuss this new information with the City attorney. Staff also addressed the confusion around zoning and types of allowable residences and agreed the City should revisit this issue with possible zoning requirements revision.

STAFF SUMMARY: Staff had no further comments other than a recommendation to continue this hearing so the City has time to respond to the DLCD comments.

MOTION TO CONTINUE PUBLIC HEARING: Ms. Sutkowski moved to continue the hearing until the April 27th meeting. Mr. Bellas seconded the motion. Motion to continue passed 5:0. Commission deliberation delayed until continuation.

Land Use File #10-08/25 – Application for Annexation of an approximately 17.01-acre property on 11641 Shaff Road tax lot 091W04C001901 to be zoned High Density (HD) Residential Zone.

COMMENCEMENT OF PUBLIC HEARING: Chair McKinley read the opening statement and opened the hearing at 7:29 pm. No objections were made by the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex-parte* contact, or bias by members of the Planning Commission.

STAFF INTRODUCTION AND REPORT: Staff introduced the project submitted by Kevin and Paige Butler to annex the property. Property is within Marion County and is within the City of Stayton Urban Growth Boundary and it is currently zoned Urban Transition by Marion County. The applicant did not include a concept plan but provided an engineering memorandum illustrating how the property could be served by City utilities. Under the requested High-Density zoning, the minimum density is 13 units per acre, which would require at least 408 dwelling units on this site. Based on the City's Buildable Lands Inventory and the actual growth trends, the level of multi-family development proposed would exceed what is identified for multi-family. Zoning for HD allows for multi-family which is 4 plus dwelling units. High Density is the only zone that allows for town-houses, where neighbors share a wall but own their property below. Staff finds that the annexation is appropriate, it is consistent with the Comprehensive Plan, however density is variable. Also,

there is a 100' natural resource buffer along the Salem Ditch, and Santiam Water Control District has expressed concerns about using the ditch for stormwater runoff from developments.

APPLICANT PRESENTATION: Ms. Brittany Randall of Brand Land Use representing Kevin and Paige Butler who live adjacent to the property in question. The abutting property is currently zones High Density residential, and the applicants are requesting High Density. She presented information outlining the context around the property in question. High Density zoning is appropriate next to Commercial and other High-Density properties. The applicant would like to develop townhomes with some portion of the property that may be appropriate for additional multi-family development. Practical challenges include adding fill material across the site, and the High-Density request is in part to offset the cost of adding the fill material, while offering some variety of affordable homes to buyers. She stated that their proposal aligns with City Council goals. She reminded the Commission members that City of Stayton Goals and Policies which encourages development to meet the needs of all income groups, and that the housing needs projections are not caps or limits, so exceeding them does not incur penalty. While the property totals approximately 17 acres, the developer must deduct the 100' Salem Ditch buffer, as well as streets, open spaces, and stormwater areas, so the total developable land is less than 17 acres. Therefore, the number of 400+ living units based on 17 acres is not feasible. Questions from the Commission include confirming that Shaff Road is a Marion County Road, and Ms. Watts questioned whether the additional trips to bring in the fill have been factored into their analysis. Ms. Randall responded that no, but they will be when they submit an actual subdivision development plan. Mr. Bellas questioned staff to clarify that the inclusion of the 100' buffer when estimating impacts and density. Staff responded that yes, it would be included, depending on how the development is structured. Ms. Watts asked staff about the adjacent corner property. Staff responds it is Commercial and privately owned.

MOTION TO CONTINUE PUBLIC HEARING: Due to the State of Oregon DLCD comments, this hearing should also be continued until April 27. Ms. Watts moved to continue to April 27th, the next Planning Commission meeting date. Mr. Bellas seconded. Motion passed 5:0.

ADJOURN: Chair McKinley adjourned the meeting at 8:11 pm.

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members

FROM: Jennifer Siciliano, Director of Community and Economic Development

DATE: March 30, 2026

SUBJECT: Variance Application of Tim Zerkel for 2250 Springbreeze Court

120 DAYS ENDS: June 25, 2026

ISSUE

The issue before the Planning Commission is a public hearing on an application for a variance to the rear yard setback requirements in the Low Density (LD) Residential zone, associated with a proposed 300-square-foot home renovation.

BACKGROUND

The subject property is located at 2250 Springbreeze Court and is identified as Tax Lot 091W03DC07200. The property is zoned Low Density (LD) Residential and is developed with an existing single-family dwelling.

The surrounding properties are zoned Low Density Residential to the south and east and Public (P) to the north and west, where Santiam Park is located.

The property is approximately 10,890 square feet in size with approximately 44.22 feet of frontage on Spring Breeze Court. The existing dwelling is approximately 1,960 square feet.

The applicant is proposing to construct a 300-square-foot addition to the existing home to be used as a home office. The addition is proposed with a 7-foot rear yard setback, where the Stayton Municipal Code requires a minimum 20-foot rear yard setback in the LD zone. A 2025 aerial photo of the property is below:

ANALYSIS

This report presents the staff's evaluation of the requested variance to the rear yard setback requirement in the Low Density (LD) Residential zone. The applicant proposes a 300-square-foot addition to the existing single-family dwelling, which would encroach into the required 20-foot rear setback by allowing a reduced setback of 7 feet. Variance requests are evaluated against the criteria in Stayton Municipal Code (SMC) 17.12.200.6, which require demonstration of special circumstances and that the request represents the minimum necessary relief.

The subject property exhibits an irregular lot configuration, including an angled corner that limits the buildable area within standard setback requirements. This condition constrains the placement of additions and is not typical of surrounding properties in the same zoning district. These site characteristics were not created by the applicant and constitute an exceptional circumstance applicable to the variance criteria.

The proposed home office addition is a permitted residential use within the LD zone, and the variance is necessary to allow reasonable use of the property consistent with other similarly situated properties. Without the variance, the applicant would be limited in the ability to expand the dwelling. Additionally, due to the physical constraints of the lot, alternative locations for the addition would likely result in similar setback conflicts.

The proposed setback reduction is not expected to create adverse impacts on surrounding properties or the public. The area immediately adjacent to the rear setback is Santiam Park, which includes a walking trail, and the addition is not anticipated to interfere with neighboring uses or public facilities. Furthermore, the request is consistent with the intent of the zoning regulations and does not conflict with applicable Comprehensive Plan policies.

No agency comments or public testimony were received indicating concern with the proposal. Based on the information provided and the analysis of the applicable criteria, staff finds that the variance request satisfies the approval standards outlined in SMC 17.12.200.6.

RECOMMENDATION

The staff recommendation for approval is reflected in the draft order that is attached to the staff report.

There may be testimony at the public hearing that requires the draft order be modified to reflect that testimony.

OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option.

1. **Approve the application, adopting the draft order as presented.**

   I move the Stayton Planning Commission approve the application for a variance of Tim Zerkel (Land Use File #1-01/26) and adopt the draft order presented by Staff.

2. **Approve the application, adopting modifications to the draft order.**

   I move the Stayton Planning Commission approve the application for a variance of Tim Zerkel (Land Use File #1-01/26) and adopt the draft order with the following changes...

3. **Deny the application, directing staff to modify the draft order.**

   I move the Stayton Planning Commission deny the application for a variance of Tim Zerkel (Land Use File #1-01/26) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the April 27, 2026, meeting.

4. **Continue the hearing until April 27, 2026.**

   I move the Stayton Planning Commission continue the public hearing on the application for a variance of Tim Zerkel (Land Use File #1-01/26) until April 27, 2026.

5. **Close the hearing but keep the record open for submission of written testimony.**

   I move the Stayton Planning Commission close the hearing on the application for a variance of Tim Zerkel (Land Use File #1-01/26) but maintain the record open to submissions by the applicant until April 6, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on April 27, 2026.

6. **Close the hearing and record, and continue the deliberation to the next meeting.**

   I move the Stayton Planning Commission continue the deliberation on the application for a variance of Tim Zerkel (Land Use File #1-01/26) until April 27, 2026.

BEFORE THE STAYTON PLANNING COMMISSION

	)
In the matter of	) Variance
The application of	) File # 1-01/26
Tim Zerkel	)

ORDER OF APPROVAL

I. NATURE OF APPLICATION

The applicant is requesting a variance to the rear setback requirements of the Low Density (LD) Residential Zone.

II. PUBLIC HEARING

A public hearing was held on the application before the Stayton Planning Commission on March 30, 2026. At that hearing the Planning Commission reviewed Land Use File #1-01/26, application for variance, and it was made part of the record.

III. FINDINGS OF FACT

A. GENERAL FACTS

1. The owner of the property is Tara Manning.
2. The property can be described as tax lot 091W03DC07200.
3. The property is zoned Low Density Residential (LD).
4. The property is located at 2250 Springbreeze Ct.
5. The property to the southeast is zoned Low Density (LD) Residential, and the property to the north and west are zoned Public (P). The property to the southeast is a single-family dwelling and the property to the north and west is Santiam Park.

B. EXISTING CONDITIONS

1. The property is approximately 10,890 square feet in area with approximately 44.22 feet of frontage on Spring Breeze Court.
2. There is a 1.960 square foot single-family home located on the western side of the property.

C. PROPOSED DEVELOPMENT

The applicant proposes building a 300-square-foot addition to be used for a home office. The addition is proposed to have a 7-foot setback instead of the required 20 feet.

D. CODE REQUIREMENTS

The property is located in the Low Density (LD) Residential Zone. The minimum rear yard setback requirement is 20 feet.

E. AGENCY COMMENTS

The following agencies were notified of the proposal: City of Stayton Public Works, Santiam Water Control District, Wave Broadband, Stayton Cooperative Telephone Company (SCTC), Pacific Power, Northwest Natural Gas, Stayton Fire District, Stayton Police Department, North Santiam School District, Marion County Public Works, City of Salem, and Santiam Hospital.

No comments were received on this application.

F. PUBLIC COMMENTS

The surrounding property owners were notified of a pending variance. No written comments were received prior to the public hearing.

G. ANALYSIS

Variance applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Chapter 17, Section 17.12.200.6.

H. APPROVAL CRITERIA

Pursuant to SMC 17.12.200.6 the following criteria must be demonstrated as being satisfied by an application for a variance:

a. General Criteria Applicable to All Requests.

1) The granting of the variance would not be materially detrimental to the public health, safety, or welfare or the overall public interest of the citizens of the City as expressed within this title and the adopted Comprehensive Plan.

Finding: If the back yard setback to the addition was 7 feet from the property, it would not be detrimental to the public health, safety, or welfare or the overall public interest.

2) The granting of the application complies with the applicable specific approval criteria as follows:

b. Specific Variance Criteria

1) Variance to Land Use Regulations

a. The property is subject to exceptional or extraordinary circumstances such as lot size, shape, topography, or other similar circumstances over which the property owner has no control and which do not generally apply to other properties in the same zoning district and/or vicinity.

Finding: The lot is unusual because of its shape, the angle of the northeast corner of the plot restricts the space available for this addition to be created within setback requirements. These exceptional circumstances were not created by the property owner.

b. The variance is necessary for the reasonable preservation of a property right of the applicant which is the same as that enjoyed by other landowners in the zoning district.

Finding: The proposal for an office addition is allowed in the Low Density (LD) Residential zone. If the variance was not approved, then the owner would not be able to build the 300-square-foot home office space.

c. The variance would conform to the purposes of the applicable zoning regulations and would not generate a significant adverse impact on the other property in the same zoning district or vicinity.

Finding: The proposed use would conform to the purposes of the zoning regulations and not generate adverse impact. The property adjacent to the rear setback in question contains a walking trail, which would not be impacted by the addition.

d. Approval of the variance would not create an identifiable conflict with the provisions of the Comprehensive Plan or achieve the same conditions and a comprehensive plan amendment or zone change for the property.

Finding: There are no policies in the comprehensive plan that address setback requirements.

e. The variance being requested is the minimum relief available to alleviate the difficulty giving rise to the application.

Finding: There is no other location on the property where it would be feasible to build this addition without a variance in the setback requirement. Other orientations of this addition would also result in a need for a similar variance.

f. The variance would not have the effect of granting a special privilege not generally shared by other property in the same zoning district.

Finding: Many other properties of a similar size in the Sylan Springs Subdivision would not require a setback variance for a similar addition. This variance would not grant a special privilege to the property owner.

g. The request for the variance is not the result of an action taken by the applicant or a prior owner.

Finding: The request for the variance is due to the site's unusual proportions, which was not created by the owner.

IV. CONCLUSION

Based on the facts above, the Planning Commission concludes that the application meets the requirements established in SMC 17.12.200.6.

V. ORDER

Based on the conclusion above, the Planning Commission approves the application subject to the attached standard conditions of approval for land use applications.

VI. APPEAL DATES

The Planning Commission's action may be appealed to the Stayton City Council pursuant to Stayton Municipal Code Section 17.12.110 APPEALS.

_____ _____

Larry McKinley, Date
Planning Commission Chairperson

_____ _____

Jennifer Siciliano, Date
Community and Economic Development Director

Standard Conditions of Approval for Land Use Applications

1. Minor variations to the approved plan shall be permitted provided the development substantially conforms to the submitted plans, conditions of approval, and all applicable standards contained in the Stayton Land Use and Development Code.
2. **Agency Approval:** The applicant shall obtain all necessary permits and approvals from the City of Stayton prior to construction of the project.
3. **Change in Use** - Any change in the use of the premises from that identified in the application shall require the City Planner to determine that the proposed use is an allowed use and that adequate parking is provided on the parcel.
4. **Landscaping** - The applicant shall remain in substantial conformance to the approved landscaping plan and follow the criteria established in SMC 17.20.090 for maintenance and irrigation. Dead plants shall be replaced within six months with a specimen of the same species and similar size class.
5. **Utilities** - Utility companies shall be notified early in the design process and in advance of construction to coordinate all parties impacted by the construction.
6. **Agency Approval** - The Developer shall be responsible for all costs relating to the required public improvements identified in the approved plan and the specific conditions of approval and within the City Ordinances and Standard Specifications. The developer is also responsible for securing design approval from all City, State and Federal agencies having jurisdiction over the work proposed. This includes, but is not limited to, the City of Stayton, the Fire District, Marion County, DEQ, ODHS (water design), DSL, 1200C (state excavation permit), etc
7. **Construction Bonding** - Bonding shall be required if there are any public improvements. Prior to start of construction of any public improvement, the developer shall provide a construction bond in the amount of 100% of the total project costs, plus added City costs associated with public construction. The bond shall be in a form acceptable to the Director of Public Works.
8. **Inspection** - At least five days prior to commencing construction of any public improvements, the Developer shall notify the Director of Public Works in writing of the date when (s)he proposes to commence construction of the improvements, so that the City can arrange for inspection. The written notification shall include the name and phone number of the contracting company and the responsible contact person. City inspection will not relieve the developer or his engineer of providing sufficient inspection to enforce the approved plans and specifications.
9. **Public Works Standards** - Where public improvements are required, all public and private public works facilities within the development will be designed to the City of Stayton, Standard Specifications, Design Standards & Drawings (PW Standards) plus the requirements of the Stayton Municipal Code (SMC). (SMC 12.08.310.1)
10. **Engineered Plans** - Where public improvements are required, the applicant's engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in conditions of approval. All design plans must meet the Stayton PW Standards. Engineered construction plans and specifications shall be reviewed by the City

Engineer and signed approved by the City Engineer, or Stayton Public Works Department, prior to construction.

11. **Street Acceptance** - Where public improvements are required, acceptance of completed public street improvements associated with the project shall be in accordance with SMC 12.04.210.
12. **Construction Approval** - All public improvements and public utilities shall be fully constructed and a letter of substantial completion provided by the City Engineer prior to any building permit applications being accepted or issued unless the required improvements are deferred under a non-remonstrance or other agreement approved and signed by the City. Construction items must be completed within a specified period of time provided in the approval letter or the approval of any additional building permits will be withdrawn by the City.
13. **Maintenance Bond** - After completion and acceptance of a public improvement by the City, the developer shall provide a 1-year maintenance bond in the amount of 30% of the construction bond amount. The bond shall be in a form acceptable to the Director of Public Works.
14. **As-Builts** - Where public improvements are required, the developer shall submit to the City, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.
15. **Drainage Permit** – A 1200C permit will be secured by the developer if required under the rules of the Oregon State DEQ.
16. **SDC** - Systems Development Charges are applied to the project at the time of issuance of a building permit.

Submit Via Email

CITY OF STAYTON
APPLICATION FOR VARIANCE TO THE LAND USE AND DEVELOPMENT CODE

PROPERTY OWNER: Tara Manning

Address: 2250 Spring Breeze Ct

City/State/Zip: Stayton/ OR/ 97383

Phone: (503) 409 - 3440 Email: Taratmmtalent.com

APPLICANT: Tim Zerkel

Address: 832 W. Kathy st

City/State/Zip: Stayton/ OR/ 97383

Phone: (503) 910 - 6117 Email: Timzconstructiion@yahoo.com

APPLICANT'S REPRESENTATIVE: _____

Address: _____

City/State/Zip: _____

Phone: (___) _____ - _____ Email: _____

CONSULTANTS: Please list below planning and engineering consultants, if any.

PLANNING	ENGINEERING
Name: _____	Name: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone: (___) _____ - _____	Phone:(___) _____ - _____
Email: _____	Email: _____

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

☐ owner ■ applicant ☐ applicant's representative ☐ planning consultant ☐ engineer

LOCATION:

Street Address: 2250 Spring Breeze Ct

Assessor's Tax Lot Number and Tax Map Number: _____

Closest Intersecting Streets: _____

ZONE MAP AND COMPREHENSIVE PLAN DESIGNATION: _____

LAND USE AND DEVELOPMENT CODE SECTION FROM WHICH A VARIANCE IS SOUGHT: _____

DESCRIBE THE PROPOSED VARIANCE REQUEST: Allow building addition within 7ft of rear property line

SIGNATURE OF APPLICANT: _____

DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date: _____ Fee Paid: $_____ Receipt No. _____

Land Use

File#_____

December 2025

Tim Zerkel
2250 Springbreeze Ct.
Stayton, Oregon 97383

December 31, 2025

City of Stayton – Planning Department
362 N. Third Avenue
Stayton, Oregon 97383

RE: Narrative Statement in Support of Setback Variance Request
Property Address: 2250 Springbreeze Ct., Stayton, Oregon 97383

To the Planning Commission:

I am requesting approval of a setback variance for my property located at 2250 Springbreeze Ct. in Stayton, Oregon. The purpose of this variance is to allow the construction of a small home office. Due to the unique physical characteristics of the lot, it is not possible to place the structure outside the required setback while still maintaining a functional and code-compliant layout.

Exceptional or Extraordinary Circumstances
The property has an irregular lot shape that significantly restricts the buildable area. This condition is inherent to the parcel and was not created by me as the property owner. Because of this configuration, the standard setback requirements cannot be met without eliminating all feasible locations for the proposed home office.

Hardship Not Created by the Applicant
The hardship arises solely from the physical constraints of the lot. I have explored all reasonable placement options, and none allow the structure to be built outside the setback. Without a variance, I would be unable to construct a functional workspace to support my ability to work from home.

Minimum Variance Necessary
The request represents the minimum relief needed to make reasonable use of the property. The home office has been designed and positioned as conservatively as possible to reduce the extent of the setback encroachment. No larger structure or alternative configuration is being proposed.

No Special Privilege
Approval of this variance would not grant a special privilege. The request simply allows the property to be used in a manner comparable to other residential lots in the same zoning district. The variance compensates for the unusual lot shape rather than providing any advantage beyond what neighboring property owners already enjoy.

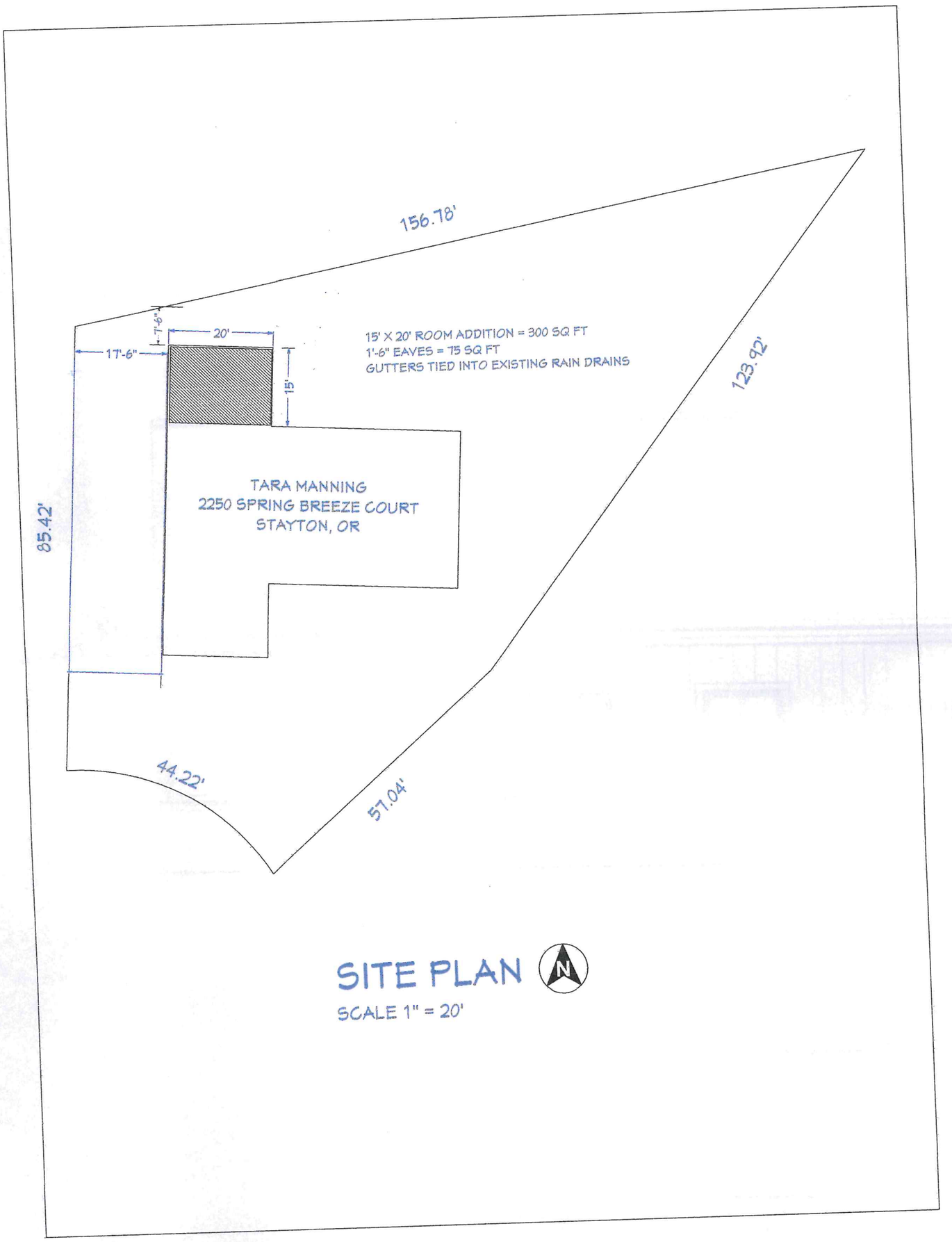
No Material Detriment to Adjacent Properties or the Public
Granting the variance will not negatively impact neighboring properties or alter the character of the surrounding area. The proposed home office is modest in size, residential in appearance, and consistent with accessory structures commonly found

in the neighborhood. The design maintains privacy, preserves sightlines, and blends with existing development patterns.

Consistency With the Intent of the Zoning Code
The intent of the zoning code is upheld by this request. The variance allows reasonable use of a uniquely constrained property while maintaining compatibility with surrounding development and protecting neighborhood character.

For these reasons, I respectfully request approval of the setback variance. The proposal meets Stayton's variance criteria and provides a balanced solution that addresses the property's unique limitations while preserving the intent of the zoning code.

Sincerely,
Tim Zerkel



SITE PLAN

SCALE 1" = 20'

City of Stayton,

I am the homeowner at 2250 Spring Breeze Ct. Stayton, OR 97383. I am hiring Tim Zerkel Construction to be my general contractor and he has my permission to apply for the variance regarding at my address- 2250 Spring Breeze Ct. Stayton, OR 97383.

Thank you so much, Tara Manning

Tara Manning

503.409.3440

2250 Spring Breeze Court

Stayton, OR 97383

tara@tmmtalent.com

Tara Manning

12/19/25

Elizabeth M Baldwin

12/19/2025

From: Caleb Cox
To: Jennifer Siciliano
Cc: Max Heller
Subject: Re: Request for Comments on 2250 Springbreeze Ct. Variance - LU # 1-01/26
Date: Wednesday, February 25, 2026 9:55:32 PM

Hi Jennifer,

No transportation related comments from us on this one.

Thanks,

Caleb Cox, PE
Senior Engineer

Kittelson & Associates, Inc.
Transportation Engineering & Planning
503.228.5230
503.535.7453 (direct)

From: Jennifer Siciliano <jsiciliano@staytonoregon.gov>
Sent: Wednesday, February 25, 2026 11:49 AM
To: Adam Kohler <Adam.Kohler@PacifiCorp.com>; Astound Construction Team <oregonconstruction@astound.com>; Barry Buchanan <bbuchanan@staytonoregon.gov>; breich@co.marion.or.us <breich@co.marion.or.us>; Brent Stevenson <BrentS@santiamwater.gov>; brian.kelley@nwnatural.com <brian.kelley@nwnatural.com>; Caleb Cox <ccox@kittelson.com>; Christopher Clark <Christopher.clark@pacificorp.com>; dfreitag@santiamhospital.org <dfreitag@santiamhospital.org>; Doug Kintz <doug.kintz@staytonfire.org>; Erik Hoefer <erik@sctcweb.com>; Gwen Johns <gjohns@staytonoregon.gov>; Janelle Shanahan <jshanahan@co.marion.or.us>; Jay Alley <jay.alley@staytonfire.org>; John Eckis <johneckis@sctcweb.com>; John Rasmussen <jrasmussen@co.marion.or.us>; Kendall Smith <ksmith@staytonoregon.gov>; kinman@co.marion.or.us <kinman@co.marion.or.us>; Lee Loving <lee.loving@nsantiam.k12.or.us>; Lyle Misbach <misbachl@aks-eng.com>; Max Heller <mheller@kittelson.com>; Max Hepburn <mhepburn@co.marion.or.us>; MCPW Engineering <mcldep@co.marion.or.us>; Michael Schmidt <mschmidt@staytonoregon.gov>; Nicole Willis <nicole.willis@pacificorp.com>; oregonconstruction@wavebroadband.com <oregonconstruction@wavebroadband.com>; planning@co.marion.or.us <planning@co.marion.or.us>; Richard Walker (richardw@aks-eng.com) <richardw@aks-eng.com>; Salem Development Services <developmentservices@cityofsalem.net>; Susan Wright <swright@kittelson.com>; Troy Wheeler <twheeler@co.marion.or.us>; Wayne.clevenger@pacificorp.com <Wayne.clevenger@pacificorp.com>
Cc: Susan Bender <sbender@staytonoregon.gov>
Subject: Request for Comments on 2250 Springbreeze Ct. Variance - LU # 1-01/26

[External Sender]

The City of Stayton has received an application for a Variance to the rear yard setback at 2250 Springbreeze Court (Tax Lot 091W03DC07200) to allow construction of an office addition to an existing single-family dwelling in the Low Density (LD) Residential zone.

The application and narrative package can be accessed at city's website at the following address:

- Application and Narrative https://www.staytonoregon.gov/page/open/6122/0/Application%20and%20Narrative
- Site Plan and Building Design

https://www.staytonoregon.gov/page/open/6122/0/Site%20Plan%20and%20Building%20Designs

I have attached our usual request for comments form.

Please send responses by **March 16, 2026**.

Thank you for your assistance.

Jennifer Siciliano, AICP
Community and Economic Development Director

311 N. 3rd Ave
Stayton, OR 97383
Phone 503-769-2998

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members

FROM: Jennifer Siciliano, Director of Community and Economic Development

DATE: March 30, 2026

SUBJECT: Site Plan Review – 1319 W Washington Street (Lunski Properties, LLC)

120 DAYS ENDS: June 5, 2026.

ISSUE

The issue before the Planning Commission is a public hearing on an application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking on a 22,216-square-foot parcel.

BACKGROUND

The property is currently vacant and consists of approximately 0.51 acres with frontage along W Washington Street. The surrounding area is zoned Light Industrial (IL) and includes a mix of industrial and residential uses, including a single-family dwelling located to the west.

The applicant, Scott Lunski on behalf of Lunski Properties, LLC, submitted an application for Site Plan Review to construct two buildings: a two-story, approximately 1,200-square-foot office and storage building, and a 2,400-square-foot warehouse/shop building. The proposal includes a shared loading dock, on-site parking, stormwater facilities, and frontage improvements along W Washington Street.

Access to the site is proposed via a single driveway from W Washington Street, with internal circulation designed to accommodate vehicle maneuvering and parking. The site plan includes seven off-street parking spaces and associated pedestrian connections.

Notice of the application was provided to City departments and outside agencies, including City of Stayton Public Works, Marion County Public Works, utility providers, emergency services, and local service districts. Comments were received from the City's Public Works Department and transportation engineering consultant. Notice was given to abutters and no comments were received.

ANALYSIS

The application was reviewed for compliance with the Site Plan Review approval criteria in SMC 17.12.220, as well as applicable provisions of SMC 17.20.060 (Off-Street Parking and Loading), 17.20.080 (Special Street and Riparian Areas), 17.20.090 (Landscaping Requirements), 17.20.170 (Outdoor Lighting), 17.20.230 (Industrial Design Standards), and 17.26.020 (Access Management). Staff's analysis, provided in the attached Draft Order, evaluates utilities, transportation access, street improvements, parking, industrial design standards, and landscaping.

Staff finds that the majority of the applicable criteria are satisfied; however, several items require conditions of approval to ensure full compliance with the Stayton Municipal Code.

RECOMMENDATION

Staff recommends approval of the application and adoption of the Draft Order as presented, subject to the conditions contained therein.

OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Community and Economic Development Department recommends the first option to approve the application as drafted.

1. **Approve the application, adopting the draft order as presented.**

I move the Stayton Planning Commission approve the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) and adopt the draft order presented by Staff.

2. **Approve the application, adopting modifications to the draft order.**

I move the Stayton Planning Commission approve the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) and adopt the draft order with the following changes...

3. **Continue the hearing** until April 27, 2026.

I move the Stayton Planning Commission continue the public hearing on the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) until April 27, 2026.

4. **Deny the application, directing staff to modify the draft order.**

I move the Stayton Planning Commission deny the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the April 27, 2026, meeting.

5. Close the hearing but keep the record open for submission of written testimony.

I move the Stayton Planning Commission close the hearing on the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) but maintain the record open to submissions by the applicant until April 6, 2026, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on April 27, 2026.

6. Close the hearing and record, and continue the deliberation to the next meeting.

I move the Stayton Planning Commission continue the deliberation on the application for Site Plan Review for Lunski Properties, LLC 1319 W Washington Stree, (Land Use File #13-11/25) until April 27, 2026.

BEFORE THE STAYTON PLANNING COMMISSION

In the matter of	)
The application for	) Site Plan Review
Lunski Properties, LLC	) File # 13-11/25
	)

ORDER OF CONDITIONAL APPROVAL

I. NATURE OF APPLICATIONS

The application is for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel.

II. PUBLIC HEARING

A public hearing was held on the application before the Stayton Planning Commission on March 30, 2026. At that hearing the Planning Commission reviewed Land Use File #13-11/25, application for site plan approval, and it was made part of the record.

III. FINDINGS OF FACT

A. GENERAL FACTS

1. The owner of the property is Lunski Properties, LLC.
2. The applicant is Scott Lunski, owner of the LLC.
3. The property can be described on Marion County Assessors Map as tax lot 091W09DA01103.
4. The property is zoned Light Industrial (IL)
5. The property is addressed 1319 W Washington St.
6. The property has 191.74 feet of frontage on W Washington St. The parcel is 0.51 acres in area.
7. The adjacent property to the north is zoned IL and is developed with a manufacturing facility. The property to the west is zoned IL and is developed with a single family dwelling. The property to the south, across W Washington St, is zoned IL, and is the Santiam Industrial Center. The property to the east is an unused railroad right of way. The property to the east of the railroad is zoned Commercial General and developed with single family dwelling.

B. EXISTING CONDITIONS

The property is vacant.

C. PROPOSAL

The application is to construct a 1,200 square foot 2-story office building to include 600 square feet of office on the first floor and 600 square feet of storage on the second floor and a 2,400 square foot warehouse/shop building for the applicant's ice business, paved parking, and stormwater treatment areas. The plan includes a driveway entrance onto W Washington St and construction of a sidewalk along the W Washington St frontage of the property. The plan provides for 7 parking spaces. The plan shows two stormwater retention basins.

D. AGENCY COMMENTS

The following agencies were notified of the proposal: City of Stayton Public Works, Santiam Water Control District, Wave Broadband, Stayton Cooperative Telephone Company (SCTC), Pacific Power, Northwest Natural Gas, Stayton Fire District, Stayton Police Department, North Santiam School District, Marion County Public Works, City of Salem, and Santiam Hospital.

The Santiam Water Control District, Wave Broadband, SCTC, Pacific Power, Northwest Natural Gas, Stayton Fire District, Stayton Police Department, North Santiam School District, and Santiam Hospital provided no comments.

Written comments were received from the City of Salem and the Stayton Public Works Department through the City Engineer and the City's transportation engineering consultant which are included in the findings below. The City of Salem stated that it had no concerns, as the property is not located along the alignment of the City of Salem's transmission main that runs through Stayton. Marion County Building Inspection indicated that the 2025 Oregon Structural Specialty Code, which becomes mandatory on April 1, 2026, will apply, and any lights 25 feet or higher need a structural permit.

E. PUBLIC COMMENTS

The surrounding property owners were notified of the public hearing and the application by mail on March 10, 2026. No comments were received from the public prior to the public hearing.

F. ANALYSIS

Site plan review applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Title 17, Section 17.12.220 and applicable provisions of the Development and Improvement Standards of Title 17, Chapter 20. The applicable sections of Chapter 20 are 17.20.060 – Off-Street Parking and Loading; 17.20.080 – Special Street and Riparian Areas; 17.20.090 – Landscaping Requirements; 17.20.170 – Outdoor Lighting; and 17.20.230 – Industrial Design Standards. In addition, the application must meet the requirements of Section 17.26.020 – Access Management Requirements and Standards.

G. APPROVAL CRITERIA

Site Plan Review

Section 17.12.220.5 Site Plan Review Criteria. Pursuant to SMC 17.12.220.5 the following criteria must be demonstrated as being satisfied by the application:

a. The existence of, or ability to obtain, adequate utility systems (including water, sewer, surface water drainage, power, and communications) and connections, including easements, to properly serve development in accordance with the City's Master Plans and Standard Specifications.

Findings:
Streets
Washington Street is designated as a Minor Arterial street in the Transportation System Plan (TSP). The standard for this street classification is a 34-foot-wide street improvement, including curbs, 6-foot-wide bike lanes, 6- to 8-foot-wide property-line sidewalks, and 5- to 8-foot-wide planter strips within a 60- to 70-foot-wide right-of-way. This street has an approximate 38-foot-wide improvement, with curbs along each side of the street, within a 60-foot-wide right-of-way. Neither the development side nor the opposite side of the street

currently include sidewalks, except that the property directly east of the Subject Property is improved with 5-foot-wide curbline sidewalks. The TSP does not indicate any significant transportation system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.
There is a 6-inch water main in W Washington St. The applicant intends to connect to the existing main with a service line toward the southwest end of the property.

Water
A 6-inch City asbestos cement water main is located along W Washington Street. It does not appear that the subject property has any connections to this main. Per City GIS records, a fire hydrant is located on the development side of W Washington Street, approximately 119 feet east of the east line of the subject property. However, it should be noted that this hydrant is on the far side of the railroad tracks just east of the subject property. The Water Master Plan does not indicate any significant water system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Sanitary Sewer
A 10-inch City concrete sanitary sewer main flows from east to west along the far side of W Washington Street. It appears that the subject property has an existing 6-inch concrete service lateral to this main, approximately 82 feet west of the east line of the subject property. The Wastewater Facilities Planning Study (Master Plan) does not indicate any significant sanitary sewer system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Storm Drainage
An 18-inch "unknown material" City storm main flows west to an existing catch basin near the southwest corner of the subject property. This catch basin also receives stormwater through a 15-inch "unknown material" storm drain that crosses W Washington Street and connects to another 15-inch storm main along the opposite side of the roadway. It does not appear that the subject property has any connections to this main. Per the Stormwater Master Plan, stormwater runoff from this property and nearby storm drainage system drains to Salem Ditch. The Stormwater Master Plan does not indicate any significant stormwater system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Analysis: The Applicant has provided a site plan showing the proposed improvements and utility connections to onsite and then City infrastructure. The Applicant has also provided a Preliminary Drainage Design Report and a site plan showing a private stormwater facility and conveyance system. However, the Report does not address stormwater quality as required in the PWDS.

Conditions:
Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall revise the Drainage Design Report and site plan to address both stormwater quality and quantity for the runoff from the proposed Development, in accordance with PWDS requirements. (PWDS 602.05)

Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall submit a final stormwater analysis, report and supporting documentation for approval of the proposed development in accordance with PWDS. Existing site topography and off-site contributing areas shall be considered and included in the analysis and design. (PWDS 102.10.A.3)

As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

Prior to City support of occupancy for any building permits, the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements. (PWDS 103.10.B)

b. *Provisions have been made for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and for safe access to the property from those public streets and roads which serve the property in accordance with the City's Transportation System Plan and Standard Specifications.*

Finding: The Applicant has provided a site plan showing a proposed 30-foot-wide driveway approach and 6-foot-wide property line sidewalk improvements along the Subject Property frontage of W Washington Street. The Applicant also submitted a 2023 transportation scoping outline for the proposed Development, that an older version of the Institute of Transportation Engineering (ITE) Trip Generation Manual. However, the expected trips are well below the thresholds listed in SMC to waive the for updating the Transportation Assessment Letter (TAL).

Conditions: Obtain a waiver for the TAL from the Public Works Director or update the 2023 TAL.

Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall submit final construction drawings to Public Works for the proposed driveway approach and public sidewalk infrastructure, in accordance with PWDS requirements. (PWDS 102.09)

As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

Prior to City support of occupancy for any building permits, the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements. (PWDS 103.10.B)

c. *Provision has been made for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site in accordance with Chapter 17.26.*

Finding: Public Works has determined that the existing right-of-way along the Subject Property is correct for this classification of street, consistent with the neighboring properties along W Washington Street, and adequate for the proposed development. Therefore, it is determined that the proposed sidewalk improvements along W Washington Street are roughly proportional to the impact of Development of the Subject Property.

d. Provision has been made for parking and loading facilities as required by Section 17.20.060.

Finding: See findings relative to Section 17.20.060 below. All the requirements are met except Section 17.20.060.9-A.1 Bicycle Parking Requirements which requires 3 parking sapces.

Condition: This criterion can be met by submitting revised site plans to the City Planner for approval prior to any on-site construction or issuance of building permits that demonstrate the provision of three bicycle parking spaces.

e. Open storage areas or outdoor storage yards shall meet the standards of Section 17.20.070.

Finding: There are no open/outside storage areas proposed as part of the project.

f. Site design shall minimize off site impacts of noise, odors, fumes or impacts.

Finding: Sources of noise will be loading and unloading of vehicles. There will be no odors, fumes or other impacts.

g. The proposed improvements shall meet all applicable criteria of Section 17.20.230 Industrial Design Standards.

Finding: The Industrial Design Standards are met for this application. See findings regarding 17.20.230 below.

j. Landscaping of the site shall prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historical features, provide for vegetative ground cover and dust control, present an attractive interface with adjacent land uses and be consistent with the requirements for landscaping and screening in Section 17.20.090.

Finding: See the findings regarding Section 17.20.090 below.

k. The design of any visual, sound, or physical barriers around the property such as fences, walls, vegetative screening, or hedges, shall allow them to perform their intended function and comply with the requirements in Sections 17.20.050 and 17.20.090.

Finding: The site plan and the landscape plan show landscaping around the perimeter of the site. The landscape and site plans do not clearly demonstrate compliance with SMC 17.20.090.11.a.1), as they do not adequately show that a minimum 15-foot-wide landscaped buffer is provided along the west property line adjacent to the existing single-family residence, nor that a minimum 10-foot-wide landscaped buffer is provided along the W Washington Street frontage. See the findings regarding Section 17.20.090 below.

Condition: Revise the site and landscape plans to clearly demonstrate compliance with SMC 17.20.090 by providing: (1) a minimum 15-foot-wide landscaped buffer along the west property line adjacent to the existing single-family residence; and (2) a minimum 10-foot-wide landscaped buffer along the W Washington Street frontage (arterial). Buffer widths shall be dimensioned on the plans and measured from the property line inward.

l. The lighting plan satisfies the requirements of Section 17.20.170.

Finding: See the findings regarding Section 17.20.170 below.

m. The applicant has established continuing provisions for maintenance and upkeep of all improvements and facilities.

Finding: The applicant will maintain all improvements and facilities. The applicant has provided a site plan showing proposed private stormwater facilities and conveyance system.

Conditions: An operation and maintenance (O&M) plan and agreement is required for privately owned and maintained stormwater quality and quantity control facilities. The O&M plan will need to be included as an attachment to the Drainage Report, to any declaration of covenants for the project, and included as part of the recorded O&M Agreement. (PWDS 603.01.m)

As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system and public infrastructure are complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

n. When any portion of an application is within 100 feet of the North Santiam River or Mill Creek or within 25 feet of Salem Ditch, the proposed project will not have an adverse impact on fish habitat.

Finding: The property is not within the specified distances of the named waterbodies.

Section 17.20.060 – Off Street Parking Requirements

The following is the applicable provision from Section 17.20.060

5. LOCATION. Off street parking and loading areas shall be provided on the same lot with the main building or use except that in any commercial, industrial, or public district, the parking area may be located within 500 feet of the main building.

Finding: The parking areas will be located on the same lot as the buildings.

7.a REQUIREMENTS FOR AUTOMOBILE PARKING. The minimum number of required off-street parking spaces for office use is 3.5 parking spaces per 1,000 square feet and warehouse use less than 50,000 square feet is 1 parking spaces per 1,000 square feet.

Finding: At 1 spaces per 1,000 square feet of floor area, the warehouse requires 3 spaces. At 3.5 spaces per 1,000 square feet of floor area, a 600 square foot office building requires 2.1 spaces. Section 17.20.060.7.b indicates that the required number shall be rounded up if the fractional space is greater than 1/3. The required amount is 5 spaces, and the plan provides for 7 spaces.

17.20.060.8.a HANDICAPPED/DISABLED PARKING. The minimum number of required ADA accessible parking spaces for a parking area of with 25 or fewer spaces is 1. ADA accessible spaces shall be located on the shortest possible accessible circulation route to an entrance of the building being accessed.

Finding: The site plan submitted provides for 1 ADA space.

17.20.060.9-A.1 BICYCLE PARKING REQUIREMENTS. The minimum number of required bicycle parking spaces for office use is 1 parking space per 1,000 square feet and for warehousing use is 2 or .1 per 1,000 whichever is greater with each space measuring at least 6 feet in length by 2 feet in width.

Finding: The site plan submitted does not show any parking for bicycles. Fractional numbers of spaces shall be rounded up to the next whole space. There should be 1 required for the office space and two required for the warehouse space. The total requirement shall be 3.

Condition: This criterion can be met by submitting revised site plans to the City Planner for approval prior to any on-site construction or issuance of building permits that demonstrate the provision of three bicycle parking spaces.

17.20.060.10. DEVELOPMENT REQUIREMENTS. All parking and loading areas shall be developed and maintained as follows:

b. *Surfacing. All driveways, parking and loading areas shall be paved with asphalt or concrete surfacing and shall be adequately designed, graded, and drained as required by the Public Works Director. In no case shall drainage be allowed to flow across a public sidewalk. Parking areas containing more than 5 parking spaces shall be striped to identify individual parking spaces.*

Finding: The driveway and parking areas will be paved with asphalt concrete surfacing. The parking area will be striped.

d. *Design of parking areas. Except where provided for by subsection 7 of this section parking area design shall comply with Title 12 and Standard Specifications.*

1) *Entrances and exits shall be clearly marked with pavement markings and/or signs. Entrances and exits should favor right hand turns into and out of the area where possible and should be located at least 50 feet from intersections where possible.*

2) *Backing into or across a street, sidewalk, or right-of-way from any parking area shall be prohibited. The perimeter shall prevent access to or from the parking area except at designated entrances and exits.*

Finding: The proposed driveway is aligned with the driveway intersection across W Washington St. The parking area will be accessed from the driveway. The parking area is designed such that vehicles will not be backing into the street or across a sidewalk along the street.

e. *Screening. When any development with over 6 parking spaces or a loading area is adjacent to any residential district, that area shall be screened from all adjacent residential properties. Screening shall be done with an ornamental fence, wall, or hedge at least 4 feet high but not more than 7 feet high, except along an alley.*

Finding: The site is not adjacent to a residential district.

f. *Lighting. Any light used to illuminate a parking or loading area shall meet the standards of Section 17.20.170.*

Finding: See the findings regarding Section 17.20.170 below.

17.20.060.11 PARKING AREA LANDSCAPING DESIGN STANDARDS. Landscaping required by the following standards shall be counted towards the overall landscaping requirements of Section 17.20.090.

a. *Perimeter Landscaping. All parking areas shall be landscaped along the property boundaries as required by 17.20.090.11.*

Finding: See the findings for Section 17.20.090 below.

a. *Interior Landscaping. Interior landscaping of parking areas with 20 or more parking spaces shall meet the following standards.*

1) *One landscaped island shall be required for every 10 parking spaces in a row. The interior islands shall be a minimum of 6 feet in width (as measured from the inside of the curb to the inside of the curb) and shall include a minimum of 1 tree per island.*

2) *Divider medians between rows of parking spaces ,that are a minimum of 6 feet in width (as measured from the inside of the curb to the inside of the curb) may be substituted for interior islands, provided that 1 tree is planted for every 40 feet and shall be landscaped in accordance with Section 17.20.090. 8. Where divider medians are parallel with the buildings, there shall be designated pedestrian crossings to preserve plant materials.*

3) *A row of parking spaces shall be terminated on each end by a terminal island that is a minimum of 6 feet in width (from the inside of the curb to the inside of the curb). The terminal island shall have 1 tree is planted and shall be landscaped in accordance with Section 17.20.090.8.*

Finding: The parking area does not have 20 or more parking spaces.

c. *Pedestrian Access. Off street parking areas shall be required to meet the following pedestrian access standards:*

1) *The off street parking and loading plan shall identify the location of safe, direct, well lighted and convenient pedestrian walkways connecting the parking area and the buildings.*

2) *All pedestrian walkways constructed within parking lots areas be raised to standard sidewalk height.*

3) *Pedestrian walkways shall be attractive and include landscaping and trees.*

Finding: The parking area is connected to the street by a concrete walkway.

Section 17.20.080 – Special Street and Riparian Setbacks

The following are the applicable provisions from Section 17.20.080:

17.20.080.1.g: There shall be a minimum building setback of 50 feet measured at right angles from the centerline of W Washington St.

Finding: The proposed buildings will be setback more than 50 feet from the W Washington St centerline.

Section 17.20.090 – Landscaping Requirements

The following are the applicable provisions from Section 17.20.090

2. BASIC PROVISIONS. The minimum area of a site to be retained in landscaping in the IL zone for lot of less than 2 acres in area is 15%.

Finding: The total area of the parcel is 22,207 square feet. A minimum of 3,331 square feet of landscaping is required. The landscape plan shows a landscaped area of 4,821 square feet which is 21.7% of landscaped area.

4. SUBMITTAL REQUIREMENTS FOR IRRIGATION PLAN.

Finding: An irrigation plan was submitted that meets requirements.

5. REQUIRED TREE PLANTINGS. Plantings of trees is required along public street frontages, and long private driveways more than 150 feet long. Trees shall be planted outside the street right of way except where there is a designated planting strip or a City-adopted street tree plan.

a. Street trees species shall be selected from a list of approved species maintained by the Director of Public Works. Other varieties may be used only with approval by the decision authority.

Finding: The landscape plan proposes 5 Eastern Redbud trees to be planted as street trees within the W Washington St right of way. Eastern Redbud is on the list of approved species for planting under overhead wires.

b. Spacing of Street Trees. Trees with a medium canopy shall be spaced 20 feet on center. Trees with a large canopy shall be spaced 25 feet on center.

Finding: The landscape plan does not clearly specify the spacing of the proposed trees along the W Washington Street frontage; however, based on the plan, the trees appear to be spaced at least 25 feet on center.

c. Trees shall be trimmed to a height that does not impede sight distance, pedestrian traffic or vehicular traffic.

Finding: The landscape plan does not address tree trimming after planting.

6. TREE PLANTING RESTRICTIONS. Street trees shall not be planted:

a. Within 10 feet of fire hydrants and utility poles, unless approved otherwise by the City Engineer.

b. Where the decision authority determines the trees may be a hazard to the public interest or general welfare.

c. Under overhead powerlines, if tree height at mature age exceeds the height of the power line.

Finding: There are overhead power lines on the north side of W Washington St. The selected tree species are on the City's list of acceptable species for planting under overhead power lines.

7. IRRIGATION. Due to an increasing public demand for water and the diminishing supply, economic and efficient water use shall be required. Landscaping plans shall include provisions for irrigation. Specific means to achieve conservation of water resources shall be provided as follows:

d. Any newly planted landscaped area shall have a permanent underground or drip irrigation system with an approved back flow prevention device.

