

ORDINANCE NO. 765

AN ORDINANCE APPROVING ANNEXATION OF PROPERTY TO THE CITY OF SCAPPOOSE AND CALLING AN ELECTION

WHEREAS, an application was filed by Taurus Development LLC to annex property described in Exhibit A attached hereto and incorporated herein to the City of Scappoose; and

WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapter 17.136, and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, the matter must be referred to the voters of the City for approval, now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 17, 2005 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit C.

Section 3. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 15, 2005, regarding annexation of property located at the north end of SE Ninth Street and the east end SE Vine Street (Tax Map No. 3118-000-01400) attached hereto as Exhibit B.


Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election.

Passed and adopted by the City Council this 7th day of March, 2005 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON


Glenn E. Dorschler, Mayor

First Reading: February 22, 2005
Second Reading: March 7, 2005
Attest:


Susan Pentecost, City Recorder

NOTICE OF CITY MEASURE ELECTION

City of Scappoose
(Name of City)

Notice is hereby given that on Tuesday, May 17, 2005, a measure election will be
(Day of week) (Date of election)
held in the City of Scappoose, in Columbia County, Oregon.
(Name of county)

The following shall be the ballot title of the measure to be submitted to the City's voters on this date:

CAPTION (10 Words)

ANNEXATION OF TAURUS DEVELOPMENT PROPERTY TO THE CITY OF SCAPPOOSE

QUESTION (20 Words)

Shall the described parcel be annexed to the City of Scappoose?

SUMMARY (150 Words)

This measure, if approved, would annex Taurus Development LLC Property to the City of Scappoose one 5.00 acre parcel of land, located on the north end of SE Ninth Street and the east end of SE Vine Street. This property is further described in Columbia County Assessor Maps No. 3118-000-01400. The property is located in the Urban Growth Boundary and is contiguous to Scappoose City limits. Annexation would cause the property to be placed on the Cities tax rolls and would result in additional revenues to the City.

The following authorized city official hereby certifies the above ballot title is true and complete.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

CITY OF SCAPPOOSE
 33568 East Columbia Avenue, P.O. Box P, Scappoose, Oregon 97056
 (503) 543-7146 (phone) (503) 543-7182 (fax)

Type of Application	✓	Type of Application	✓
Amend Development Code Text		Development in Fish and Wildlife Overlay	
Amend Comprehensive Plan Text		Partition	
Amend Zoning Map		Site Development Review	
Amend Comprehensive Plan Map		Conditional Use	
Annexation	✓	Expansion of Non-Conforming Use	
Determination of Similar Use		Variance	
Historic Site Alteration		Public Land Tree Removal	
Sensitive Lands Development: Flooding		Home Occupation Type II	
Sensitive Lands Development: Wetlands		Subdivision Tentative Plan	
Sensitive Lands Development: Steep Slope		Modification to Previous Approval	
Property Line Adjustment		Fence/berm greater than 8'	

Requirements for each specific type of application will be attached to this form and constitute part of the application packet.

Applicant: Ken Sandblast; Planning Resources

Owner: Taurus Development, LLC

Mailing Address: 7160 SW Fir Loop, Ste# 201

Mailing Address: 19130 SW Alexander St.

Portland OR 97223

Alpha OR 97006

City State Zip

City State Zip

Phone: 503.684.1020 Fax: 503.684.1028

Phone: (503) 356-1975 Fax: (503) 356-8565

Property Address or Location: West end of Vine St.

Tax Account Number: 3N1W18 01400

A Legal Description of the Property must be attached.

Is a pre-application conference required: yes If required, pre-application conference date: Nov. 3, 2004

if pre-application conference is waived, the applicant must sign here: _____

I certify that this application and its related documents are accurate to the best of my knowledge. I understand that the signature on this application authorizes the City and its agents to enter upon the subject property to gather information pertinent to this request.

Signature of Applicant: [Signature] Signature of Owner: [Signature]

To be completed by City Staff:

Date application was submitted: 12/15/04 Amount of Fee paid: \$2500 Receipt Number: 429553

Before this application will be processed, the Planner must certify that all applicable items are included and the application is complete. Date application accepted as complete: 12/29/04

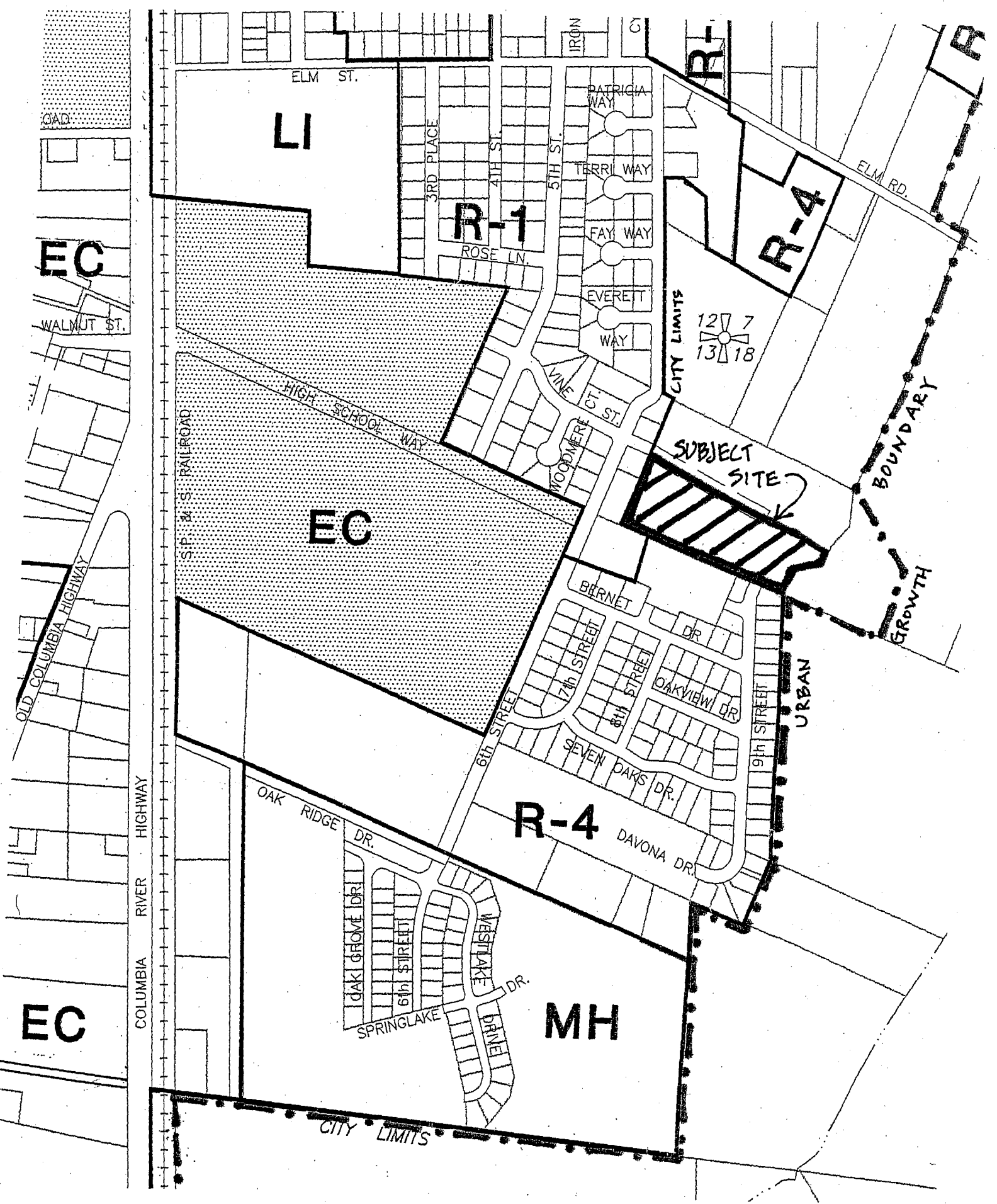


Exhibit B

CITY OF SCAPPOOSE
Request for Council Action

Date Submitted: February 15, 2005
Agenda Date Requested: February 22, 2005
To: Scappoose City Council
Through: Planning Commission
From: The Benkendorf Associates Corp., Contract Planner
Subject: Annexation of Property at the north end of SE Ninth Street and the east end of SE Vine Street (ANX 2-04)

TYPE OF ACTION REQUESTED:

- Resolution Ordinance
- Formal Action/Motion Contract Review Board
- None - Report Only

ISSUE:

On February 10, 2005 the Planning Commission held a Quasi-Judicial Public Hearing to consider an application from Taurus Homes for approval of annexation and a corresponding zone change for one 5-acre parcel located at the north end of SE Ninth Street and the east end of SE Vine Street (Columbia County Assessor Map No. 3118-000-01400). The property is located within the Scappoose Urban Growth Boundary, but outside of the current City Limits (current Columbia County zoning for the parcel is R-10, Single Family Residential).

According to Section 17.136.070 of the Scappoose Development Code, because the parcel has a Suburban Residential (SR) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Low Density Residential (R-1), the zoning that most closely implements the City's Comprehensive Plan Map designation.

The Planning Commission and staff recommend that the City Council approve the annexation for placement on the May 17, 2005 ballot.

OPTIONS:

1. Adopt the proposed ordinance, thereby accepting the findings in ANX 2-04/ZC 4-04 staff report dated February 15, 2005 and approving the annexation for placement on the May 17, 2005 ballot.
2. Find that the application does not comply with Scappoose Municipal Code Chapter 17.136 and deny the application.

RECOMMENDATION: It is staff's recommendation that the City Council select Option 1.

SUGGESTED MOTION: I move that the City Council adopt the proposed Ordinance as presented.

DRAFT

ORDINANCE NO. 765

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WHEREAS, hearings were held pursuant to Scappoose Municipal Code Chapter 17.136, and

WHEREAS, pursuant to Section 17.136.030 of the Scappoose Municipal Code, the matter must be referred to the voters of the City for approval, now therefore,

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The application to annex the property described in Exhibit A is hereby approved, subject to approval by the voters of the City. Pursuant to ORS 222.160, the Exhibit A property will be declared by Resolution to be annexed to the City of Scappoose if the Columbia County Elections Officer certifies that the majority of voters in the City approve the measure.

Section 2. Pursuant to Scappoose Municipal Code Chapter 17.136, annexation of the Exhibit A property will be submitted to Columbia County to be placed on the May 17, 2005 ballot. The ballot title for such question is herein adopted, and attached hereto as Exhibit C.

Section 3. In support of the above annexation, the City Council hereby adopts the findings, conclusions and recommendations of the Staff Report dated February 1, 2005, regarding annexation of property located at the north end of SE Ninth Street and the east end SE Vine Street (Tax Map No. 3118-000-01400) attached hereto as Exhibit B.

Section 4. The annexation approved by this Ordinance shall take effect upon the date of certification of the election.

Passed and adopted by the City Council this day of , 2005 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

DRAFT

Glenn E. Dorschler, Mayor

First Reading:
Second Reading:
Attest:

Susan Pentecost, City Recorder

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The following authorized city official hereby certifies the above ballot title is true and complete.

Signature of authorized city official (not required to be notarized)

Date signed

Printed name of authorized city official

Title

CITY OF SCAPPOOSE

P.O. DRAWER "P"
SCAPPOOSE, OREGON 97056
(503) 543-7146
FAX: (503) 543-7182

ANX 2-04/ZC 4-04

February 15, 2005

CITY OF SCAPPOOSE STAFF REPORT

Request: Approval of an application for annexation and a corresponding zone change to Low Density Residential (R-1) for one 5.00 acre parcel of land.

Location: The subject parcel is located at the north end of SE Ninth Street and the east end of SE Vine Street, and is further described as Columbia County Assessor Map Columbia No. 3118-000-01400. See attached vicinity map (Exhibit 2).