Finding: An irrigation plan was submitted that meets this standard.

8. REQUIREMENTS FOR PLANT MATERIALS.

Finding: The landscape plan calls for the establishment of landscaping with trees, shrubs, ornamental grasses and non-lawn ground covers. The landscape plan indicates shrub sizes will be a minimum of two feet. The landscape plan indicates that deciduous trees will be 2-inch caliper and a minimum height of eight feet.

11. BUFFER PLANTING – PARKING, LOADING AND MANEUVERING AREAS.

a. Buffering is required for any commercial, industrial, or multi-family development with more than 4 parking spaces. Buffering shall occur in the following manner:

1) *Any parking area, loading area, or vehicle maneuvering area shall be landscaped along property boundaries. The landscaped area for an industrial use adjacent to a single family residence shall be 15 feet and adjacent to an arterial street shall be 10 feet.*

Finding: It is unclear from the landscape plan and the site plan whether this condition has been met.

Condition: Revise the site and landscape plans to clearly demonstrate compliance with SMC 17.20.090 by providing: (1) a minimum 15-foot-wide landscaped buffer along the west property line adjacent to the existing single-family residence; and (2) a minimum 10-foot-wide landscaped buffer along the W Washington Street frontage (arterial). Buffer widths shall be dimensioned on the plans and measured from the property line inward.

2) *Decorative walls and fences may be used in conjunction with plantings~~,~~ but may not be used by themselves to comply with buffering requirements and must meet the standards of Section 17.20.050.*

Finding: No fencing is proposed.

12. SCREENING (HEDGES, FENCES, WALLS, BERMS). Screening is used where unsightly views or visual conflicts must be obscured or blocked and where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, and wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls are also used where noise pollution requires mitigation.

a. *Height and Capacity. Where landscaping is used for required screening, it shall be at least 6 feet in height and be at least 80 percent opaque, as seen from a perpendicular line of sight, within 2 years following establishment of the primary use of the site.*

b. *Chain Link Fencing. A chain link fence with sight obscuring slats shall qualify for screening only if a landscape buffer is also provided.*

c. *Height Measurement. The height of fences, hedges, walls and berms shall be measured from the lowest adjoining finished grade, except where used to comply with screening requirements for parking, loading, storage, and similar areas. In these cases, height shall be measured from the finished grade of such improvements. Screening is prohibited within the sight distance triangle.*

d. *Berms. Earthen berms up to 6 in height may be used to comply with screening requirements. Slope of berms may not exceed 2:1 and both faces of the slope shall be planted with ground cover, shrubs and trees. Bark mulch or other non-living materials shall not be used as the ground cover for an earthen berm.*

Finding: No screening has been proposed.

Section 17.20.170 – Outdoor Lighting

2. *GENERAL STANDARDS. Lighting may be provided which serves security, safety and operational needs but which does not directly or indirectly produce deleterious effects on abutting properties or which would impair the vision of the traveling public on adjacent roadways. Lighting fixtures with more than 800 lumens of light output shall be cut-off fixtures so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings. Direct or indirect illumination shall not exceed 0.5 foot candles upon abutting lots in residential use measured at the property line.*

Finding: The application included information on the type of outdoor lighting fixture to be installed and included a plan showing the location or number of fixtures and the illumination levels. Three pole-mounted lights will be 150W LED fixture on a 25-foot pole. Outdoor lighting fixtures on the buildings will include three 20W LED full cut-off wall packs. The illumination diagram indicates that the 0.5 foot candle illumination level will be away from the property line.

4. *NON-RESIDENTIAL LIGHTING STANDARDS. The following additional standards shall apply to all commercial, industrial, public and semi-public uses:*

   c. Lighting of Parking Areas. Parking area lighting shall provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

   1) *All lighting fixtures serving parking areas shall be full cut-off fixtures.*

   3) *Parking area lighting in an industrial zone shall have a maximum mounting height of 25 feet, a minimum illumination level of 0.5 foot-candles, a maximum illumination level of 2.6 foot candles, a uniformity ratio of 4:1, and a minimum color rendering index of 20.*

Finding: Pole mounted lights around the parking area will be a 150W LED fixture on a 25-foot pole. The illumination diagram indicates that the illumination level will be between than 0.5 foot-candles and 7.9 foot candles in the parking area. The illumination diagram does not indicate the uniformity ratio.

Section 17.20.230 – Industrial Design Standards

The following are the applicable provisions from Section 17.20.230

2. *SITE DESIGN.*

   a. *Height Step Down. To provide compatible scale and relationships between new multi-story industrial buildings and existing adjacent dwellings not in an industrial zone, the multi-story building shall "step down" to create a building height transition to adjacent single-family building(s). The transition standard is met when the height of any portion of the taller structure does not exceed 3 feet in height for every 2 feet separating that portion of the multi-story building from the adjacent dwelling. This provision shall apply to any industrial building with a vertical wall height of 14 feet or more, regardless of whether the interior contains more than one story.*

Finding: The adjacent dwelling to the west is in an industrial zone. The existing dwelling to the east is approximately 50 feet from the easterly property line. The warehouse building will be approximately 21 feet tall.

   b. *Outdoor Service Areas. Outdoor service areas shall either face an interior area, side or rear property line, a separate service corridor, a service alley, or a service courtyard.*

      1) *If the location of an outdoor service area as proscribed by this Section is difficult to accommodate because of site considerations, the decision authority may determine that the service area may be located in another location with additional screening requirements.*

      2) *Screening of outdoor service areas. Screening shall be provided when an outdoor service area is adjacent to a property in residential use or adjacent to a residential*

zone. Screening shall also be provided to soften the effects of outdoor service areas as they may be viewed from a public street.

a. Outdoor service areas shall be screened either with evergreen hedge or solid fence of materials similar to the rest of the development that is a minimum of 6 feet in height.

b. When the outdoor service area is more than 300 feet from a neighboring residence, screening is not required.

Finding: The site plan does not show the location of any outdoor service areas.

c. Parking Areas. In addition to the requirements of Section 17.20.060, parking areas shall meet the requirements of Section 17.20.090.12.

Finding: See the findings regarding Section 17.20.090.12 above.

3. ARCHITECTURAL STANDARDS.

a. Pedestrian Orientation. The design of all new buildings on a site shall support a safe pedestrian environment. This standard is met when the decision authority finds that all of the following criteria are met:

1) Primary building entrances shall have walkways connecting to the street sidewalk.

2) Any portion of an industrial building that is used for sales to the public shall meet the architectural standards of Section 17.20.200.4.

Findings: A walkway connects the building entrances to the street. No portion of the building will be used for sales to the public.

b. Standards for breaks in building facade.

1) For all buildings more than 75 feet long:

a) A pitched roof building shall have a break in the roof plane or wall, or articulation of the building face at least every 50 feet.

b) A flat roof building shall have a horizontal or vertical change in the wall plane, or articulation of the building face at least every 50 feet.

c) Wall changes may be accomplished by use of differing architectural materials or building siding and need not be physical changes in the wall plane.

d) Horizontal and vertical offsets required by this Section shall relate to the overall design and organization of the building, its entrances, and door and window treatments. Features shall be designed to emphasize building entrances.

e) The above standards shall not apply to walls not visible from a public street or from neighboring residential properties within the city limits.

Finding: The project is made up of two buildings connected by a covered loading dock. There will not be a wall on the back of the loading dock. Neither of the proposed buildings are more than 75 feet in any dimension.

4. LIGHTING. All new industrial development shall provide a lighting plan that meets the standards of Section 17.20.170

Finding: See the findings regarding Section 17.20.170 above.

Section 17.26.020 –Access Management Requirements and Standards

The following are the applicable provisions from Section 17.26.020

2. *NUMBER OF ALLOWED ACCESSES.*

   c. Number of Allowed Accesses for Multi-Family Uses.

   The number of driveways allowed for non-residential uses shall be based on the daily trip generation of the site in question. One driveway shall be allowed for up to 2,500 daily trips generated with a maximum of two driveways. An exception shall be allowed if it is proven through a traffic impact study that this limitation creates a significant traffic operations hardship for on-site traffic. The primary criteria to allow more driveways will be level of service (see standards in 17.26.050) analysis, queuing analysis, and safety analysis of the site accesses. If a development has a need for more than two access points, then signalization of the main access shall be investigated as a potential option prior to allowing additional driveways. A signal warrant study will then be required to study whether or not signalization of the main access is required. The Public Works Director or his/her designee shall determine whether the traffic study adequately proves that more accesses are needed for a particular project.

Finding: The site plan proposes a single driveway.

3. *LOCATION OF ACCESSES.*

   Vehicle access locations shall be provided based on the following criteria:

   h. Access Spacing Standards

   The streets within Stayton are classified as arterials, minor arterials, collectors, and local streets. The access spacing standards are shown in Table 17.26.020.3.h. for both full intersection spacing and driveway spacing. Table 17.26.020.3.h requires a minimum of 300 feet on a minor arterial street.

Finding: The Transportation Assessment Letter notes that the proposed driveway will not conform with the separation requirement but will be aligned with the driveway across W Washington St and that there is no location on the site that will conform with the standard and this is the most logical location.

4. *ACCESS STANDARDS.*

   a. Driveway Design.

   1) See Standard Specifications for Public Works Construction, Section 300 – Street Design Standards, 2.22b for minimum and maximum driveway widths.

Finding: The driveway standards have been moved into the Public Works Design Standards (PWDS). The PWDS allow driveways in industrial zones between 12 feet and 36 feet in width. The proposed driveway is 30 feet in width.

   2) Driveways providing access into off-street, surface parking lots shall be designed in such a manner to prevent vehicles from backing into the flow of traffic on the public street or to block on-site circulation. The driveway throat approaching the public street shall have adequate queue length for exiting vehicles to queue on-site without blocking on-site circulation of other vehicles. The driveway throat approaching the public street shall also have sufficient storage for entering traffic not to back into the flow of traffic

onto the public street. A traffic impact study, subject to approval by the Public Works Director or his/her designee, shall be used to determine the adequate queue length of the driveway throat. This requirement shall be applied in conjunction with the design requirements of parking lots in section 17.20.060.9. If there is a conflict between these two code provisions, then this code provision supersedes those of 17.20.060.9.

Finding: The driveway throat enters the parking area with all parking spaces in front of the buildings. This provides a large area for trucks to maneuver and turn around.

3) Driveway approaches must be designed and located to provide an exiting vehicle with an unobstructed view. Sight distance triangle requirements are identified in 17.26.020.4.c and 17.26.020.4.d.

Finding: See the findings for Section 17.26.020.4.c below.

c. Sight Distance Triangle

Traffic entering an uncontrolled public road from a stop sign controlled public road, or from private roads or private driveways, shall have minimum sight distances, as shown in Table 17.26.020.4.c, except as allowed in 17.26.020.4.d. Table 17.26.020.4.c requires a minimum sight distance triangle of 250 feet along a street with a design speed of 35 mph.

Finding: The TAL reports the sight distances at the driveway exceed 500 feet.

IV. CONCLUSION

Based on the facts above, the Planning Commission concludes that the application meets the requirements established in SMC Section 17.12.220, and Sections 17.20.060, 17.20.070, 17.20.080, 17.20.090, 17.20.170, 17.20.230, and 17.26.020 except for the following:

1. 17.12.220.5.a. This section requires adequate utility systems be available to the proposed development. This standard could be met if the applicant revises the Drainage Design Report and site plan to address both stormwater quality and quantity for the runoff from the proposed Development, submit a final stormwater analysis, report and supporting documentation for approval of the proposed development in accordance with PWDS, enter into a Development Agreement with the City, and construct the onsite storm drainage system in accordance with PWDS requirements.
2. 17.20.090.5.b. This section requires a Transportation Assessment Letter (TAL) or obtain a waiver from the Public Works Director, submit final construction drawings to Public Works for the proposed driveway approach and public sidewalk infrastructure, and enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the public street infrastructure improvements.
3. 17.20.060.9-A.1. This section requires new uses to provide bicycle parking spaces. This standard could be met if the site plan is revised to show three bicycle parking spaces.
4. 17. 20.090.11.a.1) This section requires a 15-foot landscaped buffer on the west side of the parcel abutting a single-family home and a 10-foot landscaped buffer along the frontage of W Washington Street. This standard could be met if the landscape plan and site plan are revised to clearly demonstrate compliance.
5. 17.20.090.5.m. This section requires establishing a continuing provisions for maintenance and upkeep of all improvements and facilities. This section could be met if the applicant includes a operation and maintenance (O&M) plan as an attachment to the Drainage Report, to any

declaration of covenants for the project, and included as part of the recorded O&M Agreement, and enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage.

V. ORDER

Based on the conclusion above, the Planning Commission approves the application for Site Plan Review, as supported by the following materials: Application for Site Plan Review, signed by Scott Lunski; Site Plan Review Narrative, prepared by Project Delivery Group, LLC, dated January 2026; Drainage Design Report, prepared by Project Delivery Group, LLC, dated April 2024; Luminaire Photometric Report, dated March 16, 2021; Traffic Scoping Outline, prepared by Project Delivery Group, LLC, dated June 28, 2023, signed by Keith Whisenhunt; and Improvement Drawings for Santiam Ice Stayton Facility (14 sheets), prepared by Project Delivery Group, LLC, dated May 2, 2024, signed by Keith Whisenhunt, together with all materials comprising the complete application, subject to the attached standard conditions of approval and the following specific conditions of approval:

1. Prior to the submittal of the application for any building permits the applicant shall obtain a Site Development Permit from the Stayton Public Works.

2. Prior to the submittal of an application for a Site Development Permit, any City approval of onsite construction or building permit application for the proposed Development:
   a) the applicant shall obtain a waiver for the TAL from the Public Works Director or update the 2023 TAL.; and
   b) the applicant shall submit a revised site plans to the City Planner for approval that demonstrate the provision of three bicycle parking spaces. 17.20.060.9-A.1.; and
   c) the applicant shall submit a revised site and landscape plans to the City Planner for approval that demonstrate the required buffers are demonstrated according to Section 17.20.090.11.a.1).; and
   d) the Applicant or Applicant's engineer shall revise the Drainage Design Report and site plan to address both stormwater quality and quantity for the runoff from the proposed Development, in accordance with PWDS requirements.; and
   e) the Applicant or Applicant's engineer shall submit a final stormwater analysis, report and supporting documentation for approval of the proposed development in accordance with PWDS. Existing site topography and off-site contributing areas shall be considered and included in the analysis and design.; and
   f) an Operation and Management O&M plan will be included as an attachment to the Drainage Report, to any declaration of covenants for the project, and included as part of the recorded O&M Agreement; and
   g) the Applicant or Applicant's engineer shall submit final construction drawings to Public Works for the proposed driveway approach and public sidewalk infrastructure, in accordance with PWDS requirements.; and
   h) the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a

certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City.

3. Prior to City support of occupancy or other finalization for any building permit application on the Subject Property for the proposed Development:
   i) the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements.

V. OTHER PERMITS AND RESTRICTIONS

The applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Stayton Land Use review and approval process does not take the place of, or relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions there on. The land use permit approval herein does not remove, alter, or impair in any way the covenants or restrictions imposed on this property by deed or other instrument.

In accordance with Section 17.12.120.7, the land use approval granted by this decision shall be effective only when the exercise of the rights granted herein is commenced within 1 year of the effective date of the decision. In case such right has not been exercised or extension obtained, the approval shall be void. A written request for an extension of time may be filed with the City Planner at least 30 days prior to the expiration date of the approval.

VI. APPEAL DATES

The Planning Commission's action may be appealed to the Stayton City Council pursuant to Stayton Municipal Code Section 17.12.110 APPEALS.

_____ _____
Planning Commission Chairperson Date

_____ _____
Jennifer Siciliano, Date
Director of Community and Economic Development

Standard Conditions of Approval for Land Use Applications

1. Minor variations to the approved plan shall be permitted provided the development substantially conforms to the submitted plans, conditions of approval, and all applicable standards contained in the Stayton Land Use and Development Code.
2. **Permit Approval:** The applicant shall obtain all necessary permits and approvals from the City of Stayton prior to construction of the project.
3. **Change in Use** - Any change in the use of the premises from that identified in the application shall require the City Planner to determine that the proposed use is an allowed use and that adequate parking is provided on the parcel.
4. **Landscaping** - The applicant shall remain in substantial conformance to the approved landscaping plan and follow the criteria established in SMC 17.20.090 for maintenance and irrigation. Dead plants shall be replaced within six months with a specimen of the same species and similar size class.
5. **Utilities** - Utility companies shall be notified early in the design process and in advance of construction to coordinate all parties impacted by the construction.
6. **Agency Approval** - The Developer shall be responsible for all costs relating to the required public improvements identified in the approved plan and the specific conditions of approval and within the City Ordinances and Standard Specifications. The developer is also responsible for securing design approval from all City, State and Federal agencies having jurisdiction over the work proposed. This includes, but is not limited to, the City of Stayton, the Fire District, Marion County, DEQ, ODHS (water design), DSL, 1200C (state excavation permit), etc
7. **Construction Bonding** - Bonding shall be required if there are any public improvements. Prior to start of construction of any public improvement, the developer shall provide a construction bond in the amount of 100% of the total project costs, plus added City costs associated with public construction. The bond shall be in a form acceptable to the Director of Public Works.
8. **Inspection** - At least five days prior to commencing construction of any public improvements, the Developer shall notify the Director of Public Works in writing of the date when (s)he proposes to commence construction of the improvements, so that the City can arrange for inspection. The written notification shall include the name and phone number of the contracting company and the responsible contact person. City inspection will not relieve the developer or his engineer of providing sufficient inspection to enforce the approved plans and specifications.
9. **Public Works Standards** - Where public improvements are required, all public and private public works facilities within the development will be designed to the City of Stayton, Standard Specifications, Design Standards & Drawings (PW Standards) plus the requirements of the Stayton Municipal Code (SMC). (SMC 12.08.310.1)
10. **Engineered Plans** - Where public improvements are required, the applicant's engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in conditions of approval. All design plans must meet the Stayton PW Standards. Engineered construction plans and specifications

shall be reviewed by the City Engineer and signed approved by the City Engineer, or Stayton Public Works Department, prior to construction.

11. **Street Acceptance** - Where public improvements are required, acceptance of completed public street improvements associated with the project shall be in accordance with SMC 12.04.210.
12. **Construction Approval** - All public improvements and public utilities shall be fully constructed and a letter of substantial completion provided by the City Engineer prior to any building permit applications being accepted or issued unless the required improvements are deferred under a non-remonstrance or other agreement approved and signed by the City. Construction items must be completed within a specified period of time provided in the approval letter or the approval of any additional building permits will be withdrawn by the City.
13. **Maintenance Bond** - After completion and acceptance of a public improvement by the City, the developer shall provide a 1-year maintenance bond in the amount of 30% of the construction bond amount. The bond shall be in a form acceptable to the Director of Public Works.
14. **As-Builts** - Where public improvements are required, the developer shall submit to the City, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.
15. **Drainage Permit** – A 1200C permit will be secured by the developer if required under the rules of the Oregon State DEQ.
16. **SDC** - Systems Development Charges are applied to the project at the time of issuance of a building permit.

CITY OF STAYTON
APPLICATION FOR SITE PLAN REVIEW

PROPERTY OWNER: LUNSKI PROPERTIES LLC
Address: 17823 S NESTLE LANE
City/State/Zip: OREGON CITY, OR 97045
Phone: (503) 969 -4059 Email:

APPLICANT: SCOTT LUNSKI, SANTIAM ICE COMPANY
Address: 192 N SANTIAM HIGHWAY SE
City/State/Zip: IDANHA, OR 97350
Phone: (503) 969 -4059 Email: SCOTT@SANTIAMICE.COM

APPLICANT'S REPRESENTATIVE: KEITH WHISENHUNT
Address: 2508 Ina Avenue
City/State/Zip: Cody, WY 82414
Phone: (503) 364 -4004 Email: KEITHW@PDGNW.COM

CONSULTANTS: Please list below planning and engineering consultants.

PLANNING	ENGINEERING
Name: Same as Applicant's Representative	Name: Same as Applicant's Representative
Address:	Address:
City/State/Zip:	City/State/Zip:
Phone: (___) _____- _____	Phone: (___) _____- _____
Email:	Email:

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

☐ owner ☐ applicant ■ applicant's representative ☐ planning consultant ☐ engineer

LOCATION:

Street Address: 1319 W Washington Street
Assessor's Tax Lot Number and Tax Map Number: 091W09DA01103
Closest Intersecting Streets: Miller Drive

ZONE MAP DESIGNATION: Light Industrial (IL)

SIGNATURE OF APPLICANT:

DO NOT WRITE BELOW THIS LINE

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS

Stayton Site Plan Review Narrative

For a

Proposed Office and Storage Facility

Stayton ,OR

Prepared for
Lunski Properties, LLC

January, 2026

Project Information

- **Purpose of Application:**

The Applicant is requesting approval for a Design Review application for a proposed ice storage and office facility on property described below.

- **Subject of Application**

P.P. 1998-004, Parcel 2, Tax Lot #091W09DA01103, 1319 W Washington St, Stayton, OR, 97383

- **Zoning:**

Current Zoning – City of Stayton · Light Industrial (IL)

- **Property Owner:**

LUNSKI PROPERTIES LLC -17823 S Nestle Lane, Oregon City, OR, 97045

- **Applicant:**

Scott Lunski – Santiam Ice Co. – 192 N Santiam Highway SE, Idanha, OR 97350
Contact Information: Scott@SantiamIce.com 503-969-4059

- **Applicant's Authorized Representatives:**

Project Delivery Group, LLC – 2508 Ina Avenue Cody, WY 82414
  - Contact: Keith Whisenhunt, PE, PLS ▪ (503) 364-4004 ▪ keithw@pdgnw.com

BACKGROUND & REQUEST:

Context: The subject property is located east of Miller Dr and north of the former Norpac Cannery site in Stayton, Marion County, Oregon. The property is identified as P.P. 1998-004, Parcel 2, Tax Lot #091W09DA01103- 1319 W Washington St. Stayton, OR, 97383. The graphic below shows the property with the current approved property boundary.

Figure 1: Aerial Tax Map

As shown on the following zoning map, the property is currently zoned IC – Industrial Commercial in the City of Stayton (see Figure #2). The property is the site of proposed office and storage buildings for Santiam Ice Company, a company that produces and distributes ice in the Willamette Valley. The property is within the boundaries of the Santiam Water Control District and Stayton Rural Fire Protection District.

Current Request: The property is currently comprised of one lot which is approximately 0.51 acres in size. Figure three shows the boundaries of the property on the Marion County Tax Assessor's map (see Figure #3).

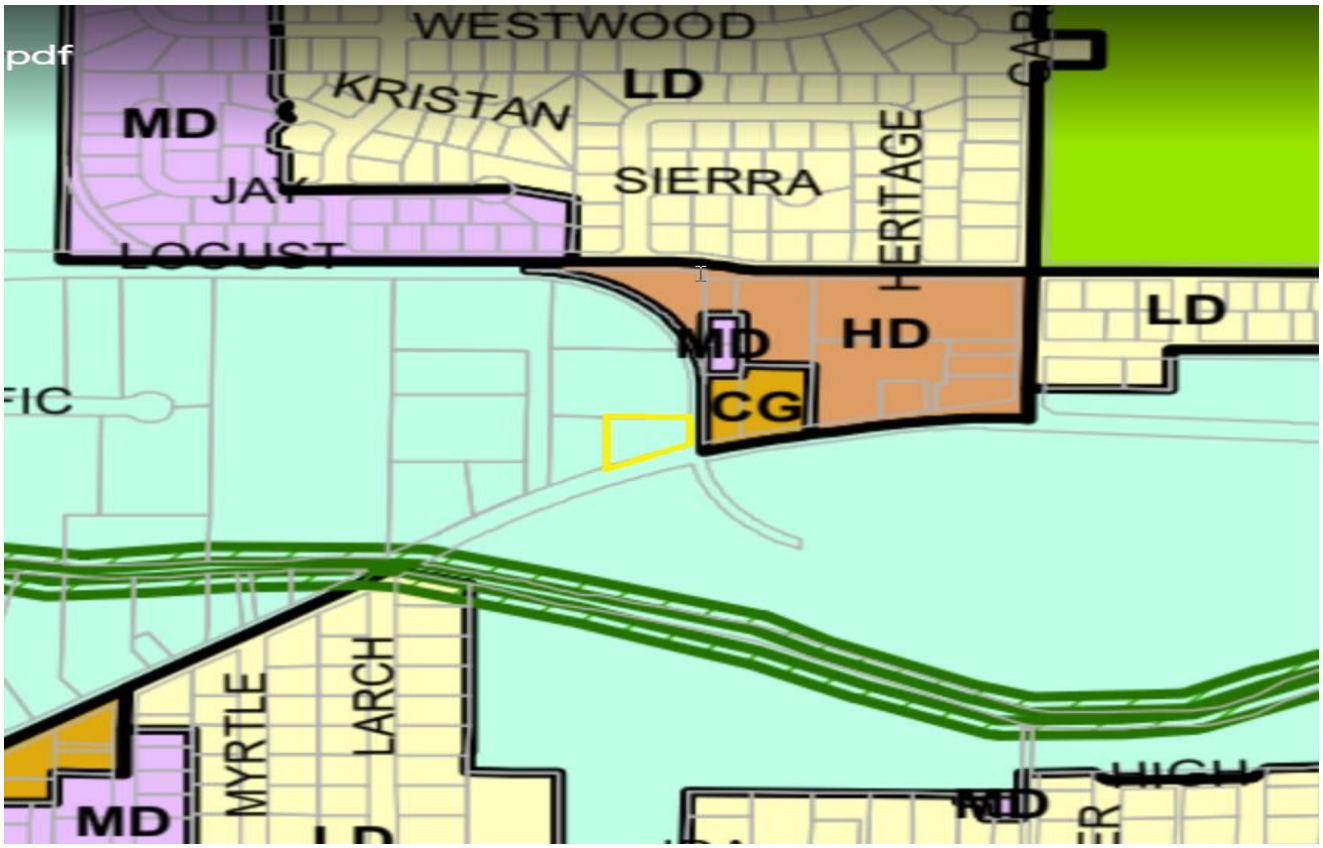


Figure 2: City of Stayton Zoning Map

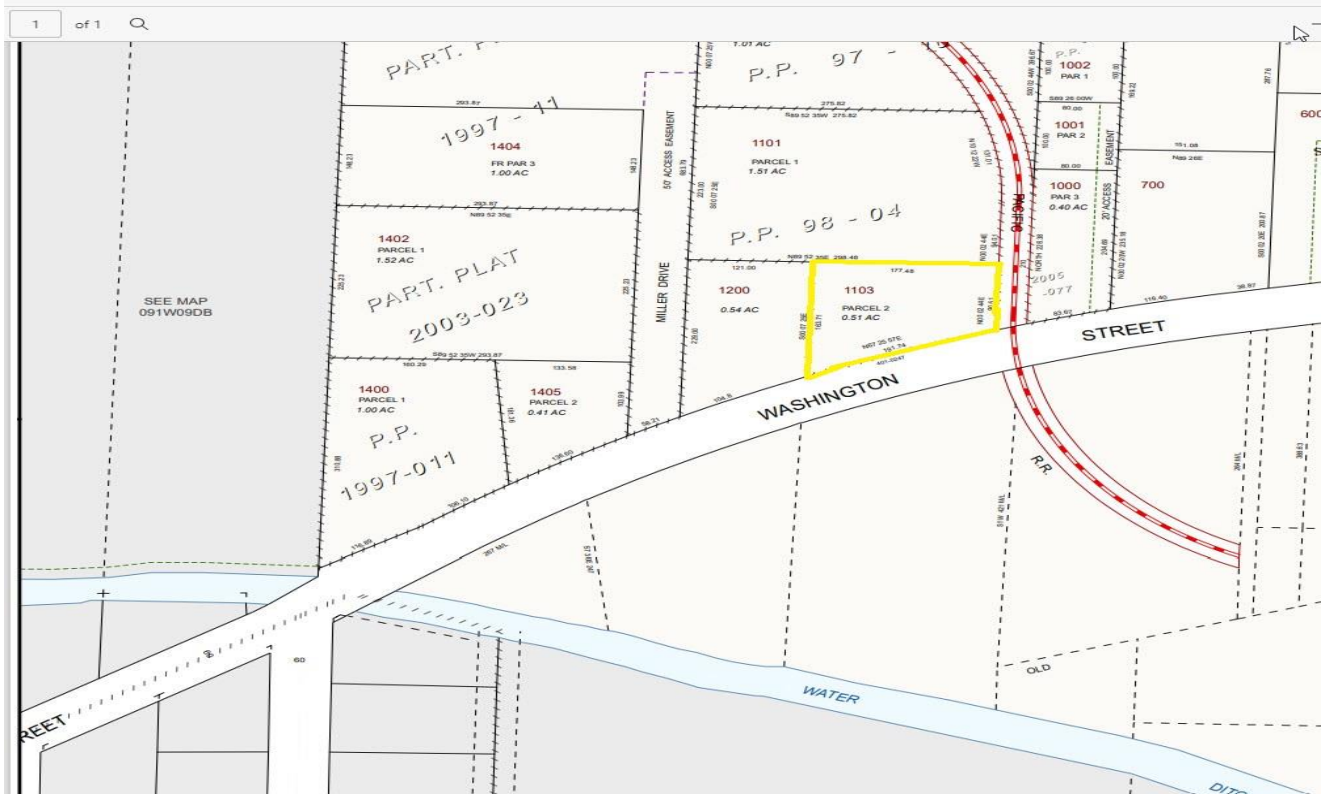


Figure 3 – Marion County Tax Map

COMPLIANCE WITH CITY OF STAYTON DEVELOPMENT CODE:

Purpose of Application: The purpose of this Design Review Application is to provide for the construction of a small office building and a storage facility on the property. The following is the Applicant's response to the applicable standards and sections of the Stayton Land Use Development Code:

17.12.220 SITE PLAN REVIEW

4. SUBMITTAL REQUIREMENTS. In order to be accepted as complete and processed in a timely manner by the City, requests for approval of site reviews shall include the following materials and information:
   a. Completed application forms as supplied by the City Planner.
   b. A site plan, drawn to a scale of 1-inch equals not more than 50 feet, showing the property for which the site plan review is requested. The site plan shall show, or be accompanied by, the following: (Ord. 898, August 20, 2007; Amended Ord. 1032, June 19, 2019)
      1) The name of the person who prepared the plan.
      2) A north point, graphic scale, and date of the proposed site plan.
      3) Topography of the site with contour intervals of not more than 2 feet.
      4) The names and addresses of the landowners, applicant, and the engineer, surveyor, land planner, landscape architect, or any other person responsible for designing the proposed site plan.
      5) The tax map number (township, range and section) and lot number of all properties included in the proposed site plan.
      6) The boundary lines of the properties as certified by a professional land surveyor and approximate area of the properties in acres or square feet.
      7) The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings and any addresses for the buildings.
      8) The location of existing sewage systems, storm water systems and water mains, culverts, drainage ways, or other underground utilities or structures within, or immediately adjacent to the property.
      9) A preliminary storm water management plan for the development, prepared in accordance with the Public Works Design Standards. (Amended Ord. 1032, June 19, 2019)
      10) The locations of proposed sewer disposal and water supply systems in accordance with the City's Wastewater and Water Master Plans.
      11) The locations of any prominent natural features such as: water courses (including direction of their flow), wetlands, rock outcroppings, and areas subject to flooding or other natural hazards.
      12) A landscaping plan prepared in accordance with Section 17.20.090.3
      13) The location of parking facilities for the site including any parking areas shared with adjacent uses by reciprocal access agreement.
      14) A Traffic Impact Analysis (TIA) or Transportation Assessment Letter as required by Section 17.26.050
      15) The location of any proposed structures including the ground coverage, floor area and proposed use. Building elevations drawings shall be submitted to the extent necessary to show compliance with the requirements of Sections 17.20.190, 17.20.200, 17.20.220, and 17.20.230. (Amended Ord. 913, September 2, 2009; Amended Ord. 1032, June 19, 2019)
      16) The location and dimensions of open storage areas or outdoor storage yards.
      17) The size location, direction and intensity of illumination of all signs and a lighting plan that includes.
      a) The location of all existing and proposed exterior lighting fixtures.
      b) Specifications for all proposed lighting fixtures including photometric data, color- rendering index of all lamps, and other descriptive information of the fixtures.
      c) Proposed mounting height of all exterior lighting fixtures
      d) Analyses and illuminance level diagrams showing that the proposed installation conforms to the light level standards of Section 17.20.170.
      e) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.
      18) The location of any free standing signage and the proposed size(s) and dimension(s).

19) The location of any proposed screening including fences, walls, hedges and berms.
20) When any development activity is proposed on a location a slope of 20% or steeper, a geotechnical study, prepared by a licensed geologist or registered engineer with experience in geotechnics, determining the suitability of the site for construction considering the possibility of increased erosion potential, slope stability, slippage and other concerns a narrative statement fully explaining the request and fully addressing the criteria for approval of site plan review.

c. A narrative statement fully explaining the request and fully addressing the criteria for approval of the site plan review.

RESPONSE: The Applicant has submitted all required materials as outlined above.

5. APPROVAL CRITERIA. The following criteria must be demonstrated as being satisfied by the application:
   a. The existence of, or ability to obtain, adequate utility systems (including water, sewer, surface water drainage, power, and communications) and connections, including easements, to properly serve development in accordance with the City's Master Plans and Public Works Design Standards**.** Where an adopted Master Plan calls for facilities larger than necessary for service to the proposed use, the developer shall install the size facilities called for in the Master Plan, and shall be provided credit for the excess costs in accordance with SMC 13.12.245. (Amended Ord. 913, September 2, 2009; Amended Ord. 1032, June 19, 2019)
   b. Provisions have been made for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and for safe access to the property for vehicles, as well as bicycle and pedestrians, from those public streets which serve the property in accordance with the City's Transportation System Plan and Public Works Design Standards. (Ord. 898, August 20, 2007; Amended Ord. 1032, June 19, 2019; Amended Ord. 1034, July 17, 2019)
   c. Provision has been made for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site in accordance with Chapter 17.26, the City's Transportation System Plan, and Public Works Design Standards. Improvements required as a condition of approval shall be roughly proportional to the impact of the development on transportation facilities. Approval findings shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development. (Amended Ord. 1032, June 19, 2019; Amended Ord. 1034, July 17, 2019)
   d. Provision has been made for parking and loading facilities as required by Section 17.20.060.
   e. Open storage areas or outdoor storage yards shall meet the standards of Section 17.20.070.
   f. Site design shall minimize off site impacts of noise, odors, fumes or impacts.
   g. The proposed improvements shall meet all applicable criteria of either Section 17.20.190 Multi-family Residential Design Standards, Section 17.20.200 Commercial Design Standards, Section 17.20.220 Downtown Development Design Standards, or Section
   h. (Repealed Ord. 913, September 2, 2009)
   i. (Repealed Ord. 913, September 2, 2009)
   j. Landscaping of the site shall prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historic features, provide for vegetative ground cover and dust control, present an attractive interface with adjacent land uses and be consistent with the requirements for landscaping and screening in Section 17.20.090. (Ord. 898, August 20, 2007)
   k. The design of any visual, sound, or physical barriers around the property such as fences, walls, vegetative screening, or hedges, shall allow them to perform their intended function and comply with the requirements in Sections 17.20.050 and 17.20.090.

l. The lighting plan satisfies the requirements of Section 17.20.170.
m. The applicant has established continuing provisions for maintenance and upkeep of all improvements and facilities.
n. When any portion of an application is within 100 feet of North Santiam River or Mill Creek or within 25 feet of Salem Ditch, the proposed project will not have adverse impact on fish habitat. (Added Ord. 949, April 17, 2013)
o. Notwithstanding the above requirements the decision authority may approve a site plan for a property on the National Register of Historic Places that does not meet all of the development and improvement standards of Chapter 17.20 and the access spacing standards of Chapter 17.26 provided the decision authority finds that improvements proposed are in conformance with Secretary of the Interior's Standards for Treatment of Historic Properties, the site will provide safe ingress and egress to the public street system, and that adequate stormwater management will be provided. (Added Ord. 1032, June 19, 2019)

17.16- ZONING

INDUSTRIAL COMMERCIAL. To provide for a mixing of light industrial activities and service related commercial activities in a specific area to reduce conflicts between industrial and general commercial uses.

RESPONSE: the Applicant's proposed use falls under "Miscellaneous Manufacturing" and is permitted subject to Site Plan Review for new construction.

17.16.070 – DISTRICT REGULATIONS:

MINIMUM LOT DIMENSIONS:

Table 17.16.070.2 Minimum Dimensional Requirements for Lots

	LD	MD	HD	DMD	CR	CG	ID	CP	CCMU	DCMU	DRMU	IC	IL	IA	P
Lot Area (square feet)1	8,0002	7,0003	6,000	7,000	0	0	0	0	0	0	0	0	0	5 acres	0
Lot Width (feet)	804	704	604	40	0	0	0	0	0	0	0	0	0	0	0
Average Width (feet)	80	70	60	40	0	0	0	0	0	0	0	0	0	0	0

RESPONSE: Property within the IC zone does not require any minimum lot dimensions. This requirement has been met.

DIMESIONS CRITERIA FOR STRUCTURES:

Table 17.16.070.3 Dimensional Requirements for Structures

	LD	MD	HD	DMD	CR	CG	ID	CP	CCMU	DCMU	DRMU	IC	IL	IA	P
Front Yard Setback (feet)1	2[02]	20[2]	20[2]	--[8]	0	0	0	0	--[8]	--[8]	--[8]	0	0	0	0
Side Yard Setback (feet)	5	5	5	--[8]	03	03	0[3]	0[4]	--[8]	--[8]	--[8]	0[4]	0[4]	0	0[3]
Rear Yard Setback (feet)	20	15	15	--[8]	03	03	0[3]	0[4]	--[8]	--[8]	--[8]	0[4]	0[3]	0	0[3]
Building Height (feet)5	35[6]	35[6]	--[4]	--[8]	60[7]	60[7]	60[7]	--4	--[8]	--[8]	--[8]	--[4]	--[4]	--[4]	60[7]

RESPONSE There are no setback requirements for the proposed use.

17.20.050 FENCES

3. INDUSTRIAL ZONES.
   a. Fences shall be set back from the front lot line in order to accommodate the buffering requirements of 17.20.090.12.

RESPONSE: No new fences are proposed.

   b. Fences shall not be taller than 7 feet in height. In addition, 18 inches over the maximum standard shall be allowed to string barbed wire along the top of the fence for security purposes.

RESPONSE: No new fences are proposed.

17.20.060 OFF-STREET PARKING AND LOADING

7. REQUIREMENTS FOR AUTOMOBILE PARKING. Off-street automobile parking shall be provided in the manner required by subsection 9 of this section and approved by the City Planner in the minimum amounts described in Tables 17.20.060.7 a and b or as determined by Section 17.20.060.7.a.

Table 17.20.060.7.b Commercial and Industrial Parking Requirements:
- Shop/Repair and Maintenance Facility – 2 spaces / 1,000 s.f.
- Office – 3.5 / 1000 s.f.

RESPONSE: Following are the calculations used to determine the number of spaces required to reach use and show on the Applicant's site Plan:
- Shop / Repair and Maintenance Facility: : 2,000 sf / 1,000 sf x 2 spaces per 1,000 sf = 4 spaces required.
- Office : 600 sf / 1,000 sf x 3.5 spaces per 1,000 = 2.1 spaces required – 2 spaces required.

Seven spaces have been provided. The parking requirements have been met.

8. REQUIREMENTS FOR HANDICAPPED AUTOMOBILE PARKING
   a. Except for single family residences and duplexes, parking spaces and accessible passenger loading zones reserved exclusively for use by handicapped or disabled persons shall be

provided in accordance with Table 17.20.060.8.a and shall be located on the shortest possible accessible circulation route to an entrance of the building being accessed:

RESPONSE: One handicapped space has been provided per the requirements in Table 17.20.060.8.a (see Preliminary Site Plan).

9. OFF STREET LOADING REQUIREMENTS. Off street loading space shall be provided and maintained as listed below in the case of new construction, alterations, and changes of use.
   a. The following minimum off-street loading bays or berths shall be provided.
      1) Office buildings, hotels, and motels with a gross floor area of more than 25,000 square feet require one bay.
      2) Except in the Downtown zones, retail, wholesale, warehouse and industrial operations with a gross floor area of more than 5,000 square feet require the following: (Amended Ord. 902, May 7, 2008, Amended Ord. 930, November 18, 2010)

Table 17.20.060.9.a Minimum Loading Bay Requirements

Square Feet (gross floor area)	Number of Bays
5,001 to 40,000	1
40,001 to 70,000	2
70,001 to 100,000	3
100,001 to 140,000	4

RESPONSE: The proposed shop area is 2,000 square feet. Since the total square feet is under 5,000, this requirement does not apply. The proposed office is 1,200 square feet. Since the office is under 600 square feet this requirement also does not apply.

9-A. BICYCLE PARKING REQUIREMENTS

i. The spaces required for bicycle parking is defined in Table 17.20.060.9-A.1. Fractional numbers of spaces shall be rounded up to the next whole space.

Table 17.20.060.9-A.1 Bicycle Parking Requirements:

Land Use Category	Min. Required Bicycle Parking Spaces
Office	1 Space / 1000 s.f.
Storage	TBD by Planning Commission

RESPONSE: The applicant has provided A bicycle parking rack adjacent the proposed office building. The number of required bicycle parking spaces for the proposed shop will be decided by the Planning Commission.

10. DEVELOPMENT REQUIREMENTS. All parking and loading areas shall be developed and maintained as follows:

a. The location of parking and loading, except for single family dwellings, duplexes, or triplexes, which may be located within the front yard, shall meet the applicable standards of Sections 17.20.190 or 17.20.200.

RESPONSE: The applicant will discuss how our application meets the Commercial Design Standards of this section later in this narrative.

b. Surfacing. All driveways, parking and loading areas shall be paved with asphalt or concrete surfacing and shall be adequately designed, graded, and drained as required by the Public Works Director. In no case shall drainage be allowed to flow across a public sidewalk. Parking areas containing more than 5 parking spaces shall be striped to identify individual parking spaces.

RESPONSE: The Applicant's Preliminary site plan shows the proposed parking area that serves the proposed office building as asphalt pavement. The Applicants Preliminary Grading Plan shows how both the parking and gravel storage areas drain to their respective infiltration basins and no drainage crosses any public facilities. The parking area adjacent to the proposed office is striped to identify individual parking spaces. This requirement has been met.

c. Driveways. The following standards shall apply to all driveways:
   1) Residential lots with 3 or fewer dwelling units sharing a driveway shall have 16 feet of paved width with 20 feet of clear width.
   2) Residential lots with 4 or more dwelling units sharing a driveway shall have 18 feet of paved width with 24 feet of clear width

RESPONSE: The applicant has provided a 30' wide concrete apron approach off West Washington Street to access the proposed development. This requirement has been met.

d. Design of parking areas. Except where provided for by subsection 7 of this section parking area design shall comply with Title 12 and Standard Specifications.
   1) Entrances and exits shall be clearly marked with pavement markings and/or signs. Entrances and exits should favor right hand turns into and out of the area where possible and should be located at least 50 feet from intersections where possible.

RESPONSE: The driveway connection is placed at the location directed by City staff. While this driveway connection does not comply with the spacing requirements, the location of the proposed entrance is the only logical choice as it aligns with the industrial use across west Washington Street. There is an active rail line approximately 85 feet to the east. Given the geometry of the parcel and the proposed uses thereon, it would not make good planning sense to locate the entrance at any other location.

   2) Backing into or across a street, sidewalk, or right-of-way from any parking area shall be prohibited. The perimeter shall prevent access to or from the parking area except at designated entrances and exits.

RESPONSE: The Site Plan provides for vehicular circulation complying with the stated requirements.

e. Screening. When any development with over 6 parking spaces or a loading area is adjacent to any residential district, that area shall be screened from all adjacent residential properties. Screening shall be done with an ornamental fence, wall, or hedge at least 4 feet high but not more than 7 feet high, except along an alley.

RESPONSE: The proposed development is in an industrially zoned area. This criterion does not apply.

f. Lighting. Any light used to illuminate a parking or loading area shall meet the standards of Section 17.20.170.

RESPONSE: Parking lot and building lighting will be addressed in Section 17.20.170 – Outdoor Lighting later in this narrative.

11. PARKING AREA LANDSCAPING DESIGN STANDARDS. Landscaping required by the following standards shall be counted towards the overall landscaping requirements of Section
17.20.090. (Amended Ord. 913, September 2, 2009)

a. Perimeter Landscaping. All parking areas shall be landscaped along the property boundaries as required by 17.20.090.11 (Amended Ord. 913, September 2, 2009)

RESPONSE: All property boundaries are or will be landscaped upon acceptance of this proposed development in accordance with this section (see Planting Plan). This requirement has been met.

b. Interior Landscaping. Interior landscaping of parking areas with 20 or more parking spaces shall meet the following standards.

RESPONSE: This criterion does not apply as there are less than 20 parking spaces proposed for this development.

c. Pedestrian Access. Off street parking areas shall be required to meet the following pedestrian access standards:
   1) The off street parking and loading plan shall identify the location of safe, direct, well lighted and convenient pedestrian walkways connecting the parking area and the buildings.
   2) All pedestrian walkways constructed within parking lots areas be raised to standard sidewalk height. (Amended Ord. 913, September 2, 2009)
   3) Pedestrian walkways shall be attractive and include landscaping and trees.

RESPONSE: The applicant's site plan shows the location of pedestrian walkways connecting the parking area and the building.

17.20.070 OPEN STORAGE AREAS AND OUTDOOR STORAGE YARDS

1. Open Storage Areas. Where allowed by zoning districts, the development and use of open storage areas shall conform to the following standards.
   a. Open storage areas shall not occupy designated parking areas.

RESPONSE: No open or outdoor storage is proposed.

b. Open storage areas located between the street right-of-way and the building shall not exceed 25% of the area between the front lot line and a parallel line drawn from the nearest point of the building.

RESPONSE: No open or outdoor storage is proposed.

2. Outdoor Storage Yards. Where allowed by zoning districts, the development and use of outdoor storage yards shall conform to the following standards.
   a. Outdoor storage yards that are adjacent to Commercial or Residential districts or are directly across the street right-of-way from those districts shall be enclosed with an ornamental, sight-obscuring fence or wall of at least 6 feet in height, or a compact evergreen hedge planted at 3 feet in height and capable of obtaining a minimum height of 6 feet.

RESPONSE: No open or outdoor storage is proposed.

   b. If any material or equipment projects above the 6 foot screen, then a screening plan must be submitted to the Planning Commission for approval.

RESPONSE: No open or outdoor storage is proposed.

   c. The surface of such area shall be maintained at all times in a dust-free condition, except that all driveways and loading areas shall be paved as required in Section 17.20.060.10.b.

RESPONSE: No open or outdoor storage is proposed.

   d. Any lighting maintained in conjunction with material and equipment storage areas shall be so oriented as to not shine on or reflect into abutting properties or streets.

RESPONSE: No open or outdoor storage is proposed.

17.20.080 SPECIAL STREET AND RIPARIAN SETBACKS

1. SPECIAL STREET SETBACKS. On the following named streets there shall be a minimum building setback of 50 feet, measured at right angles from the centerline of the street right-of-way:
   c. Washington Street, extending from N. Sixth Avenue to the west city limits.

RESPONSE: Both proposed buildings are set back at least 50 feet from the Washington St right of way. This requirement is met.

17.20.090 LANDSCAPING AND SCREENING GENERAL STANDARDS

2. BASIC PROVISIONS**.** Landscaping and screening standards apply to all zones except the Low Density (LD) Residential and Commercial Core Mixed Use. The minimum area of a site to be retained in landscaping shall be as follows: Table 17.20.090.2-Minimum landscape percentage- Light Industrial, lots 2.0ac in area or less- 15%

RESPONSE: The total landscaped area on this proposed site is 19.8%, which exceeds the required 15%. This requirement is met.

3. SUBMITTAL REQUIREMENTS FOR LANDSCAPE PLAN. The

following information shall be included on a landscape plan:

a. Lot dimensions and footprint of structure(s), drawn to scale.

b. The dimensions and square footage of all landscaped areas, the total square footage of the parking lot**,** building square footage**,** and total number of parking spaces.

c. The location and size of the plant species, identified by common and botanical names, and expected size within 5 growing seasons.

d. The type and location of landscaping features other than plant materials**,** including, but not limited to, wetlands, creeks, ponds, sculptures, benches, and trash receptacles.

e. Adjacent land-uses. For any residence within 50 feet of the subject site, indicates the building's location and its distance from the subject property boundary.

f. Location and classification of existing trees greater than 4 inches caliper and measured at 4 feet above ground. Where the site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remaining trees may be shown on the plan in the general area of their distribution.

RESPONSE: The Applicant has provided a Preliminary Planting Plan addressing these criteria included in this Application.