Applicant: Taurus Homes

Owner(s): Taurus Development, LLC

EXHIBITS

1. Staff Report and Findings of Fact
2. Vicinity Map
3. Application
4. Information submitted by the applicant including:
 - a. Existing and Proposed Comprehensive Plan Designations
 - b. Existing and Proposed Zoning
 - c. Site Plans with Conceptual Layout
 - d. Narrative for Annexation and Zone Change
 - e. Civil Narrative
 - f. Preliminary Geotechnical Engineering Report
5. Letter from Scappoose Drainage Improvement Company
6. Public Notice

SUBJECT SITE

The site is bordered to the west and the south by land within the City of Scappoose (see **Exhibit 2**). Currently, there is an existing barn structure on the west-central portion of the site. To the west of the site are parcels with residences along SE Sixth Street, and beyond that, residences within the cul-de-sac at Woodmere Ct. To the north there is a single residence on the western edge of pasture land. To the east a line of trees border a ridge that leads down to a pond and wetland area, and beyond that, open agricultural land. To the immediate south is an open field that was approved as part of the Rolling Hills Subdivision but never developed. The City has held a pre-application conference with Taurus Homes regarding a subdivision proposal for this undeveloped portion of Rolling Hills. Other properties to the south include residences within the Rolling Hills and Seven Oaks developments, including residences along SE Ninth Street adjacent to the southeast corner of the site.

Access to the parcel is currently limited as Vine Street and SE Ninth Street terminate near the site. However, the existing street infrastructure at Vine Street and SE Ninth Street could be extended and connected to provide site access and connectivity to existing services and neighborhoods.

The subject site is designated as Suburban Residential (SR) on the Comprehensive Plan map, and is currently zoned Single-Family Residential (R-10) by Columbia County (see **Exhibits 4a & 4b**). The parcel to the north is also zoned County Single-Family Residential (R-10). To the south of the parcel the zoning is City Moderate Density Residential (R-4). To the west the zoning is City Low Density Residential (R-1). The land beyond the eastern boundary is zoned County Primary Agriculture (PA-38).

According to Section 17.136.070 of the Scappoose Development Code, because the parcel has a Suburban Residential (SR) Comprehensive Plan designation, upon annexation the land shall automatically be zoned Low Density Residential (R-1), the zoning that most closely implements the city's comprehensive plan map designation.

OBSERVATIONS

BACKGROUND

- The property is within the Scappoose Urban Growth Boundary and is designated Suburban Residential on the Comprehensive Plan.
- The site is within the boundaries of the Scappoose Rural Fire Protection District and the Scappoose Public School District. The site is currently under the police protection of the Columbia County Sheriff's Department.
- The site is bordered on two sides by property within the existing City limits.
- The site has a gradual west-east slope with grade differences between 4 to 7 feet with a small area of steeper slopes up to a 20 percent grade along the eastern side of the property leading down to a wetland area (see **Exhibit 4c**). The small section of steep slope should not be developed as outlined by the Comprehensive Plan and should be carefully considered within the context of any future development plans. The parcel's vegetation includes pasture grass and a few fruit and deciduous trees. According to the Flood Insurance Rate Map (FIRM) 41009C0505 C, the property is located in the Scappoose Drainage District and is protected from the one percent annual chance (100-year) flood by a dike.
- The geotechnical report submitted by the applicant recognizes near-surface soil types within the parcel that are highly susceptible to erosion (**Exhibit 4f**). An Erosion Control Plan should be considered within the context of any future development and construction plans.

PROPOSED RESIDENTIAL USE

- Applicant indicates an intention to subdivide the site into a maximum of 22 lots if the annexation is approved by the voters. Each lot would meet the minimum lot size of 7,500 square feet required by the Single Family Residential (R-1) zone.

STREET SYSTEM AND ACCESS

- The site is located east of the termination of SE Vine Street and north of the termination of SE Ninth Street. To provide access to the site, Vine Street would need to be extended into the site and connected to Ninth Street at the southeast corner of the site. Connecting these two roads would provide better access for local residents in the Rolling Hills and Woodmere Ct neighborhoods as well as for emergency vehicles. Traffic to and from the site would most likely travel to Highway 30 via SE High School Way, connecting from SE 6th Street. The affected streets have available capacity to absorb the impact of traffic associated with a 22-lot single-family residential subdivision. Consideration of traffic management tools such as stop signs is better left for consideration during the review of specific development proposals.

UTILITIES

- Currently electricity, gas, water, and sewer services are provided to adjacent residential developments and could be made available through the extension of nearby lines and public service infrastructure. See **Exhibits 4d & 4e**.
- The site is within the Scappoose Drainage Improvement District. Any development proposals will have to ensure that development of the site does not degrade water quality or increase water quantity draining to the Scappoose Drainage Improvement Company, as noted in the accompanying letter found in **Exhibit 5**. This evaluation would be made at the time of a review of a specific development proposal. Additionally, at the time of development the property owners must agree to pay the one-acre per residential lot assessment charge.

PUBLIC AND PRIVATE AGENCIES

- The City of Scappoose Public Works, Engineering, Community Development, Building, and Police Departments; Scappoose Rural Fire Protection District; Columbia County Road and Planning Departments; Century Tel; Comcast; Columbia River PUD; Northwest Natural Gas; Columbia County Soil Conservation District; Scappoose School District; Columbia County Board of Commissioners; Oregon Department of Transportation; Port of St. Helens; and Scappoose Drainage Improvement Company have been provided an opportunity to review the proposal. As of the date of this report, no comments in opposition to the request had been received. Comments from these organizations have been incorporated into this staff report. A copy of the letter from the Scappoose Drainage Improvement Company is attached as **Exhibit 5**.
- Notice of this request was mailed to property owners located within 200 feet of the subject site on January 13 and February 11, 2005. As of the date of this report, no comments in opposition to the request had been received. Staff have responded to three

inquiries by neighbors regarding this annexation request, including one person interested in applying for annexation at some point in the future.

FINDINGS OF FACT

- 1. The following Goals and Policies from the Scappoose Comprehensive Plan are applicable to this request:**

GOAL FOR PUBLIC FACILITIES AND SERVICES

- 1) *Provide the public facilities and services which are necessary for the well being of the community and which help guide development into conformance with the Comprehensive Plan.*
- 2) *Not applicable.*
- 3) *Ensure that the capacities and patterns of utilities and other facilities are adequate to support the residential densities and intensive land use patterns of the Comprehensive Plan.*

POLICIES FOR PUBLIC FACILITIES AND SERVICES

- 19) *Approve annexations of new residential lands, except in the case of a health hazard, only when:*
 1. *There is sufficient capacity in the sewer, water, street, school, fire, and police systems to service the potential additional populace.*
 2. *Sufficient in-filling of vacant land has occurred to warrant an expansion.*

Finding:

The City Engineer, City Manager, Chief of Police, Fire Chief, and school Superintendent were provided with the opportunity to determine whether sufficient capacity exists for needed facilities and services. Discussion of the access and ability of the City to provide fire, police, and public school services follows below.

Fire Protection

- Fire protection is provided by Scappoose Rural Fire District. The station is located at 52751 Columbia River Hwy approximately 1.4 miles from the site. The impact to the fire protection services is relatively low given the expectation of growth in the area and access to the site.

Police Protection

- In July of 2004, the population of the City of Scappoose was 5,590. Approximately 32,000 vehicles drive along Highway 30 through Scappoose daily. The Scappoose Police Department is comprised of a Chief of Police, Lieutenant, eight sworn police officers, one office specialist, and a reserve unit of four volunteer officers and a police chaplain. According to the City of Scappoose Comprehensive Plan (1991), factors to consider when

assessing adequate police protection include: rate of growth, increase in traffic problems and types of families moving into the area. To be able to assess the impact the proposed development would have on the existing police department these factors are discussed below.

Rate of Growth: The proposed development requests approval for annexation into the City of Scappoose with a proposed zoning of R-1, Low Density Residential. The annexation of the site into the City could potentially allow for the development of 22 single-family homes served by two new streets. The rate of growth examined from 1960 to 1991 showed that the population tripled in this time period. The development proposed supports the housing and population goals outlined in the City's Comprehensive Plan to allow growth of home ownership in the area. The housing goal for the area would support single-family housing on larger lots; the Comprehensive Plan determined that in addition to the need for affordable housing, the City needs to accommodate a combination of R-4 and R-1 land in order to meet the demand for moderate and higher cost homes.

Traffic: The site is located east of SE Sixth Street and north of SE Ninth Street. In consideration of the proposed annexation, the applicant has suggested that Vine Street be extended into the site and connected to SE Ninth Street at the southeast corner of the site. Connecting these streets would allow north and southbound traffic access to a network of streets without causing stress on the roadways. Traffic heading to and from Highway 30 would most likely use SE High School Way, which has the potential to experience heavier use during the starting and ending of school days. Traffic impacts of a potential subdivision would need to be examined as part of the review of a development proposal.

Schools

- The site is served by the City of Scappoose School District 1J. The school district includes four schools within walking distance to the subject site: Grant Watts Elementary, Petersen Elementary, Scappoose Middle and Scappoose High. Together these schools have sufficient capacity for the additional students if the annexation is approved and a subdivision is developed by the applicant.

A minor impact to the system because of the proposed development is expected. However, the overall student population for the district continues to be stable.

Sewer and Storm Drainage

- A sanitary sewer exists on the south side of the property in SE Ninth Street which would take sewage away from the pump station south of the site. Detailed sewer design will have to be performed at the time of a development application.
- Several drainage options are being contemplated for the site upon annexation. One option would be to construct a public storm system on site and connect to the existing storm system on SE Ninth Street. This option would require some fill on site, an agreement with the downstream property owner, and on-site detention. Another option proposed by the applicant would be to provide an on-site drainage system for the public roads using a series of drainage swales located adjacent to the street or through one or more infiltration system(s) located on each lot. Staff have indicated a preference for the first option.

- Upon annexation and a zone change, closer consideration of the sewer service and drainage options will happen during Subdivision development review.

Water

- There is an existing 6" waterline in Sixth Street and an 8" line in Ninth Street. A looped water system connecting both lines is proposed as part of the development of this site.

The applicable goals and policies of the GOAL FOR PUBLIC FACILITIES AND SERVICES, and the POLICIES FOR PUBLIC FACILITIES AND SERVICES, are satisfied.

GOAL FOR HOUSING

- 1) *Increase the quantity and quality of housing for all citizens*
- 2) *Locate housing so that it is fully integrated with land use, transportation and public facilities*
- 3) *Not applicable*
- 4) *Protect residential areas from conflicting land uses, unnecessary through traffic, or other undesirable influences.*

POLICIES FOR HOUSING

- 1) *Maintain adequate zoning, subdivision and building codes to help achieve the City's housing goals.*
- 7) *Ensure that subdivisions provide a full array of public services at the expense of the developer.*
- 10) *Ensure that the urban growth boundary is not so small as to put an artificial limit on housing opportunities and thus drive up the cost of housing.*

(Policies 2 through 6, 8, and 9 are not applicable to this application.)

Finding:

The proposed annexation and zoning of the site for residential uses is consistent with Goals 1, 2, and 4 of the Comprehensive Plan because the inclusion of a 5-acre lot with the potential for additional housing will increase the quantity of residential land in the City. The proposed use does not conflict with existing land uses because the site is adjacent to existing single family residential uses. In addition, the new residences will not generate unnecessary through traffic or undesirable influences.

The zoning of the site for residential use is consistent with the policies of the Comprehensive Plan because the site will assist in maintaining adequate zoning to meet the City's housing needs and the subdivision improvements will be made at the expense of the developer. In addition, the site is within the City's Urban Growth Boundary and the annexation of land within the boundary is consistent with Policy 10 that assures opportunities will be provided for new housing to assist in preventing housing costs from increasing at an artificial rate.

The applicable goals and policies of the GOAL FOR HOUSING and the POLICIES FOR HOUSING are satisfied.

GOAL FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION

- 1) *Not applicable.*
- 2) *Provide places suitable for single family dwellings, duplexes, triplexes, and four-plexes.*

POLICIES FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION

- 3) *Promote the development of homesites at a density and standard consistent with: the level of services that can reasonably be provided, and the characteristics of the natural environment.*
- 6) *Ensure that new developments do not create additional burdens on inadequate sewer, water, street and drainage systems."*

(Policies 1, 2, 4, and 5 are not applicable to this application.)

Finding:

The proposed annexation and R-1 zoning of the site would allow construction of up to 22 single-family residences, which is consistent with Goal 2 and Policies 3 and 6 of the Comprehensive Plan. Annexation of the 5-acre site would not create undue burdens on the provision of municipal services.

The applicable goals and policies of the GOAL FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION and the POLICIES FOR THE SUBURBAN RESIDENTIAL LAND USE DESIGNATION are satisfied.