4. SUBMITTAL REQUIREMENTS FOR IRRIGATION PLAN. The irrigation plan shall indicate the source of water and show the materials, size and location of all components, including back flow or anti-siphon devices, valves, and irrigation heads.

a. Minimum Landscape Standards.

i. Appropriate care and maintenance of landscaping on-site and landscaping in the adjacent public right-of-way is the right and responsibility of the property owner, unless the Code specifies otherwise for general public and safety reasons. If street trees or other plant material do not survive or are removed, materials shall be replaced in kind within 1 year.

ii. Significant plant and tree specimens should be preserved to the greatest extent practicable and integrated into the design of the development. Trees of 25 inches or greater in circumference measured at a height of 4 feet above grade are considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved if no cutting, filling, or compacting of the soil takes place between the trunk of the tree and the area 5 feet outside of the tree's drip line. Trees to be retained shall be protected from damage during construction by a construction fence located 5 feet outside the drip line.

iii. Planter and boundary areas used for required plantings shall have a minimum diameter of 5 feet inside dimensions. Where the curb or the edge of these areas are used as a tire stop for parking, the planter or boundary plantings shall be a minimum width of 7½ feet.

iv. In no case shall shrubs, conifer trees, or other screening be permitted within the sight distance triangle or where the City Engineer otherwise deems such plantings would endanger pedestrians and vehicles.

v. Landscaped planters and other landscaped features shall be used to define, soften or screen the appearance of off street parking areas and other activity from the public street. Up to 25% of the total required landscaped area may be developed into pedestrian amenities, including, but not limited to sidewalk cafes, seating, water features, and plazas, as approved by the decision authority.

vi. All areas not occupied by parking lots, paved roadways, walkways, patios, or building shall be landscaped.

vii. All landscaping shall be continually maintained, including necessary watering, pruning, weeding, and replacing.

RESPONSE: The Applicant has provided a Preliminary Planting Plan addressing these criteria included in this Application.

5. REQUIRED TREE PLANTINGS. Planting of trees is required along public street frontages, and along private drives more than 150 feet long. Trees shall be planted outside the street right-of-way except where there is a designated planting strip or a City-adopted street tree plan.
   a. Street trees species shall be selected from a list of approved species maintained by the Director of Public Works. Other varieties may be used only with approval by the decision authority.
   b. Spacing of Street Trees. Trees with a medium canopy shall be spaced 20 feet on center. Trees with a large canopy shall be spaced 25 feet on center.
   c. Trees shall be trimmed to a height that does not impede sight distance, pedestrian traffic or vehicular traffic.

RESPONSE: As shown on the Preliminary Planting Plan, trees will be planted along the Washington Street frontage that abuts the subject property.

7. IRRIGATION. Due to an increasing public demand for water and the diminishing supply, economic and efficient water use shall be required. Landscaping plans shall include provisions for irrigation. Specific means to achieve conservation of water resources shall be provided as follows:
   a. Any newly planted landscaped area shall have a permanent underground or drip irrigation system with an approved back flow prevention device.
   b. Wherever feasible, sprinkler heads irrigating lawns or other high-water demand landscape areas shall be separated so that they are on a separate system than those irrigating trees, shrubbery or other reduced-water requirement areas.
   c. Irrigation shall not be required in wooded areas, wetlands, along natural drainage channels, or stream banks.

RESPONSE: The Irrigation Plan will incorporate provisions for conservation of water including drip irrigation where appropriate. High water demand areas will be separated from area requiring less frequent irrigation.

8. REQUIREMENTS FOR PLANT MATERIALS.
   a. At least 75% of the required landscaping area shall be planted with a suitable combination of trees, shrubs, evergreens and/or ground cover. The intent of this Section is to avoid large expanses of lawn without other landscaping features and the decision authority shall determine what constitutes a suitable combination of landscape material as part of the review of each landscape plan. (Amended Ord. 913, September 2, 2009)
   b. Use of native plant materials or plants acclimated to the Pacific Northwest is encouraged to conserve water during irrigation.

c. Trees shall be species having an average mature crown spread greater than 15 feet and having trunks which can be maintained in a clear condition so there is over 5 feet without branches. Trees having a mature crown spread less than 15 feet may be substituted by grouping trees to create the equivalent of a 15 foot crown spread.
d. Deciduous trees shall be balled and burlapped or in a container, be a minimum of 7 feet in overall height or 1.5 inches in caliper measured at 4 feet above ground, immediately after planting. Bare root trees will be acceptable to plant only during their dormant season.
e. Coniferous trees shall be a minimum 5 feet in height above ground at time of planting.
f. Shrubs shall be a minimum of 2 feet in height when measured immediately after planting.
g. Hedges, where required to screen and buffer off-street parking from adjoining properties shall be planted with an evergreen species maintained so as to form a continuous, solid visual screen, planted with a minimum height of 2 feet.
i. Vines for screening purposes shall 30 inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified. Turf areas shall be planted in species normally grown as permanent lawns in western Oregon. Either sod or seed are acceptable. Acceptable varieties include improved perennial ryes and fescues used within the local landscape industry.
j. Landscaped areas may include architectural features such as sculptures, benches, masonry or stone walls, fences, and rock groupings. The exposed area developed with such features shall not exceed 25% of the required landscaped area.
k. Landscaped areas may include minimal areas of non-living ground covers where the applicant can demonstrate that plant ground covers are not appropriate. Artificial ground covers such as bark, mulch chips, gravel or crushed stone shall not exceed 15% of the landscaped area. This percentage shall be based on the anticipated size of landscape plants at maturity, not at planting.
l. Artificial plants are prohibited in any required landscaped area.

RESPONSE: As shown on the Preliminary Planting Plan, the west, north, and east property lines will be planted with a combination of decorative trees, shrubs, and groundcover. The south property line abutting Washington Street includes the proposed infiltration basins and will be planted with a combination of water-tolerant grasses, shrubs, and trees. The trees planted along west Washington Street have been discussed previously in this application narrative.

10. LANDSCAPING IN THE PLANTER STRIP. Except for portions allowed for parking, loading, or traffic maneuvering, the planter strip shall be landscaped. The planter strip shall not count as part of the lot area percentage to be landscaped.

RESPONSE: The parking strip adjacent to west Washington Street will be landscaped in accordance with city code requirements (with discretionary approval of the Public Works Director). This area has not been included in the overall landscape area calculations.

11. BUFFER PLANTING-PARKING, LOADING AND MANEUVERING AREAS: Buffer plantings are used to reduce building scale, provide transition between contrasting architectural styles, and generally mitigate incompatible or undesirable views. They are used to soften rather than block viewing. Where required, a variety of plants shall be used to achieve the desired buffering effect.
a. Buffering is required for any commercial, industrial, or multi-family development with more than 4 parking spaces. Buffering shall occur in the following manner:

i. Any parking area, loading area, or vehicle maneuvering area shall be landscaped along property boundaries. The landscaped area shall meet the minimums in Table 17.20.090.11.a.1

Table 17.20.090.11.a.1 Buffering Requirements in Feet

Use of Property	**Adjacent Use at Property Line**				**Adjacent Street**		
	Single Family & Duplexes	Multi-Family Dwellings	Commercial	Industrial	Local	Collector	Arterial
Multi-family Dwellings	5	5	5	5	5	5	5
Commercial	10	5	0	0	15	10	10
Industrial	15	10	5	0	15	10	10

ii. Decorative walls and fences may be used in conjunction with plantings**,** but may not be used by themselves to comply with buffering requirements and must meet the standards of Section 17.20.050.

b. Landscaping with buffer strips may be counted towards meeting minimum percentage landscaping requirements.

RESPONSE: The Preliminary Planting Plan provides plant material to meet this requirement.

12. SCREENING (HEDGES, FENCES, WALLS, BERMS). Screening is used where unsightly views or visual conflicts must be obscured or blocked and where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, and wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls are also used where noise pollution requires mitigation.

a. Height and Capacity. Where landscaping is used for required screening, it shall be at least 6 feet in height and be at least 80 percent opaque, as seen from a perpendicular line of sight, within 2 years following establishment of the primary use of the site.

b. Chain Link Fencing. A chain link fence with sight obscuring slats shall qualify for screening only if a landscape buffer is also provided.

c. Height Measurement. The height of fences, hedges, walls and berms shall be measured from the lowest adjoining finished grade, except where used to comply with screening requirements for parking, loading, storage, and similar areas. In these cases, height shall be measured from the finished grade of such improvements. Screening is prohibited within the sight distance triangle.

d. Berms. Earthen berms up to 6 in height may be used to comply with screening requirements. Slope of berms may not exceed 2:1 and both faces of the slope shall be planted with ground cover, shrubs and trees. Bark mulch or other non-living materials shall not be used as the ground cover for an earthen berm.

RESPONSE: The Applicant's Preliminary Planting Plan shows the proposed landscape buffers.

17.20.140 SIGNS

9. SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES. The following regulations shall apply to signs commercial and industrial zones:
   a. Signs for businesses not in integrated business centers:
      i. Total Allowed Area. The total allowed sign area of all signs for a business not in an integrated business center is two square feet of for each lineal foot of building frontage up to a maximum of 100 square feet.

RESPONSE: The proposed sign will meet this requirement.

      ii. Type, Maximum Number, and Size of Signs. Within the total allowed signage area, one free-standing sign for each street frontage, and one wall, canopy or projecting sign is permitted. A free-standing sign shall be limited to a maximum of 50% of the total allowed sign area. (Amended Ord. 985, September 14, 2015)

RESPONSE: The proposed sign will meet this requirement.

      iii. Maximum Sign Height.
         1. Wall or wall mounted signs shall not project above the parapet or roof eaves.
         2. A monument sign shall not exceed 6 feet in height. Any other free-standing sign shall not exceed a total height of 6 feet within the first 10 feet of a property boundary; otherwise, the maximum height is 16 feet.

RESPONSE: The proposed sign will meet this requirement.

      iv. Location.
         1. Wall or canopy signs may project up to 1.5 feet from the building.
         2. Projecting signs may project up to 3 feet from the building, and may project into a street right-of-way. However, any portion of a canopy or projecting sign that projects over a street right-of-way shall be at least 8 feet above ground level. (Amended Ord. 985, September 14, 2015)
         3. Monument signs shall not project over street rights-of-way and they shall not be located within a sight clearance triangle or special street setback. Other free- standing signs shall be setback a minimum of 5 feet from any property line. Any sign located within a sight clearance triangle shall either be no taller than 3 feet in height or have the lowest portion of the sign at least 8 feet in height.

RESPONSE: The proposed sign will meet this requirement.

17.20.150 TREE PRESERVATION

1. NEW DEVELOPMENT AND REDEVELOPMENT. Except for tree farms, development sites are vigorously encouraged to preserve existing trees. Site plans for new development**,** grade and fill plans shall disclose the details of tree removal including numbers of trees**,** size and species of trees to be removed.

RESPONSE: The applicant has submitted an Existing conditions Plan. Trees slated for removal are shown.

2. STREET TREES. Unless specifically authorized in writing by the Public Works Director, or designee, no person shall intentionally damage, cut (save pruning), carve, transplant, or remove any street tree; attach any rope or wire (unless required in order to stabilize the tree), nails, advertising posters, or other contrivance; allow any substance which is harmful to such trees to come in contact with them; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree. Private property owners are responsible for the maintenance and replacement of street trees within adjacent public rights-of-way.

RESPONSE: Street trees will be planted in the parking strip adjacent West Washington Street and will be maintained by the Applicant.

3. HERITAGE TREES. Unless specifically authorized in writing by the Public Works Director, or designee, no person shall intentionally damage, cut (save pruning), carve, transplant or remove any Heritage tree; attach any rope or wire (unless required in order to stabilize the tree), nails, advertising posters, or other contrivance; allow any substance which is harmful to such trees to come in contact with them; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree. A list of community Heritage trees will be kept and maintained by the City Administrator or designee..

Recognition of Heritage Trees. Stayton citizens wishing to have trees recognized by the City as Heritage trees shall submit their request in writing to the City Council. The request shall explain why the subject tree is of exceptional value to the community. A majority vote of approval of the City Council will add the tree to the Heritage Tree list. No tree shall be designated a Heritage tree unless the property owner agrees. Property owners may request the removal of the Heritage Tree designation from trees on their property.

RESPONSE: There are no Heritage Trees identified on the property.

17.20.170 OUTDOOR LIGHTING

4. NON-RESIDENTIAL LIGHTING STANDARDS. The following additional standards shall apply to all commercial, industrial, public and semi-public uses:
   c. Lighting of Parking Areas. Parking area lighting shall provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.
      1) All lighting fixtures serving parking areas shall be full cut-off fixtures. (Amended Ord. 913, September 2, 2009)
      2) As an alternative in the Downtown Districts, the design for an area may suggest the use of parking area lighting fixtures of a particular "period" or architectural style, as either alternatives or supplements to the lighting described above. (Amended Ord. 913, September 2, 2009)
         a) If such fixtures are not cut-off fixtures, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).
         b) Mounting heights of such alternative fixtures shall not exceed 15 feet.
      3) Parking area lighting shall meet the following mounting height, minimum illumination level, and uniformity ratios.

Table 17.20.170.4.c.3 Parking area lighting standards

Feature	Commercial Zones	Downtown Zones	Industrial Zones
Maximum Mounting Height	20 feet	14 feet	25 feet
Minimum Illumination Level	0.3 foot-candle	0.3 foot-candle	0.5 foot-candle
Maximum Average Illumination Level	1.6 foot-candle	2.0 foot-candle	2.6 foot-candle
Uniformity Ratio	4:1	4:1	4:1
Minimum Color Rendering Index	65	65	20

RESPONSE: The application package includes information showing compliance with the requirements above.

d. Security Lighting. The purpose of and need for security lighting (i.e. lighting for safety of persons and property) must be demonstrated as part of an overall security plan which includes at least illumination, surveillance, and response, and which delineates the area to be illuminated for security purposes. To the extent that the designated areas is illuminated for other purposes (parking or display), independent security lighting is discouraged.

1) In addition to the application materials required as part of the lighting plan, applications for security lighting installations shall include a written description of the need for a purposes of the security lighting, a site plan showing the area to be secured and the location of all security lighting fixtures, specifications of all fixtures, the horizontal and vertical angles in which light will be directed, and adequate cross-sections showing how light will be directed only onto the area to be secured.
2) All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. In no case shall lighting be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent properties and roadways. The use of general floodlighting fixtures is discouraged unless the above standards can be met.
3) Security lighting may illuminate vertical surfaces (e.g. building facades and walls) up to a level 8 feet above grade or 8 feet above the bottoms of doorways or entries, whichever is greater.
4) Security lighting fixtures may be mounted on poles located no more than 10 feet from the perimeter of the designated secure area.
5) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located with 5 feet of the perimeter.
6) Security lighting shall meet the standards of the table below:

Table 17.20.170.4.d.6 Security area lighting standards

Feature	Commercial Zones	Downtown Zones	Industrial Zones
Maximum Mounting Height	20 feet	14 feet	25 feet
Maximum Average Horizontal Illumination Level on Ground	1.0 foot-candle	1.0 foot-candle	1.5 foot-candle

Maximum Average Illumination Level on Vertical Surface	1.0 foot-candle	1.0 foot-candle	1.5 foot-candle
Minimum Color Rendering Index	65	65	20

RESPONSE: The application package includes information showing compliance with the requirements above.

17.20.230 INDUSTRIAL DESIGN STANDARDS (Added Ord. 908, May 6, 2009)

1. PURPOSE. The purpose of the industrial design standards is to provide for originality, flexibility, and innovation in site planning and development in the Industrial Zones while maintaining a standard that improves the appearance of the zones and protects neighboring residential properties from the potential impacts of industrial development. The standards of this section apply to all new construction, additions and exterior alterations in the Industrial Zones.

2. SITE DESIGN.

   a. Height Step Down. To provide compatible scale and relationships between new multi-story industrial buildings and existing adjacent dwellings not in an industrial zone, the multi- story building shall "step down" to create a building height transition to adjacent single- story dwellings.

      The transition standard is met when the height of any portion of the taller structure does not exceed 3 feet in height for every 2 feet separating that portion of the multi-story building from the adjacent dwelling. This provision shall apply to any industrial building with a vertical wall height of 14 feet or more, regardless of whether the interior contains more than one story.

RESPONSE: There are two residential dwellings located to the west within 300 feet of the subject property. These dwellings appear to be non-conforming uses and located within the Light Industrial District; therefore this requirement does not apply.

   b. Outdoor Service Areas. Outdoor service areas shall either face an interior area, side or rear property line, a separate service corridor, a service alley, or a service courtyard.

   1) If the location of an outdoor service area as proscribed by this Section is difficult to accommodate because of site considerations, the decision authority may determine that the service area may be located in another location with additional screening requirements.

RESPONSE: There is a "storage area" located in front of the proposed shop. The closest portion of the building is 62-feet from the Washington Street right-of-way. The storage area sits behind the site's infiltration basin which varies in size from 12-feet to 40-feet. Combined with a 4-foot buffer in front of a 6-foot cyclone fence, this provides ample area in which to effectively screen the proposed use. The Applicant requests the Planning Director's concurrence with the placement of this use.

   2) Screening of outdoor service areas. Screening shall be provided when an outdoor service area is adjacent to a property in residential use or adjacent to a residential zone.

Screening shall also be provided to soften the effects of outdoor service areas as they may be viewed from a public street.

a. Outdoor service areas shall be screened either with evergreen hedge or solid fence of materials similar to the rest of the development that is a minimum of 6 feet in height.

b. When the outdoor service area is more than 300 feet from a neighboring residence, screening is not required.

c. Parking Areas. In addition to the requirements of Section 17.20.060, parking areas shall meet the requirements of Section 17.20.090.12.

RESPONSE: The outdoor storage area will, occasionally, accommodate some of the vehicles of firefighters who are on assignment. As stated previously, the proposed infiltration basin in conjunction with a 6-foot cyclone fence and 4-foot landscape buffer provides more than adequate screening of the proposed use from West Washington Street. The requirements of Section 17.20.060 are met (see Preliminary Landscape Plan).

3. ARCHITECTURAL STANDARDS.

a. Pedestrian Orientation. The design of all new buildings on a site shall support a safe pedestrian environment. This standard is met when the decision authority finds that all of the following criteria are met:

1) Primary building entrances shall have walkways connecting to the street sidewalk.

RESPONSE: All proposed building entrances have walkways connecting to the street sidewalk.

2) Any portion of an industrial building that is used for sales to the public shall meet the architectural standards of Section 17.20.200.4.

RESPONSE: This criterion does not apply.

b. Standards for breaks in building facade.

1) For all buildings more than 75 feet long:

a) A pitched roof building shall have a break in the roof plane or wall, or articulation of the building face at least every 50 feet.

b) A flat roof building shall have a horizontal or vertical change in the wall plane, or articulation of the building face at least every 50 feet.

c) Wall changes may be accomplished by use of differing architectural materials or building siding and need not be physical changes in the wall plane.

d) Horizontal and vertical offsets required by this Section shall relate to the overall design and organization of the building, its entrances, and door and

window treatments. Features shall be designed to emphasize building entrances.

RESPONSE: Based on building dimensions and placement, these criteria are met.

e) The above standards shall not apply to walls not visible from a public street or from neighboring residential properties within the city limits.

4. LIGHTING. All new industrial development shall provide a lighting plan that meets the standards of Section 17.20.170.

RESPONSE: A lighting plan meeting the applicable requirements is included in the application package.

QUESTIONS TO BE ADDRESSED IN NARRATIVE STATEMENT:

The Stayton Planning Commission, with assistance from the Planning Department and the Public Works Department will use the information provided by the applicant to analyze the merits of this application. A decision to approve or deny the application is made based on how well the applicant presents information to show the application meets the standards and criteria set forth in the Stayton Land Use and Development Code 17.12.220.5. Please provide the following information in full and attaché to this application.

1. ADEQUATE UTILITIES: How will the development obtain or maintain adequate utility systems (including water, sewer, surface water drainage, power, and communications), and connections, including easements, to properly serve the subject property in accordance with accepted City standards?

Applicant's Response: As shown on the Existing Conditions Plan, adequate utilities exist within the West Washington Street right-of-way to serve this proposed development. These include a 6-inch water main, a 10" sanitary sewer main and a 15" storm sewer main. Also shown are the locations of gas and overhead power. All utility connections are shown on the Applicant's Preliminary Grading & utility plan. This requirement is met.

a. How will the applicant assure there are adequate water, sewer, and storm drainage facilities available to serve the proposed development?

Applicant's Response: The Applicant's engineer has provided a Grading and Utility Plan which has been designed to serve the proposed development. Final engineering plans will be designed and sealed by a registered professional engineer and reviewed by Public Works staff to ensure that the utilities provided meet the City of Stayton design standards as outlined in the municipal code. This requirement will be met.

b. List public services currently available to the site: Water Supply: - inch line available in Street. Sanitary Sewer: - inch line available in Street. Storm Sewer: - inch line available in Street. Natural Gas: - inch line available in Street. Telephone: is (or) is not available in Street. Cable TV: is (or) is not available in Street. Electrical: is (or) is not available in Street.

Applicant's Response: See previous response and the Existing Conditions Plan.

c. Will existing City public services need to be replaced or upgraded to accommodate the demands created by the development?

Applicant's Response: No, City services are adequate to serve this development.

2. TRAFFIC CIRCULATION: How will the development provide for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and provision for safe access to and from the property to those public streets and roads which serve the property?

Applicant's Response: The Site Plan shows the entrance driveway from West Washington Street placed as directed by City staff. Truck turning movements have been accommodated on site to allow for backing into the loading dock area. Pedestrian access is provided from the proposed 6-foot sidewalk into the development via a 5-foot wide walkway. This requirement is met.

3. STREET IMPROVEMENTS: How will the development provide for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the city and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development?

Applicant's Response: No additional street improvements are required. The Applicant is required to provide a 6-foot concrete sidewalk withing the West Washington Street right-of-way which is shown on the attached plans. This requirement is met.

4. PARKING AND LOADING AREAS: How will the development provide for parking areas and adequate loading/unloading facilities?

Applicant's Response: Adequate parking for the proposed buildings has been provided (see Preliminary Site Plan). The parking area is paved and striped and there is parking for 7 cars which meets the requirement for this proposed use. Since the area of the storage building is under 5,000 square feet, no actual loading bay is required, however, the area between the storage and office buildings is a truck dock area. This requirement is met.

5. OPEN STORAGE AREAS/OUTDOOR STORAGE YARDS: Are there any open storage areas or outdoor storage yards included in the development? If yes, how will they meet development code standards?

Applicant's Response: There are no open/outside storage areas proposed as part of the project.

6. OFFSITE IMPACTS: How will the development minimize off site impacts such as noise, odors, fumes, or other impacts?

Applicant's Response: The proposed development is located in the city's Light Industrial zone. As such, a certain amount of noise would be expected. The proposed storage building is enclosed so this will help to reduce the noise level outside the building. Given its proposed use, odors and fumes will be minimal and characteristic of those produced by similar uses. Combined with the proposed screening materials, any impacts to the surrounding area will be minimal.

7. DESIGN STANDARDS: How does the proposed development meet the applicable design standards for commercial or multi-family residential development?

Applicant's Response: The proposed development meets the applicable design standards.

8. COMPATIBILITY WITH NEIGHBORING PROPERTIES: How will the design and placement of buildings and other structural improvements provide compatibility in size, scale, and intensity of use between the development and neighboring properties?

Applicant's Response: The proposed buildings meet the applicable setback requirements. There are two non-conforming residential structures located to the west of the property. There are nonconforming residential uses on each side of the proposed development. Given the proposed landscape buffer and existing vegetation in this area, there will be no impacts to either residence. There is an existing commercial use located approximately 65 feet across the railroad tracks to the east. There is an existing industrial building located approximately 140 feet to the north that is almost completely screened by substantial 40-foot-tall cedar trees. Given the location of these existing structures and the Applicant's proposed buildings, there are no compatibility issues with the size or scale of the applicant's proposed buildings.

9. DESIGN WILL SERVE INTENDED USE: How will the location, design, and size of the proposed improvements to the site fulfill the intended purpose of the intended use of the site and will properly serve anticipated customers or clients of the proposed improvements.

Applicant's Response: The location in Stayton (compared to the existing Idanha location) is more centrally located within their service area. Two building are being proposed – an office and a storage that are essential for the functioning of the business and have been architecturally designed to meet the needs of this intended use and the customers it serves.

10. LANDSCAPING: How will the proposed landscaping prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historical features, provide for vegetative ground cover and dust control, and present an attractive interface with adjacent land use and development?

Applicant's Response: Reference the attached preliminary planting plan prepared by Laurus Designs, LLC.

11. SCREENING: How will the design of any visual or physical barriers around the property (such as fences, walls, vegetative screening, or hedges) allow them to perform their intended function while having no undue adverse impact on existing or contemplated land uses.

Applicant's Response: No fences, walls, vegetative screening, or hedges are proposed..

12. MAINTENANCE: What continuing provisions are there for maintenance and upkeep of the proposed development?

Applicant's Response: As with any business, on-going maintenance and upkeep of existing facilities is extremely important - especially when considering the intended use and significant purpose of this development. With respect to "continuing provisions," it is the Applicant's intention to adequately maintain the proposed landscape, buildings and on-site infrastructure as would be expected with any business operation.

IMPROVEMENT DRAWINGS

FOR

SANTIAM ICE STAYTON FACILITY
PROPOSED OFFICE AND STORAGE FACILITY

1319 W. WASHINGTON STREET
STAYTON, OR
MAY 2024

SITE PLAN
NTS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.01	CIVIL COVER SHEET
C-0.03	GENERAL CONSTRUCTION NOTES
C-1.01	EROSION CONTROL AND DEMOLITION PLAN
C-1.03	SITE PLAN
C-1.05	GRADING AND STORMWATER MANAGEMENT PLAN
C-1.07	UTILITY PLAN
C-2.01	SITE SECTION VIEWS
C-5.01	EROSION CONTROL DETAIL
E-1.01	SITE LIGHTING PHOTOMETRICS
L0.0	LANDSCAPE COVER SHEET
L1.1	PLANTING PLAN
L1.2	PLANTING NOTES AND DETAILS
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN

DEFERRED SUBMITTALS

1. LOADING DOCK RETAINING WALLS STRUCTURAL DESIGN AND PLANS
2. LOADING DOCK STORM AREA DRAIN AND DUPLEX PUMP SYSTEM.

GENERAL NOTES ADDED TO MEET CONDITIONS OF APPROVAL

1. TREES SHALL BE TRIMMED TO A HEIGHT THAT DOES NOT IMPEDE SIGHT DISTANCE, PEDESTRIAN TRAFFIC, OR VEHICULAR TRAFFIC.

STORMWATER MAINTENANCE NOTES ADDED TO MEET CONDITIONS OF APPROVAL

1. REGULARLY INSPECT RETENTION BASINS FOR TRASH AND DEBRIS, BANK EROSION, CLOGGED PIPES OR OTHER DAMAGE.
2. MOW RETENTION BASIN BOTTOM VEGETATION (RUSH) IN THE FALL. COLLECT CLIPPINGS AND LEAVES AT THAT TIME AND DISPOSE OF AT COMPOST FACILITY.
3. REMOVE AND PROPERLY DISPOSE OF ANY TRASH OR DEBRIS THAT ACCUMULATES IN THE BASIN.
4. USE PESTICIDES AND FERTILIZERS SPARINGLY ON LANDSCAPED AREAS.
5. ALLOW VEGETATION TO GROW UP AROUND THE EDGE OF THE BASIN TO HELP SLOW THE FLOW OF STORMWATER AND PREVENT EROSION.
6. PICK UP AFTER PETS TO PREVENT THE WASTE FROM BEING WASHED INTO THE POND.

PROJECT CONTACTS

PROPERTY OWNER:
LUNSKI PROPERTIES LLC
17823 S NESTLE LANE
OREGON CITY, OR, 97045

APPLICANT:
SCOTT LUNSKI
SANTIAM ICE COMPANY
192 N SANTIAM HIGHWAY SE,
IDANHA, OR 97350
SCOTT@SANTIAMICE.COM
503-969-4059

ENGINEER/LAND SURVEYOR:
KEITH WHISENHUNT, PE & PLS
PROJECT DELIVERY GROUP, LLC
7938 CROSBY ROAD NE
WOODBURN, OR 97071
KEITHW@PDGNW.COM
503-364-4004

LANDSCAPE ARCHITECT
LAURA A. ANTONSON, RLA & ASLA
LAURUS DESIGNS, LLC
1012 PINE STREET
SILVERTON, OR, 97381
LAURA@LAURUSDESIGNS.COM
503-784-6494

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

SANTIAM ICE COMPANY
SANTIAM ICE STAYTON FACILITY
STAYTON, OR

REASON FOR ISSUANCE			
NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

SHEET TITLE:

CIVIL COVER SHEET

C-0.01

GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM THE WORK REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED DRAWINGS, INCLUDING INCIDENTAL ACTIVITIES NOT INDICATED ON THE DRAWINGS AND TYPICAL FOR WORK IN THE AREA, IN ORDER TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL PROJECT TO THE SATISFACTION OF THE GOVERNING JURISDICTIONS AND OWNER.

2. OBSERVATION OF THE WORK BY OWNER, OWNER'S ENGINEER, OR GOVERNING JURISDICTION SHALL NOT RELIEVE CONTRACTOR OF THE REQUIREMENT TO COMPLY WITH THESE DOCUMENTS, THE DOCUMENTS REFERENCED HEREIN, AND THE DOCUMENTS ISSUED TO MODIFY THE WORK AS APPROVED FOR CONSTRUCTION BY THE GOVERNING JURISDICTIONS.

3. REFER TO, AND COMPLY WITH THE ORDER OF OPERATIONS INDICATED ON THESE DRAWINGS. REFERENCE EROSION AND SEDIMENT CONTROL NOTES FOR CONSTRUCTION SCHEDULE AND BMP MATRIX. IF CONTRACTOR DESIRES TO CHANGE THE ORDER OF OPERATIONS, CONTACT OWNER'S ENGINEER TO ALLOW FOR COORDINATION OF THE CHANGES TO THE DEQ 1200 C PERMIT.

4. CONTRACTOR IS TO OBTAIN THE PERMITS APPLICABLE TO THIS PROJECT. FEES FOR PERMITS AND RELATED JURISDICTIONAL SITE VISITS AND PROCESSING SHALL BE SUBMITTED TO OWNER FOR PAYMENT WITHOUT MARK-UP BY CONTRACTOR.

5. CONTRACTOR TO NOTIFY CITY AND UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION. FURTHERMORE, CONTRACTOR IS RESPONSIBLE TO COMPLY WITH APPLICABLE NOTIFICATION REQUIREMENTS OF AGENCIES WITH JURISDICTION OVER THE WORK.

6. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK WITH THE INSPECTIONS OF THE GOVERNING JURISDICTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ISSUES ARISING FROM A FAILURE TO COORDINATE THE REQUIRED JURISDICTIONAL INSPECTIONS AND THE PROGRESS OF THE WORK.

7. CONTRACTOR SHALL PROVIDE BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE ENTITIES HAVING JURISDICTION. MAINTENANCE BONDS, IF REQUIRED, ARE TO BE SUBMITTED BY CONTRACTOR AND ACCEPTED BY GRANTEE PRIOR TO FINAL PAYMENT BY OWNER TO CONTRACTOR.

8. MATERIALS AND WORKMANSHIP RELATED TO PUBLIC FACILITIES CONSTRUCTED AS PART OF THIS PROJECT SHALL CONFORM TO THE ODOT/APWA STANDARD CONSTRUCTION SPECIFICATIONS, AND THE REQUIREMENTS OF THE GOVERNING JURISDICTIONS, AS APPLICABLE.

9. CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO THE TIME PERIOD BETWEEN 7:00 AM AND 10:00 PM, MONDAY THROUGH SATURDAY, UNLESS EXCEPTED BY WAY OF WRITTEN NOTIFICATION FROM THE GOVERNING JURISDICTIONS.

10. CONTRACTOR IS TO MAINTAIN A SET OF RECORD DRAWINGS AND RECORD AUTHORIZED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES, IF DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS. THE RECORD INFORMATION IS TO BE KEPT CURRENT BY CONTRACTOR AND MADE AVAILABLE TO OWNER, OWNER'S ENGINEER, AND GOVERNING JURISDICTION UPON REQUEST. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL AFFECT THE AMOUNT AND/OR TIMING OF PAYMENT TO CONTRACTOR BY OWNER.

11. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL SUBMIT A COMPLETE SET OF FIELD RECORD DRAWINGS TO OWNER'S ENGINEER. THE INFORMATION INCLUDED ON CONTRACTOR'S FIELD RECORD DRAWINGS IS SUBJECT TO VERIFICATION. IF SIGNIFICANT ERRORS OR DEVIATIONS FROM THE RECORD INFORMATION ARE FOUND, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

12. OWNER SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER TO ESTABLISH CONSTRUCTION CONTROL AND PERFORM INITIAL CONSTRUCTION SURVEYS TO ESTABLISH THE LINES AND GRADES OF IMPROVEMENTS AS INDICATED ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO ENSURE THE PROTECTION OF THE CONTROL POINTS AND CONSTRUCTION STAKES. REPLACEMENT OF POINTS DESTROYED OR DAMAGED AS A RESULT OF CONTRACTOR CARELESSNESS SHALL BE AT CONTRACTOR EXPENSE.

13. THE TYPE, SIZE, AND LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM THE BEST AVAILABLE INFORMATION AND FIELD SURVEYS. OWNER'S ENGINEER OR UTILITY COMPANIES ARE NOT ABLE TO PROVIDE MORE COMPLETE AND ACCURATE INFORMATION FOR THE PROJECT. IF THE INFORMATION SHOWN IS MATERIALLY DIFFERENT FROM THE FACILITIES ENCOUNTERED BY CONTRACTOR, AND CONTRACTOR IS OF THE OPINION IT CONSTITUTES A DIFFERING SITE CONDITION, CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO OWNER OF SUCH SITUATION WHEN THE CONDITION IS ENCOUNTERED. OWNER WILL DIRECT CONTRACTOR ON HOW TO PROCEED.

14. CONTRACTOR IS RESPONSIBLE TO LOCATE, MARK, AND PROTECT EXISTING AND SET SURVEY MONUMENTS OF RECORD AND CONTROL PRIOR TO CONSTRUCTION. IF EXISTING OR SET SURVEY MONUMENTS OR CONTROL ARE DISTURBED OR DESTROYED DURING THE PERFORMANCE OF THE WORK, CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO REPLACE THE MONUMENT(S). THE MONUMENTS SHALL BE REPLACED PRIOR TO FINAL PAYMENT, AND BEFORE NINETY (90) DAYS HAVE ELAPSED SINCE IT WAS DISTURBED.

GENERAL NOTES - DEMOLITION, GRADING AND DRAINAGE, AND PAVING:

1. CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL/REMOVAL OF ALL MATERIALS GENERATED DURING DEMOLITION AND CLEARING AND GRUBBING TO AN OFFSITE LOCATION APPROVED BY THE GOVERNING JURISDICTION.

2. ALL TREES ON SITE ARE TO BE REMOVED DURING CLEARING AND GRUBBING EFFORTS.

3. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE ELEVATIONS AND/OR FINISH CONTOURS SHOWN.

4. FOR GRADING OUTSIDE THE PUBLIC RIGHT-OF-WAY, FOLLOWING CLEARING, GRUBBING, AND STRIPPING, EXCAVATE CUT AREAS TO SUBGRADE AND SCARIFY CUT AND FILL AREAS TO A DEPTH OF 6" AND COMPACT IT TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR).

5. ALL AREAS RECEIVING FILL ARE TO BE CONSTRUCTED AS STRUCTURAL FILLS. STRUCTURAL FILLS ARE TO BE PLACED AT A LIFT THICKNESS SUITABLE TO ACHIEVE THE REQUIRED COMPACTION. STRUCTURAL FILL IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR). UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER.

6. EXCESS AND/OR UNSUITABLE MATERIAL IS THE PROPERTY OF CONTRACTOR AND IS TO BE DISPOSED OF OFF-SITE, AS APPROVED BY THE GOVERNING JURISDICTION.

7. COMPACTION TESTING AND RELATED MATERIAL TESTING WILL BE PAID FOR BY OWNER.

8. AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (OSSC) (ODOT/APWA) 02630.10 (DENSE GRADED BASE AGGREGATE).

9. COMPACT AGGREGATE BASE TO 95% OF THE MAXIMUM DRY DENSITY PURSUANT TO AASHTO T-180 (MODIFIED PROCTOR).

10. SUBGRADE AND AGGREGATE BASE SHALL BE TESTED FOR COMPLIANCE WITH THE COMPACTION REQUIREMENT. AREAS WITH FAILING TESTS ARE TO BE REWORKED AND WRITTEN TEST RESULTS SHALL BE PROVIDED TO OWNER AND GOVERNING JURISDICTION BEFORE THE PAVING OPERATION COMMENCES.

11. ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO OSSC (ODOT/APWA) 00744 (ASPHALT CONCRETE PAVEMENT). BASE LIFTS SHALL BE ¾" DENSE GRADED MIX, WHILE WEARING COURSES SHALL BE ½" DENSE GRADED MIX. ASPHALT CONCRETE PAVEMENT SHALL BE LEVEL 2 MIX (50 BLOW MARSHALL) PURSUANT OSSC (ODOT/APWA) 00744.13. IT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.

12. FINISH GRADES AT THE TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING GRADES, OR BE FEATHERED PAST JOINTS TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.

13. IF ANY SIGNS BECOME DAMAGED, THEY SHALL BE REPLACED (INCLUDING POST) AS DIRECTED BY THE GOVERNING JURISDICTION.

14. EXCESS AND/OR UNSUITABLE MATERAILS IS THE PROPERTY OF CONTRACTOR AND IS TO BE DISPOSED OF OFF-SITE IN AN AREA AS DESIGNATED BY OWNER.

15. WOVEN GEOTEXTILE WILL BE REQUIRED ON ALL PARKING, VEHICLE ACCESSWAYS, STREETS, CURBS, AND GUTTERS SOIL SUBGRADES (I.E., UNDERLYING THE AGGREGATE BASE ROCK SECTION). WOVEN GEOTEXTILE SHALL BE U.S.FABRICS US250, LINQ GTF-250, OR ENGINEER APPROVED EQUAL.

16. NON-WOVEN GEOTEXTILE SHALL MEET THE REQUIREMENTS FOR TYPE I NON-WOVEN GEOTEXTILE OF THE CURRENT ISSUE OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION

GENERAL NOTES - UTILITIES AND STORM SEWER:

1. CITY OF STAYTON FORCES ARE TO OPERATE VALVES, INCLUDING FIRE HYDRANTS, ON PUBLIC WATER MAINS.

2. CONTRACTOR SHALL PROVIDE EQUIPMENT AND MATERIALS, INCLUDING PLUGS, BLOWOFFS, VALVES, CHLORINATION TAPS, ETC.) REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PURSUANT TO JURISDICTIONAL REQUIREMENTS.

3. IF A SANITARY SEWER PIPE CROSSES ABOVE OR WITHIN 18" VERTICAL SEPARATION BELOW A WATERLINE, SEWER MAINS AND/OR SERVICE LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM 12' LENGTH OF PVC MEETING ASTM C-900 DR 18, CENTERED AT THE CROSSING IN ACCORDANCE WITH OAR 333. CONNECT TO EXISTING SEWER LINES WITH APPROVED RUBBER COUPLINGS.

4. SANITARY SEWER PIPE SHALL BE GREEN PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35, UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM STIFFNESS SHALL BE 46 PSI PURSUANT TO ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. PIPE APPURTENANCES AND INSTALLATION SHALL COMPLY WITH THE LATEST REVISIONS TO THE CITY OF STAYTON STANDARD CONSTRUCTION SPECIFICATIONS. ALL SANITARY SEWER LATERAL PIPING SHALL BE GREEN PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35.

5. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE. CONTRACTOR SHALL PROVIDE MATERIALS, EQUIPMENT, AND FACILITIES TO TEST SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE. LEAKAGE TESTS SHALL INCLUDE AN AIR TEST OF SEWER MAINS AND LATERALS AND VACUUM TESTING OF THE MANHOLES. MANHOLE TESTING SHALL BE PERFORMED AFTER COMPLETION OF AC PAVEMENT AND FINAL SURFACE RESTORATION. SEWER MAINS TO BE MANDREL TESTED FOR DEFLECTION (5%). MANDREL TESTING SHALL BE PERFORMED AFTER TRENCH BACKFILL & COMPACTION.

6. PRIOR TO COMMENCING WITH THE WORK RELATED TO BURIED PIPES AND FACILITIES, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AT THE LOCATIONS WHERE THEY CROSS THE PROPOSED FACILITIES. IF MODIFICATION OF THE DESIGN IS REQUIRED AS A RESULT OF THE CONFIRMED LOCATION/ELEVATION, CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER. CONTRACTOR SHALL COORDINATE THE WORK ACTIVITIES IN ORDER TO PROVIDE OWNER'S ENGINEER AND CITY THE TIME TO PREPARE, REVIEW, AND APPROVE THE REQUIRED CHANGES TO THE WORK.

7. CONTRACTOR IS RESPONSIBLE TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES, UNLESS INDICATED OTHERWISE ON THE DRAWINGS. DAMAGE TO EXISTING FACILITIES AS A RESULT OF CONTRACTOR'S WORK SHALL BE REPAIRED, REPLACED, OR PAID FOR BY CONTRACTOR. ISSUES RESULTING FROM THIS SHALL BE RESOLVED PRIOR TO CONTRACTOR REQUESTING FINAL PAYMENT FROM OWNER.

8. UTILITIES OR INTERFERING PORTIONS OF UTILITIES SHOWN TO BE ABANDONED IN PLACE SHALL BE REMOVED BY CONTRACTOR TO THE LIMITS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PLUG EXISTING ENDS.

9. CONTRACTOR IS TO PERFORM THE WORK REQUIRED TO CONSTRUCT THE COMMON UTILITY TRENCH AND THE RELATED IMPROVEMENTS. COORDINATE WITH PACIFIC POWER AND THE OTHER OCCUPANTS OF THE COMMON UTILITY TRENCH TO ALLOW FOR CONSTRUCTION OF THE PROPOSED FACILITIES.

10. ALL STORM SEWER MAIN PIPE TO BE PVC ASTM D-3034, SDR 35. ROOF DRAINS AND FOUNDATION DRAINS ARE CONNECTED DIRECTLY TO STORM DRAIN MAINS. ALL LATERAL CONNECTIONS TO STORM DRAIN MAINS SHALL BE MADE WITH PRE-FABRICATED WATER-TIGHT CONNECTIONS. ALL STORM DRAIN LATERAL PIPING SHALL BE WHITE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 35.

11. ALL DUCTILE IRON WATER LINE PIPE SHALL HAVE FASTGRIP RESTRAINED GASKETS OR APPROVED EQUIVALENT. MECHANICAL JOINTS SHALL USE EBAA IRON MEGA LUG RESTRAINER GLANDS OR HAVE A FLANGED JOINT.

12. AS PER ORS. 9.044 (7) UTILITY INFRASTRUCTURE MAY NOT BE PLACED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION NOTED ON A FUTURE OR PRESENT SUBDIVISION OR PARTITION PLAT.

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED:

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

REASON FOR ISSUANCE

SHEET TITLE:

GENERAL CONSTRUCTION NOTES

C-0.03

PROJECT SITE

WASHINGTON STREET

RAIL ROAD TRACKS

EXISTING CURB

EXISTING WATER MAIN

EXISTING SANITARY SEWER MAIN

EXISTING STORM SEWER MAIN

RETENTION POND

BRUSH AREA

BRUSH EDGE

REMOVE EXISTING FENCE

WIRE 3' FENCE

GAS POST

DEC 10"

DEC 8"

ALDER 6"

DEC 5"

DEC 28"

DEC 3"

7'

37'

1.5' TYPICAL, 3 PLACES

445

444

446

GENERAL CONSTRUCTION NOTES:

1. WORK TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. CONTRACTOR TO REVIEW THE GEOTECHNICAL REPORT AND ADDENDUM PREPARED FOR THE PROJECT BY APPLIED GEOTECHNICAL ENGINEERING & GEOLOGIC CONSULTING.
3. ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX AT THE LOCATION SHOWN ON PLAN TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER.
4. FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL, ABSORBENT AGENT, TEC.) SHALL BE KEPT ONSITE WITHIN THE STORAGE CONTAINER MENTIONED ABOVE THROUGH THE COMPLETION OF THE PROJECT.
5. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING TH EWORK.

KEYNOTES - WORK BY CONTRACTOR

101. REMOVE EXISTING TREE AND GRUB ROOTS TO A DEPTH OF 3'
103. REMOVE EXISTING BRUSH
105. SAW CUT EXISTING CURB AND AC (FULL DEPTH) AND REMOVE
107. INSTALL INLET PROTECTION. REFERENCE DETAIL ON SHEET CE-5.01.
109. INSTALL SINGLE SEDIMENT FENCE. REFERENCE DETAIL ON SHEET CE-5.01
114. INSTALL CONSTRUCTION ENTRANCE. REFERENCE DETAIL ON SHEET CE-5.01.

P PROTECT EXISTING FEATURE

● EXISTING SURVEY MONUMENT

0 10' 20' 30'

0 1"

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED: 5/2/24

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

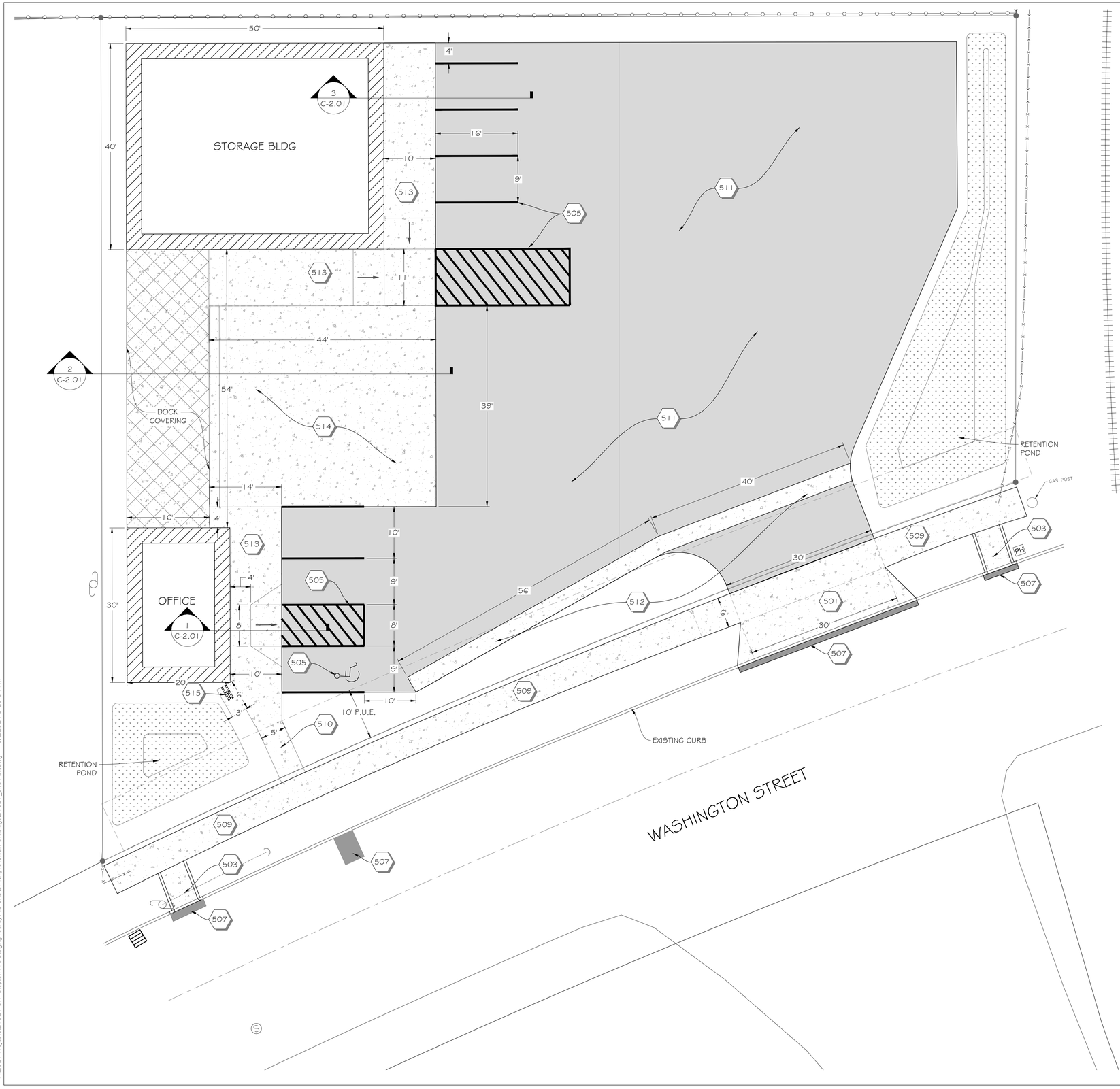
NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

REASON FOR ISSUANCE

SHEET TITLE:

EROSION CONTROL AND DEMOLITION PLAN

C-1.01



GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.
4. REFERENCE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS
5. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION RELATED TO OFFICE, DOCK AND DOCK COVERING, TRUCK RAMP RETAINING WALLS, AND STORAGE BUILDING.