2. The following sections of Title 17 of the Scappoose Municipal Code (Scappoose Development Code) are applicable to this request:

Chapter 17.44 R-1 SINGLE FAMILY RESIDENTIAL

17.44.030 Permitted uses. *In the R-1 zone outside of the Scappoose Creek Flood Plain, only the following uses and their accessory uses are permitted outright: [...]*

3. *Manufactured homes on individual lots subject to Section 17.94.030; [...]*

6. *Single-family detached residential dwelling...*

Finding:

The applicant anticipates submitting a subdivision application to construct single-family residences. Section 17.44.030 is satisfied.

Chapter 17.136 ANNEXATIONS

17.136.020 Policy.

Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose Comprehensive Plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the City and the policies and regulations of affected agencies' jurisdictions and special districts.

A. *It is the City's policy to encourage and support annexation where:*

1. *The annexation complies with the provisions of the Scappoose Comprehensive Plan*
2. *The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the City.*
3. *The annexation would benefit the City by addition to its revenues of an amount that would be at least equal to the cost of providing service to the area.*
4. *The annexation would be clearly to the City's advantage in controlling the growth and development plans for the area.*

Finding:

The proposed annexation complies with the goals and policies of the Comprehensive Plan (as previously discussed in Finding of Fact #1 above). Pursuant to Scappoose Municipal Code Chapter 13.12.100, municipal sewer services are not provided outside the City limits, so annexation would allow this site to be served by the municipal sewer system. Annexation of the property provides for City inspection and approval of all development. Section 17.136.020(A) is satisfied.

B. *It is the City's policy to discourage and deny annexation where:*

1. *The annexation is inconsistent with the provisions of the Scappoose Comprehensive Plan.*
2. *The annexation would cause an unreasonable disruption or distortion of the current City boundary or service area.*
3. *The annexation would severely decrease the ability of the City to provide services to an area either inside or outside of the City.*
4. *Full urban services could not be made available within a reasonable time.*

Finding:

The proposed annexation site can be served by urban services within a reasonable time and does not decrease the ability of the City to provide services. The request does not cause an unreasonable disruption of the current City boundary, and is consistent with the provisions of the Scappoose Comprehensive Plan. Section 17.136.020(B) is satisfied.

17.136.040 Approval standards.

A. *The decision to approve, approve with modifications or deny, shall be based on the following criteria:*

1. *All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*

Finding:

Existing municipal police services can be made available to the site immediately. The existing road network does not access the site but Vine Street and SE Ninth Street could be extended providing access and connectivity. The property is already located within the Scappoose Rural Fire District, the Scappoose School District, the Scappoose Library District, and the Scappoose Parks and Recreation District. Telephone and electric services are already provided to neighboring developed properties.

Water and sewer service can be made available to the site provided that the applicant extends the water and sewer lines. The facility planning for the City's water and wastewater treatment facilities assumed that this site would be zoned R-1 Low Density Residential. Were the site to be subdivided at the R-1 density, approximately 22 lots (7500 sq. ft. minimum) can be accommodated on the 5 acre site. The wastewater flow associated with an additional 22 single family residences is 2,750 gallons per day (0.00275 million gallons per day, or MGD), using an average of 125 gallons per day per household. The North Interceptor into the Wastewater Treatment Plant has a capacity of 2.3 MGD, therefore the 22 additional households would use approximately 0.1% of that capacity. The treatment plant has the capacity to accommodate the 22 single family residences that are planned to be constructed on this site.

The City's existing surface and subsurface drinking water sources can produce approximately 1,000 gallons per minute. The upgrades to the water supply, including the additional well and treatment plant, will add a minimum of 600 gallons per minute, and are scheduled to be operational well before any houses will be built on this site. The new Water Treatment Plant and Water Wells have the capacity to accommodate the 22 additional single family residences from this site.

Section 17.136.040(A).1 is satisfied.

2. *The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*

Finding:

As discussed previously the proposed annexation would allow up to 22 single-family residences, which would have a minimal impact on the capacity of public service providers, especially since the site is already within the service areas of the Fire District and other service providers. Section 17.136.040(A).2 is satisfied.

3. *The need for housing, employment opportunities and livability in the City and surrounding areas;*

Finding:

This annexation would provide an additional parcel totaling 5 acres for residential development and would create temporary employment opportunities for the construction of streets, utilities, and new residential units. Section 17.136.040(A).3 is satisfied.

4. *The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.”*

Finding:

This site is contiguous to the existing City limits and is bordered on two sides by land within the City. Public services are already available to neighboring properties and use of these will improve efficiency by utilizing existing trunk lines and service lines. No adverse social impacts are anticipated, and increasing the supply of land for housing will benefit the City by providing additional land to meet the demand for residential development. Section 17.136.040(A).4 is satisfied.

17.136.070 Zoning upon annexation. Upon annexation, the area annexed shall be automatically zoned to the corresponding land use zoning classification as shown in the table below. The zoning designation shown on the table below is the city's zoning district which most closely implements the city's comprehensive plan map designation.

Comprehensive Plan	Zoning Classification
SR	R-1, Low Density Residential
GR	R-4, Moderate Density Residential
MH	MH, Manufactured Home Residential
C	Expanded Commercial
I	Light Industrial

Finding:

The site has a Comprehensive Plan designation of SR, Suburban Residential. Upon annexation, the site will automatically be zoned R-1, Low Density Residential. Section 17.136.070 is satisfied.

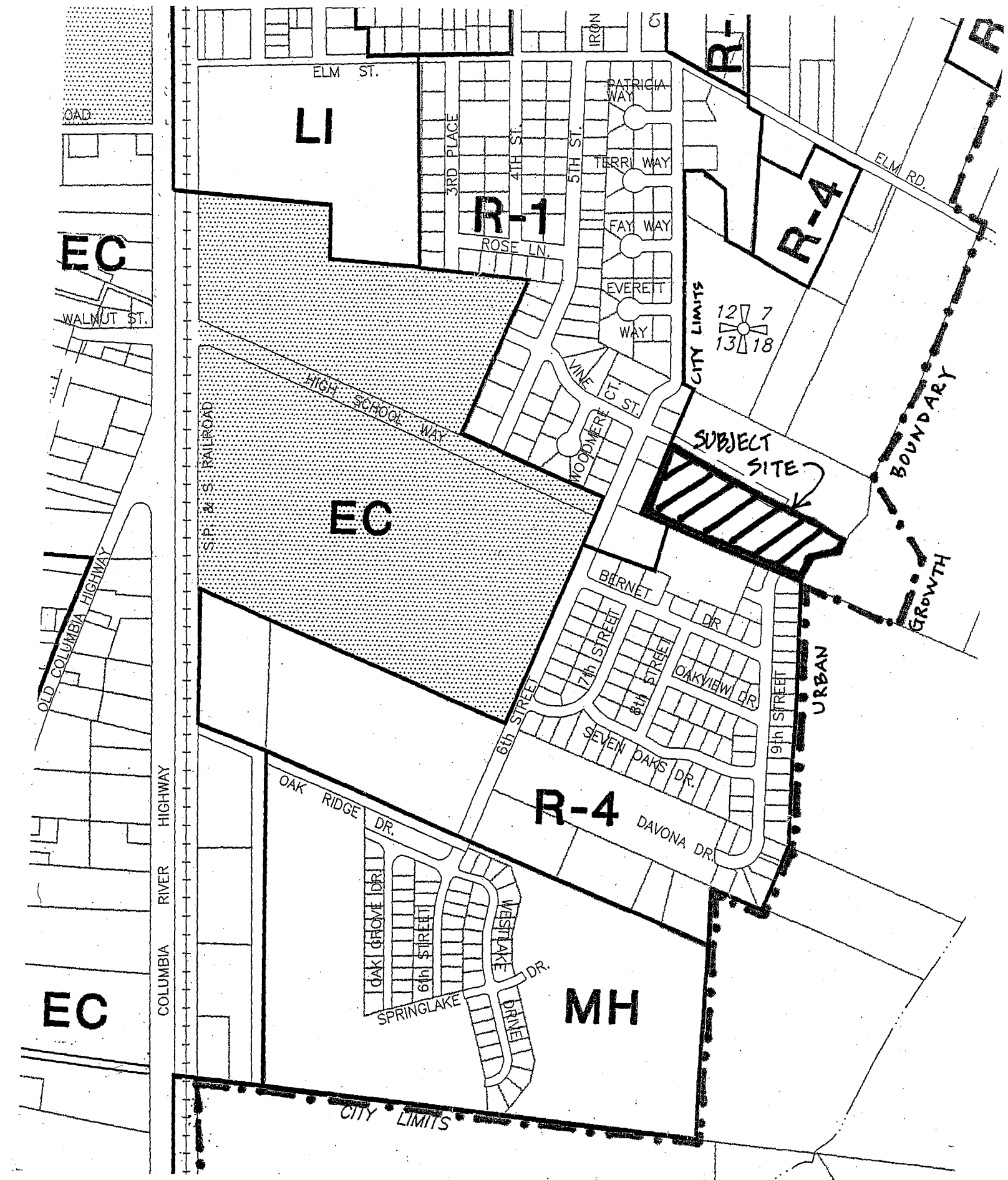
RECOMMENDATION

The residential use proposed for this site is consistent with the City of Scappoose Comprehensive Plan and the parcel is within the city's Urban Growth Boundary. The site is also within the boundaries of the special districts and departments providing public services to the areas within the City.

Based on the findings of fact, the conclusionary findings for approval, and the materials submitted by the applicant, staff and the Planning Commission recommend that the City Council **APPROVE** Annexation ANX 2-04/ZC 4-04 for placement on the May 17, 2005 ballot.

Vicinity Map

Exhibit 2



CITY OF SCAPPOOSE
 33568 East Columbia Avenue, P.O. Box P, Scappoose, Oregon 97056
 (503) 543-7146 (phone) (503) 543-7182 (fax)

Type of Application	✓	Type of Application	✓
Amend Development Code Text		Development in Fish and Wildlife Overlay	
Amend Comprehensive Plan Text		Partition	
Amend Zoning Map		Site Development Review	
Amend Comprehensive Plan Map		Conditional Use	
Annexation	✓	Expansion of Non-Conforming Use	
Determination of Similar Use		Variance	
Historic Site Alteration		Public Land Tree Removal	
Sensitive Lands Development: Flooding		Home Occupation Type II	
Sensitive Lands Development: Wetlands		Subdivision Tentative Plan	
Sensitive Lands Development: Steep Slope		Modification to Previous Approval	
Property Line Adjustment		Fence/berm greater than 8'	

Requirements for each specific type of application will be attached to this form and constitute part of the application packet.

Applicant: Ken Sandblast; Planning Resources Owner: Taurus Development, LLC
 Mailing Address: 7160 SW Fir Loop, Ste# 201 Mailing Address: 19130 SW Alexander St.
 Portland OR 97223 Aloha OR 97006
 City State Zip City State Zip
 Phone: 503.684.1020 Fax: 503.684.1028 Phone: (503) 356-1975 Fax: (503) 356-8565

Property Address or Location: West end of Vine St.
 Tax Account Number: 3N1W18 01400

A Legal Description of the Property must be attached.

Is a pre-application conference required: yes If required, pre-application conference date: Nov. 3, 2004
 if pre-application conference is waived, the applicant must sign here: _____

I certify that this application and its related documents are accurate to the best of my knowledge. I understand that the signature on this application authorizes the City and its agents to enter upon the subject property to gather information pertinent to this request.

[Signature] Signature of Applicant [Signature] Signature of Owner

To be completed by City Staff:
 Date application was submitted: 12/15/04 Amount of Fee paid: \$2,500 Receipt Number: 429553
 Before this application will be processed, the Planner must certify that all applicable items are included and the application is complete. Date application accepted as complete: 12/29/04