KEYNOTES - WORK BY CONTRACTOR

501. CONSTRUCT DRIVEWAY PURSUANT TO CITY STANDARD DRAWING NO. 346
503. CONSTRUCT ADA COMPLIANT MODIFIED PROPERTY LINE SIDEWALK RAMP PURSUANT TO CITY STANDARD DRAWING NO. 358
505. STRIP PARKING STALLS PURSUANT TO CITY STANDARD DRAWING NO. 324 AND NO. 328
507. CONSTRUCT PAVEMENT PATCH PURSUANT TO CITY STANDARD DRAWING NO. 334. MATCH EXISTING CURB.
509. CONSTRUCT 6' WIDE PROPERTY LINE CONCRETE SIDEWALK PURSUANT TO CITY STANDARD DRAWING NO. 340.
510. CONSTRUCT 5' WIDE PROPERTY LINE CONCRETE SIDEWALK PURSUANT TO CITY STANDARD DRAWING NO. 340.
511. CONSTRUCT AC PARKING LOT WITH 4" AC ON 12" AGGREGATE BASE.
512. CONSTRUCT CONCRETE VALLEYGUTTER PURSUANT TO ODOT STANDARD DRAWING RD700.
513. CONSTRUCT 4" THICK CONCRETE INTEGRAL CURB AND SIDEWALK, WIDTH AS SHOWN. EXCEPT IN RAMP AREAS, CURB HEIGHT TO BE 5" ABOVE AC.
514. CONSTRUCT 8" THICK CONCRETE TRUCK RAMP. CONTRACTOR TO SUBMIT JOINTING PLAN 14-DAYS PRIOR TO CONSTRUCTING.
515. CONSTRUCT A BICYCLE RACK PURSUANT TO CITY BICYCLE PARKING REQUIREMENTS.

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED:

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

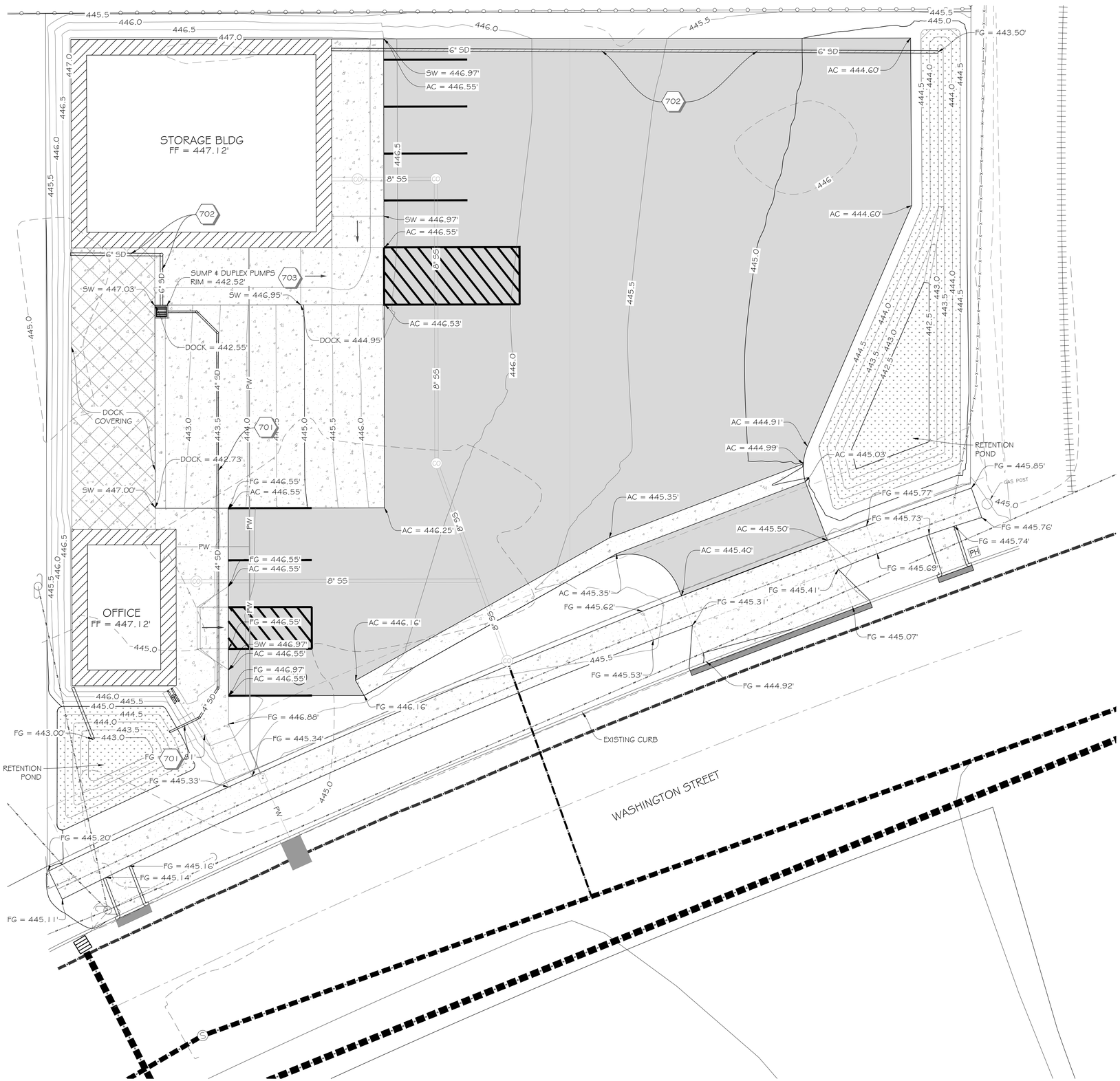
NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

REASON FOR ISSUANCE

SHEET TITLE:

SITE PLAN

C-1.03



GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.
4. REFERENCE LANDSCAPE PLAN FOR PLANTING REQUIREMENTS
5. REFERENCE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION RELATED TO OFFICE, DOCK AND DOCK COVERING, TRUCK RAMP RETAINING WALLS, AND STORAGE BUILDING.

KEYNOTES - WORK BY CONTRACTOR

701. CONSTRUCT 4"Ø C900 PRESSURE MAIN.

702. CONSTRUCT 6"Ø RAIN DRAIN FOR DOWNSPOUT AND FOOTING DRAIN COLLECTION. MINIMUM SLOPE = 1%.

703. CONSTRUCT 4'X4' AREA DRAIN WITH DUPLEX PUMPS. PUMPS AND SYSTEM TO BE A DEFERRED SUBMITTAL.

0 10' 20' 30'

0 1"

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED:

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

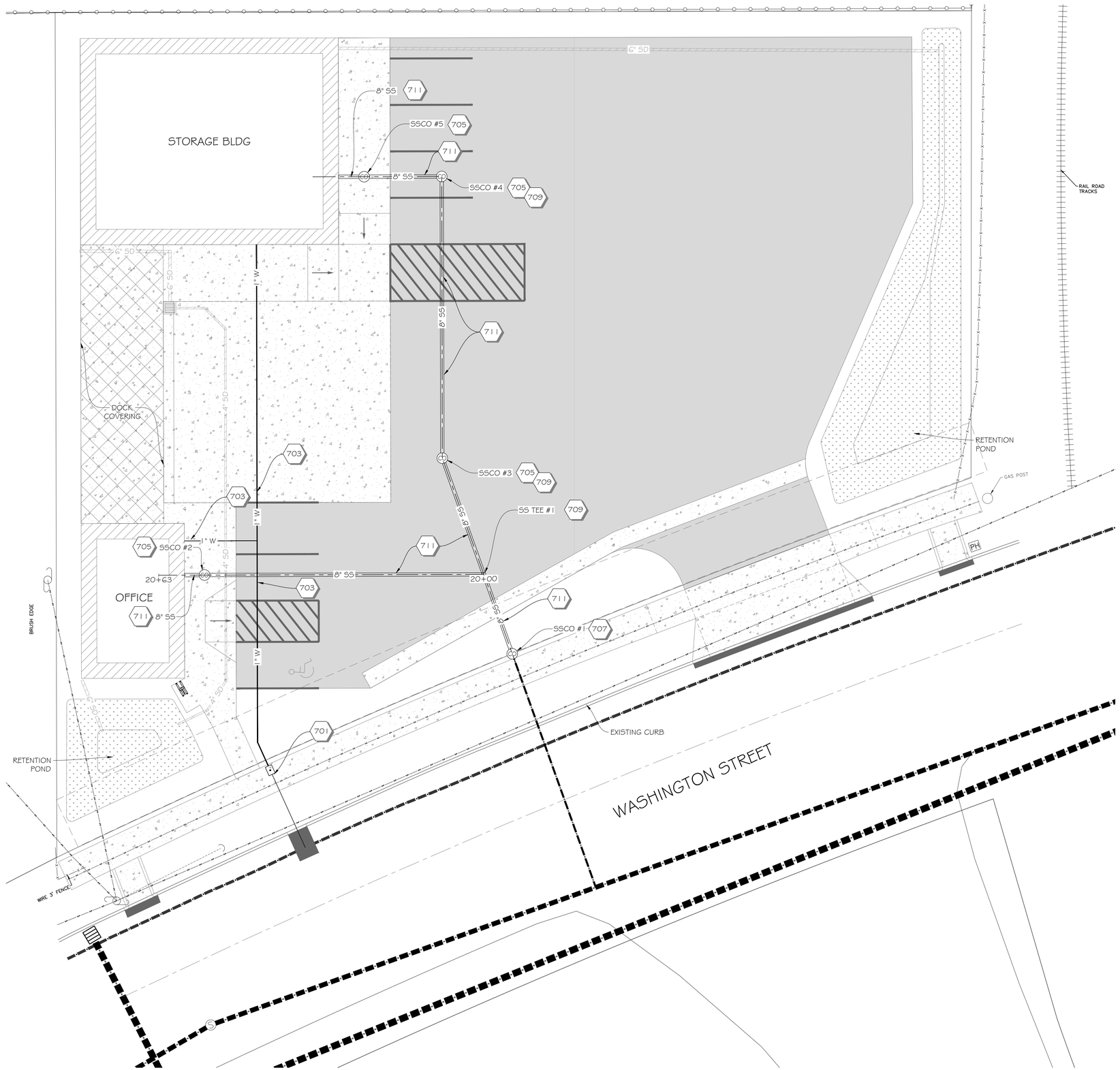
NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/22/24	KW

REASON FOR ISSUANCE

SHEET TITLE:

GRADING AND STORMWATER MANAGEMENT PLAN

C-1.05



GENERAL CONSTRUCTION NOTES:

1. WORK IN THE PUBLIC RIGHT-OF-WAY TO COMPLY WITH CITY OF STAYTON STANDARDS.
2. WORK ON THE SITE TO COMPLY WITH THE APPLICABLE OREGON STATE SPECIALTY CODE.
3. CONTRACTOR TO SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN 7-DAYS PRIOR TO COMMENCING THE WORK.

KEYNOTES - WORK BY CONTRACTOR

701. CONSTRUCT 1" WATER SERVICE PURSUANT CITY STANDARD DRAWING NO. 432.

703. EXTEND WATER SERVICE PIPE, PIPE SIZE AND LOCATION AS SHOWN.

705. CONSTRUCT SANITARY SEWER CLEANOUT PURSUANT TO CITY STANDARD DRAWINGS NO. 526.

707. CONNECT TO EXISTING SANITARY SEWER SERVICE AND CONSTRUCT SANITARY SEWER CLEANOUT PURSUANT TO CITY STANDARD DRAWING NO. 528.

709. CONSTRUCT FITTINGS TO ACCOMMODATE ALIGNMENT SHOWN.

711. CONSTRUCT 4" SANITARY SEWER SERVICE.

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED:

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

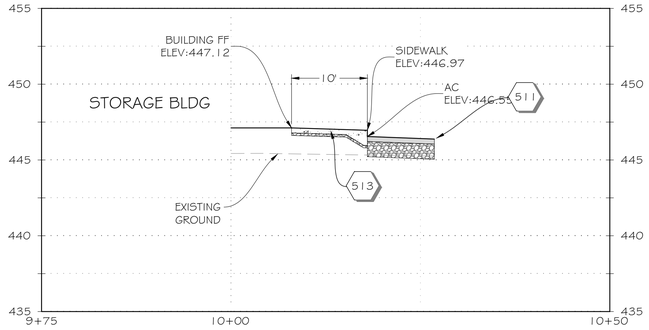
REASON FOR ISSUANCE

SHEET TITLE:

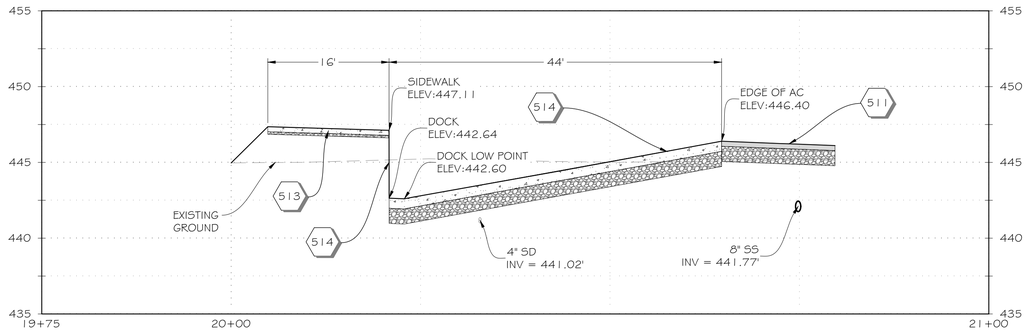
UTILITY PLAN

C-1.07

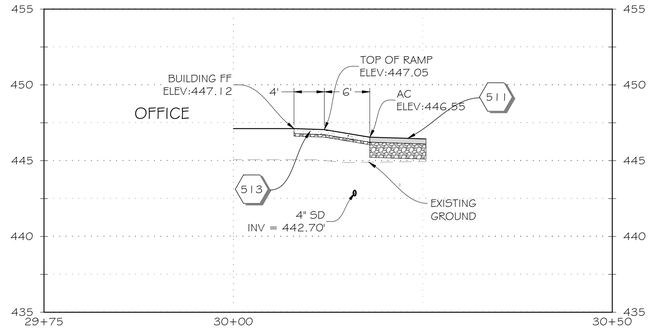
0 10' 20' 30'
0 1"



1 SITE SECTION 1
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'



2 SITE SECTION 2
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'



3 SITE SECTION 3
HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 5'

KEYNOTES - WORK BY CONTRACTOR

511. CONSTRUCT AC PARKING LOT WITH 4" AC ON 12" AGGREGATE BASE.

513. CONSTRUCT 4" THICK CONCRETE INTEGRAL CURB AND SIDEWALK, WIDTH AS SHOWN. EXCEPT IN RAMP AREAS, CURB HEIGHT TO BE 5" ABOVE AC.

514. CONSTRUCT 8" THICK CONCRETE TRUCK RAMP. CONTRACTOR TO SUBMIT JOINTING PLAN 14-DAYS PRIOR TO CONSTRUCTING.

0 10' 20' 30'
0 1"

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED:

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

STAYTON, OR

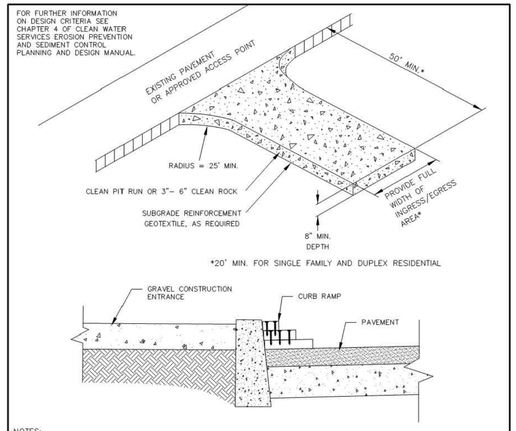
REASON FOR ISSUANCE

NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

SHEET TITLE:

SITE SECTION VIEWS

C-2.01



NOTES:

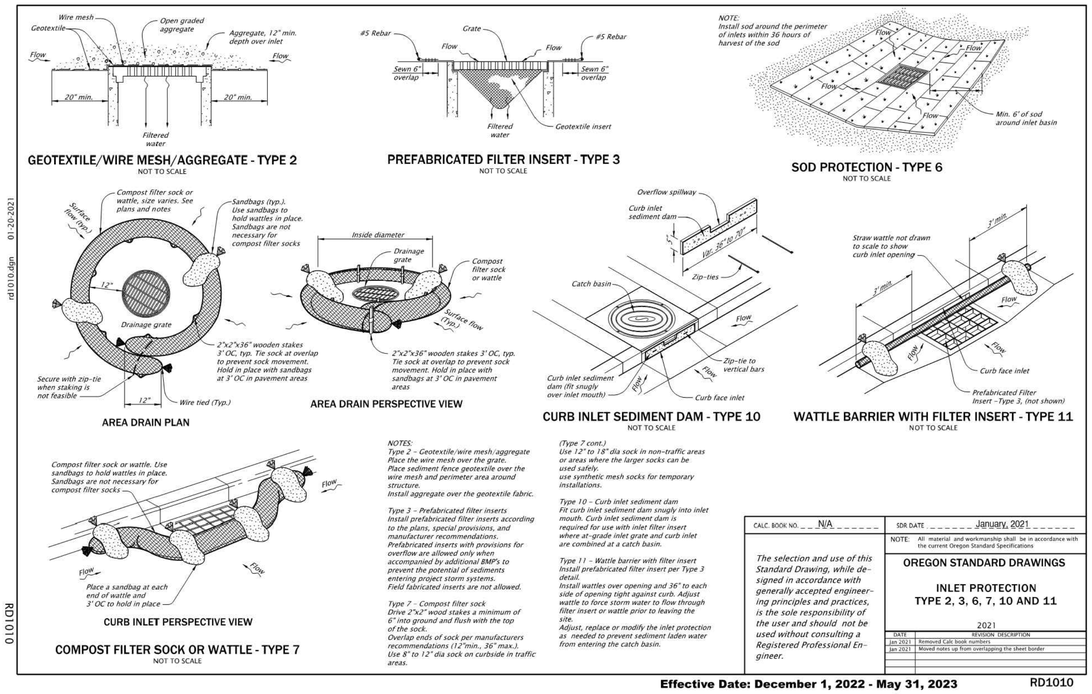
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF– WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL
   50' LONG BY 20' WIDE 3–6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB–SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855 REVISED 12–16

CleanWater Services

rd1010.dgn 01-20-2021



GEOTEXTILE/WIRE MESH/AGGREGATE - TYPE 2
NOT TO SCALE

PREFABRICATED FILTER INSERT - TYPE 3
NOT TO SCALE

SOD PROTECTION - TYPE 6
NOT TO SCALE

AREA DRAIN PLAN

AREA DRAIN PERSPECTIVE VIEW

CURB INLET SEDIMENT DAM - TYPE 10
NOT TO SCALE

WATTLE BARRIER WITH FILTER INSERT - TYPE 11
NOT TO SCALE

CURB INLET PERSPECTIVE VIEW

COMPOST FILTER SOCK OR WATTLE - TYPE 7
NOT TO SCALE

NOTES:
Type 2 – Geotextile/wire mesh/aggregate
Place the wire mesh over the grate.
Place sediment fence geotextile over the wire mesh and perimeter area around structure.
Install aggregate over the geotextile fabric.

Type 3 – Prefabricated filter inserts
Install prefabricated filter inserts according to the plans, special provisions, and manufacturer recommendations.
Prefabricated inserts with provisions for overflow are allowed only when accompanied by additional BMP's to prevent the potential of sediments entering project storm systems.
Field fabricated inserts are not allowed.

Type 7 – Compost filter sock
Drive 2"x2" wood stakes a minimum of 6" into ground and flush with the top of the sock.
Overlap ends of sock per manufacturers recommendations (12"min., 36" max.).
Use 8" to 12" dia sock on curbside in traffic areas.

(Type 7 cont.)
Use 12" to 18" dia sock in non-traffic areas or areas where the larger socks can be used safely.
use synthetic mesh socks for temporary installations.

Type 10 – Curb inlet sediment dam
Fit curb inlet sediment dam snugly into inlet mouth. Curb inlet sediment dam is required for use with inlet filter insert where at-grade inlet grate and curb inlet are combined at a catch basin.

Type 11 – Wattle barrier with filter insert
Install prefabricated filter insert per Type 3 detail.
Install wattles over opening and 36" to each side of opening right against curb. Adjust wattle to force storm water to flow through filter insert or wattle prior to leaving the site.
Adjust, replace or modify the inlet protection as needed to prevent sediment laden water from entering the catch basin.

CALC. BOOK NO. N/A

SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS

INLET PROTECTION
TYPE 2, 3, 6, 7, 10 AND 11

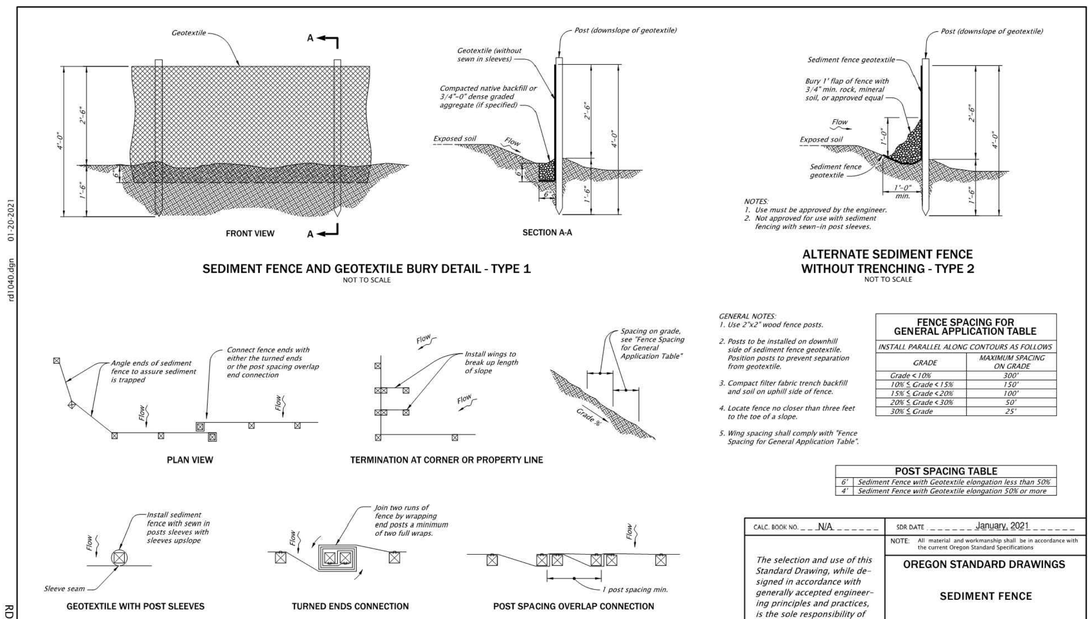
2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers
Jan 2021	Moved notes up from overlapping the sheet border

Effective Date: December 1, 2022 - May 31, 2023 RD1010

RD1010

rd1040.dgn 01-20-2021



SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1
NOT TO SCALE

ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2
NOT TO SCALE

GENERAL NOTES:
1. Use 2"x2" wood fence posts.
2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.
3. Compact filter fabric trench backfill and soil on uphill side of fence.
4. Locate fence no closer than three feet to the toe of a slope.
5. Wing spacing shall comply with "Fence Spacing for General Application Table".

FENCE SPACING FOR GENERAL APPLICATION TABLE

INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS	
GRADE	MAXIMUM SPACING ON GRADE
Grade < 10%	300'
10% ≤ Grade < 15%	150'
15% ≤ Grade < 20%	100'
20% ≤ Grade < 30%	50'
30% ≤ Grade	25'

POST SPACING TABLE

6'	Sediment Fence with Geotextile elongation less than 50%
4'	Sediment Fence with Geotextile elongation 50% or more

GEOTEXTILE WITH POST SLEEVES

TURNED ENDS CONNECTION

POST SPACING OVERLAP CONNECTION

GEOTEXTILE END CONNECTIONS
NOT TO SCALE

CALC. BOOK NO. N/A

SDR DATE January, 2021

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

The selection and use of this Standard Drawing, while designed in accordance with generally-accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

OREGON STANDARD DRAWINGS

SEDIMENT FENCE

2021

DATE	REVISION DESCRIPTION
Jan 2021	Removed Calc book numbers

Effective Date: December 1, 2022 - May 31, 2023 RD1040

RD1040

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
62679PE
DIGITALLY SIGNED:
OREGON
NOV. 9, 1999
KEITH WHISENHUNT
EXPIRES: JUNE 30, 2024

DATE SIGNED: 5/2/24

SANTIAM ICE COMPANY

SANTIAM ICE STAYTON FACILITY

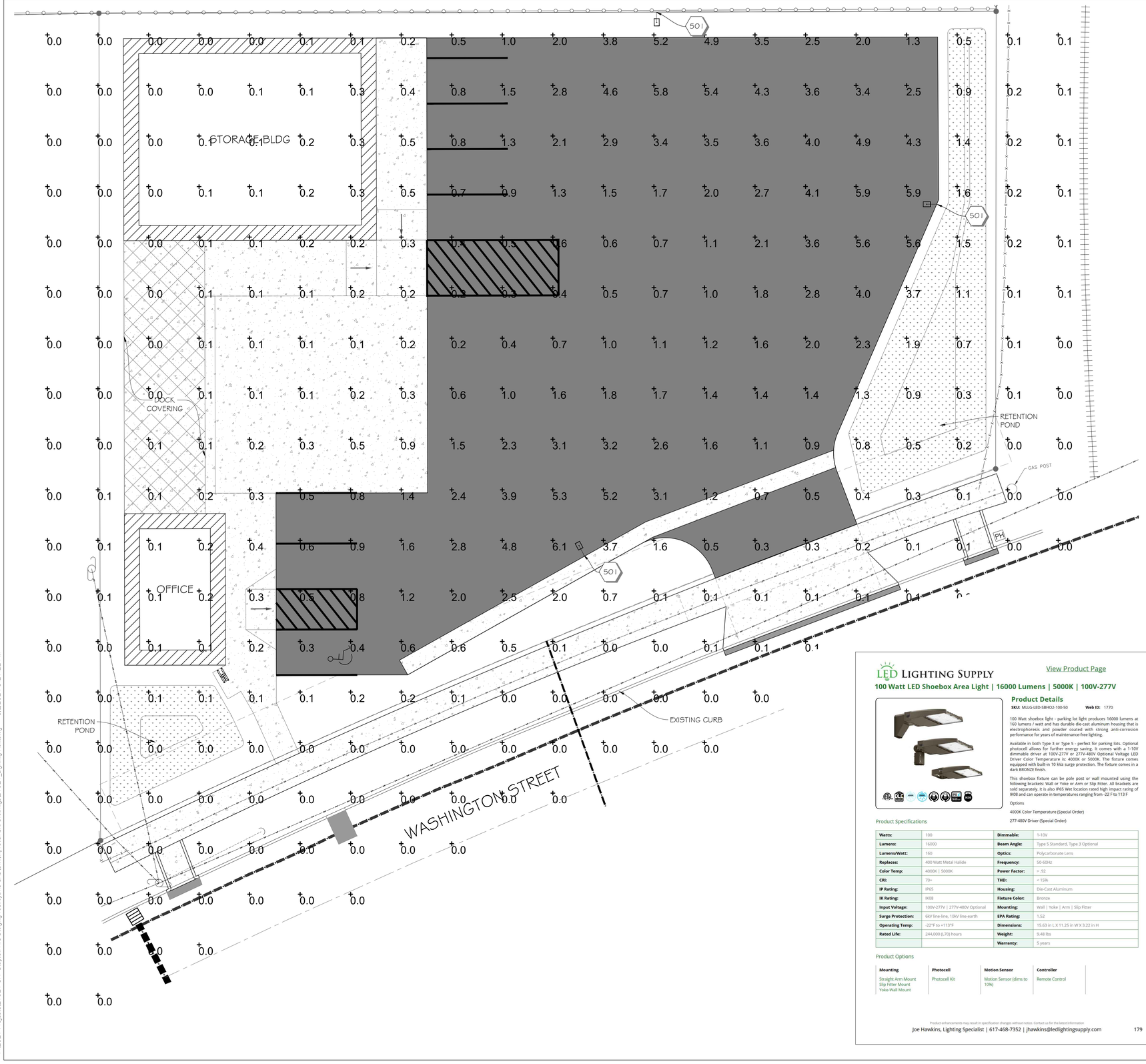
STAYTON, OR

NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/22/24	KW

SHEET TITLE:

EROSION CONTROL DETAIL

C-5.01



KEYNOTES - WORK BY CONTRACTOR

501. CONSTRUCT MODEL 1916 LIGHT POLE AND MODEL 1762 SHOEBOX LIGHT.
503. CONSTRUCT MODEL 1920 WALL PACK LIGHT.

N

0 10' 20' 30'

0 1"

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

SANTIAM ICE
STAYTON FACILITY

STAYTON, OR

NO.	DESCRIPTION	DATE	BY
1	BUILDING PERMIT SUBMITTAL	5/2/24	KW

REASON FOR ISSUANCE

SHEET TITLE:

SITE LIGHTING PHOTOMETRICS

E-1.01

LED LIGHTING SUPPLY

View Product Page

100 Watt LED Shoebox Area Light | 16000 Lumens | 5000K | 100V-277V

Product Details

SKU: MLLG-LED-SBHO2-100-50 **Web ID:** 1770

100 Watt shoebox light - parking lot light produces 16000 lumens at 160 lumens / watt and has durable die-cast aluminum housing that is electrophoresis and powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 or Type 5 - perfect for parking lots. Optional photocell allows for further energy saving. It comes with a 1-10V dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection. The fixture comes in a dark BRONZE finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	100	**Dimmable:**	1-10V
Lumens:	16000	**Beam Angle:**	Type 5 Standard, Type 3 Optional
Lumens/Watt:	160	**Optics:**	Polycarbonate Lens
Replaces:	400 Watt Metal Halide	**Frequency:**	50-60Hz
Color Temp:	4000K | 5000K	**Power Factor:**	> .92
CRI:	70+	**THD:**	< 15%
IP Rating:	IP65	**Housing:**	Die-Cast Aluminum
IK Rating:	IK08	**Fixture Color:**	Bronze
Input Voltage:	100V-277V | 277V-480V Optional	**Mounting:**	Wall | Yoke | Arm | Slip Fitter
Surge Protection:	6kV line-line, 10kV line-earth	**EPA Rating:**	1.52
Operating Temp:	-22°F to +113°F	**Dimensions:**	15.63 in L X 11.25 in W X 3.22 in H
Rated Life:	244,000 (L70) hours	**Weight:**	9.48 lbs
		Warranty:	5 years

Product Options

Mounting	Photocell	Motion Sensor	Controller
Straight Arm Mount Slip Fitter Mount Yoke-Wall Mount	Photocell Kit	Motion Sensor (dims to 10%)	Remote Control

Product enhancements may result in specification changes without notice. Contact us for the latest information

Joe Hawkins, Lighting Specialist | 617-468-7352 | jhawkins@ledlightingsupply.com 179

LED LIGHTING SUPPLY

View Product Page

25 Foot Steel Square Pole | 4 Inches Wide | 11 Gauge

Product Details

SKU: MLLG-WL-POLE-25FT-4IN-SQ-BZ **Web ID:** 1916

25 Foot Steel Pole 4 In Square with Top Cap Architectural bronze 11 gauge steel

Bolt Circle 8-10 In bolt size 3/4x17x3 In 4 sides predrilled and hole plugs included.

Conforms to ASTM-A 500 Grade B: Min Yield Strength-46000 PSI.

Accessories Available:

MLLG-WL-POLE-SQ-AnchorBolts - Anchor Bolts for Square Poles

MLLG-WL-POLE-SQ-ABPP - Anchor Bolts positioning plate for 4 or 5 inch pole. Needed for new installation.

MLLG-WL-POLE-4IN-SQ-BaseCover - 4 Inch Pole Square Base Cover. Dark Bronze.

MLLG-WL-POLE-SQTA-4In-BZ - Square Pole Top Tenon Adapter for 4 Inch Square to 2 3/8 Inch round - Bronze

MLLG-WD-POLE-BH-2-BZ - 2 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2 3/8 inch Tenon.

MLLG-WD-POLE-BH-3-BZ - 3 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2 3/8 inch Tenon.

MLLG-WD-POLE-BH-4-BZ - 4 Fixture 180 Degree Bullhorn mount - Bronze. Mounts on a 2 3/8 inch Tenon.

Product Specifications

Height:	25 ft	**EPA Rating 70 mph:**	8.9
Gauge:	11	**EPA Rating 80 mph:**	6.9
Size:	4 in square	**EPA Rating 90 mph:**	5.7
Weight:	190 lbs	**EPA Rating 100 mph:**	4.1
Bolt Circle:	8 in - 10 in	**EPA Rating 110 mph:**	3.6
Bolt Projection:	2.75 in	**EPA Rating 120 mph:**	2.2

Product enhancements may result in specification changes without notice. Contact us for the latest information

Joe Hawkins, Lighting Specialist | 617-468-7352 | jhawkins@ledlightingsupply.com 402

SANTIAM ICE STAYTON FACILITY

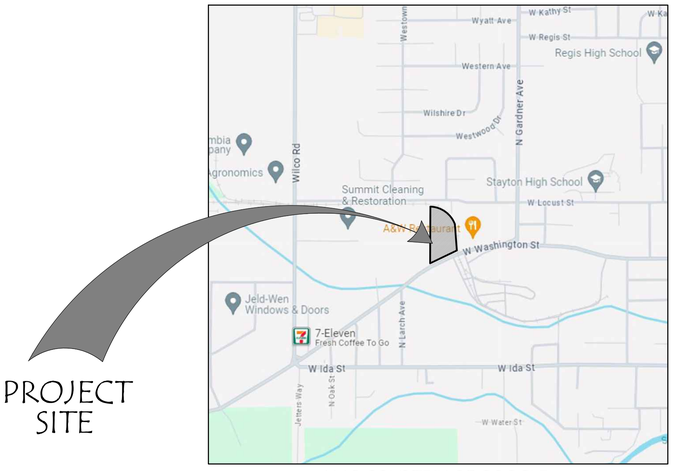
1319 W WASHINGTON STREET
STAYTON, OREGON

DRAWINGS FOR:

PROJECT DELIVERY GROUP, LLC
CONTACT: KEITH WHISENHUNT
503 . 364 . 4004

SHEET INDEX:

VICINITY MAP:



MAP COURTESY OF GOOGLE

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice Stayton Facility

1319 W Washington Street
Stayton, Oregon

REGISTERED LANDSCAPE ARCHITECT
643
LAURA A. ANTONSON
OREGON
11/16/2007

COVER SHEET

April 10th, 2024

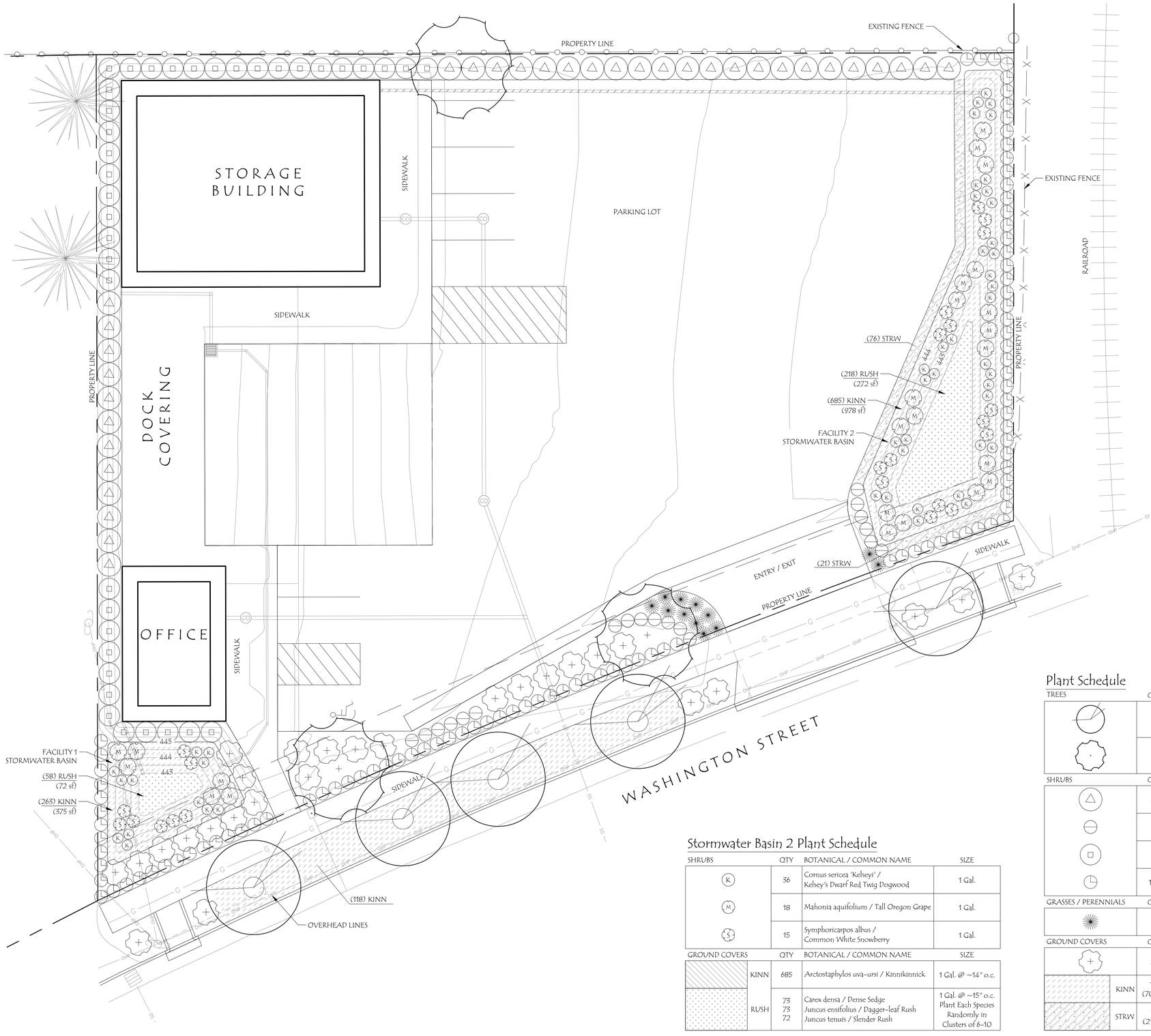
REVISIONS

#	DATE	NOTES	INITIALS

L0.0

SHEET 1 OF 5

PROJECT #: 1548C



Legend:

EXISTING TREES TO REMAIN OFF-SITE

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
4. STREET TREES SELECTED FROM CITY OF STAYTON APPROVED STREET TREE LIST BENEATH OVERHEAD LINES.
5. STREET TREE PRUNING NOTES SEE SHEET L1.2.
6. PLANT SCHEDULE SEE THIS SHEET.
7. PLANTING NOTES AND DETAILS SEE SHEET L1.2.
8. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Landscape Calculations:

TOTAL SITE AREA (SF): 22,207 SF

TOTAL LANDSCAPE AREA REQUIRED (15%): 3,331 SF
TOTAL LANDSCAPE AREA PROPOSED: 4,821 SF

LESS THEN 20 SPACES: NO INTERIOR LANDSCAPE REQUIRED

Stayton Stormwater Basin Planting Requirements

Facility #	Facility SF	Zone A Herbaceous	Zone B Shrubs	Zone B Ground Cover
1	447 SF	58 (72 sf)	26 (375 sf)	263 (375 sf)
2	1,250 SF	218 (272 sf)	69 (978 sf)	685 (978 sf)

Requirements per 100 SF

Zone A (Wet) 80 Herbaceous or 72 Herbaceous/4 Small Shrubs
Zone B (Moderate to Dry) 70 Ground cover and 7 Shrubs
No Trees in Lined Facility

Stormwater Basin 1 Plant Schedule

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
K	12	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	1 Gal.
M	6	Mahonia aquifolium / Tall Oregon Grape	1 Gal.
S	8	Symphoricarpos albus / Common White Snowberry	1 Gal.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
KINN	263	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. @ ~14" o.c.
RUSH	20 19 19	Carex densa / Dense Sedge Juncus ensifolius / Dagger-leaf Rush Juncus tenuis / Slender Rush	1 Gal. @ ~15" o.c. Plant Each Species Randomly in Clusters of 6-10

Stormwater Basin 2 Plant Schedule

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
K	36	Cornus sericea 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	1 Gal.
M	18	Mahonia aquifolium / Tall Oregon Grape	1 Gal.
S	15	Symphoricarpos albus / Common White Snowberry	1 Gal.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
KINN	685	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. @ ~14" o.c.
RUSH	73 73 72	Carex densa / Dense Sedge Juncus ensifolius / Dagger-leaf Rush Juncus tenuis / Slender Rush	1 Gal. @ ~15" o.c. Plant Each Species Randomly in Clusters of 6-10

Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	Cercis canadensis / Eastern Redbud	8' Ht. Min., 2" Cal., B&B
	3	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo 8' HT	8' Ht. Min., 2" Cal., B&B
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	34	Abelia x grandiflora / Glossy Abelia	36" Ht. Min.
	19	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Glossy Abelia	24"-30" Ht.
	38	Euonymus japonicus / Japanese Spindle	4` Ht. Min.
	103	Euonymus japonicus 'Green Spire' / Green Spire Euonymus	4` Ht. Min.
GRASSES / PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	12	Pennisetum alopecuroides `Hameln` / Hameln Fountain Grass	1 Gal.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	27	Prunus laurocerasus `Mount Vernon` / Mount Vernon Laurel	1 Gal. As Shown
KINN	118 (706 sf)	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal. 30" o.c.
STRW	99 (212 sf)	Fragaria vesca / Woodland Strawberry	1 Gal. 18" o.c.

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice
Stayton Facility

1319 W Washtington Street
Stayton, Oregon

REGISTERED 643 LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

PLANTING PLAN

SCALE: 1"=10-0"

0' 5' 10' 20'
SCALE

April 10th, 2024

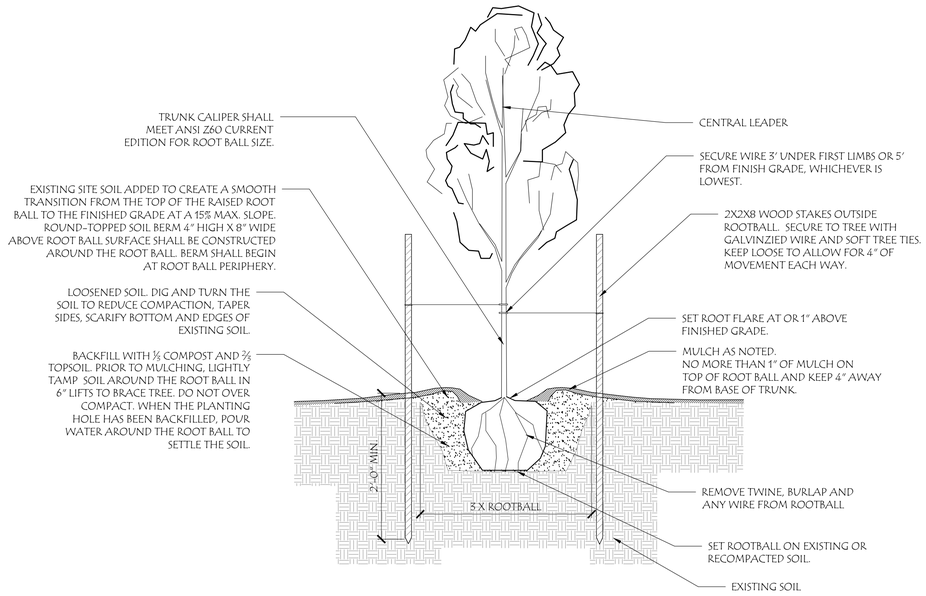
REVISIONS

#	DATE	NOTES	INITIALS

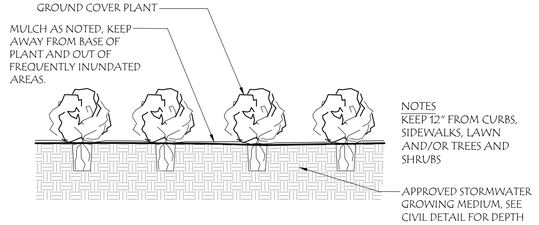
L1.1

SHEET 2 OF 5

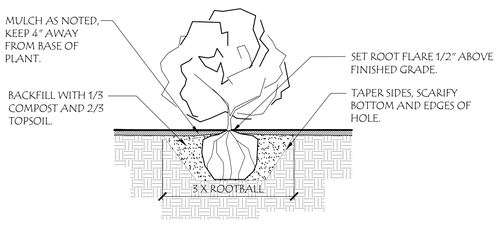
PROJECT #: 1548C



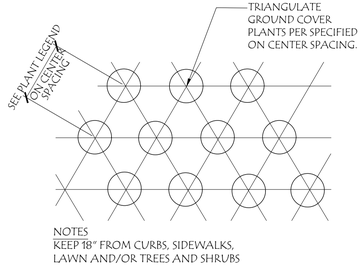
1 L1.2 TREE PLANTING DETAIL
SCALE: NTS



2 L1.2 STORMWATER CONTAINER PLANTS
SCALE: NTS



3 L1.2 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS



4 L1.2 GROUND COVER SPACING DETAIL
SCALE: NTS

Stormwater Facility Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF STAYTON STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR GRADING, EROSION CONTROL AND SITE PREPARATION.
7. MULCH: DO NOT USE MULCH IN ZONE A AND OTHER FREQUENTLY INUNDATED AREAS.
8. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
4. STREET TREES SELECTED FROM CITY OF STAYTON APPROVED STREET TREE LIST BENEATH OVERHEAD LINES.
5. STREET TREE PRUNING NOTES SEE GENERAL PLANTING NOTE #13 THIS SHEET.
6. PLANT SCHEDULE SEE SHEET L1.1.
7. PLANTING NOTES AND DETAILS SEE THIS SHEET.
8. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
6. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6" LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE, SEE ABOVE FOR COMPOST:
   - 25 LBS GYPSUM
   - 75 LBS LIME
   - 8 LBS SUPERPHOSPHATE
   - 3 LBS AMMONIUM NITRATE
   - 4 OZS ZINC SULFATE
   - 8 OZS MANGANESE SULFATE
7. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
   - 2" CAL. B&B TREE: 3 TEASPOONS
   - 5 GALLON: 2 TEASPOONS
   - 1-3 GALLON PLANT: 1 TEASPOON
   - 4" POT: 1/4 TEASPOON
   - SEED/TURF: 1 LB PER 2000 SF

   DO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
10. BARK MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
11. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
12. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
13. STREET TREES: AS STREET TREES MATURE, MAINTAIN TREE HEIGHTS AS FOLLOWS: KEEP LOWEST BRANCHES A MINIMUM OF 12' ABOVE ANY STREET SURFACE AND 8' ABOVE ANY SIDEWALK SURFACE AS TO NOT IMPEDE SIGHT DISTANCE, PEDESTRIAN TRAFFIC, OR VEHICULAR TRAFFIC.
14. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
15. NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS.
16. PLANTS TO BE UNDER WARRANTY FOR A MINIMUM OF 12 MONTHS STARTING FROM FULL COMPLETION.

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice
Stayton Facility

1319 W Washtington Street
Stayton, Oregon

REGISTERED
643
LAURA A. ANTONSON
OREGON
11/16/2007
LANDSCAPE ARCHITECT

PLANTING NOTES AND DETAILS

April 10th, 2024

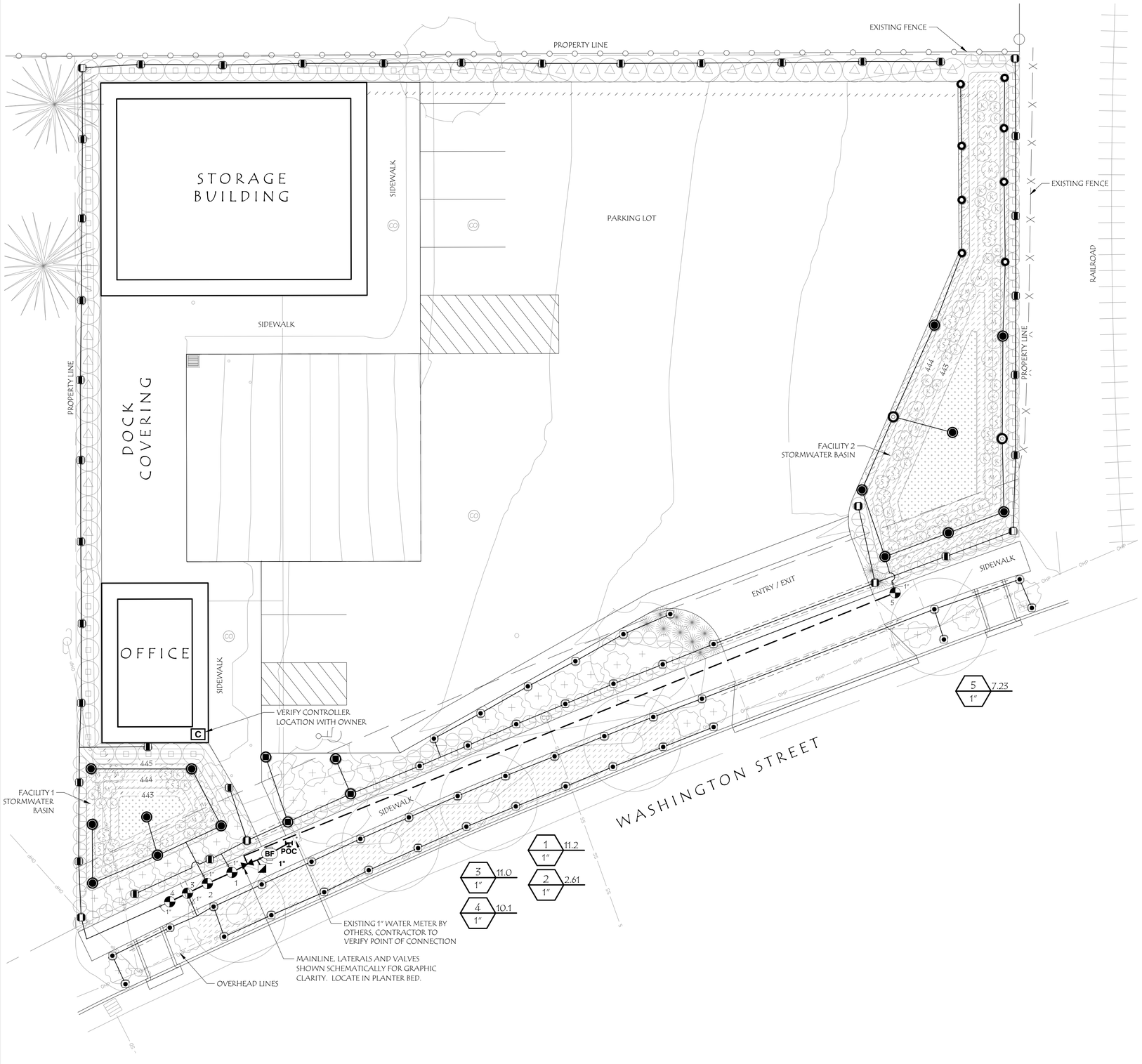
REVISIONS

#	DATE	NOTES	INITIALS

L1.2

SHEET 3 OF 5

PROJECT #: 1548C



Legend:

EXISTING TREES TO REMAIN OFF-SITE

Valve Callout
Valve Number
Valve Flow
Valve Size

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
3. IRRIGATION SCHEDULE SEE THIS SHEET.
4. IRRIGATION NOTES AND DETAILS SEE SHEET L2.2.
5. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.