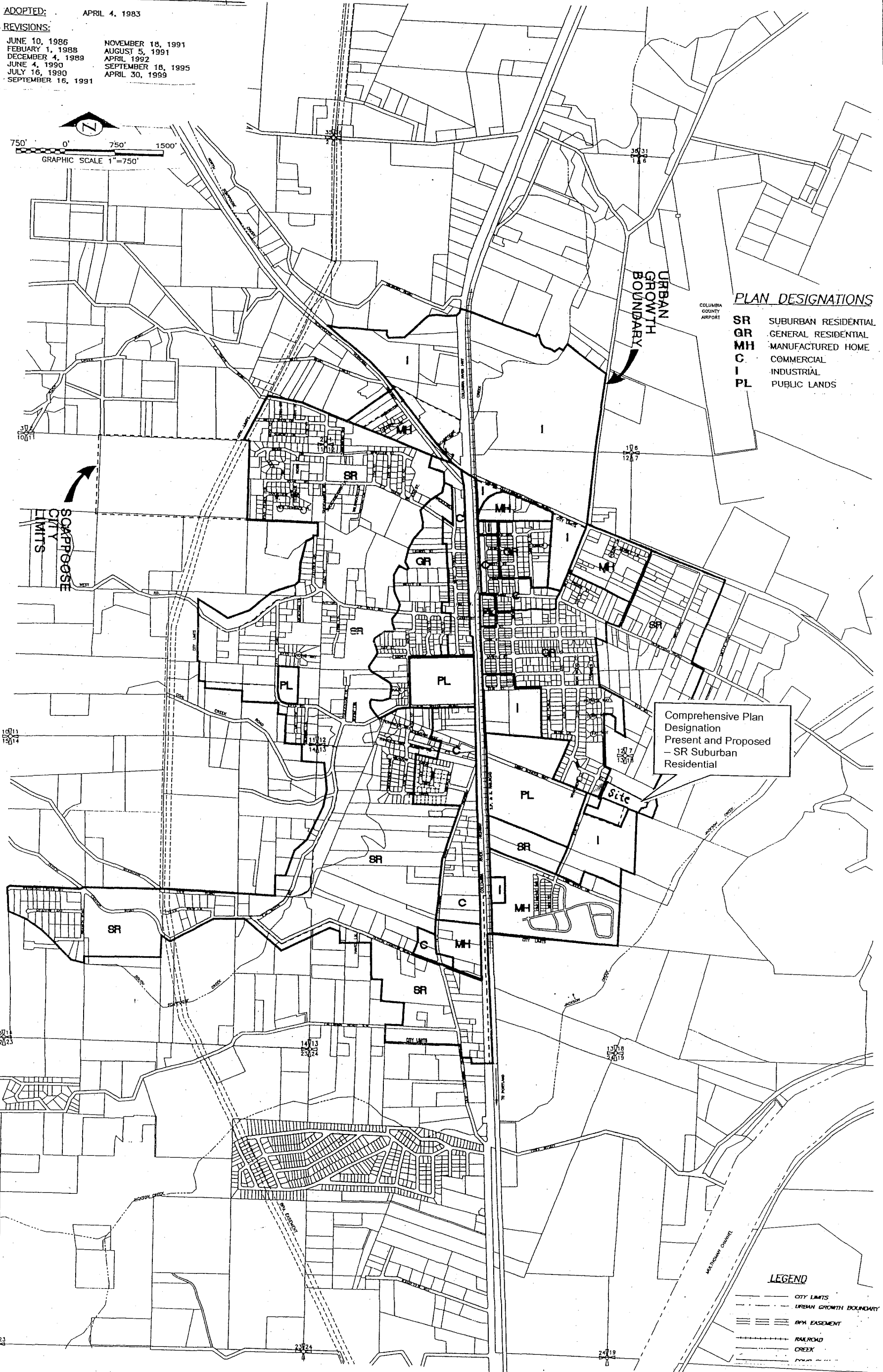
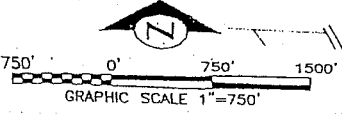


CITY OF SCAPPOOSE COMPREHENSIVE PLAN

ADOPTED: APRIL 4, 1983

REVISIONS:

JUNE 10, 1986	NOVEMBER 18, 1991
FEBRUARY 1, 1988	AUGUST 5, 1991
DECEMBER 4, 1989	APRIL 1992
JUNE 4, 1990	SEPTEMBER 18, 1995
JULY 16, 1990	APRIL 30, 1999
SEPTEMBER 16, 1991	



PLAN DESIGNATIONS

- SR SUBURBAN RESIDENTIAL
- GR GENERAL RESIDENTIAL
- MH MANUFACTURED HOME
- C COMMERCIAL
- I INDUSTRIAL
- PL PUBLIC LANDS

Comprehensive Plan Designation Present and Proposed - SR Suburban Residential

LEGEND

- CITY LIMITS
- - - URBAN GROWTH BOUNDARY
- ==== EPH EASEMENT
- ==== RAILROAD
- ==== CREEK
- ==== POWER LINE

CITY OF SCAPPOOSE
COMPREHENSIVE PLAN

MAP 5 COMPREHENSIVE PLAN MAP

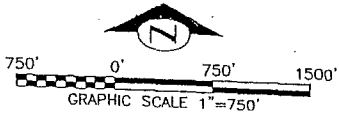


ZONING MAP

ADOPTED: APRIL 4, 1983

REVISIONS:

JUNE 10, 1986	NOVEMBER 18, 1991
FEBRUARY 1, 1988	AUGUST 5, 1991
DECEMBER 4, 1989	APRIL 1992
JUNE 4, 1990	SEPTEMBER 18, 1995
JULY 16, 1990	APRIL 30, 1999
SEPTEMBER 16, 1991	



ZONING DESIGNATIONS

- R-1** LOW DENSITY RESIDENTIAL
- R-4** MODERATE DENSITY RESIDENTIAL
- A-1** HIGH DENSITY RESIDENTIAL
- MH** MANUFACTURED HOME-RESIDENTIAL
- C** COMMERCIAL
- EC** EXPANDED COMMERCIAL
- LI** LIGHT INDUSTRIAL
- FWW** FISH-WILDLIFE

Present Zoning: R10 (Columbia Co.)
 Proposed Zoning: R1 Low Density Residential (City of Scappoose)