Irrigation Schedule

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*	PSI
LST SST RST	Hunter MP Strip PROS-06-PRS40-CV-F Shrub Rotator, 6in. pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip on PRS40 body.	38	40
MXCO	Hunter MP1000 PROS-00-PRS40 Shrub Rotator, fixed on 12" riser, pressure regulated to 40 psi, MP Rotator nozzle M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	14	40
MXCO	Hunter MP1000 PROS-06-PRS40-CV-F Shrub Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	4	40
2000	Hunter MP2000 PROS-00-PRS40 Shrub Rotator, fixed on 12" riser, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	2	40
800 A 800 F	Hunter MP800SR PROS-00-PRS40 Shrub Rotator, fixed on 12" riser, pressure regulated to 40 psi, MP Rotator nozzle ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	8	40
800 A 800 F	Hunter MP800SR PROS-06-PRS40-CV-F Shrub Rotator, 6in. pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	42	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY*
	Hunter PGV-101G 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.	5
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	1
	Shut Off Valve Brass, Line Size	1
BF	Zurn 950XL 1" Double Check Valve Assembly	1
C	Hunter P2C-400 with (01) PCM-300 (Verify location with Owner) Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor/Indoor model	1
POC	Point of Connection 1" (Contractor to Verify)	1
	Irrigation Lateral Line: 1" PVC Class 200 SDR 21	1,364 l.f.
	Irrigation Mainline: 1" PVC Schedule 40	161 l.f.
	Pipe Sleeve: 4" PVC Schedule 40	97 l.f.

*Quantities for Estimating Purposes Only

Valve Schedule

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Shrub Rotary	11.19	161.4	42.9	48.8	0.49 in/h
2	Hunter PGV-101G	1"	Shrub Rotary	2.61	166.4	41.4	47.0	0.38 in/h
3	Hunter PGV-101G	1"	Shrub Rotary	11.0	170.6	42.3	48.5	0.55 in/h
4	Hunter PGV-101G	1"	Shrub Rotary	10.12	174.3	43.9	50.2	0.52 in/h
5	Hunter PGV-101G	1"	Shrub Rotary	7.23	156.4	42.0	49.8	0.44 in/h
	Common Wire				160.5			

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice
Stayton Facility

1319 W Washtington Street
Stayton, Oregon

REGISTERED 643 LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

IRRIGATION PLAN

SCALE: 1"=10'-0"

0' 5' 10' 20'
SCALE

April 10th, 2024

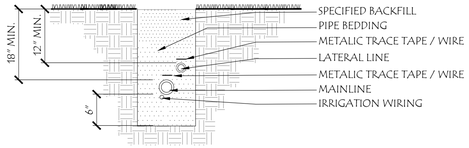
REVISIONS

#	DATE	NOTES	INITIALS

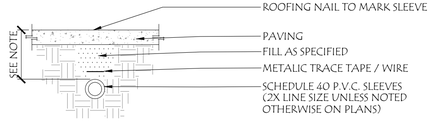
L2.1

SHEET 4 OF 5

PROJECT #: 1548C

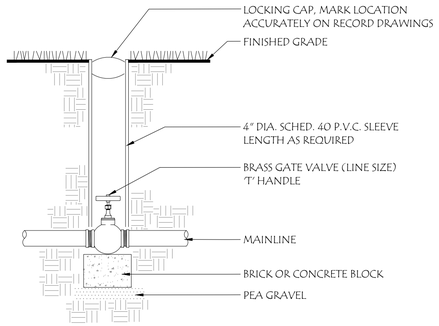


1 L2.2 TYPICAL TRENCHING
SCALE: NTS

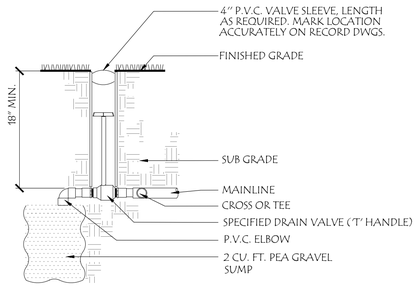


NOTES:
EXTEND IRRIGATION SLEEVE 6" BEYOND EACH SIDE OF PAVING.
DEPTH OF MAINLINE = 18".
DEPTH OF LATERAL @ PAVING = 14" MIN.
DEPTH OF LINES UNDER DRIVING SURFACES = 24" MIN.

2 L2.2 IRRIGATION SLEEVES
SCALE: NTS

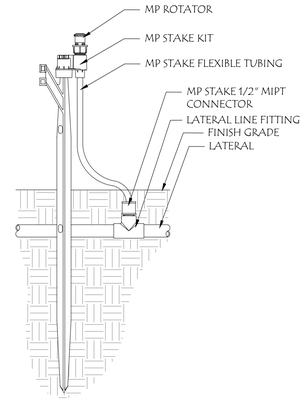


3 L2.2 GATE VALVE
SCALE: NTS

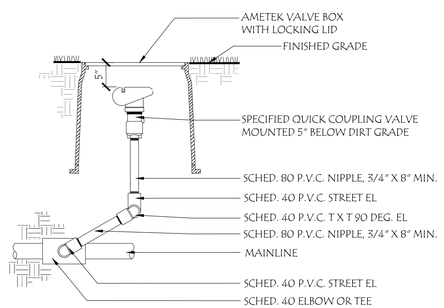


NOTE: MANUAL DRAIN VALVES ARE TO BE PLACED AT ALL LOW POINTS IN MAINLINE THROUGHOUT THE SITE.

4 L2.2 MANUAL DRAIN VALVE
SCALE: NTS

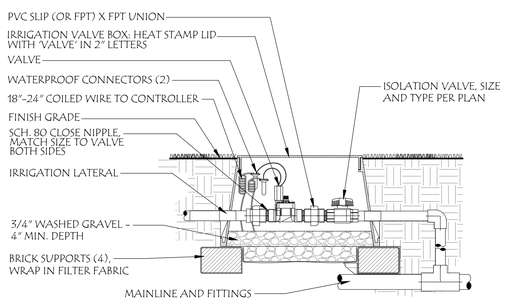


5 L2.2 FIXED MP ROTATOR STAKED
SCALE: NTS

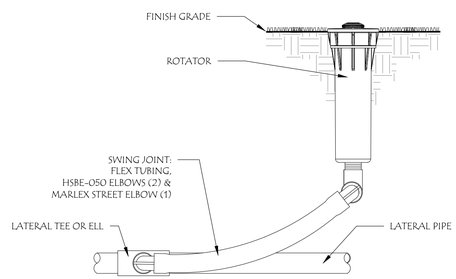


NOTE: SPACE 100' O.C. THROUGHOUT THE LANDSCAPED AREA ON SITE AND AS NOTED ON PLAN.

6 L2.2 QUICK COUPLER VALVE
SCALE: NTS



7 L2.2 CONTROL ZONE VALVE
SCALE: NTS



8 L2.2 MP ROTATOR
SCALE: NTS

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE CIVIL DRAWINGS FOR SITE PLAN, UTILITIES, GRADING AND STORMWATER BASIN.
3. IRRIGATION SCHEDULE SEE SHEET L2.1.
4. IRRIGATION NOTES AND DETAILS SEE THIS SHEET.
5. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.

Irrigation Notes

1. IRRIGATION SYSTEM DESIGN BASED ON 19.6 GPM AT 60 PSI. IF METER SIZE, FLOW (GPM) AND/OR STATIC PRESSURE (PSI) VARY, CONTACT LANDSCAPE ARCHITECT.
2. IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION (POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE (GPM) AND POUNDS PER SQUARE INCH (PSI).
3. IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
4. THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5-FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
5. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL AND PLUMBING CODES.
6. IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION PER LOCAL CODE.
7. LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY. PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. ADJUST SLEEVE LOCATIONS AS NEEDED. LOCATE VALVES AT EDGE OF PLANT BEDS OR LAWN FOR GOOD ACCESS. PLACE VALVES INSIDE ROW LIMITS IF POSSIBLE, FIELD VERIFY.
8. INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH A MINIMUM 12" OF COVER BASED ON FINISH GRADES. BACKFILL TRENCHES WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION, MATCH GRADE TO EXISTING PLANTER AREAS. IRRIGATION SLEEVES AT DRIVING SURFACES TO BE 24" DEEP. BACKFILL WITH NATIVE ON-SITE SOIL, FREE OF ROCK AND OTHER DELETERIOUS MATERIAL IN 4" LIFTS, TAMPING FIRMLY TO ENSURE COMPACTION. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS. SHARE TRENCHES WHENEVER POSSIBLE.
9. USE IN-LINE CHECK VALVES TO AVOID LOW LINE DRAINAGE.
10. PLACE ISOLATION VALVES AT POINT OF CONNECTION AND EACH VALVE BOX.
11. SHRUB ROTATORS: 6" POP-UPS IN PLANTER AREAS, SEE HEAD TYPES IN LEGEND. KEEP 2" FROM PAVING AND 4" FROM WALLS.
12. SHRUB ROTATORS: FIXED ROTATORS WITH 12" HEIGHT STAKES.
13. CONTROLLER TO BE LOCATED PER OWNER.
14. ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTORS AND BE IN A VALVE OR SPLICE BOX.
15. ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
16. THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...).

PVC Pipe Sizing Schedule

PIPE SIZING IS BASED ON GALLONS PER MINUTE (GPM) DEMAND DOWNLINE. FLOW VELOCITIES IN PIPE SHALL NOT EXCEED 5 FEET PER SECOND.

MAX. GPM, CLASS 200 PVC PIPE	MAX. GPM, SCHEDULE 40 PVC PIPE
3/4" = 10 GPM	3/4" = 8 GPM
1" = 16 GPM	1" = 12 GPM
1 1/4" = 26 GPM	1 1/4" = 22 GPM
1 1/2" = 35 GPM	1 1/2" = 30 GPM
2" = 55 GPM	2" = 50 GPM
2 1/2" = 80 GPM	2 1/2" = 70 GPM
3" = 120 GPM	3" = 110 GPM
4" = 200 GPM	4" = 190 GPM

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

Santiam Ice
Stayton Facility

1319 W Washtington Street
Stayton, Oregon

REGISTERED 643 LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

IRRIGATION PLAN

April 10th, 2024

REVISIONS

#	DATE	NOTES	INITIALS

L2.2

SHEET 5 OF 5

PROJECT #: 1548C

DRAINAGE DESIGN REPORT

For

Santiam Ice-Stayton Facility

Prepared for:

City of Stayton, Public Works Department
311 N. Third Avenue
Stayton, Oregon 97383

Date:
April 2024

Site Location:
1319 W. Washington Street, Stayton, Oregon

Prepared by:

Project Delivery Group, LLC
7938 Crosby Road NE
Woodburn, Oregon 97071

RENEWS: 12/31/25

Table of Contents

Size and Location of Project

This report reflects the proposed Santiam Ice - Stayton Facility to be located at 1319 W. Washington Street, In Stayton, Oregon. The Project Site encompasses approximately 0.51 acres.

Brief Description of Project Scope and Proposed Improvements

The Project consists of developing two buildings; paved vehicle parking, storage, and access areas; concrete walkways; and landscaped areas. Two retention basins will be utilized for stormwater management. The Project is being designed to City of Stayton Design Standards, to address the 100-year 24, hour design storm events. The calculations demonstrate that the volume/size of the basin are sufficient to address the 100-year, 24-hour design storm events with a designed infiltration rate of 6.8 inches per hour.

Description and Size of the Watershed Draining to the Site

The Site is located in s southwesterly portion of Stayton on the North Side of W. Washington Street. The Site generally slopes from west to east, with grades between 0 and 2 percent.

As illustrated on Exhibit A provided in Appendix A, there are two on-site drainage basins for the Project: Basin A encompasses approximately 5,990 square feet (sf), including retention basin A, and represents the westerly portion of the Site. Basin A includes the roofs of the office, dock covering, and half of the storage building roof. It includes the ramped concrete area that will drain to a sump which will be pumped into retention basin A,

Basin B encompasses approximately 16,230 sf and represents the middle to easterly sections of the site, and includes all of proposed paved areas, half of the storage building roof, retention basin B, and the majority of the concrete walkways that do not drain directly into the truck ramp pit.

Review of the Site did not indicate any areas where surface waters from adjoining properties are discharging onto the Site.

Escape Route for the 100-year Storm

The storm water hydrology analyses performed for this Site indicates that the two proposed designed retention basins have adequate hydraulic capacity (i.e., storage and percolation) to manage the 100-year, 24-hour storm event without overflow, and a minimum of 0.5 feet of freeboard before overflow.

Methodology

Depth to Groundwater

A geotechnical analysis, percolation tests, and a review of depths to groundwater (based on well logs obtained for properties in proximity to the Site) were performed by Rapid Soil Solutions, Inc (RSSI). Copies of their reports are provided in Appendix B. Groundwater was not encountered in any of the shallow soil borings advanced. A review of well logs for wells located in relative proximity to the Site indicate static water levels ranging from 5 to 15 feet below grade surface. Retention basins have been designed with a maximum depth of 2.0 feet, maintaining a minimum of

2.5 feet of distance to projected high groundwater elevations. Groundwater elevations are expected to fluctuate seasonally in accordance with rainfall conditions and are not expected to approach surface elevation.

Description of soil types and any other geologic features impacting stormwater infrastructure design

Per the Natural Resource Conservation Service (NRCS) Soil Survey, the site consists predominately (100.0%) of Sifton gravelly loam (St, hydrologic soil group B). A copy of the NRCS soils report for this site is provided in Appendix C. There are no other geological features impacting stormwater infrastructure design for the site.

As per the geotechnical investigation and infiltration testing work performed by RSSI (copy provided in Appendix B) the testing work illustrated an infiltration rate of approximately 13.75 inches/hour in the area and at the approximate bottom depth of Retention Basin A, and 27 inches/hour in the area and at the approximate bottom depth of Retention Basin B. For preliminary design purposes, a conservative rate of 50% of the lower measured infiltration rate of 13.75 inches per hour (corresponding to 6.8 inches/hour) was utilized in the retention basin modeling work performed.

Analysis

Computational Methods and Software Utilized

The TR-20 method Hydrograph using a Type 1A, 24-hour storm was used to model the required design storms. HydroCAD modeling software (version 10.20-7a) was used to perform the hydrology analyses for the site and to size the stormwater facilities. From City of Stayton Design Standards, the precipitation associated with storm frequency are as follows:

- 100 year, 24-hour storm (4.6 inches)

Design Assumptions

All elevations used in the modeling work were based on the preliminary design elevations, with an assumed groundwater elevation of 440, and an infiltration rate of 6.8 inches per hour.

A conservative assumed post-development time of concentration of 5 minutes, representing the time from the initial start of the storm to when surface water run-off would reach the retention basin either by direct run-off or piped conveyance, was utilized for the hydrology analyses.

The retention basins have been designed with minimum 3H:1V side slopes and flat bottoms, with retention basin A having a minimum top surface elevation of 445.0 and a flat bottom elevation of 443.0; retention basin A has a calculated storage volume of 468 cubic feet (cf) to its top elevation of 445.0, and 276 cf to the required freeboard elevation of 444.5 (i.e., 6-inches below the minimum top of the basin). Retention Basin B will have a minimum top surface elevation of 444.5 and a flat bottom elevation of 442.5. Retention basin B has a calculated storage volume of 1,377 cf to its top elevation of 444.5, and 830 cf to the required freeboard elevation of 444.0.

Hydrology Calculation and Modeling

Using the design information of each basin and associated run-off curve numbers (CN), a weighted CN of 93 was derived for the combined Basin A, and a weighted CN of 96 was determined for Basin B.

During the 100-year, 24-hour design storm event, drainage basin A has a calculated peak post development run-off flow rate of 0.14 cubic feet per second (cfs) and a runoff volume of approximately 1,906 cf; drainage basin B has a calculated peak post development run-off flow rate of 0.40 cubic feet per second (cfs) and a runoff volume of approximately 5,593 cf.

Retention Basin Modeling

Using the proposed design information for the retention basins, the HydroCAD model indicted the following peak infiltration rates and elevations in the two respective retention basins during the modeled 100-year, 24- hour storm event:

Table A

Post-Development Calculated Peak Stormwater Inflow Rates, Water Surface Elevations, and Storage Requirements

Basin	Storm Event	Post-Development			Preliminary Retention Basin Design Info		
		Peak Infiltration Rate (cfs)	Peak W.S. Elevation (ft)	Storage Volume Required (cf)	Design Min. Bottom Elevation (ft)	Minimum Top Surface Elevation of Basin (ft)	Designed Storage Volume (cf) (to Maximum Freeboard Elevation [ft])
Basin A	100-year	0.06	444.44	256	443.0	445.0	276 [444.5]
Basin B	100-year	0.18	443.91	744	442.5	444.5	830 [444.0]

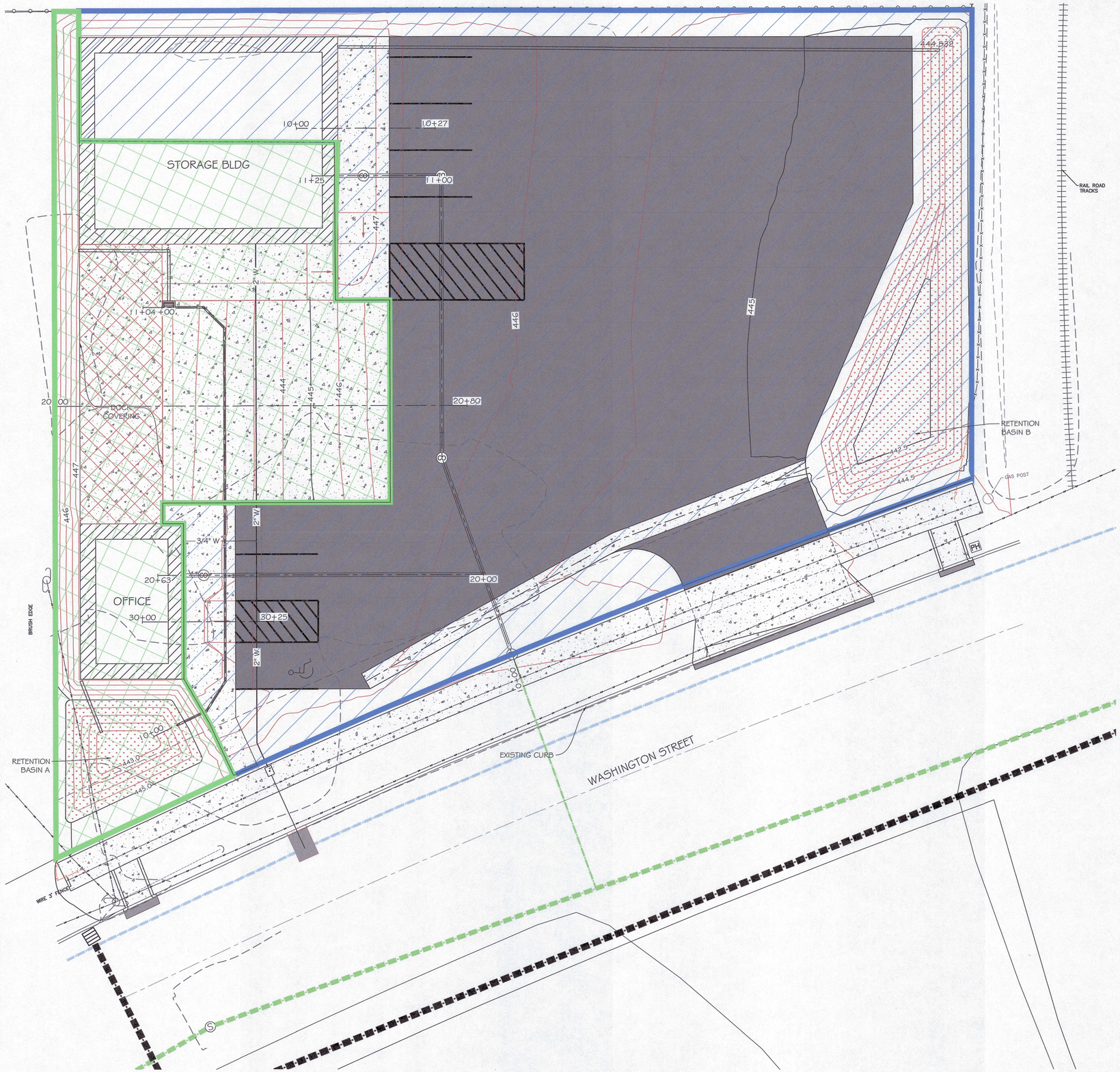
Conclusion

The stormwater management facilities with retention basins have been designed and sized to be in compliance with the City standards for stormwater management.

Drainage Basin A will drain into retention basin A, which was modeled to have a peak water surface elevation of 444.44 during the 100-year, 24-hour design storm event, maintaining a minimum freeboard of 0.56 feet, with no overflow from the basin during the 100-year, 24-hour design storm event.

Drainage Basin B will drain into retention basin B, which was modeled to have a peak water surface elevation of 443.91 during the 100-year, 24-hour design storm event, maintaining a minimum freeboard of 0.59 feet, with no overflow from the basin during the 100-year, 24-hour design storm event.

APPENDIX A—DRAINAGE BASIN MAP



A
AREA: 5,990 SF
Tc: 5.0 MINUTES (ASSUMED MINIMUM)
Weighted CN: 93
Q_{100}: 0.14 CFS

B
AREA: 16,230 SF
Tc: 5.0 MINUTES (ASSUMED MINIMUM)
Weighted CN: 96
Q_{100}: 0.40 CFS

N
0 10' 20' 30'
0 1"

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdgnw.com

REGISTERED PROFESSIONAL ENGINEER
15716PE
OREGON
JAN. 21, 1992
LEE NORTH BRENNAN
RENEWS: 12/31/2025
DATE SIGNED: 4/19/2024

SANTIAM ICE - STAYTON FACILITY

STAYTON, OR

NO.	DESCRIPTION	DATE	BY

REASON FOR ISSUANCE

SHEET TITLE:

DRAINAGE BASIN MAP

EXHIBIT A

APPENDIX B — GEOTECHNICAL, INFILTRATION, AND GROUNDWATER INFORMATION PROVIDED BY RAPID SOIL SOLUTIONS, INC.

Addendum for ground water at

1319 W Washington Street, Stayton

Rapid Soil Solutions (RSS) is using this addendum to address the subject of shallow ground water. Attached are two (2) well logs that are within a 1/2mile of the site and similar elevation. Water was found at 35ft and 40ft below grade.

Shallow ground water is not an issue for this site.

Mia Mahedy, PE GE

Rapid Soil Solutions INC 503-816-3689 mia@rapidsoilsolutions.com

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the
WATER RESOURCES DEPARTMENT
SALEM, OREGON 97310
within 30 days from the date of well completion.

13574

WATER WELL REPORT
STATE OF OREGON
(Please type or print)
(Do not write above this line)

RECEIVED
JUN 6 1979
WATER RESOURCES DEPT.
SALEM, OREGON

State Well No. 9S/1W-9

State Permit No.

(1) OWNER:
Name Joe JANOTA
Address 1133 GARDNER
STAYTON, OR. 97383

(2) TYPE OF WORK (check):
New Well [X] Deepening [ ] Reconditioning [ ] Abandon [ ]
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:
Rotary [ ] Driven [ ]
Cable [X] Jetted [ ]
Dug [ ] Bored [ ]

(4) PROPOSED USE (check):
Domestic [X] Industrial [ ] Municipal [ ]
Irrigation [ ] Test Well [ ] Other [ ]

(5) CASING INSTALLED:
Threaded [ ] Welded [X]
6 " Diam. from +1 ft. to 37 ft. Gage .250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

PERFORATIONS:
Perforated? [ ] Yes [X] No.
Type of perforator used
Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:
Well screen installed? [ ] Yes [X] No
Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:
Drawdown is amount water level is lowered below static level
Was a pump test made? [ ] Yes [X] No If yes, by whom?
Yield: gal./min. with ft. drawdown after hrs.
" " " "
" " " "
Bailer test 45 gal./min. with 5 ft. drawdown after 1 hrs.
Artesian flow g.p.m.
Temperature of water 54 Depth artesian flow encountered ft.

(9) CONSTRUCTION:
Well seal—Material used Cement Grout
Well sealed from land surface to 22 ft.
Diameter of well bore to bottom of seal 10" in.
Diameter of well bore below seal 6" in.
Number of sacks of cement used in well seal 30 sacks
How was cement grout placed? Pumped thru Tremie Pipe
Was a drive shoe used? [X] Yes [ ] No Plugs Size: location ft.
Did any strata contain unusable water? [ ] Yes [X] No
Type of water? depth of strata
Method of sealing strata off
Was well gravel packed? [ ] Yes [X] No Size of gravel:
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:
County Marion Driller's well number
¼ ¼ Section 9 T. 9S R. 1W W.M.
Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.
Depth at which water was first found 35 ft.
Static level 5 ft. below land surface. Date 5/3/79
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:
Diameter of well below casing —
Depth drilled 39 ft. Depth of completed well 37 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Top Soil, w/gravels, Small to large w/Cobbles	0	2	
Clay, brown, w/Gravels, Cobbles + SMALL Boulders	2	15	
Gravels, w/Cobbles + Small Boulders	15	17	
Gravels, w/Cobbles + Small Boulders, brown Clay	17	19	
Sand, black, Clay, w/ Small Boulders	19	27	
Gravels, Cobbles, Small Boulders, Cemented	27	30	
Gravels, Small to large Cobbles, Small Boulders, Clay	30	35	
Note: drilled some areas at 31 feet.			
Gravels, Small to Very large Cobbles + Small Boulders	35	37	5
Gravels, Cobbles, Small Boulders, w/brown Clay	37	39	

Work started 4/26 1979 Completed 5/3 1979
Date well drilling machine moved off of well 5/3 1979

Drilling Machine Operator's Certification:
This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] S. R. McDonald (Drilling Machine Operator) Date 5/5, 1979
Drilling Machine Operator's License No. 986

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
Name AQUA-TECH Well Construction Inc. (Person, firm or corporation) (Type or print)
Address 868 Delta Dr. N.E.
[Signed] David Beach (Water Well Contractor)
Contractor's License No. Date , 19

(USE ADDITIONAL SHEETS IF NECESSARY)

696

SP*45656-119

M.R.I. 13572

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

RECEIVED
MAY 18 1965
STATE ENGINEER
SALEM, OREGON

WATER WELL REPORT
STATE OF OREGON
(Please type or print)

State Well No. 9/1W-9Q

State Permit No.

(1) OWNER:
Name Mike Adams
Address 510 W. Virginia St.
Stayton, Ore.

(2) LOCATION OF WELL:
County Marion Driller's well number 104
SW ¼ SE ¼ Section 9 T. 9S R. 1W W.M.
Bearing and distance from section or subdivision corner

(3) TYPE OF WORK (check):
New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):
Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other Stock ☒

(5) TYPE OF WELL:
Rotary ☐ Driven ☐
Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(6) CASING INSTALLED:
Threaded ☐ Welded ☒
6" Diam. from 0 ft. to 40 ft. Gage .250
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

(7) PERFORATIONS:
Perforated? ☐ Yes ☒ No
Type of perforator used
Size of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(8) SCREENS:
Well screen installed? ☐ Yes ☒ No
Manufacturer's Name
Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(9) CONSTRUCTION:
Well seal—Material used in seal Bentonite-cement
Depth of seal 25 ft. Was a packer used? no
Diameter of well bore to bottom of seal 9 in.
Were any loose strata cemented off? ☒ Yes ☐ No Depth 25
Was a drive shoe used? ☒ Yes ☐ No
Was well gravel packed? ☐ Yes ☒ No Size of gravel:
Gravel placed from ft. to ft.
Did any strata contain unusuable water? ☒ Yes ☐ No
Type of water? Polution depth of strata 1' to 20'
Method of sealing strata off Cement grout 25' to 20'

(10) WATER LEVELS:
Static level 15 ft. below land surface Date 5/8/65
Artesian pressure lbs. per square inch Date

(11) WELL TESTS:
Drawdown is amount water level is lowered below static level
Was a pump test made? ☐ Yes ☒ No If yes, by whom?
Yield: gal./min. with ft. drawdown after hrs.
" " " "
" " " "
Bailer test 35 gal./min. with 6 ft. drawdown after 1 hrs.
Artesian flow g.p.m. Date
Temperature of water 53 Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:
Diameter of well below casing
Depth drilled 40 ft. Depth of completed well 40 ft.
Formation: *Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.*

MATERIAL	FROM	TO
Top-soil	0'	2'
Cobbles-sand-gravel (loose)	2'	8'
Cement gravel	8'	13'
Silted gravel (soft)	13'	16'
Cement gravel	16'	32'
Loose sand-gravel	32'	33'
Med. sand (tight packed)	33'	35'
Red-brown clay & gravel	35'	36'
Cement gravel	36'	38'
River gravel	38'	40'

Work started 5/6/65 19 . Completed 6/8/65 19
Date well drilling machine moved off of well 6/8/65 19

(13) PUMP:
Manufacturer's Name
Type: H.P.

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Pete Tolmasoff Well Drilling
(Person, firm or corporation) (Type or print)
Address Turner, Ore.

Drilling Machine Operator's License No. 320
[Signed] Peter J. Tolmasoff
(Water Well Contractor)
Contractor's License No. 410 Date 5/12/65, 19

(USE ADDITIONAL SHEETS IF NECESSARY)

GEOTECHNICAL REPORT w/ infiltration testing

1319 W Washington Street

Stayton, Oregon

For

EMS Inc

25 May 2021

3915 SW Plum Street
Portland, OR 97219
503-285-1636
mia@rapidsoilsolutions.com

INTRODUCTION

Rapid Soil Solutions Inc (RSS) has prepared this geotechnical report, as requested, for the proposed development of a 60' by 60' shop and 40' by 30' office within the Marion County parcel currently assigned the street address of 1319 W Washington Street in the City of Stayton, Oregon (97383). The subject site is situated on the northern side of W Washington Street roughly 160 feet northeast of its intersection with Miller Drive and 700 feet west-southwest of its intersection with N Gardner Ave. The eastern edge of the property abuts a Southern Pacific Railroad ROW, this rail line appears to terminate within the industrial property south of the subject site (Fruit & Vegetable Processing Industry; PNW Veg Co. LLC, 930 W Washington St). The site is positioned roughly 0.59 miles south of Shaff Road, 0.65 miles northwest of the North Santiam River, 0.65 miles west of N First Ave, and is 1.3 miles southwest of N Santiam Highway (OR-22). Adjacent properties include 1339 W Washington Street (west), 1329 Miller Drive (north), and 1243 Washington Street (east).

The subject site is comprised of a single Marion County parcel. The state tax lot identification number is 091W09DA01103. The Marion County account number is 136127. The abbreviated legal description of the site is P.P. 1998-004, PARCEL 2, ACRES 0.51. The site can be found in the northeast quarter of the southeast quarter of Section 9, Township 9-South, Range 1-West (W.M.) in Marion County, and can be distinguished by the lot number 1103. The latitude and longitude of the site are 44.801041 and -122.807689 (44°48'03.8"N, 122°48'27.7"W). The site can be found in the southeast quarter of the Stayton 7.5-minute quadrangle (SE ¼ of the Stayton 15' Quad).

SITE CONDITIONS

Surface Conditions

The subject site is comprised of a single tax parcel in Marion County, on slopes overlooking the North Fork Santiam River. The property is roughly the shape of a right trapezoid, where the southern property line follows the angle of the adjacent roadway. The site is about 177 feet wide and has a depth decreasing from east (164') to west (90'). The southwestern corner of the city is zoned for industrial application, the site is zoned light industrial and is situated along the northeastern edge of the district. Northeast of the subject site the zoning transitions to commercial and residential land uses. Local land use appears to be consistent with the zoning.

The subject site is situated within the Santiam River valley overlooking the west-flowing North Fork Santiam River. East of the subject site the valley is called Santiam Canyon, as it flows through volcanic deposits forming steep valley walls. Locally the valley opens up to a modernly broad plane with multiple terraces comprised of older sands and gravels. Deposits in the valley west of the subject site indicate that the North Fork Santiam River has meandered intermittently from its modern course to flow through Turner Gap. The local topography is relatively muted.

In front of the subject site, W Washington Street is a two-lane paved roadway. The roadway is relatively wide with concrete curbs on both sides. There is a grade crossing just beyond the southeastern corner of the site. There are no sidewalks along the local stretch of roadway.

General Site Conditions

The subject site is vacant and undeveloped parcel in the southwestern quarter of the City of Stayton, Oregon. The site is nearly level and contains a periodically mowed grass field. A small cluster of trees can be found in the southern margin of the site. A line of evergreen trees forms a hedge along the northern

margins of the site, a chain link fence is also present at the northern edge of the site. A portion of the western property margin also contain s hedge.

The eastern margin of the site is bound by a rail line; it appears that a wire fence once separated the site form the RR ROW, but the fence is partially collapsed. To the north of the subject site is a property containing a small warehouse and a manufactured dwelling structure; the site contains numerous vehicles and semi-trailers. The property west of the subject site appears to contain a single-family dwelling structure and two auxiliary buildings/shops.

Figure 1: Existing conditions at the subject site. Aerial imagery from 2019 (Marion County Assessor's Office online map).

Historic Site Conditions

Historic aerial imagery dating back to 1954 was referenced as part of this investigation.

Early imagery of the subject site indicates that the property was part of a rural region, where the primarily land used was for agricultural applications. Most of the surrounding slopes contain large fields in the early imagery; an orchard appears to have once been present east of the subject site. W Washington Street is visible in the image from 1954.

A structure, likely a dwelling structure, is visible near the center of the subject site in images collected from 1954 through 1967.

The rail line east of the subject site appears to have been constructed between 1956 and 1967.

Between 1967 and 1982, the structure on the subject site appears to have been removed.

The site remains a vacant field in all of the images collected after 1982.

Slopes

The subject site is situated within the alluvial filled valley floor, adjacent to the North Fork Santiam River. The site is roughly 0.7 miles north-northwest of the river and about 18 feet higher in elevation. The slopes within the subject site are very low. The slopes across the local region are very low.

Lidar imagery suggests that the subject site is situated just above a minor riser separating the modern alluvial floodplain from an adjacent terrace. The local segment of W Washington Street appears to traverse this minor slope between terrace benches. This riser meets up with the modern river directly south of the intersection between W Ida Street and N Myrtle Ave. The Salem Ditch passes between the subject site and the North Fork Santiam River.

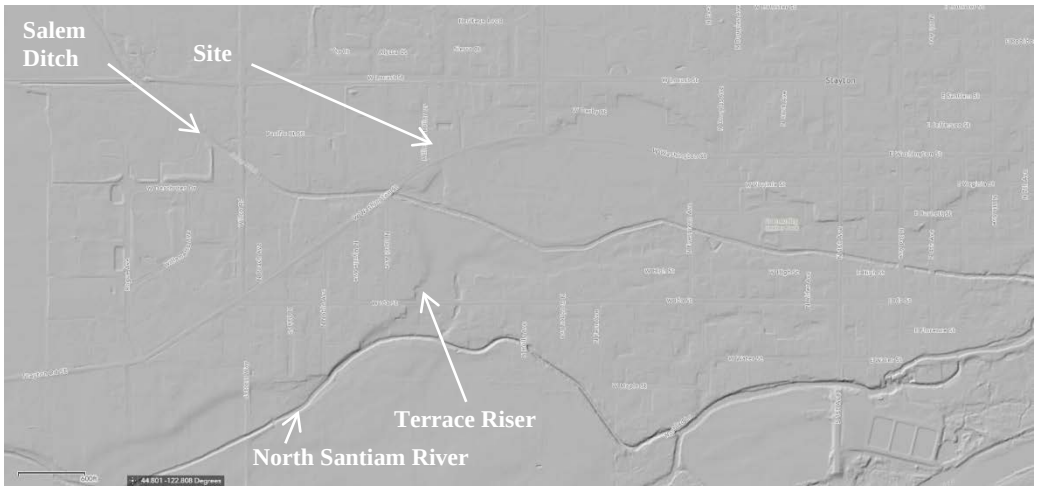
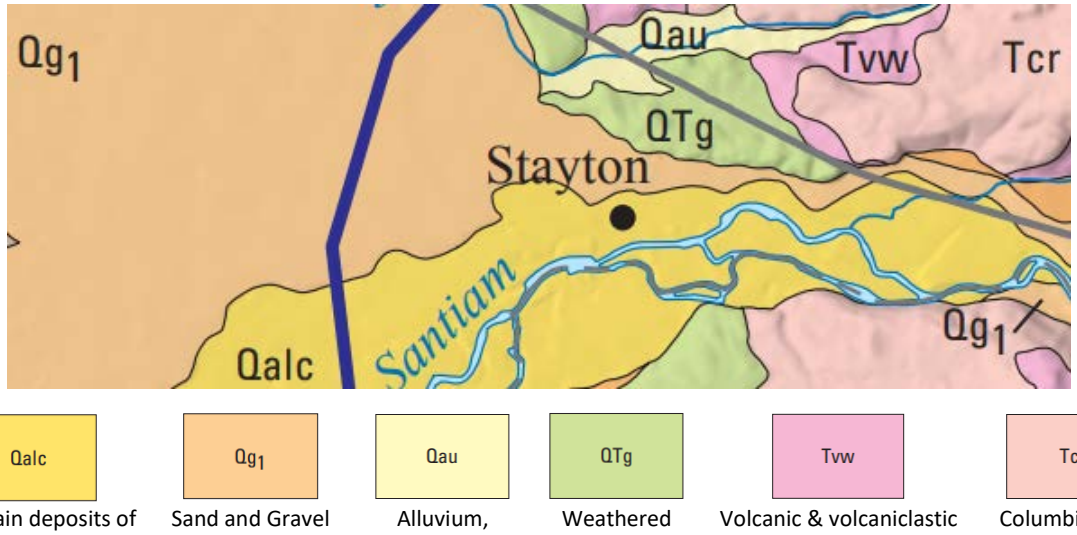


Figure 2: Hillshade of the Lidar imagery of the subject site and surrounding slopes.

Geology

Current geologic literature classifies the slopes underlying the subject site as relatively young alluvium, transported and deposited by the North Santiam River. This river has carved a canyon into early and late High Cascades Volcanic Rocks and basalt of the Columbia River Basalt Group; locally the bedrock deposits, below the quaternary materials, appear to be part of the Columbia River Basalt Group. The sedimentary materials filling the North Santiam River valley include sand and gravel deposits both predating and post-dating the Missoula Floods, as well as more recently emplaced floodplain deposits. O'Connor et al (2001) suggest that the subject site is located at the transition between recently deposited floodplain silts, sands and gravels (south) and slightly older sands and gravels emplaced after the Missoula Floods (upper Pleistocene).



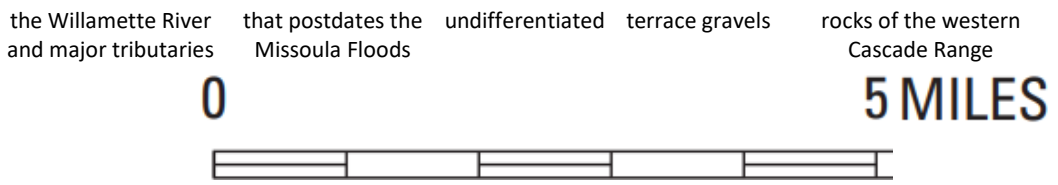


Figure 3: Geology at the subject site, except from O'Connor et al (2001).

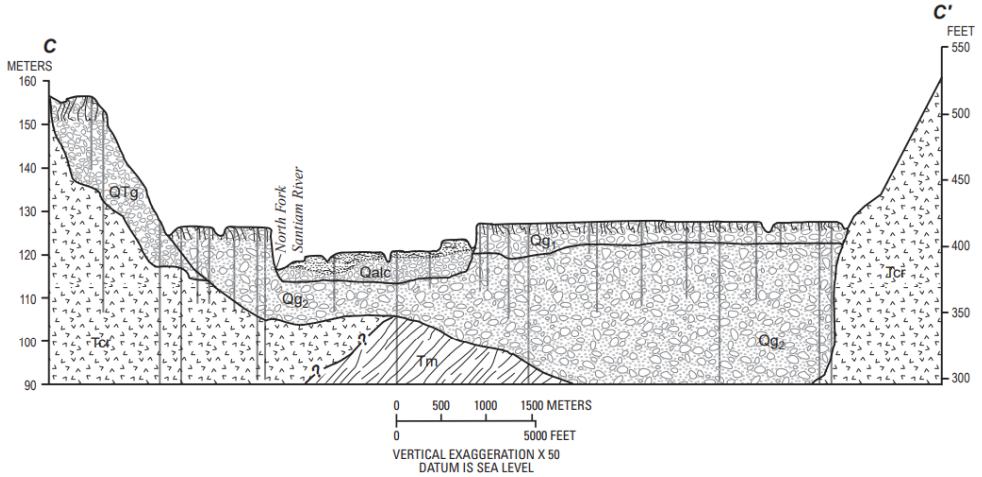


Figure 4: Subsurface geology on basis of stratigraphic exposures and drillers' logs, cross sections west of Stayton. Figure excerpt from O'Connor et al (2001). Valley fill includes sand and gravel that pre-dates (Qg2) and post-dates (Qg1) the Missoula Floods as well as weathered terrace gravels (QTg) and floodplain deposits of the North Fork Santiam River (Qafc).

Geologic History

The subject site is situated on the western flank of the Cascade Range mountains in Oregon. These uplands form the central part of a volcanic mountain range than extends from the northern end of the Sierra Nevada mountains in California to Mount Baker, a few miles south of the Canadian border. In Oregon the Cascade Range contains two physiographic regions: (1) the Western Cascade Range to the west and (1) the High Cascade Range to the east. The Western Cascade Range includes a wide, deeply dissected belt of volcanic deposits. The High Cascade Range is comprised of younger cones and lavas, which form a nearly undissected crest to the mountain range.

Locally, the Western Cascade Range is about 50 miles wide, with elevations of 4500 to 5000 feet and relief between 3000 and 4000 feet. Structurally the local uplands are comprised of volcanic deposits, comprised primarily of andesitic flows and tuffs, which filled a broad northward-trending downward. These deposits were subsequently folded into gentle northeast trending synclines and anticlines. Morphologically the Western Cascade Range typically contains narrow stream valleys separated by long acute ridges.

The eastern end of the Western Cascade Range is buried below the deposits of the High Cascade Range, generally found east of the subject site. The High Cascade Range contains average elevations of 5,000 to 7,000 feet, but reaches elevations of 8,000 feet.

The subject site is situated within an alluvial filled valley of the Western Cascade Range. Gravel, sand, and silt ranging in age from the Pleistocene to recently deposits can be found along the banks of modern streams across the Western Cascade Range. Locally, these deposits form at least one set of terraces adjacent to the Santiam River. Terraces are a stepped landform representing a former position of the floodplain/stream; they are three dimensional, morphological structures consisting of a tread and riser. The tread of each terrace forms a level to gently sloping, laterally extensive surface that forms the top of the terrace, flood-plain step, or similar stepped landform. The riser is a comparatively short escarpment forming the more steeply sloping edge between treads or adjacent to the channel. Terraces form along the flanks of stream valleys, parallel to the stream channel. The materials underlaying the local terrace were emplaced when the stream was at a higher level; as the stream incised into its historic floodplain, the local riser was carved into the previously deposited alluvium. These terraces represent remnant of depositional/erosional environments of the ancestral stream (i.e., abandoned floodplains, stream beds, or valley floors). Streams can contain multiple terraces representing multiple stream stages.

Site Geology

The deposits underlaying the subject site are comprised of alluvium, which locally forms a terrace along the northern margin of the Santiam River valley. Alluvium can include deposits of a wide range of grain sizes, influenced by the fluvial environment in which they were emplaced. Floodplains often contain thick accumulations of fine-grained sediments with occasional accumulations of peat. Deposits emplaced by more turbulent waters typically contain larger grains. Peak et al notes that most of the terrace deposits in the Western Cascades are comprised of unconsidered or poorly consolidated fluvial sediments. These include gravels ranging from pebbles to boulders, which are made up of Tertiary and Quaternary volcanic rocks. Higher elevation terraces contain more heavily weathered sediments, some of which have weathered to saprolite.

The North Santiam River is described as a flat-floored and steep-walled valley west of Gates. The valley bottom averages a mile to a mile and a half in width between Stayton and Gates, narrowing where it crosses lavas. The floor is veneered with gravel and typically contains several terraces ranging in height from 5 to 25 feet. The majority of the valley fill contains morphology suggestive of braidplains and multiple, shallow-channels, suggesting the materials were emplaced during periods of channel instability, high sediment supply, and a sediment load consisting primarily of bedload. Deposition was likely driven by high rates of sand and gravel producing wide and shallow channels with constantly migrating point bars and islands. I has also been noted that the ages of sand and gravel deposition are broadly consistent with times of glacial advances.

The major valley fills, as mapped by O'Connor et al (2001), are described as a "varied thicknesses of unconsolidated clay, silt, sand, and gravel derived from the Coast and Cascade Ranges. The upper 5 to 50 meters of these deposits is typically Quaternary-age gravel and sand deposited in thin, widespread sheets." O'Connor et al (2001) separates the Pleistocene sand and gravel into materials emplaced before and after the Missoula Floods. Unit Qg2 predates the catastrophic floods and constitutes the majority of the subsurface sand and gravel while Qg1 is a comparatively thin unit found capping numerous terraces. Within the Cascade Range tributary valleys, such as the North Fork Santiam River valley, these sands and gravels commonly display multiple terrace treads, separated by risers up to 5 m high. O'Connor et al (2001) notes that "Surface exposures of unit Qg1 typically show 1 to 2 m of massive silt overlying bedded sandy gravel."

Recent deposits (Qalc) have formed channels and floodplains of sand, silt, and gravel within lowlands and valleys. These deposits contain loose, openwork, imbricated gravel fining up to top strata of sand, silt, and clay. High deposits, and those as those found on the proximal edges of the valleys/floodplains, contain primarily overbank material of fine sand, silt, and clay (unconsolidated to loose). It is noted that these floodplain deposits vary greatly across their mapped extent.

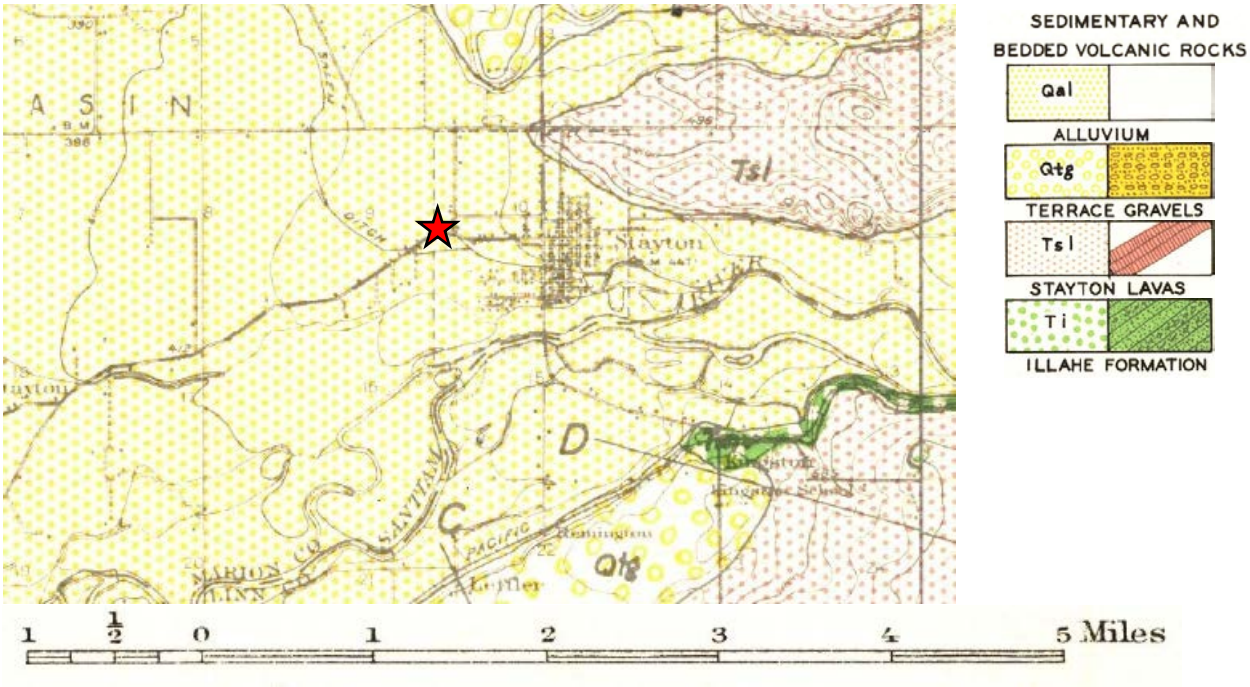


Figure 5: Geology at the subject site, excerpt from Thayer et al (1939).

Field Exploration

There is no sign of significant slope in the immediate vicinity of the proposed new structures that would be of concern for the stability of the structure. RSS observed less than 5 percent slopes on site. The site is enveloped with low grass and few trees along its southern margin. Pile of rocks was observed near the northwest corner of parcel. Neighboring parcels to the north and west are fenced. The parcel abuts a railroad track to its east.

A total of five (5) borings were excavated on site with a hand auger. The locations of the bore holes are shown on figure 3 in the appendix. An EIT, engineer-in-training, observed the excavation of the borings and logged the subsurface materials. A registered professional engineer reviewed the results. Boring logs detailing materials encountered is in the appendix. The logs were created using the Unified Soil Classification and Visual Manual Procedure (ASTM-D 2488).

The soils classification found on site were loose, medium stiff, silty-gravelly sand that stayed relatively the same up to the boring depths of 2 feet and 3 feet prior to refusal. Refusal was encountered on HA-1, HA-3, HA-4 and HA-5 due to abundant rounded and subangular river rocks on site. Infiltration tests were conducted on HA-4 and HA-5 at a depth of 3 ft.

Moisture contents ranged from 18.3% to 21.6%. No groundwater was encountered.

The soils on the subject site, as mapped by the USDA National Resource Conservation Service Web Soil, are classified as Sifton gravelly loam. These soils form on terraces from alluvium of gravelly sand. The soils are classified as well drained with a water table found at depths exceeding 80 inches. The typical profile is comprised of gravelly loam (H1: 0"-17", H2: 17"-24") and extremely gravelly coarse sand (H3: 24"-60").

Geohazard Document Review

The Oregon HazVu: Statewide Geohazard Viewer and Metro Map were reviewed on 20 May 2021 to investigated mapped geological hazards.

This review indicates that the subject site is outside the 100-year floodplain, as mapped by FEMA.

The expected earthquake-shaking hazard is classified as 'very strong' with no mapped earthquake liquefaction hazard.

The local morphology suggests that the low slopes within and surrounding the subject site are not particularly susceptible to landslides. The site is mapped as having a low landslide hazard. No landslides are mapped on or adjacent to the subject site. No distinct landslide morphology was observed in the lidar imagery of the subject site.

Excavations

Excavations can be accomplished with conventional excavating equipment. All excavations for footings and subgrades in the fine-grained silt should be performed by an excavator or backhoe equipped with a smooth-faced bucket (no teeth) and with a bucket that has teeth.

Because of safety considerations and the nature of temporary excavations, the Contractor should be made responsible for maintaining safe temporary cut slopes and supports for utility trenches, etc. We recommend that the Contractor incorporate all pertinent safety codes during construction, including the latest OSHA revised excavation requirements, and based on soil conditions and groundwater evidenced in cuts made during construction.

Structural Fills

Depending upon finished building pad elevations, structural fills may be required to raise the site grades. Additionally, fill may be required for the backfilling of the proposed new foundation walls. Native or imported material may be used for fill, provided the soil is free of organics, cobbles larger than 6 inches in maximum diameter, or other deleterious matter; is of low plasticity; and, is at the proper water content. Fills should be placed on level benches in thin lifts and compacted to a dry density of at least 92% of its Maximum Dry Density (MDD) as determined by the Modified Proctor Test (ASTM D-1557), if using rock and 95% of Standard proctor test (ASTM D-698) if using soil.

For any over-excavation completed in the area of footings or slabs, the backfill material shall consist of free-draining, well-graded, crushed aggregate base with a maximum particle size of ¾

inch. The rock shall not contain more than 5% fines (material passing the No. 200 sieve, as tested by ASTM D-1140). The rock shall be compacted to a dry density of at least 92% of its MDD.

Foundation Design

Based on the field exploration and our experience with this soil formation it is our opinion that the foundation should consist of conventional spread footings. Footing excavations should be evaluated by the Engineer to confirm suitable bearing conditions. All concrete footings should be founded at least 1.0 feet below the lowest exterior grade, and 16 inches below the finished floor elevation, whichever is deeper. Interior footings may also be founded at a depth of 16 inches below the finished floor elevation. ***RSS should be given at least 48hours notice to come and inspection foundation excavation.***

The new footings should be designed for a maximum allowable bearing pressure of 2,000 pounds per square foot (psf) as per scribed in 2018 IBC code book under section 1804.2 Table 2 Allowable Foundation and Lateral Pressures. When sizing footings for seismic considerations, the allowable bearing pressure may be increased by 1/3. Lateral pressures may be resisted by friction between the bases of the footings and the underlying ground surface.

Engineering values summary

Bearing capacity of native soils	2,000psf
Coefficient of friction native soils	0.35
Active pressure	40pcf
Passive pressure	300pcf

Note: factors of safety of 1.5 has been applied to the above values

Settlement

Based on our knowledge of the project scope, and for footings designed as described in the preceding paragraphs, maximum settlement should not exceed 1 inch. Differential settlement should be on the order of 50 to 75% of the maximum settlement over 50 feet. Our settlement estimate assumes that no disturbance to the foundation soils would be permitted during excavation and construction, and that footings are prepared as described in the preceding paragraphs.

Seismic Design Criteria

The seismic design criteria for this project found herein is based on the IBC 2018 A summary of IBC seismic design criterion is below it is generated from the USGS web site for earthquake hazards using a latitude of 45.801041 and a Long of -122.807689, D site class,
null= see section 11.4.8

	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	Ss = 0.836	S1 = 0.4
Adjusted Spectral Acceleration	Sms = 1.003	Sm1 = null
Design Spectral Response Acceleration Perimeters	Sds = 0.669	Sd1= null

Pavement Cross Section

Given the future parking traffic and vendors with trucks to the site RSS recommends the pavement section consist of 6" of 1 ½" minus with 2" of ¾" minus on top. RSS will need to proof rolls the excavated roadway with a loaded dump truck to ensure the driveway is hard and non-yielding. ***Please give 48 hours' notice when proof rolling by phone call.***

Infiltration testing

RSS conducted two (2) infiltration tests in the proposed storm water areas. The tests were conducted using the EPA falling head method in a hand augur hole with a pipe inserted into the hole. See the infiltration sheet with soils details in the appendix. At HA#4 the rate was 13.75in/hr. and at HA#5 27in/hr.

Drainage

The Contractor should be made responsible for temporary drainage of surface water and groundwater as necessary to prevent standing water and/or erosion at the working surface. The ground surface around the structure should be sloped to create a minimum gradient of 2% away from the building foundations for a distance of at least 5 feet. Surface water should be directed away from all buildings into drainage swales or into a storm drainage system. "Trapped" planting areas should not be created next to any buildings without providing means for drainage.

Limitations

This report has been prepared for the exclusive use of the addressee, and their architects and engineers for aiding in the design and construction of the proposed development. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials and contractors to ensure correct implementation of the recommendations.

The opinions, comments and conclusions presented in this report were based upon information derived from our literature review, field investigation and laboratory testing. Conditions between, or beyond, my exploratory test pits may vary from those encountered. Unanticipated soil conditions and seasonal soil moisture variations are commonly encountered and cannot be fully determined by merely taking soil samples. Such variations may result in changes to our recommendations and may require that additional expenditures be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

References

Google Maps: https://www.google.com/maps/

Google Earth 2020

USDA Natural Resource Conservation Service, Web Soil Survey: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

Oregon Water Resources Department, Well Report Query: https://apps.wrd.state.or.us/apps/gw/well_log/

Marion County Assessor's Office: https://www.co.marion.or.us/AO/Pages/default.aspx

City of Stayton interactive map http://www.staytonoregon.gov/page/docs_interactive_city_map

USGS Topo View: https://ngmdb.usgs.gov/topoview/

DOGAMI Oregon State Wide Geohazard Viewer (HazVu): https://gis.dogami.oregon.gov/maps/hazvu/

DOGAMI Lidar Viewer: https://gis.dogami.oregon.gov/maps/lidarviewer/

DOGMAI Statewide Landslide Information Layer for Oregon: https://gis.dogami.oregon.gov/maps/slido/

Schilling, S.P., Doelger, S., Walder, J.S., Gardner, C.A., Conrey, R.M., and Fisher, B.J., 2008, Digital data for volcano hazards in the Mount Jefferson region, Oregon: U.S. Geological Survey, Open-File Report OF-2007-1224, scale 1:100,000.

O'Connor J.E., Sarna-Wojcicki, A., Wozniak, K.C., Polette, D.J., Fleck, R.J., 2001, Origin, Extent, and Thickness of Quaternary Geologic Units in the Willamette Valley, Oregon; U.S. Geological Survey, Professional Paper 1620, 51 p.

Beaulieu, J.D., Hughes, P.W., and Mathoit, R.K., 1974, Environmental geology of western Linn County: Oregon Department of Geology and Mineral Industries, Bulletin 84, scale 1:62,500.

Wells, R.E., Niem, A.R., Priest, G.R., Ma, L., Niewendorp, C.A., and Madin, I.P., 2008, Preliminary digital geologic compilation map of part of western Oregon [map plate of West portion of OGDC project]: Oregon Department of Geology and Mineral Industries, Open-File Report O-08-13, scale 1:100,000.

Yeats, R.S., Graven, E.P., Warner, K.S., Goldfinger, Chris, and Popowski, Thomas, 1991, Tectonics of the Willamette Valley, Oregon: U.S. Geological Survey, Open-File Report OF-91-441-P, scale 1:100,000.

Piper, A.M., 1942, Ground-water resources of the Willamette Valley, Oregon: U.S. Geological Survey, Water-Supply Paper 890, scale 1:125,000.

Thayer, T.P., 1939, Geology of the Salem Hills and North Santiam River basin: Oregon Department of Geology and Mineral Industries, Bulletin 15, scale 1:125,000.

Wallick, J.R., Bach, L.B., Keith, M.K., Olson, M., Mangano, J.F., and Jones, K.L., 2018, Monitoring framework for evaluating hydrogeomorphic and vegetation responses to environmental flows in the Middle Fork Willamette, McKenzie, and Santiam River Basins, Oregon: U.S. Geological Survey, Open-File Report OF-2018-1157, scale 1:174,000.

Deligne, N.I., Mckay, Danielle, Conrey, R.M., and Grant, G.E., 2017, Field-trip guide to mafic volcanism of the Cascade Range in central Oregon—a volcanic, tectonic, hydrologic, and geomorphic journey: U.S. Geological Survey, Scientific Investigations Report SIR-2017-5022-H, scale 1:216,450.

Peck, D.L., Griggs, A.B., Schlicker, H.G., Wells, F.G., and Dole, H.M., 1964, Geology of the central and northern parts of the western Cascade Range in Oregon: U.S. Geological Survey, Professional Paper 449, scale 1:250,000.

Walker, G.W., and Duncan, R.A., 1989, Geologic map of the Salem 1 degree x 2 degrees, quadrangle, western Oregon: U.S. Geological Survey, Miscellaneous Investigations Series Map I-1893, scale 1:250,000.

Burns, W.J., Hofmeister, R.J., and Wang, Y., 2008, Geologic hazards, earthquake and landslide hazard maps, and future earthquake damage estimates for six counties in the Mid/Southern Willamette

Valley including Yamhill, Marion, Polk, Benton, Linn, and Lane Counties, and the city of Albany, Oregon: Oregon Department of Geology and Mineral Industries, Interpretive Map Series 24, scale 1:422,000.

Luedke, R.G., Smith, R.L., and Russell-Robinson, S.L., 1983, Map showing distribution, composition, and age of Late Cenozoic volcanoes and volcanic rocks of the Cascade Range and vicinity, northwestern United States: U.S. Geological Survey, Miscellaneous Investigations Series Map I-1507, scale 1:500,000.

Peck D.L. [compiler], and Wells, F.G. [project director], 1961, Geologic map of Oregon west of the 121st Meridian: U.S. Geological Survey, Miscellaneous Geologic Investigations Map I-325, scale 1:500,000.

Appendix

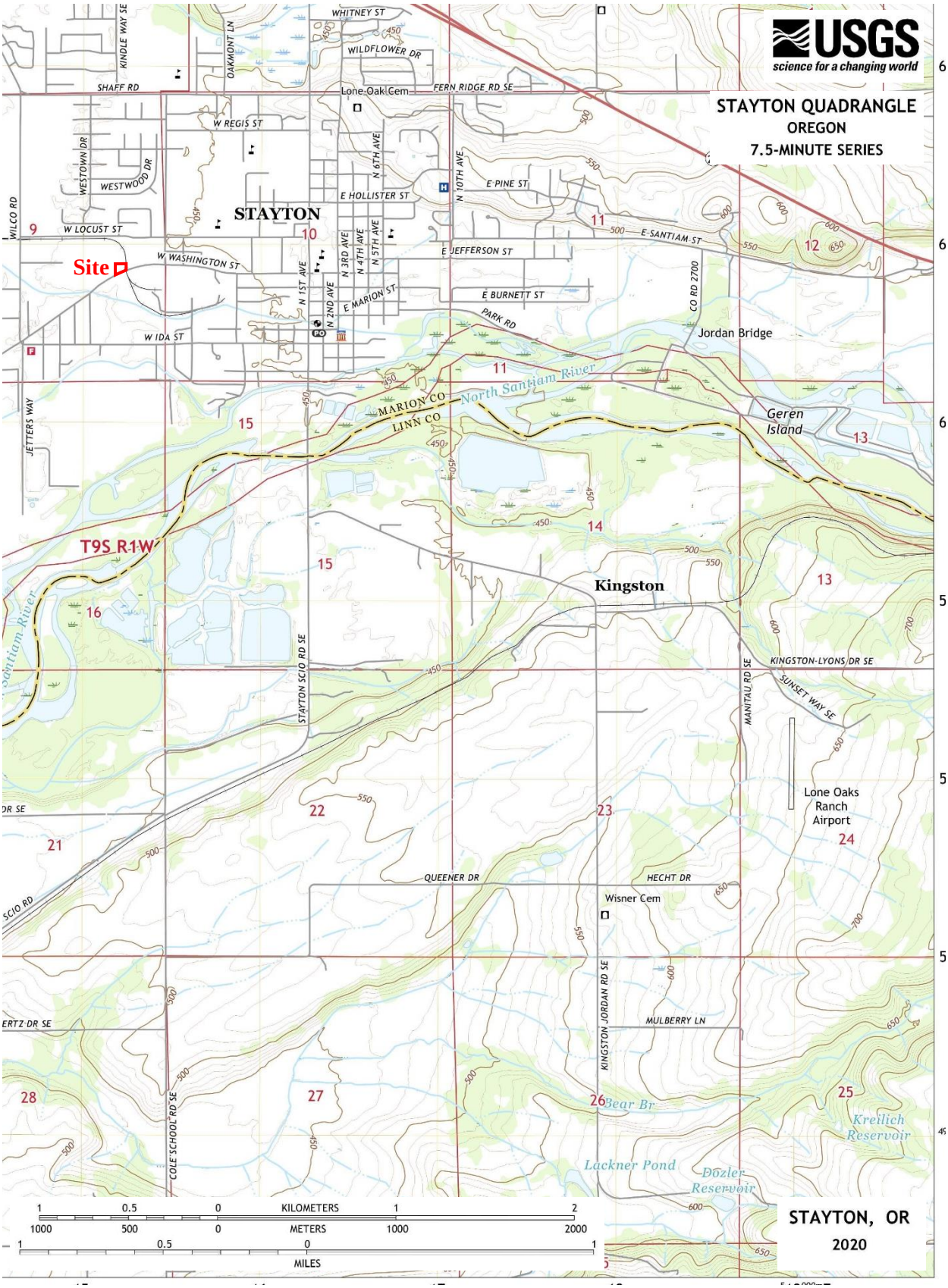


Figure 1: Subject site location on the SE ¼ of the Stayton 7.5-minute quadrangle

MARION COUNTY, OREGON

NE1/4 SE1/4 SEC9 T9S R1W W.M.

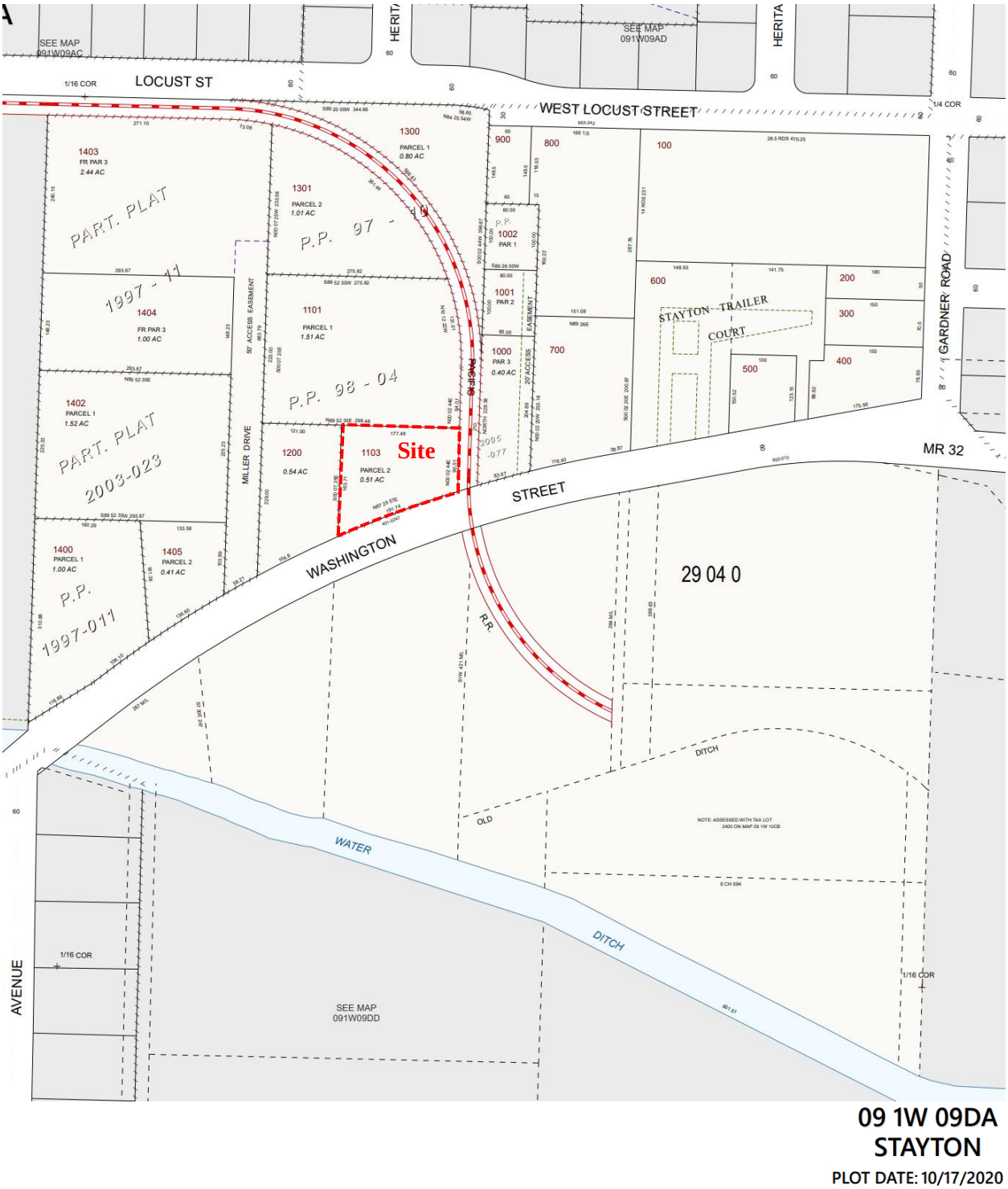


Figure 2: Subject site location on the Marion County Assessor's Map

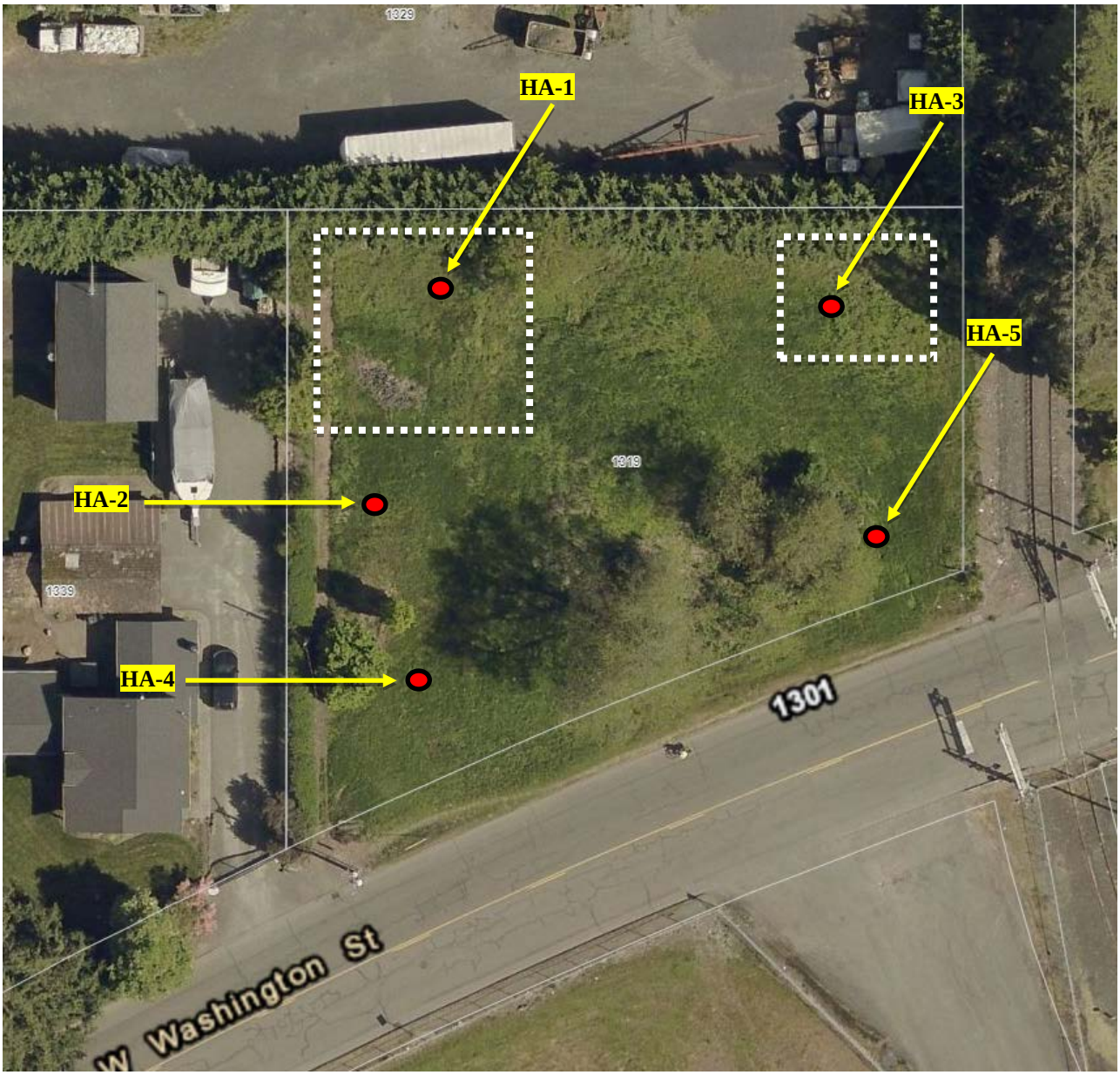
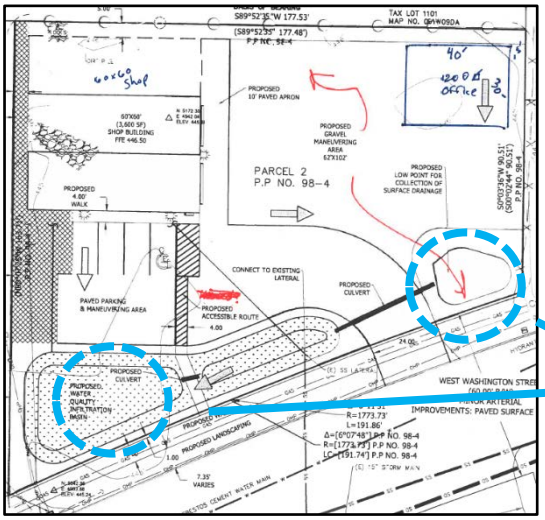


Figure 3: Testing Locations

Rapid Soil Solutions Infiltration Test Results



Preliminary Information			
Location:	1319 W Washington St. Stayton, OR (97383)	**Performed By: (Supervised by Mia Mahedy, PE, GE)**	Grace Atijera, EIT
Date & Time:	12 May 2021, 9:00 AM	**Instrument Used:**	Hand Auger
Weather:	Clear, 60 degrees	**Depth:**	3 feet

Soil Profile Detail: HA-5	
Depth (ft)	**Description**
0 – 3.0	Barely damp, dark to medium brown, fine to medium grained, abundant river rocks (round and subangular), medium stiff, silty GRAVELS, REFUSAL

Time	Measurement (inches)	Level Refilled To (inches)	Rate (inches/hour)
9:30	12.0	-	
9:40	2.0	-	
9:48	0	12.0	40.0
9:58	3.75	-	
10:08	0	13.5	36.0
10:18	5.5	-	
10:28	2.5	-	
10:38	0	-	27.0
Site Infiltration Rate (inches/hour)			**27.0**

Rapid Soil Solutions INC | 503-816-3689 | mia@rapidsoilsolutions.com

Soil Profile Detail: HA-4			
Depth (ft)	**Description**		
0 – 3.0	Barely damp, dark to medium brown, fine to medium grained, abundant river rocks (round and subangular), medium stiff, silty GRAVELS, REFUSAL		
Time	**Measurement (inches)**	**Level Refilled To (inches)**	**Rate (inches/hour)**
9:50	13.0	-	
10:10	5.0	-	
10:30	0.5	-	
10:35	0	13.25	17.33
10:55	6.5	-	
11:15	1.5	-	
11:30	0	13.75	14.45
11:50	6.75	-	
12:10	2.0	-	
12:30	0	-	13.75
Site Infiltration Rate (inches/hour)			**13.75**

Lab Results

Project Name: 1319 W Washington St., Stayton Sample Date 5/12/2021

Moisture

	Sample number	HA#1	HA#2	HA#3	HA#4	HA#5
1	Date and time in oven	5/13/2021 - 1:10PM	5/13/2021 - 1:10PM	5/13/2021 - 1:10PM	5/13/2021 - 1:10PM	5/13/2021 - 1:10PM
2	Date and time out of oven	5/14/2021 - 7:15AM	5/14/2021 - 7:15AM	5/14/2021 - 7:15AM	5/14/2021 - 7:15AM	5/14/2021 - 7:15AM
3	Depth (ft)	2	2	2	3	3
4	Tare No.	1	2	3	4	5
5	Tare Mass	234	234	233	231	234
6	Tare plus sample moist	789	817	742	868	785
7	Tare plus sample dry	703	720	658	755	699
8	Mass of water (g)	86	97	84	113	86
9	Mass of soil (g)	469	486	425	524	465
10	Water Content (%)	18.3	20.0	19.8	21.6	18.5

Grain Size Analysis: Dry Sieve Method

Sample Number: HA#1

Total Sample Weight (g): 471.00

Sieve #	Weight (g)	% Retained	
>1/4"	197.00	41.83	Gravels and Larger
1/4" to #40	226.00	47.98	Medium-Coarse Sand
#40 to #200	46.00	9.77	Fine Sand
< #200	2.00	0.42	Fines (Silt & Clay)
> #200	471.00	100.00	**Classification: SP-SM**

Sample Number: HA#3

Total Sample Weight (g): 429.00

Sieve #	Weight (g)	% Retained	
>1/4"	150.00	34.97	Gravels and Larger
1/4" to #40	264.00	61.54	Medium-Coarse Sand
#40 to #200	13.00	3.03	Fine Sand
< #200	2.00	0.47	Fines (Silt & Clay)
> #200	429.00	100.00	**Classification: SP-SM**

Sample Number: HA#5

Total Sample Weight (g): 464.00

Sieve #	Weight (g)	% Retained	
>1/4"	178.00	38.36	Gravels and Larger
1/4" to #40	220.00	47.41	Medium-Coarse Sand
#40 to #200	63.00	13.58	Fine Sand
< #200	3.00	0.65	Fines (Silt & Clay)
> #200	464.00	100.00	**Classification: SP-SM**

Rapid Soil Solutions INC

HA-1

Surface Elevation:
Boring Date: 12 April 2021
Boring Location: Stayton, W A
Drilling Method: Hand Auger

Depth	Remarks	Moisture %	Dry Density	Blow Counts	Sample Type	Water Table		
0						GWT not encountered	TP	Top Soil w/ grass roots and gravels
1							SP-SM	Dry, very dark brown, fine to coarse grained, abundant river rocks (rounded and subangular), loose, medium stiff, silty-gravelly SAND
2	41.83% > 1/4", 47.98% retained #4 sieve	18.3						Boring completed at depth of 2ft, Refusal
3								
4								
5								
6								
7								

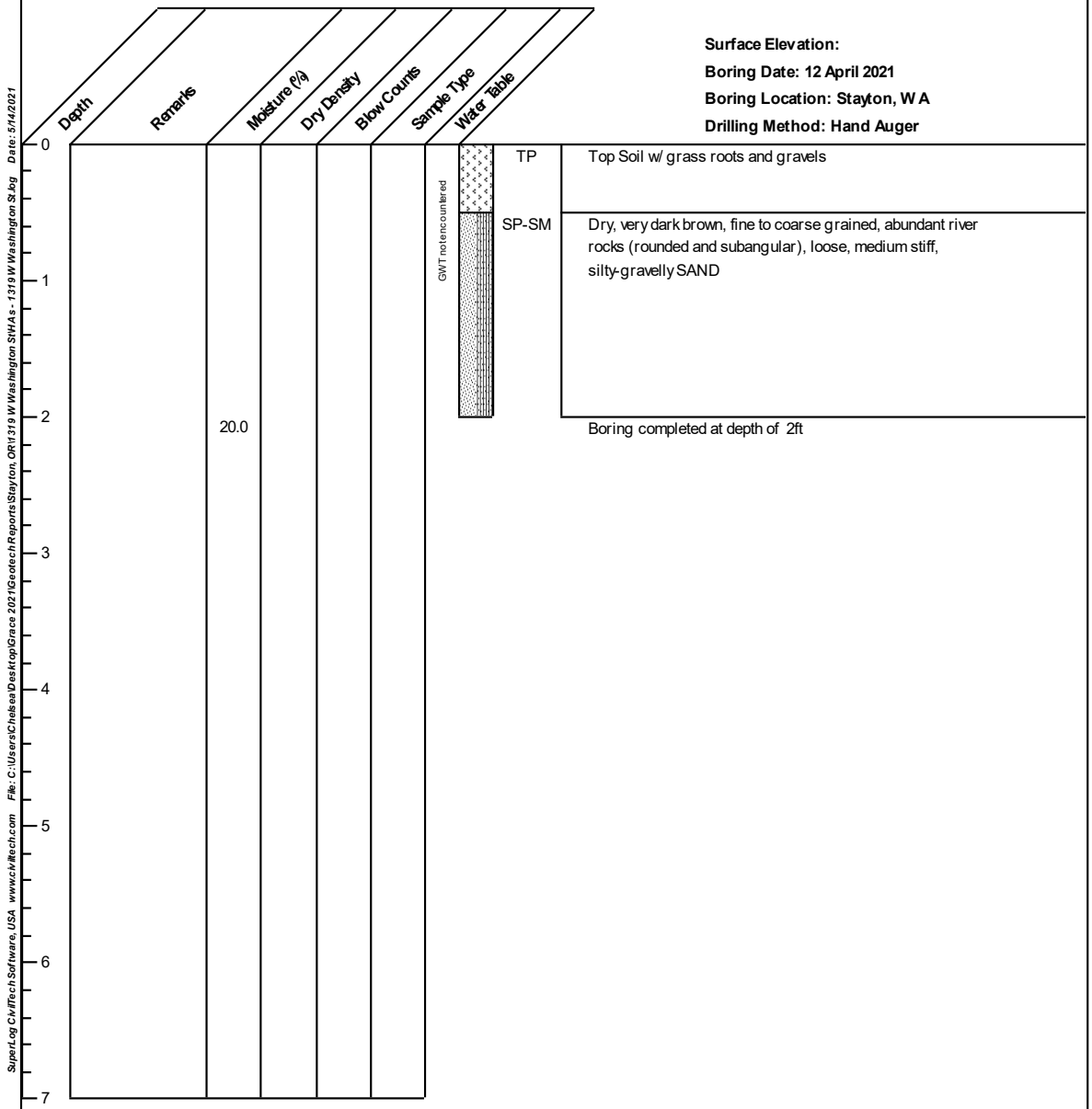
SuperLog CivilTech Software, USA www.civiltech.com File: C:\Users\Chelsea\Desktop\Grace 2021\Geotech Reports\Stayton, OR\1319 W Washington St\HAs - 1319 W Washington St.log Date: 5/14/2021

LOG OF BORING

Rapid Soil Solutions	**1319 W Washington St.**	**Plate 1**

HA-2

Surface Elevation:
Boring Date: 12 April 2021
Boring Location: Stayton, W A
Drilling Method: Hand Auger



LOG OF BORING

Rapid Soil Solutions	**1319 W Washington St.**	**Plate 2**

HA-3

Surface Elevation:
Boring Date: 12 April 2021
Boring Location: Stayton, W A
Drilling Method: Hand Auger

Depth	Remarks	Moisture %	Dry Density	Blow Counts	Sample Type	Water Table		
0							TP	Top Soil w/ grass roots and gravels
1						GW/T not encountered	SP-SM	Dry, very dark brown, fine to coarse grained, abundant river rocks (rounded and subangular), loose, medium stiff, silty-gravelly SAND
2	34.97% > 1/4", 61.54% retained #4 sieve	19.8						Boring completed at depth of 2ft, Refusal
3								
4								
5								
6								
7								

SuperLog CivilTech Software, USA www.civiltech.com File: C:\Users\Chelsea\Desktop\Grace 2021\Geotech Reports\Stayton, OR\1319 W Washington St\HAs - 1319 W Washington St.log Date: 5/14/2021

LOG OF BORING

Rapid Soil Solutions	**1319 W Washington St.**	**Plate 3**

HA-4

Surface Elevation:
Boring Date: 12 April 2021
Boring Location: Stayton, W A
Drilling Method: Hand Auger

Depth	Remarks	Moisture %	Dry Density	Blow Counts	Sample Type	Water Table		
0						GW/T not encountered	TP	Top Soil w/ grass roots and gravels
1							SP-SM	Barely damp, very dark brown, fine to coarse grained, abundant river rocks (rounded and subangular), loose, medium stiff, silty-gravelly SAND
2								
3		21.6						Boring completed at depth of 3ft, Refusal
4								
5								
6								
7								

SuperLog CivilTech Software, USA www.civiltech.com File: C:\Users\Chelsea\Desktop\Grace 2021\Geotech Reports\Stayton, OR\1319 W Washington St\HAs - 1319 W Washington St.log Date: 5/14/2021

LOG OF BORING

Rapid Soil Solutions	**1319 W Washington St.**	**Plate 4**

HA-5

Surface Elevation:
Boring Date: 12 April 2021
Boring Location: Stayton, W A
Drilling Method: Hand Auger

Depth	Remarks	Moisture %	Dry Density	Blow Counts	Sample Type	Water Table		
0						GWT not encountered	TP	Top Soil w/ grass roots and gravels
1							SP-SM	Barely damp, very dark brown, fine to coarse grained, abundant river rocks (rounded and subangular), loose, medium stiff, silty-gravelly SAND
2								
3	38.36% > 1/4", 47.41% retained #4 sieve	18.5						Boring completed at depth of 3ft, Refusal
4								
5								
6								
7								

SuperLog CivilTech Software, USA www.civiltech.com File: C:\Users\Chelsea\Desktop\Grace 2021\Geotech Reports\Stayton, OR\1319 W Washington St\HAs - 1319 W Washington St.log Date: 5/14/2021

LOG OF BORING

Rapid Soil Solutions	**1319 W Washington St.**	**Plate 5**

United States Department of Agriculture

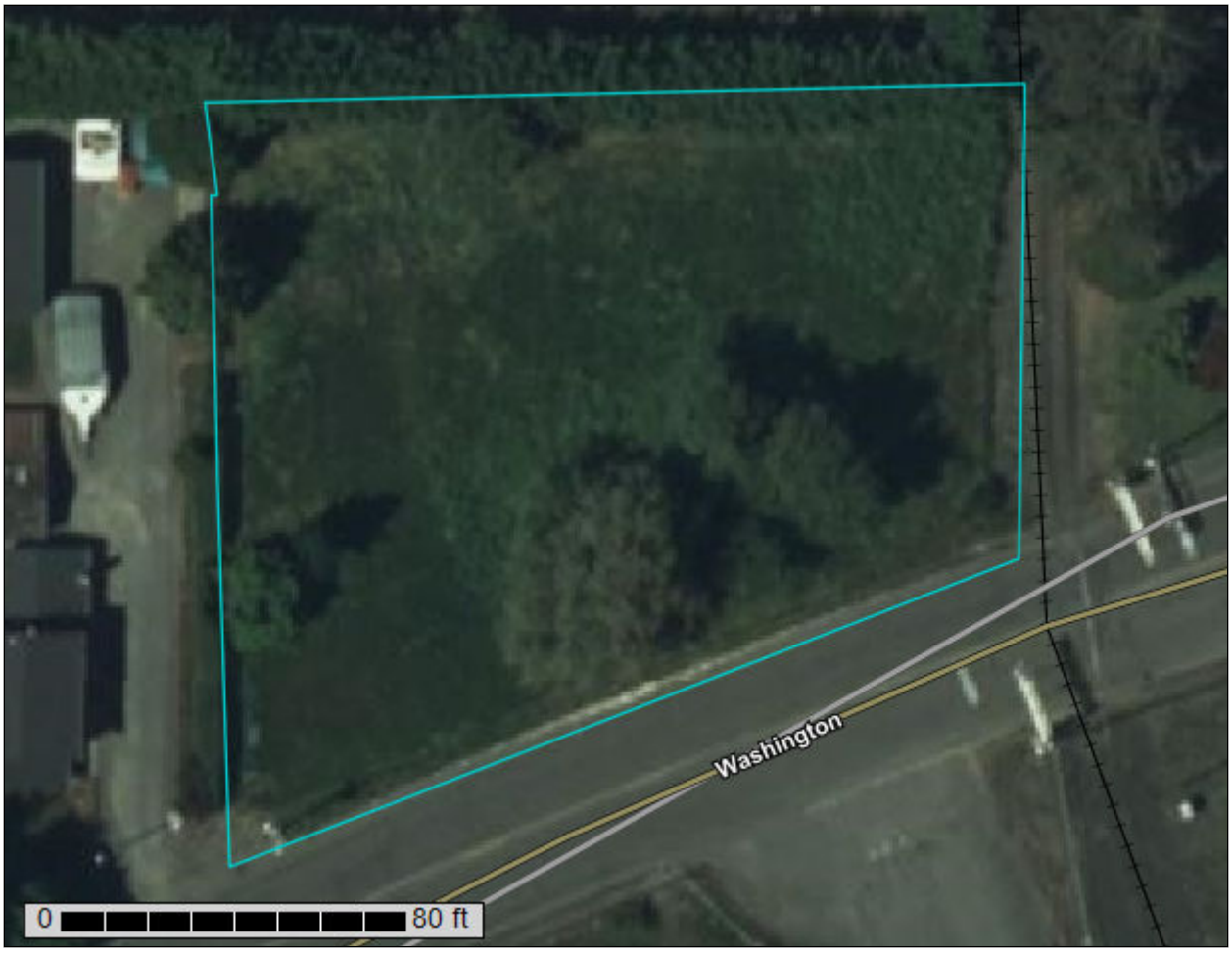
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Marion County Area, Oregon

GFP Fire Staging Facility



January 4, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:467 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Oregon
Survey Area Data: Version 19, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—May 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
St	Sifton gravelly loam	0.6	100.0%
Totals for Area of Interest		**0.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Marion County Area, Oregon

St—Sifton gravelly loam

Map Unit Setting

National map unit symbol: 24rg
Elevation: 100 to 600 feet
Mean annual precipitation: 40 to 45 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Sifton and similar soils: 92 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sifton

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium over gravelly sand

Typical profile

H1 - 0 to 17 inches: gravelly loam
H2 - 17 to 24 inches: gravelly loam
H3 - 24 to 60 inches: extremely gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

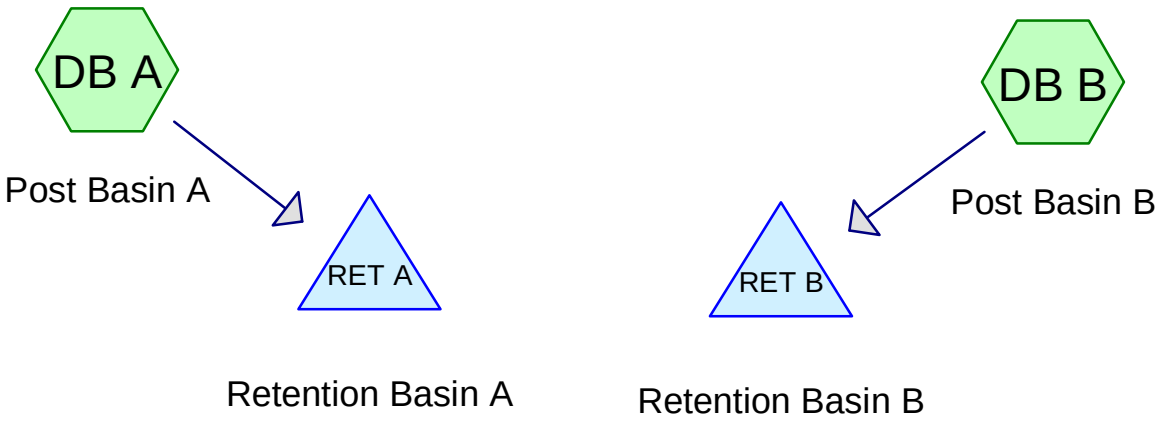
Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084



Subcat Reach Pond Link

Routing Diagram for Retention Basins AB to 445
Prepared by Project Delivery Group, Printed 4/19/2024

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,855	69	50-75% Grass cover, Fair, HSG B (DB A, DB B)
447	98	Basin - Wet (up to Elev. 445) (DB A)
14,965	98	Paved parking, walkways, HSG B (DB A, DB B)
3,701	98	Roofs, HSG B (DB A, DB B)
1,252	98	Wet Basin, Up to Elev 444.5 (DB B)

Time span=0.00-30.00 hrs, dt=0.01 hrs, 3001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment DB A: Post Basin A Runoff Area=5,990 sf 83.21% Impervious Runoff Depth=3.81"
Tc=5.0 min CN=93 Runoff=0.14 cfs 1,900 cf

Subcatchment DB B: Post Basin B Runoff Area=16,230 sf 94.77% Impervious Runoff Depth=4.14"
Tc=5.0 min CN=96 Runoff=0.40 cfs 5,593 cf

Pond RET A: Retention Basin A Peak Elev=444.44' Storage=256 cf Inflow=0.14 cfs 1,900 cf
Outflow=0.06 cfs 1,900 cf

Pond RET B: Retention Basin B Peak Elev=443.91' Storage=744 cf Inflow=0.40 cfs 5,593 cf
Outflow=0.18 cfs 5,593 cf

Summary for Subcatchment DB A: Post Basin A

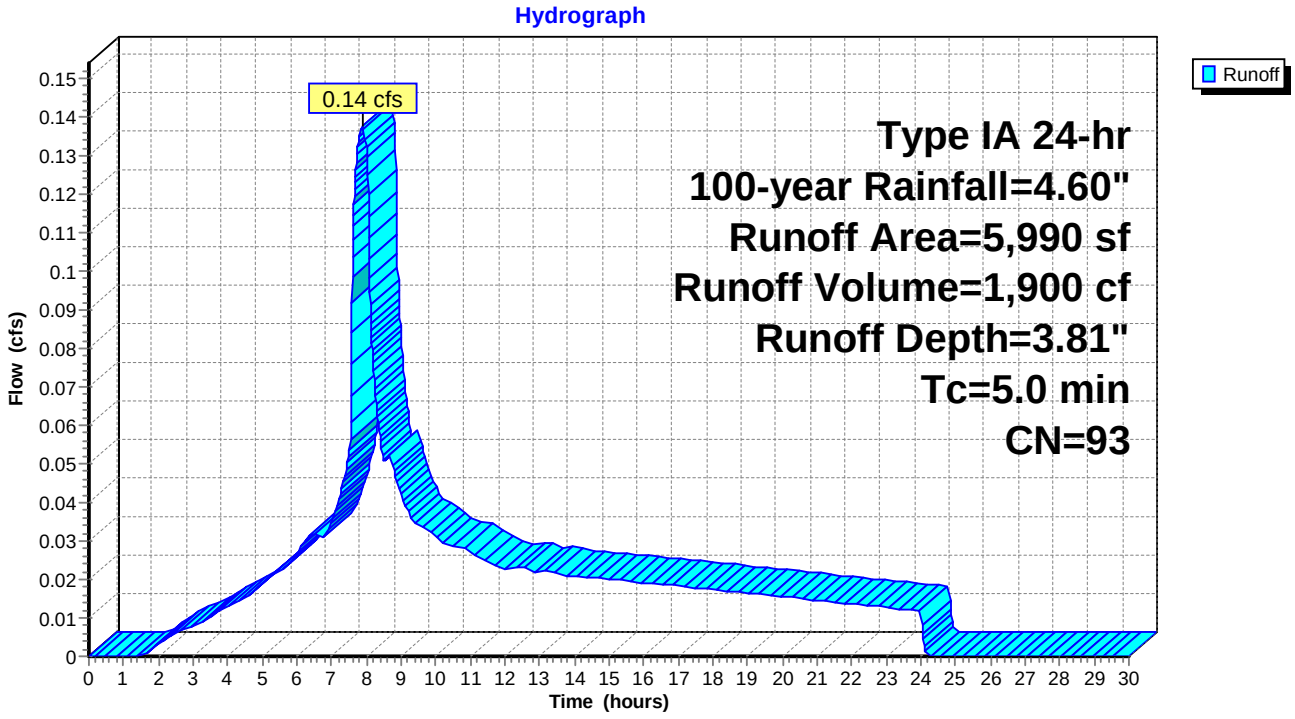
Runoff = 0.14 cfs @ 7.88 hrs, Volume= 1,900 cf, Depth= 3.81"
Routed to Pond RET A : Retention Basin A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type IA 24-hr 100-year Rainfall=4.60"

	Area (sf)	CN	Description
*	2,090	98	Paved parking, walkways, HSG B
*	2,447	98	Roofs, HSG B
*	447	98	Basin - Wet (up to Elev. 445)
	1,006	69	50-75% Grass cover, Fair, HSG B
	5,990	93	Weighted Average
	1,006	69	16.79% Pervious Area
	4,984	98	83.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, ODOT DELAY TO START OF RUN-OFF**

Subcatchment DB A: Post Basin A



Summary for Subcatchment DB B: Post Basin B

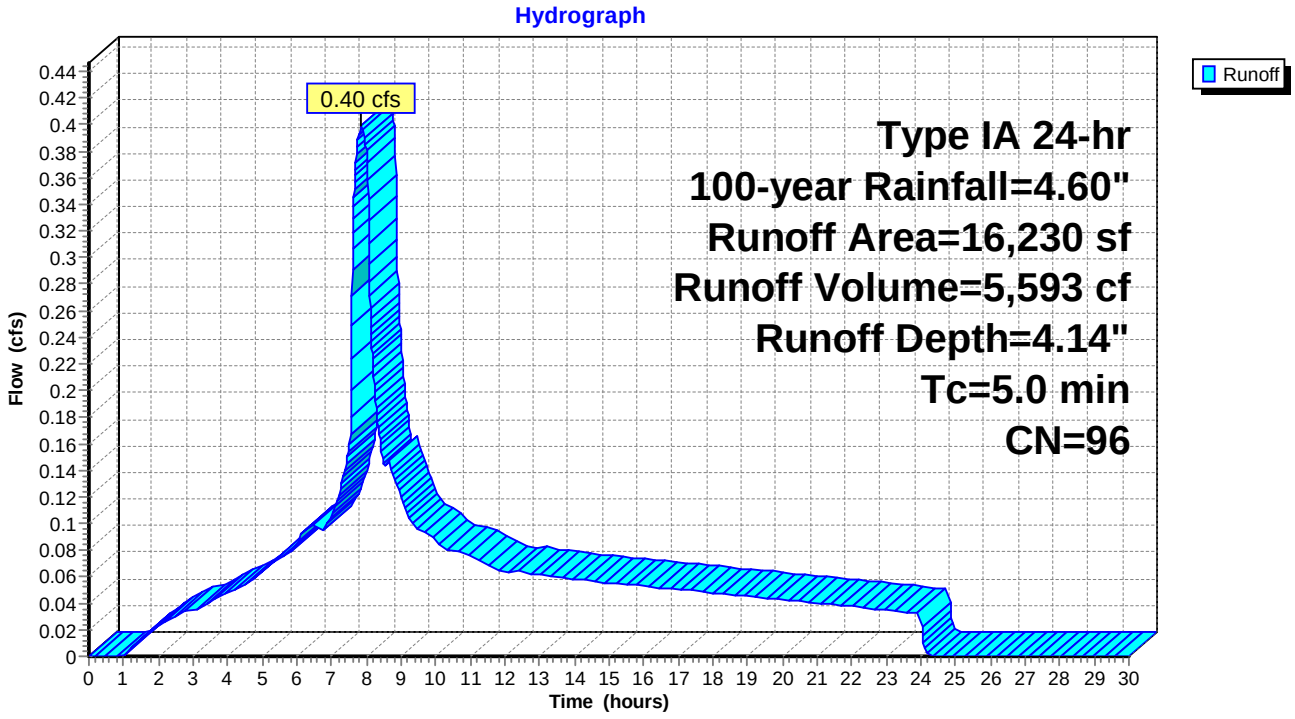
Runoff = 0.40 cfs @ 7.86 hrs, Volume= 5,593 cf, Depth= 4.14"
Routed to Pond RET B : Retention Basin B

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Type IA 24-hr 100-year Rainfall=4.60"

	Area (sf)	CN	Description
*	12,875	98	Paved parking, walkways, HSG B
*	1,254	98	Roofs, HSG B
	849	69	50-75% Grass cover, Fair, HSG B
*	1,252	98	Wet Basin, Up to Elev 444.5
	16,230	96	Weighted Average
	849	69	5.23% Pervious Area
	15,381	98	94.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, ODOT DELAY TO START OF RUN-OFF**

Subcatchment DB B: Post Basin B



Summary for Pond RET A: Retention Basin A

Inflow Area = 5,990 sf, 83.21% Impervious, Inflow Depth = 3.81" for 100-year event
Inflow = 0.14 cfs @ 7.88 hrs, Volume= 1,900 cf
Outflow = 0.06 cfs @ 8.35 hrs, Volume= 1,900 cf, Atten= 56%, Lag= 28.2 min
Primary = 0.06 cfs @ 8.35 hrs, Volume= 1,900 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 444.44' @ 8.35 hrs Surf.Area= 311 sf Storage= 256 cf

Plug-Flow detention time= 39.6 min calculated for 1,900 cf (100% of inflow)
Center-of-Mass det. time= 39.6 min (739.8 - 700.3)

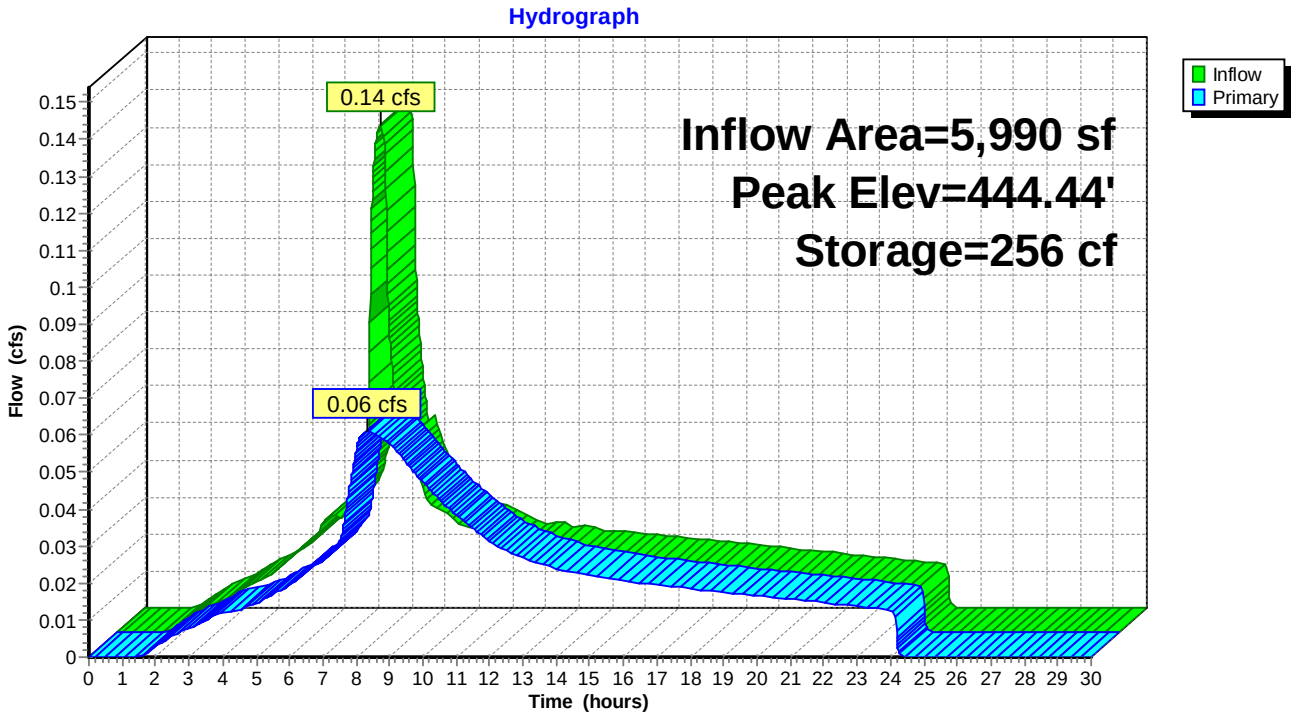
Volume	Invert	Avail.Storage	Storage Description
#1	443.00'	468 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
443.00	72	35.2	0	0	72
443.50	137	42.9	51	51	124
444.00	222	60.4	89	140	270
444.50	325	73.0	136	276	408
445.00	447	85.6	192	468	572

Device	Routing	Invert	Outlet Devices
#1	Primary	443.00'	**6.800 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 440.00'

Primary OutFlow Max=0.06 cfs @ 8.35 hrs HW=444.44' (Free Discharge)
↑—1=Exfiltration (Controls 0.06 cfs)

Pond RET A: Retention Basin A



Summary for Pond RET B: Retention Basin B

Inflow Area = 16,230 sf, 94.77% Impervious, Inflow Depth = 4.14" for 100-year event
Inflow = 0.40 cfs @ 7.86 hrs, Volume= 5,593 cf
Outflow = 0.18 cfs @ 8.32 hrs, Volume= 5,593 cf, Atten= 55%, Lag= 27.3 min
Primary = 0.18 cfs @ 8.32 hrs, Volume= 5,593 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs
Peak Elev= 443.91' @ 8.32 hrs Surf.Area= 881 sf Storage= 744 cf

Plug-Flow detention time= 35.0 min calculated for 5,591 cf (100% of inflow)
Center-of-Mass det. time= 35.0 min (710.5 - 675.4)

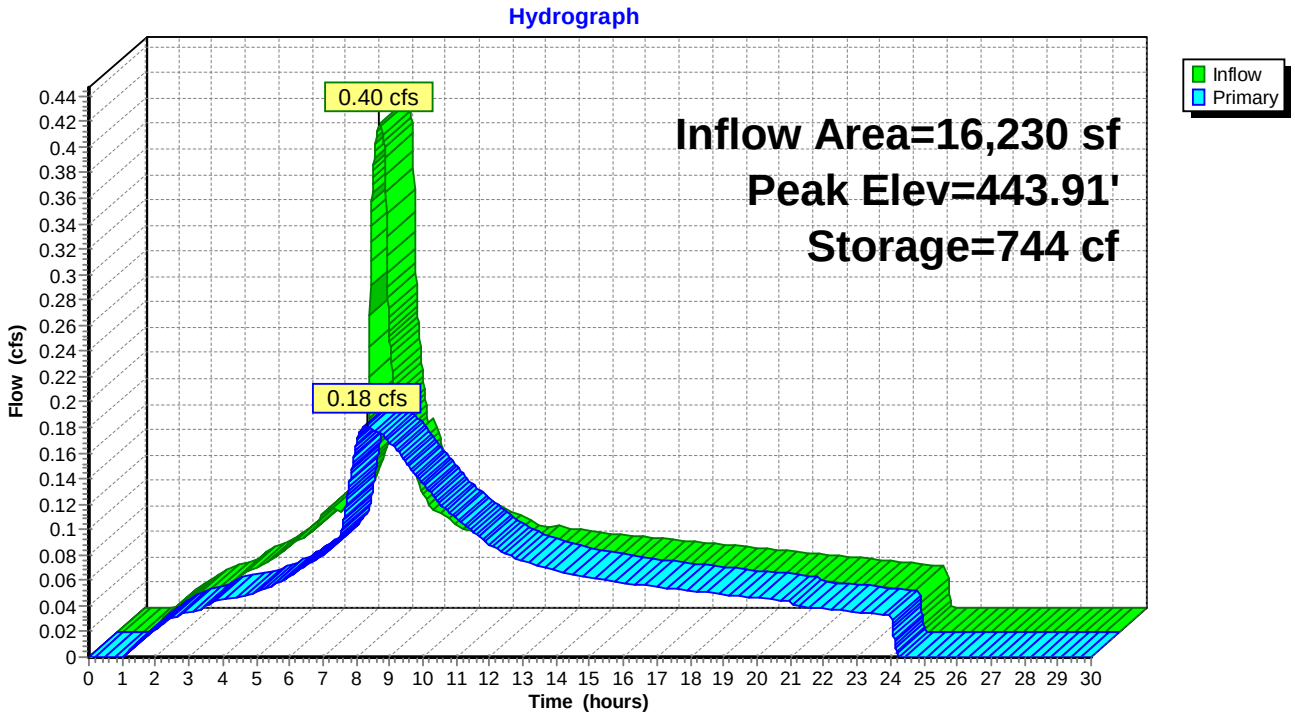
Volume	Invert	Avail.Storage	Storage Description
#1	442.50'	1,377 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
442.50	270	81.5	0	0	270
443.00	419	102.5	171	171	581
443.50	647	188.8	264	435	2,583
444.00	941	200.3	395	830	2,952
444.50	1,253	212.1	547	1,377	3,353

Device	Routing	Invert	Outlet Devices
#1	Primary	442.50'	**6.800 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 440.00'

Primary OutFlow Max=0.18 cfs @ 8.32 hrs HW=443.91' (Free Discharge)
↑—1=Exfiltration (Controls 0.18 cfs)

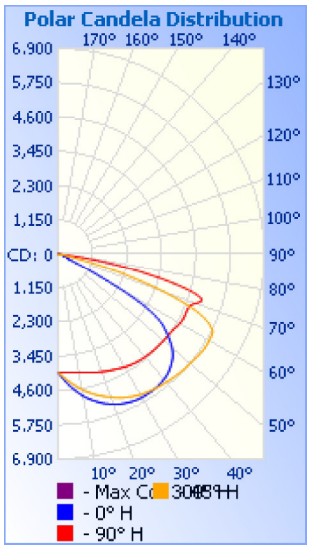
Pond RET B: Retention Basin B



Photometrics Pro

Luminaire Photometric Report

Filename: **MLLG-LED-SBHO2-100-5-T3**
Manufacturer: LLS/DRK Ent
Luminaire: MLLG-LED-SBHO2-100-5-T3
Lamp: T3 5000K
Lamp Output: 1 lamp, rated Lumens/lamp: 16127
Max Candela: 6,874.5 at Horizontal: 300°, Vertical: 70°
Input Wattage: 101.651
Luminous Opening: Rectangle (L: 16.1", W: 11.18")
Test Date: 2020-09-04
Photometry : Type C
Nema Type: 7 X 6



Roadway Summary

	Lumens	% Lamp
Cutoff Classification:		SEMICUTOFF
Distribution:		TYPE III, MEDIUM
Max Cd, 90 Deg Vert:		0
Max Cd, 80 to <90 Deg:		1,620.6
Downward Street Side:	11,557.6	71.7%
Downward House Side:	4,553.2	28.2%
Downward Total:	16,110.8	99.9%
Upward Street Side:	0	0%
Upward House Side:	0	0%
Upward Total:	0	0%
Total Lumens:	16,110.8	99.9%

Flood Summary

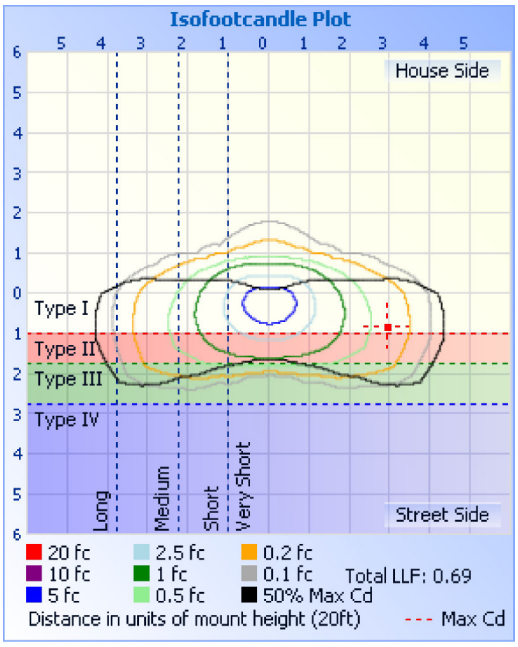
	Efficiency	Lumens	Horizontal Spread	Vertical Spread
Field (10%):	96.2%	15,508.1	148.5	122.5
Beam (50%):	77.6%	12,509.1	133.9	85.7
Total:	99.9%	16,106.2		

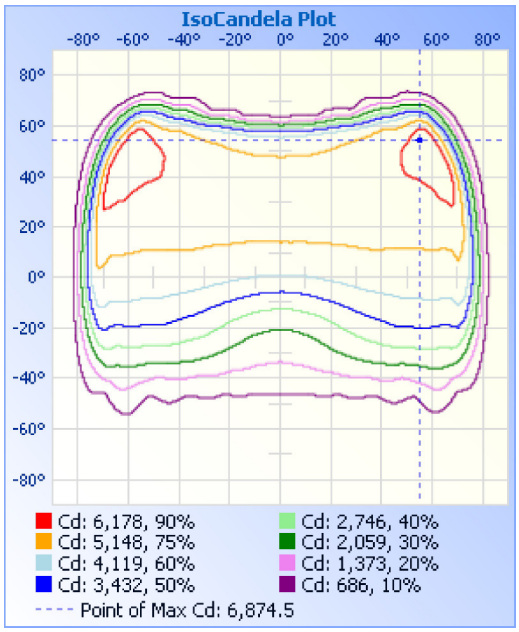
Zonal Lumen Summary

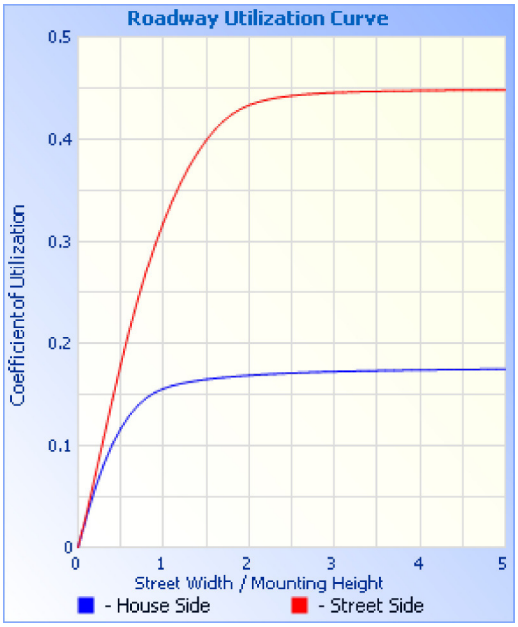
Zone	Lumens	% Lamp	% Luminaire
0-30	3,346.5	20.8%	20.8%
0-40	5,819.1	36.1%	36.1%
0-60	11,801.3	73.2%	73.3%
60-90	4,309.5	26.7%	26.7%
70-100	1,682.3	10.4%	10.4%
90-120	0	0%	0%
0-90	16,110.8	99.9%	100%
90-180	0	0%	0%
0-180	16,110.8	99.9%	100%

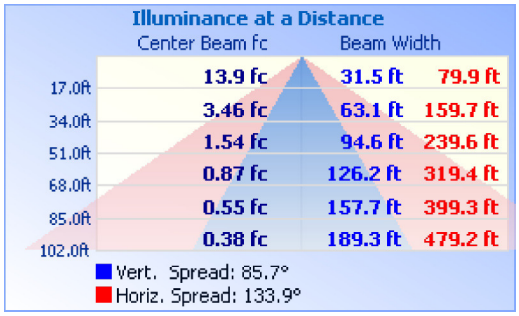
Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	381.3	2.4%	90-100	0	0%
10-20	1,127.6	7.0%	100-110	0	0%
20-30	1,837.6	11.4%	110-120	0	0%
30-40	2,472.6	15.3%	120-130	0	0%
40-50	2,908.2	18.1%	130-140	0	0%
50-60	3,073.9	19.1%	140-150	0	0%
60-70	2,627.2	16.3%	150-160	0	0%
70-80	1,547.3	9.6%	160-170	0	0%
80-90	135.0	0.8%	170-180	0	0%









Coefficients Of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RCC %:	80				70				50			30			10			0
RW %:	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	0
RCR: 0	1.19	1.19	1.19	1.19	1.16	1.16	1.16	1.00	1.11	1.11	1.11	1.06	1.06	1.06	1.02	1.02	1.02	1.00
1	1.08	1.03	.98	.94	1.05	1.01	.96	.83	.96	.93	.90	.92	.89	.87	.89	.86	.84	.82
2	.97	.88	.81	.74	.94	.86	.79	.68	.83	.77	.72	.79	.74	.70	.76	.72	.69	.66
3	.88	.76	.67	.60	.85	.74	.66	.56	.71	.64	.59	.69	.63	.57	.66	.61	.56	.54
4	.79	.66	.57	.50	.77	.65	.56	.47	.63	.55	.49	.60	.53	.48	.58	.52	.47	.45
5	.73	.59	.49	.42	.70	.58	.48	.40	.55	.47	.41	.53	.46	.41	.51	.45	.40	.38
6	.67	.52	.43	.36	.65	.51	.42	.35	.49	.41	.35	.48	.41	.35	.46	.40	.35	.33
7	.61	.47	.38	.31	.60	.46	.37	.30	.45	.37	.31	.43	.36	.31	.42	.35	.30	.28
8	.57	.43	.34	.27	.55	.42	.33	.27	.41	.33	.27	.39	.32	.27	.38	.32	.27	.25
9	.53	.39	.30	.24	.52	.38	.30	.24	.37	.29	.24	.36	.29	.24	.35	.29	.24	.22
10	.50	.36	.27	.22	.48	.35	.27	.21	.34	.27	.22	.33	.26	.22	.32	.26	.21	.20

Candela Table - Type C

	0	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	300	315	330	345	360
0	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004	4004
0.5	4052	4049	4047	4037	4028	4020	4005	3993	3980	3970	3962	3956	3954	3958	3963	3971	3981	3996	4005	4016	4027	4036	4044	4051	4052
1	4101	4093	4089	4070	4055	4032	4008	3981	3956	3936	3919	3909	3906	3908	3924	3935	3957	3983	4006	4030	4050	4068	4086	4097	4101
1.5	4148	4140	4130	4099	4079	4045	4009	3968	3934	3903	3876	3861	3854	3860	3877	3903	3937	3972	4005	4040	4073	4103	4128	4144	4148
2	4196	4188	4170	4133	4104	4055	4010	3957	3910	3870	3832	3813	3803	3810	3833	3870	3915	3963	4008	4050	4097	4138	4171	4191	4196
2.5	4242	4232	4211	4170	4125	4069	4013	3944	3888	3837	3789	3764	3752	3759	3788	3834	3891	3954	4009	4062	4121	4172	4211	4236	4242
3	4289	4278	4252	4200	4149	4079	4015	3934	3865	3801	3746	3715	3700	3711	3747	3799	3871	3943	4008	4076	4146	4209	4252	4284	4289
3.5	4337	4322	4291	4231	4174	4090	4015	3923	3841	3767	3702	3662	3646	3659	3701	3765	3847	3933	4011	4090	4170	4242	4294	4330	4337
4	4382	4364	4334	4264	4199	4103	4019	3912	3820	3731	3655	3611	3592	3608	3657	3729	3823	3925	4010	4105	4194	4279	4333	4374	4382
4.5	4428	4407	4375	4301	4222	4117	4021	3902	3797	3695	3610	3560	3537	3558	3609	3692	3799	3917	4012	4119	4218	4310	4373	4417	4428
5	4473	4451	4414	4332	4247	4134	4024	3891	3773	3661	3565	3508	3484	3507	3565	3657	3778	3910	4016	4134	4244	4342	4411	4460	4473
5.5	4515	4493	4450	4366	4272	4147	4028	3881	3751	3626	3520	3457	3431	3454	3521	3622	3757	3902	4021	4148	4267	4376	4449	4502	4515
6	4559	4534	4489	4400	4297	4162	4031	3872	3728	3591	3475	3406	3378	3400	3476	3586	3735	3891	4025	4166	4292	4409	4485	4542	4559
6.5	4601	4574	4530	4430	4322	4177	4036	3865	3706	3556	3431	3355	3324	3348	3428	3551	3713	3884	4029	4181	4317	4440	4523	4583	4601
7	4641	4615	4563	4461	4346	4190	4040	3856	3683	3521	3386	3303	3270	3297	3383	3519	3690	3876	4032	4195	4342	4472	4560	4623	4641
7.5	4678	4654	4600	4495	4370	4210	4045	3846	3661	3486	3340	3253	3217	3248	3337	3485	3667	3869	4036	4211	4366	4503	4596	4661	4678
8	4718	4691	4636	4521	4396	4225	4049	3838	3639	3451	3296	3201	3165	3198	3293	3451	3646	3863	4039	4226	4391	4534	4632	4696	4718
8.5	4757	4729	4671	4553	4421	4240	4054	3830	3619	3419	3253	3152	3115	3146	3249	3418	3624	3855	4044	4241	4413	4566	4667	4734	4757
9	4796	4764	4702	4586	4446	4252	4059	3823	3598	3384	3210	3102	3062	3097	3205	3384	3603	3850	4049	4255	4437	4597	4700	4772	4796
9.5	4836	4800	4736	4621	4472	4271	4066	3816	3577	3351	3167	3054	3010	3047	3162	3347	3582	3844	4055	4269	4461	4626	4735	4808	4836
10	4872	4835	4770	4651	4496	4289	4070	3810	3557	3318	3125	3005	2960	2998	3120	3315	3565	3838	4060	4285	4486	4655	4769	4845	4872
10.5	4908	4872	4799	4681	4521	4304	4076	3804	3536	3287	3084	2959	2911	2951	3079	3284	3545	3834	4065	4300	4509	4686	4802	4880	4908
11	4941	4903	4831	4710	4544	4320	4084	3797	3517	3254	3043	2910	2861	2905	3038	3253	3528	3831	4074	4316	4533	4714	4835	4914	4941
11.5	4975	4935	4861	4741	4569	4340	4093	3792	3499	3224	3002	2863	2812	2858	2998	3222	3507	3822	4081	4333	4558	4741	4866	4947	4975
12	5004	4966	4894	4768	4591	4360	4100	3788	3481	3192	2962	2814	2761	2811	2959	3192	3489	3820	4089	4348	4581	4770	4898	4979	5004
12.5	5035	4998	4924	4791	4614	4377	4108	3784	3463	3162	2920	2768	2712	2763	2919	3162	3474	3816	4096	4366	4603	4799	4930	5010	5035
13	5063	5027	4955	4817	4639	4388	4114	3777	3444	3132	2880	2719	2664	2716	2879	3130	3456	3811	4103	4382	4628	4828	4956	5039	5063
13.5	5093	5055	4980	4846	4663	4404	4122	3774	3427	3102	2840	2674	2616	2671	2841	3104	3439	3809	4110	4398	4652	4858	4985	5068	5093
14	5120	5083	5008	4870	4688	4419	4131	3769	3409	3074	2800	2628	2568	2625	2800	3078	3422	3804	4118	4415	4674	4884	5012	5097	5120
14.5	5146	5111	5036	4896	4708	4435	4142	3767	3393	3045	2760	2583	2521	2579	2762	3051	3406	3805	4130	4431	4698	4910	5040	5123	5146
15	5175	5140	5066	4920	4732	4452	4153	3762	3378	3018	2722	2538	2476	2535	2724	3028	3391	3803	4138	4448	4722	4934	5066	5150	5175
15.5	5203	5166	5089	4947	4754	4467	4162	3761	3362	2990	2684	2498	2431	2494	2688	3002	3378	3802	4147	4465	4743	4960	5093	5178	5203
16	5231	5192	5115	4968	4773	4482	4172	3758	3347	2962	2646	2454	2387	2451	2652	2974	3366	3799	4156	4482	4768	4984	5119	5206	5231
16.5	5255	5215	5142	4994	4793	4500	4181	3756	3332	2936	2610	2414	2345	2411	2616	2948	3355	3798	4166	4498	4792	5008	5144	5229	5255
17	5280	5239	5164	5018	4813	4520	4189	3754	3319	2909	2574	2373	2302	2370	2581	2923	3341	3797	4176	4515	4814	5030	5167	5253	5280
17.5	5303	5266	5185	5036	4833	4540	4198	3752	3304	2884	2540	2333	2261	2331	2547	2896	3326	3793	4184	4530	4837	5054	5190	5276	5303
18	5324	5290	5209	5059	4854	4556	4207	3749	3292	2859	2506	2295	2220	2293	2513	2870	3310	3789	4194	4546	4858	5076	5214	5298	5324
18.5	5346	5312	5229	5082	4875	4571	4215	3747	3278	2833	2474	2258	2182	2256	2482	2844	3297	3787	4202	4562	4879	5098	5237	5322	5346
19	5369	5332	5251	5102	4897	4588	4223	3746	3266	2809	2443	2221	2142	2218	2450	2819	3286	3785	4211	4579	4900	5120	5261	5342	5369
19.5	5388	5354	5274	5125	4920	4607	4231	3744	3254	2783	2412	2186	2104	2182	2419	2794	3272	3784	4220	4597	4920	5144	5281	5362	5388
20	5406	5374	5295	5142	4942	4623	4242	3741	3242	2760	2381	2151	2069	2148	2388	2767	3258	3784	4229	4612	4940	5165	5301	5385	5406
20.5	5423	5392	5315	5165	4962	4636	4250	3738	3230	2736	2351	2118	2035	2115	2360	2744	3244	3782	4235	4629	4960	5187	5321	5403	5423
21	5442	5408	5333	5190	4981	4655	4260	3735	3217	2714	2322	2086	2001	2084	2331	2722	3230	3779	4241	4647	4980	5207	5340	5421	5442
21.5	5458	5425	5358	5212	5003	4672	4270	3733	3204	2692	2295	2054	1969	2053	2304	2699	3216	3775	4249	4663	5001	5228	5360	5437	5458
22	5472	5442	5372	5230	5021	4689	4279	3729	3192	2671	2269	2025	1938	2024	2278	2679	3203	3774	4256	4680	5021	5247	5378	5453	5472
22.5	5486	5456	5391	5252	5043	4704	4288	3727	3180	2650	2243	1995	1909	1997	2252	2660	3190	3771	4263	4695	5042	5265	5395	5468	5486
23	5498	5472	5408	5278	5065	4719	4294	3723	3167	2630	2217	1968	1880	1969	2227	2640	3177	3768	4270	4710	5061	5285	5411	5481	5498
23.5	5511	5482	5425	5294	5082	4736	4301	3720	3156	2610	2194	1940	1853	1942	2204	2618	3165	3764	4276	4724	5078	5302	5426	5492	5511
24	5521	5495	5440	5311	5098	4754	4307	3718	3142	2592	2171	1915	1827	1918	2181	2598	3154	3763	4284	4737	5095	5320	5438	5502	5521
24.5	5532	5507	5452	5329	5112	4766	4317	3716	3131	2573	2148	1890	1802	1893	2160	2580	3143	3763	4290	4751	5114	5337	5454	5512	5532
25	5541	5516	5464	5343	5129	4780	4328	3714	3120	2556	2126	1867	1777	1870	2138	2564	3132	3763	4298	4765	5132	5355	5467	5522	5541
25.5	5549	5526	5478	5357	5143	4792	4336	3714	3110	2538	2105	1843	1753	1845	2119	2549	3123	3765	4308	4780	5151	5371	5480	5533	5549
26	5558	5535	5488	5376	5160	4811	4344	3713	3098	2524	2085	1819	1727	1821	2100	2534	3112	3766	4316	4795	5170	5388	5491	5542	5558
26.5	5569	5544	5499	5395	5176	4826	4353	3714	3089	2507	2066	1794	1701	1798	2082	2522	3104	3768	4327	4811	5189	5404	5502	5550	5569

27	5574	5552	5513	5412	5194	4842	4362	3714	3080	2493	2046	1768	1674	1774	2064	2507	3096	3769	4339	4827	5209	5420	5512	5559	5574
27.5	5583	5561	5524	5424	5212	4856	4371	3712	3072	2479	2027	1743	1648	1751	2048	2494	3088	3769	4350	4842	5227	5434	5523	5569	5583
28	5590	5568	5537	5434	5231	4870	4381	3713	3064	2466	2008	1718	1622	1725	2030	2480	3082	3771	4359	4860	5245	5447	5532	5580	5590
28.5	5593	5578	5545	5448	5247	4884	4392	3714	3055	2453	1988	1692	1596	1702	2012	2468	3075	3774	4364	4876	5264	5459	5540	5585	5593
29	5598	5581	5552	5463	5263	4902	4402	3716	3048	2441	1967	1667	1571	1679	1992	2458	3067	3776	4372	4891	5279	5472	5550	5590	5598
29.5	5599	5586	5559	5475	5282	4918	4411	3715	3040	2428	1946	1642	1546	1655	1970	2447	3059	3778	4381	4908	5297	5482	5559	5590	5599
30	5602	5589	5568	5487	5300	4931	4421	3715	3032	2416	1924	1618	1522	1632	1948	2435	3051	3779	4390	4925	5316	5495	5567	5592	5602
30.5	5604	5590	5578	5500	5316	4949	4432	3714	3025	2404	1902	1593	1498	1606	1926	2426	3042	3783	4399	4942	5333	5508	5575	5593	5604
31	5603	5592	5584	5510	5333	4967	4440	3714	3017	2392	1880	1569	1474	1583	1906	2418	3034	3779	4407	4958	5353	5520	5580	5593	5603
31.5	5604	5592	5590	5520	5350	4980	4449	3716	3010	2377	1858	1546	1451	1560	1885	2407	3026	3776	4417	4972	5372	5529	5584	5595	5604
32	5604	5593	5598	5532	5365	4994	4458	3716	3004	2362	1836	1522	1428	1538	1864	2396	3019	3775	4428	4989	5392	5539	5586	5597	5604
32.5	5603	5593	5602	5541	5383	5007	4467	3716	2998	2346	1814	1499	1403	1515	1842	2380	3010	3774	4438	5004	5410	5548	5590	5597	5603
33	5601	5596	5609	5548	5398	5023	4473	3714	2992	2328	1792	1476	1378	1492	1823	2362	3002	3774	4444	5019	5429	5558	5591	5598	5601
33.5	5600	5594	5608	5558	5417	5036	4478	3712	2986	2310	1769	1452	1353	1468	1801	2342	2995	3771	4450	5033	5448	5567	5594	5598	5600
34	5598	5598	5609	5564	5433	5050	4483	3710	2978	2291	1747	1426	1326	1443	1780	2326	2988	3768	4458	5046	5465	5577	5597	5596	5598
34.5	5596	5594	5611	5571	5447	5067	4492	3708	2971	2272	1725	1400	1298	1417	1759	2308	2981	3763	4467	5062	5482	5586	5599	5595	5596
35	5595	5590	5616	5580	5465	5085	4501	3704	2966	2253	1702	1372	1269	1389	1740	2287	2977	3757	4471	5075	5499	5595	5601	5595	5595
35.5	5592	5587	5619	5589	5482	5100	4508	3701	2958	2233	1679	1344	1240	1360	1715	2269	2972	3750	4475	5089	5515	5604	5601	5590	5592
36	5590	5584	5618	5596	5498	5112	4512	3697	2951	2213	1654	1315	1211	1330	1692	2252	2967	3745	4478	5100	5530	5611	5604	5586	5590
36.5	5583	5584	5620	5603	5504	5126	4517	3693	2942	2194	1629	1285	1181	1299	1667	2232	2961	3740	4482	5112	5546	5620	5606	5585	5583
37	5582	5586	5621	5612	5521	5140	4523	3691	2933	2174	1602	1254	1150	1268	1640	2213	2955	3735	4483	5124	5561	5627	5607	5581	5582
37.5	5576	5582	5623	5623	5537	5152	4525	3686	2922	2153	1574	1223	1120	1236	1611	2193	2944	3728	4485	5134	5576	5635	5606	5576	5576
38	5566	5580	5624	5628	5550	5161	4530	3681	2910	2131	1546	1191	1089	1204	1583	2173	2933	3725	4487	5145	5588	5642	5607	5570	5566
38.5	5557	5573	5626	5634	5565	5171	4535	3674	2897	2109	1514	1159	1058	1170	1554	2153	2921	3720	4493	5154	5598	5649	5608	5563	5557
39	5548	5566	5630	5639	5578	5185	4540	3669	2880	2087	1482	1125	1027	1136	1522	2131	2906	3719	4498	5164	5610	5654	5605	5557	5548
39.5	5534	5558	5634	5646	5591	5194	4544	3663	2862	2064	1450	1092	995	1102	1487	2109	2890	3713	4500	5172	5618	5660	5607	5551	5534
40	5527	5549	5635	5649	5601	5209	4548	3658	2842	2039	1414	1058	964	1068	1451	2085	2872	3710	4501	5182	5625	5668	5608	5542	5527
40.5	5516	5539	5635	5660	5612	5219	4550	3653	2822	2014	1377	1024	934	1034	1415	2058	2854	3707	4502	5191	5632	5673	5605	5532	5516
41	5504	5529	5634	5667	5624	5228	4553	3647	2800	1986	1340	991	905	998	1378	2031	2836	3701	4505	5203	5638	5682	5604	5523	5504
41.5	5490	5519	5636	5676	5632	5238	4555	3641	2778	1957	1302	958	876	964	1337	2003	2816	3695	4508	5215	5648	5691	5600	5514	5490
42	5475	5510	5626	5682	5644	5252	4557	3636	2757	1924	1261	926	848	931	1294	1970	2798	3688	4509	5226	5657	5699	5596	5503	5475
42.5	5460	5499	5623	5689	5654	5260	4560	3632	2736	1891	1219	895	823	899	1250	1939	2779	3687	4511	5236	5664	5706	5592	5490	5460
43	5441	5487	5624	5695	5662	5266	4564	3630	2714	1857	1177	865	799	869	1208	1903	2759	3684	4513	5248	5671	5712	5589	5476	5441
43.5	5420	5474	5626	5700	5665	5278	4569	3627	2692	1822	1137	837	777	841	1164	1867	2740	3680	4513	5260	5679	5720	5586	5464	5420
44	5399	5461	5627	5705	5677	5293	4572	3625	2670	1784	1094	811	757	814	1121	1830	2720	3678	4515	5269	5684	5727	5583	5452	5399
44.5	5376	5443	5624	5715	5692	5307	4574	3623	2648	1746	1053	787	737	789	1077	1791	2699	3676	4516	5281	5693	5732	5582	5437	5376
45	5352	5425	5617	5724	5707	5318	4575	3621	2625	1705	1014	764	717	765	1034	1748	2679	3676	4520	5294	5700	5738	5577	5419	5352
45.5	5326	5403	5612	5733	5717	5330	4577	3620	2601	1660	974	741	697	742	994	1704	2657	3676	4523	5305	5710	5745	5571	5402	5326
46	5297	5382	5605	5736	5729	5342	4580	3616	2578	1614	938	718	677	719	954	1655	2633	3675	4527	5317	5720	5751	5568	5384	5297
46.5	5271	5358	5601	5742	5740	5356	4581	3611	2552	1564	903	695	660	696	917	1606	2611	3671	4532	5332	5729	5758	5563	5361	5271
47	5240	5332	5593	5749	5754	5368	4582	3604	2524	1513	870	672	646	673	883	1555	2586	3664	4536	5345	5740	5763	5558	5335	5240
47.5	5210	5308	5587	5754	5765	5385	4584	3595	2496	1461	837	653	633	653	849	1501	2558	3656	4536	5360	5750	5766	5552	5306	5210
48	5174	5282	5578	5760	5778	5396	4586	3584	2463	1407	806	636	623	635	815	1445	2528	3644	4535	5373	5759	5770	5543	5278	5174
48.5	5139	5254	5568	5765	5791	5410	4589	3570	2428	1352	774	621	615	620	783	1389	2495	3628	4537	5388	5770	5774	5537	5247	5139
49	5094	5222	5557	5767	5803	5426	4592	3555	2393	1296	743	610	608	609	750	1329	2457	3613	4538	5403	5784	5777	5529	5218	5094
49.5	5050	5190	5550	5771	5821	5439	4595	3538	2355	1240	712	601	602	600	717	1270	2418	3597	4538	5413	5794	5781	5519	5186	5050
50	5002	5154	5542	5777	5832	5450	4599	3520	2317	1187	681	593	596	592	684	1213	2378	3581	4536	5425	5808	5784	5510	5148	5002
50.5	4947	5116	5529	5783	5844	5463	4602	3500	2275	1137	650	586	591	585	651	1160	2338	3561	4537	5435	5822	5788	5499	5109	4947
51	4888	5074	5508	5788	5860	5474	4602	3479	2234	1088	625	579	586	578	624	1106	2296	3541	4540	5446	5838	5794	5484	5068	4888
51.5	4824	5030	5490	5795	5874	5489	4602	3459	2188	1043	605	573	582	572	602	1057	2252	3520	4543	5456	5853	5799	5469	5022	4824
52	4758	4979	5472	5802	5889	5500	4605	3437	2144	1001	590	568	578	566	585	1012	2207	3498	4542	5468	5870	5803	5452	4973	4758
52.5	4690	4922	5454	5809	5908	5512	4607	3413	2095	960	578	562	574	561	572	970	2158	3476	4542	5481	5885	5809	5435	4919	4690
53	4620	4864	5434	5818	5927	5527	4612	3390	2044	918	567	557	570	556	562	927	2105	3456	4543	5498	5899	5814	5415	4861	4620
53.5	4553	4798	5405	5829	5946	5541	4616	3367	1989	877	558	553	566	551	554	885	2053	3435	4548	5514	5919	5819	5391	4800	4553
54	4479	4731	5374	5832	5968	5558	4617	3343	1932	834	549	548	563	547	546	842	1996	3415	4555	5530	5937	5824	5362	4737	4479
54.5	4408	4668	5342	5838	5987	5577	4621	3321	1872	789	542	543	560	543	539	795	1936	3395	4564	5546	5957	5831	5333	4678	4408

55	4337	4600	5310	5844	6004	5598	4625	3299	1812	745	534	539	557	539	531	747	1874	3376	4569	5562	5974	5837	5303	4613	4337
55.5	4261	4530	5274	5850	6023	5615	4630	3276	1744	700	527	535	554	535	525	700	1809	3359	4574	5580	5990	5845	5270	4547	4261
56	4172	4455	5235	5861	6039	5630	4634	3255	1674	655	520	531	552	531	518	653	1740	3340	4585	5598	6007	5850	5234	4482	4172
56.5	4062	4374	5196	5864	6064	5648	4640	3231	1604	611	513	527	549	528	512	606	1669	3321	4599	5616	6025	5852	5194	4409	4062
57	3926	4274	5152	5868	6085	5672	4649	3206	1535	583	507	523	547	524	506	570	1596	3299	4614	5634	6043	5856	5156	4317	3926
57.5	3779	4161	5110	5865	6107	5690	4662	3180	1465	561	501	519	544	520	500	545	1520	3272	4628	5654	6063	5858	5114	4213	3779
58	3603	4030	5067	5865	6129	5714	4677	3152	1397	545	495	515	542	517	494	526	1446	3244	4638	5677	6080	5857	5070	4090	3603
58.5	3393	3880	5009	5865	6153	5734	4688	3120	1330	531	489	512	540	513	489	512	1374	3215	4643	5698	6100	5855	5022	3946	3393
59	3144	3707	4945	5866	6176	5762	4701	3086	1268	519	483	508	538	510	483	500	1305	3184	4646	5720	6120	5854	4964	3773	3144
59.5	2866	3513	4865	5862	6202	5782	4712	3050	1211	508	477	505	536	507	477	490	1240	3148	4651	5742	6142	5850	4895	3590	2866
60	2546	3291	4768	5854	6231	5807	4720	3013	1158	498	471	502	534	504	472	481	1180	3112	4652	5766	6169	5849	4810	3368	2546
60.5	2207	3044	4670	5850	6260	5830	4727	2975	1108	488	465	498	532	500	467	472	1126	3075	4647	5789	6193	5848	4714	3124	2207
61	1867	2773	4563	5853	6283	5860	4735	2938	1058	478	459	495	530	497	462	464	1074	3034	4642	5812	6222	5848	4600	2842	1867
61.5	1563	2488	4432	5851	6314	5886	4739	2899	1008	468	454	491	528	493	457	455	1024	2992	4637	5838	6246	5849	4471	2567	1563
62	1294	2192	4271	5845	6343	5915	4742	2860	957	459	448	488	527	489	451	448	975	2944	4632	5865	6274	5848	4323	2268	1294
62.5	1065	1899	4086	5837	6369	5944	4745	2816	903	449	443	484	525	486	446	440	922	2897	4625	5892	6300	5847	4148	1967	1065
63	859	1611	3882	5828	6401	5972	4745	2772	843	441	437	481	524	482	441	432	869	2849	4622	5918	6331	5838	3952	1672	859
63.5	668	1356	3655	5789	6428	6005	4745	2726	784	433	432	477	523	479	436	425	809	2800	4619	5943	6360	5819	3734	1417	668
64	510	1114	3407	5733	6458	6038	4742	2678	724	425	426	474	523	475	430	418	748	2749	4622	5970	6392	5780	3494	1172	510
64.5	422	891	3135	5663	6495	6068	4739	2629	664	416	420	470	522	472	424	410	688	2696	4621	6000	6420	5728	3237	944	422
65	390	693	2856	5592	6521	6092	4736	2576	605	408	414	467	520	468	419	403	628	2647	4620	6030	6451	5657	2957	736	390
65.5	378	537	2566	5487	6551	6122	4735	2520	555	400	408	464	519	465	413	396	568	2588	4620	6059	6481	5573	2664	565	378
66	369	446	2278	5386	6578	6150	4735	2466	515	393	402	460	518	462	406	389	521	2531	4615	6093	6509	5469	2375	461	369
66.5	360	403	1991	5266	6608	6183	4737	2403	484	385	395	457	518	458	400	383	480	2468	4613	6129	6543	5350	2095	410	360
67	351	381	1724	5116	6648	6216	4739	2338	460	378	388	454	517	454	394	376	447	2413	4617	6166	6588	5209	1832	383	351
67.5	342	368	1485	4942	6686	6254	4749	2270	440	371	381	450	516	451	387	370	421	2355	4625	6208	6641	5042	1588	367	342
68	334	355	1260	4748	6732	6297	4762	2208	421	364	374	447	515	447	381	363	401	2305	4649	6253	6697	4852	1356	354	334
68.5	325	342	1049	4529	6787	6344	4783	2148	404	357	367	443	513	443	373	357	384	2246	4685	6324	6753	4658	1140	342	325
69	317	329	859	4298	6828	6402	4815	2097	389	349	360	439	512	439	366	350	370	2180	4731	6398	6815	4438	937	329	317
69.5	309	316	696	4039	6852	6466	4858	2043	375	342	353	436	510	434	359	343	357	2091	4790	6484	6854	4193	756	317	309
70	301	306	567	3782	6847	6542	4915	1978	362	334	346	431	508	430	352	336	346	1994	4841	6571	6874	3924	608	306	301
70.5	292	296	474	3505	6830	6633	4980	1895	350	327	339	427	499	425	346	330	336	1893	4880	6644	6874	3652	503	297	292
71	282	287	419	3224	6817	6732	5030	1801	339	320	332	422	482	420	339	323	327	1788	4892	6677	6862	3371	436	287	282
71.5	273	278	389	2940	6802	6811	5064	1706	331	313	325	418	472	414	331	316	319	1680	4870	6660	6850	3097	394	278	273
72	263	269	369	2683	6765	6856	5071	1618	320	306	318	410	467	406	324	309	314	1560	4808	6587	6811	2836	368	269	263
72.5	241	260	354	2418	6691	6838	5030	1526	308	299	310	397	463	393	316	302	304	1438	4711	6453	6741	2571	352	259	241
73	220	250	339	2166	6559	6756	4949	1424	296	292	303	381	458	377	309	296	292	1316	4578	6256	6602	2321	336	250	220
73.5	209	240	324	1905	6370	6606	4823	1318	286	285	296	368	452	362	302	288	281	1188	4410	5999	6407	2071	320	240	209
74	203	229	309	1675	6124	6385	4658	1199	278	277	288	358	445	351	295	281	274	1061	4220	5709	6138	1817	304	231	203
74.5	196	215	296	1439	5798	6094	4471	1054	270	269	281	349	437	342	287	273	267	935	4011	5363	5814	1559	291	218	196
75	188	199	284	1221	5409	5746	4236	909	262	261	272	341	429	333	279	265	262	809	3776	4970	5410	1318	278	204	188
75.5	179	185	271	1010	4928	5334	3986	764	255	254	264	332	419	324	270	258	256	682	3532	4511	4950	1088	266	190	179
76	172	171	259	824	4439	4888	3731	620	250	247	256	323	409	315	262	251	253	556	3276	4041	4469	872	254	176	172
76.5	164	159	247	657	3922	4375	3475	475	249	240	248	313	399	305	254	244	254	431	3018	3528	3968	683	242	164	164
77	156	149	236	534	3450	3849	3189	371	249	232	239	304	389	296	245	237	257	345	2758	3032	3483	533	230	153	156
77.5	148	140	223	446	2979	3290	2920	305	250	225	231	294	377	287	237	230	259	289	2496	2528	3023	435	218	142	148
78	141	132	210	395	2557	2767	2631	267	251	217	221	284	365	277	228	222	261	253	2244	2092	2584	375	205	133	141
78.5	135	124	196	365	2142	2277	2374	241	251	209	211	274	352	267	218	213	260	229	1996	1686	2195	348	191	125	135
79	129	116	182	337	1753	1853	2105	224	248	199	201	265	338	258	207	204	249	212	1758	1352	1830	322	178	117	129
79.5	123	109	168	309	1376	1479	1859	209	238	189	190	255	323	248	197	194	225	199	1531	1067	1484	295	165	110	123
80	115	101	155	282	1045	1182	1621	196	214	179	179	243	307	237	185	185	196	187	1313	854	1150	269	152	102	115
80.5	106	94	144	254	763	936	1386	184	175	169	168	233	292	226	174	174	165	175	1107	669	858	240	140	95	106
81	97	87	133	226	539	750	1197	173	142	158	156	222	277	216	162	160	136	164	927	524	617	218	129	88	97
81.5	88	80	121	205	393	590	1009	162	124	146	145	210	261	204	150	146	122	153	757	404	444	200	118	81	88
82	80	73	108	188	350	458	820	151	112	133	134	197	244	192	139	132	111	144	613	343	343	184	106	74	80
82.5	72	66	98	172	308	346	631	141	101	121	124	184	228	179	128	119	101	134	486	283	307	168	97	67	72

83	63	59	88	156	265	285	444	131	93	108	114	171	212	166	117	108	93	124	381	222	274	153	87	59	63
83.5	55	52	78	141	222	227	337	121	85	97	105	157	196	153	107	96	85	114	314	161	240	139	77	52	55
84	47	45	67	128	199	168	243	111	77	87	95	143	180	141	97	87	77	105	246	101	207	126	67	45	47
84.5	40	38	56	114	180	110	171	101	70	78	86	130	163	128	86	78	70	96	179	88	189	112	56	38	40
85	33	31	40	99	162	94	118	92	63	70	76	116	146	114	77	70	63	85	111	77	172	97	41	31	33
85.5	27	24	32	84	134	82	81	78	57	62	67	101	129	100	67	62	57	67	79	65	143	82	32	24	27
86	20	19	25	71	106	71	57	59	50	54	58	86	111	85	58	53	50	53	60	54	117	70	26	18	20
86.5	14	13	19	57	91	60	44	50	44	45	48	70	93	69	49	45	44	41	47	44	100	56	20	13	14
87	9	8	14	44	79	49	34	41	37	36	38	53	73	54	39	35	37	34	37	35	87	41	14	8	9
87.5	4	4	9	30	64	39	27	35	29	26	28	37	52	38	28	26	29	28	28	25	71	27	9	4	4
88	2	2	4	18	45	29	19	28	20	16	16	20	24	20	18	16	20	19	21	16	49	15	4	2	2
88.5	1	1	1	7	26	19	12	19	8	6	4	2	2	2	4	6	8	8	11	9	27	6	1	1	1
89	1	1	1	1	10	10	5	7	5	2	1	1	1	1	1	2	5	5	4	3	10	2	1	1	1
89.5	1	1	1	1	2	3	4	5	5	2	1	0	0	0	1	2	5	5	3	2	2	1	1	1	1
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
90.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
91.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
92.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
93.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
94.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
96.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
98.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
99.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
101.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
136.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
137.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
138.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
139.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
141.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
142.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
143.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
144.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
146.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
147.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
148.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
149.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
172.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
173.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
174.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Luminaire Report Summary

```
IESNA:LM-63-2002
[TEST]
[TESTLAB]
[TESTDATE] 2020-09-04
[ISSUEDATE] 2020-09-04 17:59:09
[NEARFIELD]
[LAMPPOSITION] 0,0
[OTHER] EVERFINE GO-R5000_V2 SYSTEM
[MANUFAC] LLS/DRK Ent
[LUMINAIRE] MLLG-LED-SBHO2-100-5-T3
[LAMP] T3 5000K
FILE: CANDELA MULTIPLIER: 1
FILE: VERTICAL ANGLES: 361, HORIZONTAL ANGLES: 25
FILE: COORDINATE SYSTEM: TYPE C
FILE: UNIT OF MEASURE: METRIC
FILE: BALLAST FACTOR: 1
```


Reported data calculated from manufacturer's data file, based on IES recommended methods.

Date:	June 28, 2023
To:	Dan Fleishman, Planning Director
From:	Keith Whisenhunt, PE
Project No.:	21021
Project Name:	Santiam Ice Company Facility

This memorandum provides a brief scoping outline for the proposed Santiam Ice Co. office building and storage buildings located at 1319 W Washington Street in Stayton, Oregon.

PROJECT DESCRIPTION

The property is located next to the exempted rail spur line crossing near Gate B into the Norpac mill site, as shown in Figure 1.

Figure 1. Site Vicinity Map.

The proposed development plan for the property includes two separate structures (one office building and one storage building), a loading dock between the two buildings, and surface parking. The office building is two stories tall with storage on the second floor. The footprint is 600-sf and it will be used for the administrative and management functions. A separate 2,400

square-foot storage building will be used to store ice products for distribution. No retail sales is proposed for the site.

Figure 2 illustrates the proposed site layout.

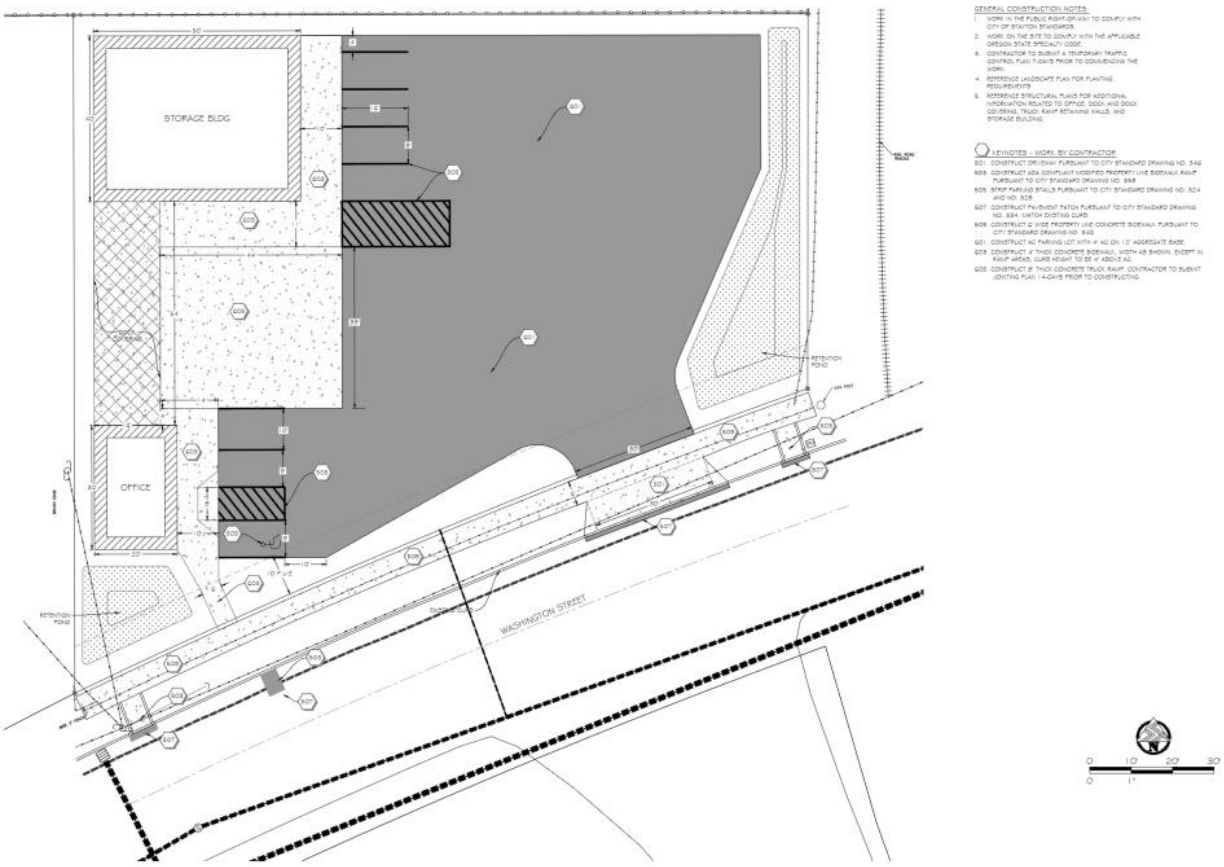


Figure 2. Preliminary Site Plan.

TRIP GENERATION ESTIMATES

Trip generation estimates were prepared using ITE's standard reference Trip Generation, 9th Edition. The site was classified as a combination of Corporate Headquarters Building (ITE Land Use 714) and Warehousing (ITE Land Use 150) to reflect the two separate site components. A description of each of these land use classifications is provided below.

- Warehousing (ITE 150): A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.
- Corporate Headquarters Building (ITE 714): A corporate headquarters building houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, and other service functions.

Trip generation estimates are presented in Table 1.

Table 1. Trip Generation Estimates, ITE 9th Edition

ITE Land Use	ITE Code	Size (SF)	Weekday Daily Trips	Weekday PM Peak Hour		
				Total	In	Out
Corporate Headquarters	714	600-SF	5	1	0	1
Warehousing	150	2,400-SF	9	1	0	1
Total Trips			**11**	**2**	**0**	**2**

City of Stayton Development Code 17.26.050 presents the requirements for transportation studies. This section states that a formal Transportation Impact Analysis may be required for developments that produce more than 250 weekday daily trips, or that generate more than 25 peak hour trips. As shown in Table 1, the scale of this site is well below these thresholds.

In addition, the City may also require a traffic study if an access spacing exception is required and the development generates more than 100 weekday daily trips (or 10 peak hour trips). Even this lower threshold is not met. Accordingly, only the City's lesser Transportation Assessment Letter should be required. This letter should provide trip generation data to the City, review the site access safety and operations, and document the adequacy of intersection sight distance. Each of these items is presented herein.

ACCESS SPACING

The proposed site will contain a single access from W Washington Street. The City of Stayton classifies this street as a Minor Arterial. This classification of facility requires a right-of-way width that ranges between 60- and 100-feet, with on-street bicycle lanes and property-tight sidewalks. The City's access spacing standards include 300-feet between driveways and streets, and 600 feet between public street intersections.

This access will be located in direct alignment with the driveway on the south side of the road into the Norpac facility, as shown in Figure 1. The center of this access is spaced 60-feet from the centerline of the spur lines toward the east and 160-feet from the gated residential access to its west. Similar to surrounding development patterns throughout this corridor, the City's access spacing dimensions are not met.

The proposed access is provided in the most appropriate location for this site; a connection west to share with the gated private residence would not be appropriate, and a new connection east across the rail spur line would not be recommended. With the requirement to access W Washington Street the location of the driveway in direct alignment with the access to the south provides the only logical placement of this access.

With a secured facility it is not recommended that shared access easements be provided. The site layout will include new sidewalks, a concrete driveway apron, and with about 36-feet of existing pavement width the current streetscape could support future bicycle lanes as identified within the City's standard cross-section design.

INTERSECTION SIGHT DISTANCE

The City of Stayton typically applies the minimum recommended sight distance criteria based on the standard reference A Policy on Geometric Design of Highways and Streets, 7th Edition published by the American Association of State Highway and Transportation Officials (AASHTO) in 2018 (commonly referred to as the Green Book). This reference provides the recommended sight distances as measured from a height of 3.5 feet 14.5 feet from the edge of travel way at the access point serving the proposed development and is based on the speed of the roadway. The AASHTO reference is based on conflicts between motorists traveling along the roadway and motorists completing movements at the intersection. With a posted speed of 35 miles per hour the minimum recommended dimensions are shown below in Figure 3.

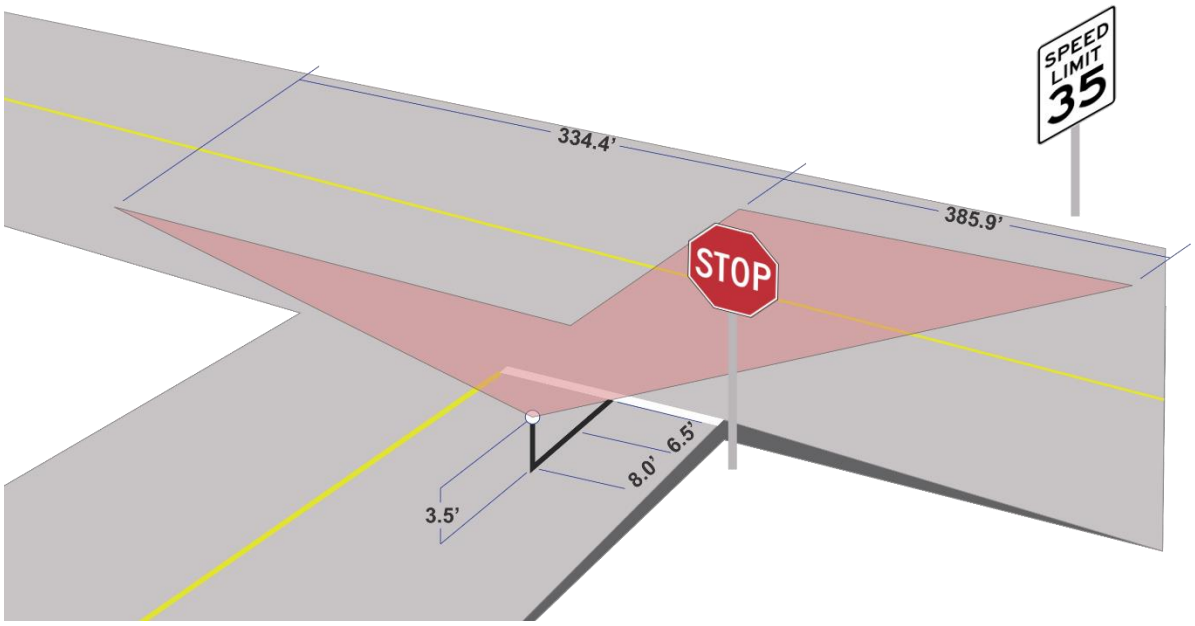


Figure 3. Minimum recommended intersection sight distance dimensions.

Field review at the site was conducted in early October 2021. This showed that with the site located along the outside of the horizontal curve clear sight lines are available in both directions in excess of 500 feet, exceeding these minimum recommendations.

INTERSECTION CRASH HISTORY

Crash records were obtained from the ODOT crash database between January 2015 and December 2019, which is the most recent five-year dataset currently available. Crashes required for reporting include those involving any level of personal injury or property damage exceeding $1,500 (increased to $2,500 in 2018). There were no reported crashes near the study area within this five-year time-period, and no deficiencies identified as part of the field review.

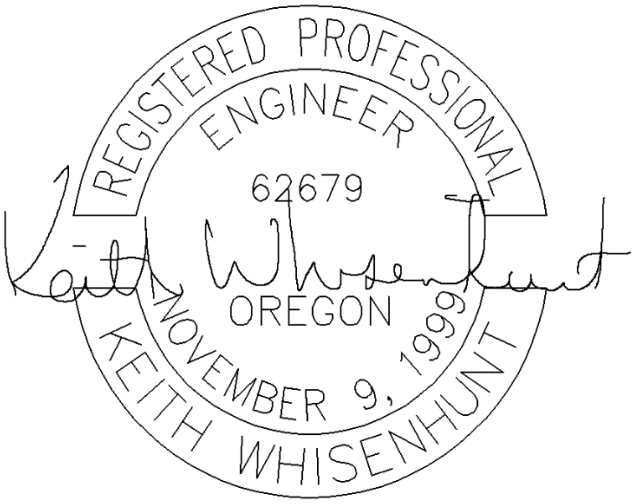
FINDINGS AND RECOMMENDATIONS

I trust that this memorandum provides the City of Stayton with the required information to process the Transportation Assessment Letter for the Santiam Ice Company facility. As

summarized herein, the scale of the site does not warrant additional analysis, and while the access does not meet the City's spacing requirements there are no suitable access alternatives available.

It is recommended that as part of site development the frontage be brought up to current City standards, the new driveway be designed with a concrete curb apron, and that clear sight lines be maintained at the new access. Any new landscaping, above-ground utilities, or signage should be carefully located outside of the sight triangles to maintain clear views to oncoming motorists (and pedestrians and cyclists). Finally, the project should provide the City with Transportation SDC fees to help fund regional transportation improvement needs.

Thank you for the opportunity to provide these materials, please let me know if you have any questions at (503) 364-4004 or via email at keithw@pdgnw.com.



Expires: June 30, 2024

City of Stayton

Department of Public Works

362 N. Third Avenue • Stayton, OR 97383

Phone: (503) 769-2919 • Fax (503) 767-2134

Date: 2/25/2026
To: Jennifer Siciliano, AICP – Community and Economic Development Director
Through: Barry Buchanan, PE – Interim Public Works Director
Michael Schmidt – Engineering Associate
From: Lyle J. Misbach, PE, CFM
Project Name: 1319 W Washington Street SPR, File Number 13-11/25
AKS Job No.: 12093-02-1003
Project Site: 1319 W Washington Street

Subject: **Public Works Recommendations – Site Plan Review for Commercial Development**

PROPOSAL

The Application for Site Plan Review for proposed development at 1319 W Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The project proposed (the "Development") consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel. The property (the "Subject Property") is designated as Industrial (I) in the City's Comprehensive Plan. The Site Plan Review approval is being requested by Scott Lunski, Lunski Properties, LLC, as Applicant for the proposed Development.

The following comments are based on our review of the Application and the proposed Development as it relates to City infrastructure and in general conformance with applicable public works portions of the City of *Stayton Municipal Code* (SMC), City of Stayton *Land Use Development Code* (LUDC), City of Stayton utility Master Plans and Transportation System Plan (TSP), Public Works Design Standards (PWDS), and Public Works Standard Construction Specifications (SCS). To prepare these comments we reviewed the following application materials:

- *Application for Site Plan Review*, consisting of 1 page, signed by Scott Lunski, undated
- "Site Plan Review Narrative" consisting of 25 pages, prepared by Project Delivery Group, LLC and dated January 2026
- "Drainage Design Report" consisting of 60 pages, prepared by Project Delivery Group, LLC and dated April 2024
- "Luminaire Photometric Report" consisting of 10 pages, preparer unknown, dated 03/16/2021
- "Traffic Scoping Outline" consisting of 5 pages, prepared by Project Delivery Group, LLC, dated June 28, 2023, signed by Keith Whisenhunt
- "Improvement Drawings for Santiam Ice Stayton Facility" consisting of 14 sheets, prepared by Project Delivery Group, LLC, dated 05/02/2024, signed by Keith Whisenhunt

RECOMMENDED CONDITIONS OF APPROVAL

The following conditions of approval shall be completed prior to City approval of any onsite construction or building permit application for the proposed Development:

1. The Applicant or Applicant's engineer shall revise the Drainage Design Report and site plan to address both stormwater quality and quantity for the runoff from the proposed Development, in accordance with PWDS requirements.
2. The Applicant or Applicant's engineer shall submit a final stormwater analysis, report and supporting documentation for approval of the proposed development in accordance with PWDS. Existing site topography and off-site contributing areas shall be considered and included in the analysis and design.
3. An operation and maintenance (O&M) plan and agreement is required for privately owned and maintained stormwater quality and quantity control facilities. The O&M plan will need to be included as an attachment to the Drainage Report, to any declaration of covenants for the project, and included as part of the recorded O&M Agreement.
4. The Applicant or Applicant's engineer shall submit final construction drawings to Public Works for the proposed driveway approach and public sidewalk infrastructure, in accordance with PWDS requirements.
5. As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City.

The following condition of approval shall be completed prior to City support of occupancy or other finalization for any building permit application on the Subject Property for the proposed Development:

1. Prior to City support of occupancy for any building permits, the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements.

FACTS

General

1. Per the City's Local Wetland Inventory (LWI) and the Oregon Rapid Wetland Assessment Protocol (ORWAP), no mapped wetland areas or hydric soils are located on or near the Subject Property.
2. Per Flood Insurance Rate Map (FIRM) Number 41047C0716G, the Subject Property is located outside of any mapped Special Flood Hazard Areas (SFHA).
3. Per the Statewide Landslide Information Database for Oregon (SLIDO), the Subject Property is located outside of any mapped Landslide Susceptibility Areas.

Streets

1. <u>W Washington Street</u>
   a. Standard - This street is designated as a Minor Arterial street in the TSP. The standard for this street classification is a 34-foot-wide street improvement, including curbs, 6-foot-wide bike lanes, 6- to 8-foot-wide property-line sidewalks, and 5- to 8-foot-wide planter strips within a 60- to 70-foot-wide right-of-way.

b. Existing Condition – This street has an approximate 38-foot-wide improvement, with curbs along each side of the street, within a 60-foot-wide right-of-way. Neither the development side nor the opposite side of the street currently include sidewalks, except that the property directly east of the Subject Property is improved with 5-foot-wide curbline sidewalks.

c. The TSP does not indicate any significant transportation system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Water

1. A 6-inch City asbestos cement water main is located along W Washington Street. It does not appear that the subject property has any connections to this main.
2. Per City GIS records, a fire hydrant is located on the development side of W Washington Street, approximately 119 feet east of the east line of the subject property. However, it should be noted that this hydrant is on the far side of the railroad tracks just east of the subject property.
3. The Water Master Plan does not indicate any significant water system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Sanitary Sewer

1. A 10-inch City concrete sanitary sewer main flows from east to west along the far side of W Washington Street. It appears that the subject property has an existing 6-inch concrete service lateral to this main, approximately 82 feet west of the east line of the subject property.
2. The Wastewater Facilities Planning Study (Master Plan) does not indicate any significant sanitary sewer system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

Storm Drainage

1. An 18-inch "unknown material" City storm main flows west to an existing catch basin near the southwest corner of the subject property. This catch basin also receives stormwater through a 15-inch "unknown material" storm drain that crosses W Washington Street and connects to another 15-inch storm main along the opposite side of the roadway. It does not appear that the subject property has any connections to this main.
2. Per the Stormwater Master Plan, stormwater runoff from this property and nearby storm drainage system drains to Salem Ditch.
3. The Stormwater Master Plan does not indicate any significant stormwater system deficiencies in the nearby vicinity that will be impacted or could be improved by the proposed development.

CRITERIA AND FINDINGS

SMC SECTION 17.12.220 – SITE PLAN REVIEW

…

5. *APPROVAL CRITERIA. The following criteria must be demonstrated as being satisfied by the application:*

   . . .

   d. The existence of, or ability to obtain, adequate utility systems (including water, sewer, surface water drainage, power, and communications) and connections, including easements, to properly serve development in accordance with the City's Master Plans and Public Works Design

Standards. Where an adopted Master Plan calls for facilities larger than necessary for service to the proposed use, the developer shall install the size facilities called for in the Master Plan, and shall be provided credit for the excess costs in accordance with SMC 13.12.245.

Finding –The Applicant has provided a site plan showing the proposed improvements and utility connections to onsite and then City infrastructure. The Applicant has also provided a Preliminary Drainage Design Report and a site plan showing a private stormwater facility and conveyance system. However, the Report does not address stormwater quality as required in the PWDS.

Recommended Condition: Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall revise the Drainage Design Report and site plan to address both stormwater quality and quantity for the runoff from the proposed Development, in accordance with PWDS requirements. (PWDS 602.05)

Recommended Condition: Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall submit a final stormwater analysis, report and supporting documentation for approval of the proposed development in accordance with PWDS. Existing site topography and off-site contributing areas shall be considered and included in the analysis and design. (PWDS 102.10.A.3)

Recommended Condition: As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

Recommended Condition: Prior to City support of occupancy for any building permits, the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements. (PWDS 103.10.B)

e. Provisions have been made for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and for safe access to the property for vehicles, as well as bicycle and pedestrians, from those public streets which serve the property in accordance with the City's Transportation System Plan and Public Works Design Standards.

Finding –The Applicant has provided a site plan showing a proposed 30-foot-wide driveway approach and 6-foot-wide property line sidewalk improvements along the Subject Property frontage of W Washington Street. The Applicant also submitted a 2023 transportation scoping outline for the proposed Development, that an older version of the Institute of Transportation Engineering (ITE) Trip Generation Manual. However, the expected trips are well below the thresholds listed in SMC, so we recommend waiving the requirement for an updated Transportation Assessment Letter.

Recommended Condition: Prior to City approval of any onsite construction or support of building permit approval, the Applicant or Applicant's engineer shall submit final construction drawings to Public Works for the proposed driveway approach and public sidewalk infrastructure, in accordance with PWDS requirements. (PWDS 102.09)

Recommended Condition: As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the

onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system is complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

Recommended Condition: Prior to City support of occupancy for any building permits, the Applicant shall construct the onsite storm drainage system in accordance with PWDS requirements. (PWDS 103.10.B)

f. Provision has been made for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site in accordance with Chapter 17.26, the City's Transportation System Plan, and Public Works Design Standards. Improvements required as a condition of approval shall be roughly proportional to the impact of the development on transportation facilities. Approval findings shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development.

Finding – Public Works has determined that the existing right-of-way along the Subject Property is correct for this classification of street, consistent with the neighboring properties along W Washington Street, and adequate for the proposed development. Therefore, it is determined that the proposed sidewalk improvements along W Washington Street are roughly proportional to the impact of Development of the Subject Property.

. . .

m. The applicant has established continuing provisions for maintenance and upkeep of all improvements and facilities.

Finding –The Applicant has provided a site plan showing proposed private stormwater facilities and conveyance system.

Recommended Condition: An operation and maintenance (O&M) plan and agreement is required for privately owned and maintained stormwater quality and quantity control facilities. The O&M plan will need to be included as an attachment to the Drainage Report, to any declaration of covenants for the project, and included as part of the recorded O&M Agreement. (PWDS 603.01.m)

Recommended Condition: As part of the Development application, the Applicant shall enter into a Development Agreement with the City, prior to approval of construction plans, guaranteeing the onsite storm drainage and public street infrastructure improvements. A stipulation of the Agreement shall be that the City will not support a certificate of occupancy or other finalization for the proposed structures until the required onsite storm drainage system and public infrastructure are complete and accepted by the City. (PWDS 102.09.I, 103.10.B)

cc: Richard Walker, PE – City Engineer

From: Max Heller
To: Jennifer Siciliano
Cc: Susan Wright; Caleb Cox
Subject: Re: Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25
Date: Monday, February 9, 2026 4:39:36 PM
Attachments: Traffic Evaluation KAI.pdf

Hi Jennifer,

I hope you had a nice weekend. We've reviewed the applicant's trip assessment letter and generally agree with its conclusions. However, we have a few minor comments that should be incorporated into the final draft.

Attached is our annotated letter with specific recommendations for the applicant, along with a brief summary for your reference:

-
  - Update the analysis to use the most recent ITE Trip Generation Manual (12th Edition).
-
  - Revise the assigned land use code from 714 (Corporate Headquarters) to 712 (Small Office Building).
  - Ensure the 600 square feet on the second floor of the office building is included in the trip generation calculations.
-
- Additionally, Washington Street is identified in the City's Safety Action Plan with a potential curb-tight sidewalk cross section. This frontage configuration differs from both the applicant's proposal and the City's adopted design standards, so we wanted to flag this potential discrepancy for your consideration.

Please let me know if you have any questions.

Thanks,
Max

Max Heller
Transportation Analyst
(*he/him*)

Kittelson & Associates, Inc.
Transportation Engineering & Planning
503.535.7494 (direct)

From: Jennifer Siciliano <jsiciliano@staytonoregon.gov>
Sent: Thursday, February 5, 2026 11:20 AM
To: Adam Kohler <Adam.Kohler@PacifiCorp.com>; Astound Construction Team <oregonconstruction@astound.com>; Barry Buchanan <bbuchanan@staytonoregon.gov>; breich@co.marion.or.us <breich@co.marion.or.us>; Brent Stevenson <BrentS@santiamwater.gov>; brian.kelley@nwnatural.com <brian.kelley@nwnatural.com>; Caleb Cox <ccox@kittelson.com>; Christopher Clark <Christopher.clark@pacificorp.com>; dfreitag@santiamhospital.org <dfreitag@santiamhospital.org>; Doug Kintz <doug.kintz@staytonfire.org>; Erik Hoefer <erik@sctcweb.com>; Gwen Johns <gjohns@staytonoregon.gov>; Janelle Shanahan <jshanahan@co.marion.or.us>; Jay Alley <jay.alley@staytonfire.org>; John Eckis <johneckis@sctcweb.com>; John Rasmussen <jrasmussen@co.marion.or.us>; Kendall Smith <ksmith@staytonoregon.gov>; kinman@co.marion.or.us <kinman@co.marion.or.us>; Lee Loving <lee.loving@nsantiam.k12.or.us>; Lyle Misbach <misbachl@aks-eng.com>; Max Heller <mheller@kittelson.com>; Max Hepburn <mhepburn@co.marion.or.us>; MCPW Engineering <mcldep@co.marion.or.us>; Michael Schmidt <mschmidt@staytonoregon.gov>; Nicole Willis <nicole.willis@pacificorp.com>; oregonconstruction@wavebroadband.com <oregonconstruction@wavebroadband.com>; planning@co.marion.or.us <planning@co.marion.or.us>; Richard Walker (richardw@aks-eng.com) <richardw@aks-eng.com>; Salem Development Services <developmentservices@cityofsalem.net>; Susan Wright <swright@kittelson.com>; Troy Wheeler <twheeler@co.marion.or.us>; Wayne.clevenger@pacificorp.com <Wayne.clevenger@pacificorp.com>

Cc: Susan Bender <sbender@staytonoregon.gov>
Subject: Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25

[External Sender]

The City of Stayton has received an application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel.

The application and narrative package can be accessed at city's website at the following address:

- Application https://www.staytonoregon.gov/page/open/6094/0/Application
- Narrative https://www.staytonoregon.gov/page/open/6094/0/Narrative
- Site Plans https://www.staytonoregon.gov/page/open/6094/0/Site%20Plans
- Drainage Report https://www.staytonoregon.gov/page/open/6094/0/Drainage%20Report
- Photometrics Report https://www.staytonoregon.gov/page/open/6094/0/Photometrics%20Report
- Traffic Evaluation https://www.staytonoregon.gov/page/open/6094/0/Traffic%20Evaluation

I have attached our usual request for comments form.

Please send responses by **February 26, 2026**.

Thank you for your assistance.

Jennifer Siciliano, AICP
Community and Economic Development Director

311 N. 3rd Ave
Stayton, OR 97383
Phone 503-769-2998

Date:	June 28, 2023
To:	Dan Fleishman, Planning Director
From:	Keith Whisenhunt, PE
Project No.:	21021
Project Name:	Santiam Ice Company Facility

This memorandum provides a brief scoping outline for the proposed Santiam Ice Co. office building and storage buildings located at 1319 W Washington Street in Stayton, Oregon.

PROJECT DESCRIPTION

The property is located next to the exempted rail spur line crossing near Gate B into the Norpac mill site, as shown in Figure 1.

Figure 1. Site Vicinity Map.

The proposed development plan for the property includes two separate structures (one office building and one storage building), a loading dock between the two buildings, and surface parking. The office building is two stories tall with storage on the second floor. The footprint is 600-sf and it will be used for the administrative and management functions. A separate 2,400

square-foot storage building will be used to store ice products for distribution. No retail sales is proposed for the site.

Figure 2 illustrates the proposed site layout.

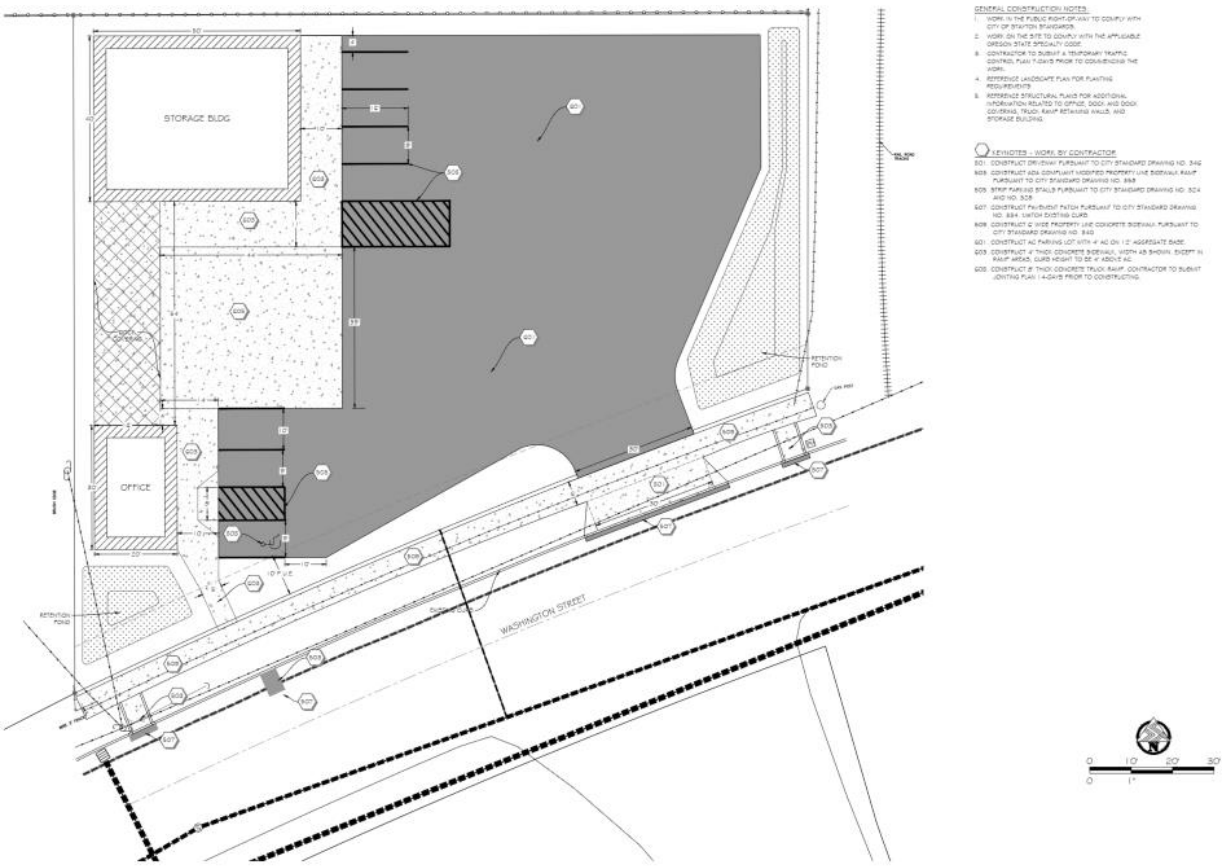


Figure 2. Preliminary Site Plan.

TRIP GENERATION ESTIMATES

Trip generation estimates were prepared using ITE's standard reference Trip Generation, 9th Edition. The site was classified as a combination of Corporate Headquarters Building (ITE Land Use 714) and Warehousing (ITE Land Use 150) to reflect the two separate site components. A description of each of these land use classifications is provided below.

- Warehousing (ITE 150): A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.
- Corporate Headquarters Building (ITE 714): A corporate headquarters building houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, and other service functions.

Trip generation estimates are presented in Table 1.

Table 1. Trip Generation Estimates, I[illegible]9th Edition

ITE Land Use	ITE Code	Size (SF)	Weekday Daily Trips	Weekday PM Peak Hour		
				Total	In	Out
Corporate Headquarters	714	600-SF	5	1	0	1
Warehousing	150	2,400-SF	9	1	0	1
Total Trips			**11**	**2**	**0**	**2**

City of Stayton Development Code 17.26.050 presents the requirements for transportation studies. This section states that a formal Transportation Impact Analysis may be required for developments that produce more than 250 weekday daily trips, or that generate more than 25 peak hour trips. As shown in Table 1, the scale of this site is well below these thresholds.

In addition, the City may also require a traffic study if an access spacing exception is required and the development generates more than 100 weekday daily trips (or 10 peak hour trips). Even this lower threshold is not met. Accordingly, only the City's lesser Transportation Assessment Letter should be required. This letter should provide trip generation data to the City, review the site access safety and operations, and document the adequacy of intersection sight distance. Each of these items is presented herein.

ACCESS SPACING

The proposed site will contain a single access from W Washington Street. The City of Stayton classifies this street as a Minor Arterial. This classification of facility requires a right-of-way width that ranges between 60- and 100-feet, with on-street bicycle lanes and property-tight sidewalks. The City's access spacing standards include 300-feet between driveways and streets, and 600 feet between public street intersections.

This access will be located in direct alignment with the driveway on the south side of the road into the Norpac facility, as shown in Figure 1. The center of this access is spaced 60-feet from the centerline of the spur lines toward the east and 160-feet from the gated residential access to its west. Similar to surrounding development patterns throughout this corridor, the City's access spacing dimensions are not met.

The proposed access is provided in the most appropriate location for this site; a connection west to share with the gated private residence would not be appropriate, and a new connection east across the rail spur line would not be recommended. With the requirement to access W Washington Street the location of the driveway in direct alignment with the access to the south provides the only logical placement of this access.

With a secured facility it is not recommended that shared access easements be provided. The site layout will include new sidewalks, a concrete driveway apron, and with about 36-feet of existing pavement width the current streetscape could support future bicycle lanes as identified within the City's standard cross-section design.

INTERSECTION SIGHT DISTANCE

The City of Stayton typically applies the minimum recommended sight distance criteria based on the standard reference A Policy on Geometric Design of Highways and Streets, 7th Edition published by the American Association of State Highway and Transportation Officials (AASHTO) in 2018 (commonly referred to as the Green Book). This reference provides the recommended sight distances as measured from a height of 3.5 feet 14.5 feet from the edge of travel way at the access point serving the proposed development and is based on the speed of the roadway. The AASHTO reference is based on conflicts between motorists traveling along the roadway and motorists completing movements at the intersection. With a posted speed of 35 miles per hour the minimum recommended dimensions are shown below in Figure 3.

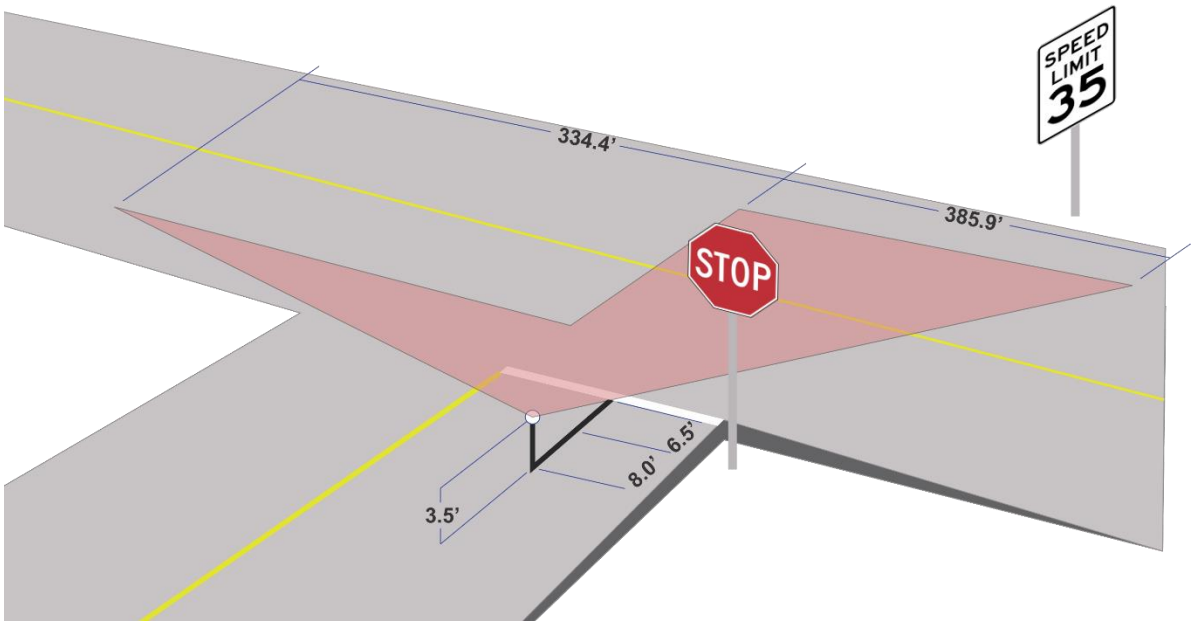


Figure 3. Minimum recommended intersection sight distance dimensions.

Field review at the site was conducted in early October 2021. This showed that with the site located along the outside of the horizontal curve clear sight lines are available in both directions in excess of 500 feet, exceeding these minimum recommendations.

INTERSECTION CRASH HISTORY

Crash records were obtained from the ODOT crash database between January 2015 and December 2019, which is the most recent five-year dataset currently available. Crashes required for reporting include those involving any level of personal injury or property damage exceeding $1,500 (increased to $2,500 in 2018). There were no reported crashes near the study area within this five-year time-period, and no deficiencies identified as part of the field review.

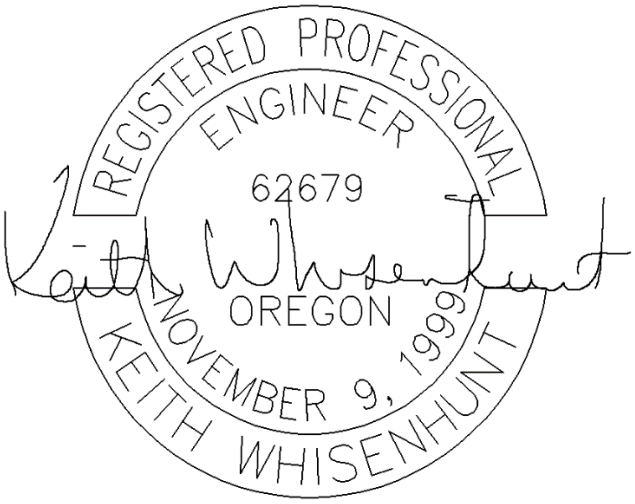
FINDINGS AND RECOMMENDATIONS

I trust that this memorandum provides the City of Stayton with the required information to process the Transportation Assessment Letter for the Santiam Ice Company facility. As

summarized herein, the scale of the site does not warrant additional analysis, and while the access does not meet the City's spacing requirements there are no suitable access alternatives available.

It is recommended that as part of site development the frontage be brought up to current City standards, the new driveway be designed with a concrete curb apron, and that clear sight lines be maintained at the new access. Any new landscaping, above-ground utilities, or signage should be carefully located outside of the sight triangles to maintain clear views to oncoming motorists (and pedestrians and cyclists). Finally, the project should provide the City with Transportation SDC fees to help fund regional transportation improvement needs.

Thank you for the opportunity to provide these materials, please let me know if you have any questions at (503) 364-4004 or via email at keithw@pdgnw.com.



Expires: June 30, 2024

City of Stayton

Department of Community and Economic Development
362 N. Third Avenue • Stayton, OR 97383
Phone: (503) 769-2998 • Fax (503) 769-2134
jsiciliano@staytonoregon.gov www.staytonoregon.gov

REQUEST FOR COMMENTS ON PROPOSED LAND USE ACTION

DATE: February 5, 2026

TO:

Stayton Police Department	Stayton Fire District
North Santiam School District	Stayton Public Works
Marion County Public Works	Pacific Power
Stayton Cooperative Telephone	Northwest Natural
Santiam Water Control District	Wave Broadband
Santiam Hospital	

FROM: City of Stayton Community and Economic Development Department

RE: **Land Use File 13-11/25** – Application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel.

APPLICANT: Scott Lunski, P.O. Box 610, Detroit, OR
TAX MAP/LOT NUMBER: 091W09DA01103
DECISION CRITERIA: Stayton Municipal Code (SMC) 17.12.220.5 Site Plan Review Approval Criteria;
APPLICATION DEEMED COMPLETE: February 5, 2026
PUBLIC HEARING DATE: March 30, 2026

The City of Stayton is soliciting comments which you may wish to contribute to Stayton's review of the above described land use case. Any questions should be directed to Jennifer Siciliano, Community and Economic Development Director, 362 N. Third Avenue, Stayton, Oregon 97383, (503) 769-2998 or at jsiciliano@staytonoregon.gov .

In order for staff to process this application in a timely manner, comments need to be in our office by **February 26, 2026.** You may make your comments to city staff by phone, email, or letter. You may use the response form below.

Failure to reply or participate in a hearing will be interpreted as no objection to the proposal.

PLEASE CHECK THE APPROPRIATE ITEMS:

- ☐ We are not affected by the proposal.
- ☐ We have reviewed the proposal and have no comments.
- ☐ We would like to receive a copy of the staff decision/report in this case.
- ☒ Our comments are attached.
- ☐ Our comments are:

By: Troy Wheeler/SR PLAN EX Date: 2-6-2026

Agency: Marion Cty Building Insp

From: Troy Wheeler
To: Jennifer Siciliano
Cc: Chris Trussell; Paul Wolterman
Subject: RE: Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25
Date: Friday, February 6, 2026 8:48:49 AM
Attachments: image003.png
1319 W. Washington.pdf

Jennifer,

The buildings will need to meet Oregon Structural Specialty Code. Currently they have a selection between the 2022 Edition or the 2025 Edition. The 2025 Oregon Structural Specialty Code becomes mandatory on April 1st.

Structural, Mechanical, Plumbing and Electrical will all be separate permit applications and separate permits.

Light poles on the Landscape Plans shows a height of 25 feet. If the light poles exceed 25 feet from grade to the top of the pole, they will require a structural permit.

Structural permits are obtained prior to the Mechanical, Electrical and Plumbing permits.

Thank you,

Marion County OREGON
Troy Wheeler | Senior Plans Examiner
Building Inspection, Marion County Public Works
twheeler@co.marion.or.us
(503) 373-4424 (office)

From: Jennifer Siciliano <jsiciliano@staytonoregon.gov>
Sent: Thursday, February 5, 2026 11:20 AM
To: Adam Kohler <Adam.Kohler@PacifiCorp.com>; Astound Construction Team <oregonconstruction@astound.com>; Barry Buchanan <bbuchanan@staytonoregon.gov>; Brandon Reich <BREICH@co.marion.or.us>; Brent Stevenson <BrentS@santiamwater.gov>; brian.kelley@nwnatural.com; Caleb Cox <ccox@kittelson.com>; Christopher Clark <Christopher.clark@pacificorp.com>; dfreitag <dfreitag@santiamhospital.org>; doug.kintz <doug.kintz@staytonfire.org>; Erik Hoefer <erik@sctcweb.com>; Gwen Johns <gjohns@staytonoregon.gov>; Janelle Shanahan <JShanahan@co.marion.or.us>; jay.alley <jay.alley@staytonfire.org>; John Eckis <johneckis@sctcweb.com>; John Rasmussen <JRasmussen@co.marion.or.us>; Kendall Smith <ksmith@staytonoregon.gov>; Kent Inman <KInman@co.marion.or.us>; Lee Loving <lee.loving@nsantiam.k12.or.us>; Lyle Misbach <misbachl@aks-eng.com>; Max Heller <mheller@kittelson.com>; Maxwell Hepburn <MHepburn@co.marion.or.us>; MCLDEP <MCLDEP@co.marion.or.us>; Michael Schmidt <mschmidt@staytonoregon.gov>; Nicole Willis <nicole.willis@pacificorp.com>; oregonconstruction@wavebroadband.com; Planning <Planning@co.marion.or.us>; Richard Walker (richardw@aks-eng.com) <richardw@aks-eng.com>; Salem Development Services <developmentservices@cityofsalem.net>; Susan Wright <swright@kittelson.com>; Troy Wheeler <TWheeler@co.marion.or.us>; Wayne.clevenger@pacificorp.com
Cc: Susan Bender <sbender@staytonoregon.gov>
Subject: Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25

The City of Stayton has received an application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel.

The application and narrative package can be accessed at city's website at the following address:

- Application https://www.staytonoregon.gov/page/open/6094/0/Application
- Narrative https://www.staytonoregon.gov/page/open/6094/0/Narrative
- Site Plans https://www.staytonoregon.gov/page/open/6094/0/Site%20Plans
- Drainage Report https://www.staytonoregon.gov/page/open/6094/0/Drainage%20Report
- Photometrics Report https://www.staytonoregon.gov/page/open/6094/0/Photometrics%20Report
- Traffic Evaluation https://www.staytonoregon.gov/page/open/6094/0/Traffic%20Evaluation

I have attached our usual request for comments form.

Please send responses by **February 26, 2026**.

Thank you for your assistance.

Jennifer Siciliano, AICP
Community and Economic Development Director

311 N. 3rd Ave
Stayton, OR 97383
Phone 503-769-2998

From: Laurel Christian
To: Jennifer Siciliano
Subject: RE: [EXTERNAL]Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25
Date: Friday, February 6, 2026 8:41:12 AM

Good morning, Jennifer,

This property is not located along the path of the City of Salem's transmission main that extends through Stayton. No City of Salem concerns.

Thank you for the opportunity to review.

Laurel Christian
Infrastructure Planner III
City of Salem | Community Planning and Development | Development Services
Find us at the Development Services Division Offices: 440 Church St SE, **5th Floor**
Mailing Address: P.O. Box 14300, Salem, OR 97309
lchristian@cityofsalem.net | Office: 503-584-4632
Facebook | YouTube | Linkedin | www.cityofsalem.net

From: Jennifer Siciliano <jsiciliano@staytonoregon.gov>
Sent: Thursday, February 5, 2026 11:20 AM
To: Adam Kohler <Adam.Kohler@PacifiCorp.com>; Astound Construction Team <oregonconstruction@astound.com>; Barry Buchanan <bbuchanan@staytonoregon.gov>; breich@co.marion.or.us; brents@santiamwater.gov; brian.kelley@nwnatural.com; Caleb Cox <ccox@kittelson.com>; Christopher Clark <Christopher.clark@pacificorp.com>; dfreitag@santiamhospital.org; Doug Kintz <doug.kintz@staytonfire.org>; Erik Hoefer <erik@sctcweb.com>; Gwen Johns <gjohns@staytonoregon.gov>; Janelle Shanahan <jshanahan@co.marion.or.us>; Alley, Jay <Jay.Alley@staytonfire.org>; John Eckis <johneckis@sctcweb.com>; John Rasmussen <jrasmussen@co.marion.or.us>; Kendall Smith <ksmith@staytonoregon.gov>; kinman@co.marion.or.us; Lee Loving <lee.loving@nsantiam.k12.or.us>; Lyle Misbach <misbachl@aks-eng.com>; Max Heller <mheller@kittelson.com>; Max Hepburn <mhepburn@co.marion.or.us>; MCPW Engineering <mcldep@co.marion.or.us>; Michael Schmidt <mschmidt@staytonoregon.gov>; Nicole Willis <nicole.willis@pacificorp.com>; oregonconstruction@wavebroadband.com; planning@co.marion.or.us; Richard Walker (richardw@aks-eng.com) <richardw@aks-eng.com>; Development Services <developmentservices@cityofsalem.net>; Susan Wright <swright@kittelson.com>; Troy Wheeler <twheeler@co.marion.or.us>; Wayne.clevenger@pacificorp.com
Cc: Susan Bender <sbender@staytonoregon.gov>
Subject: [EXTERNAL]Request for Comments on Site Plan Review 1319 W Washington Street - LU # 13-11/25

The City of Stayton has received an application for Site Plan Review for a proposed development at 1319 W. Washington Street (Tax Lot 091W09DA01103), located within the Light Industrial (IL) zone. The proposal consists of two buildings—a two-story, 1,200-square-foot office and storage building and a 2,400-square-foot storage building—with a shared loading dock and surface parking, on a 22,216-square-foot parcel.

The application and narrative package can be accessed at city's website at the following address:

- Application https://www.staytonoregon.gov/page/open/6094/0/Application
- Narrative https://www.staytonoregon.gov/page/open/6094/0/Narrative
- Site Plans https://www.staytonoregon.gov/page/open/6094/0/Site%20Plans
- Drainage Report https://www.staytonoregon.gov/page/open/6094/0/Drainage%20Report
- Photometrics Report https://www.staytonoregon.gov/page/open/6094/0/Photometrics%20Report
- Traffic Evaluation https://www.staytonoregon.gov/page/open/6094/0/Traffic%20Evaluation

I have attached our usual request for comments form.

Please send responses by **February 26, 2026**.

Thank you for your assistance.

Jennifer Siciliano, AICP
Community and Economic Development Director

311 N. 3rd Ave
Stayton, OR 97383
Phone 503-769-2998