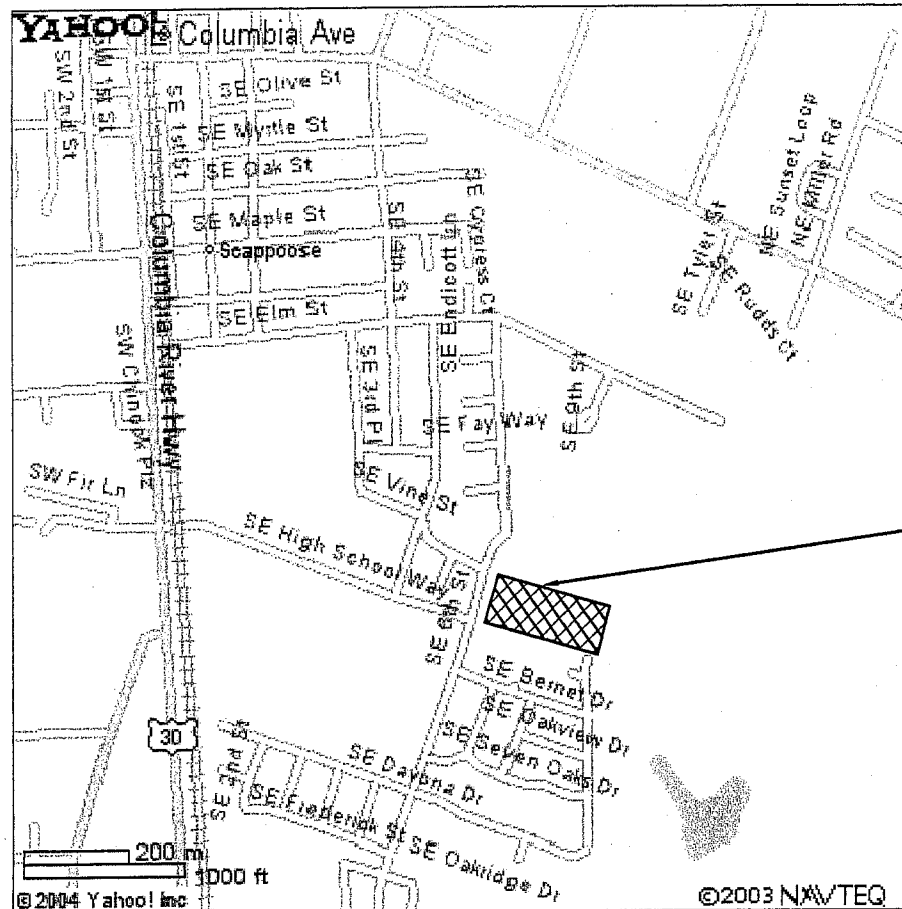
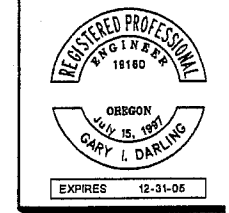
LEGEND

- CITY LIMITS
- URBAN GROW BOUNDARY
- BPA EASEMENT
- RAILROAD
- CREEK
- ZONING BOUNDARY
- R-4** ZONING DESIGNATION
- COMPREHENSIVE PLAN PUBLIC LANDS

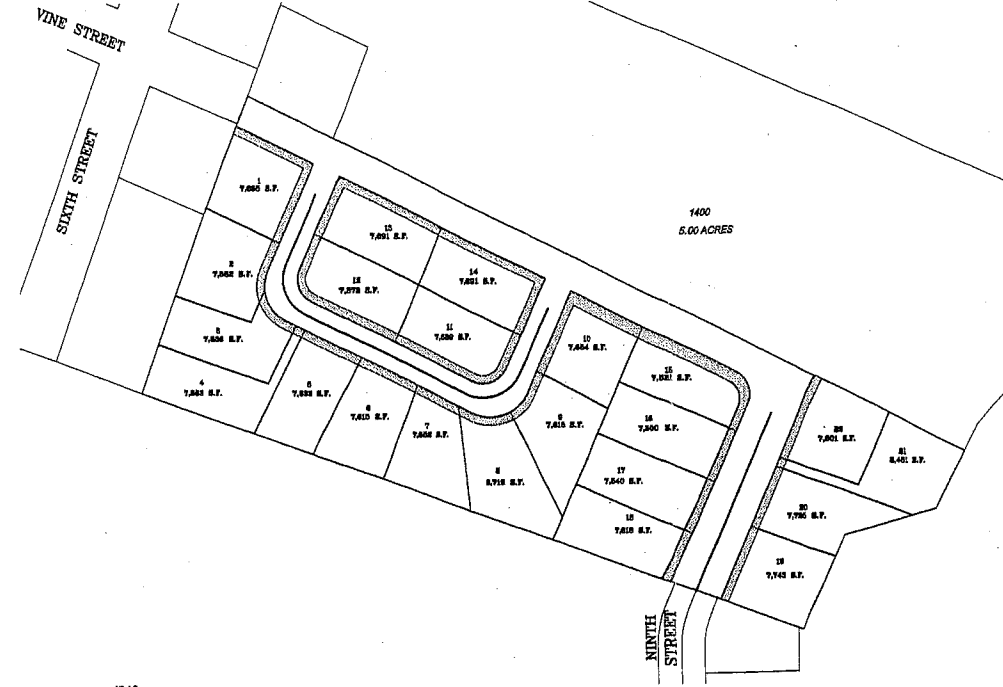
PIONEER CROSSING ANNEXATION

EXHIBIT 7C

DL
 DESIGN GROUP INC.
 9045 SW Barbur Blvd.
 Suite 101
 Portland, OR 97219
 (503) 225-1679



VICINITY MAP
 N.T.S.



PROJECT SITE
 1"=100'

PROJECT SITE

PIONEER CROSSING ANNEXATION
 SCAPPOOSE, OREGON
 SANITARY SEWER AND
 WATER PLAN

REV.	DATE	BY

PROJECT NUMBER	TAU014
Date:	12/14/2004
Scale:	AS SHOWN
Drawn By:	KRF
Designed By:	KRF
Checked By:	GID

- CIVIL ENGINEER
 DL DESIGN INC.
 9045 S.W. BARBUR BLVD. SUITE 101
 PORTLAND, OR 97219
 PHONE: (503) 225-1679
 FAX: (503) 525-9266
 CONTACT: GARY DARLING, P.E.
- PLANNER
 PLANNING RESOURCES, INC.
 7160 SW FIR LOOP, SUITE 201
 PORTLAND, OR 97223
 PHONE: (503) 684-1020
 FAX: (503) 684-1028
 CONTACT: KEN SANDBLAST
- OWNER
 TAURUS HOMES
 19130 SW ALEXANDER STREET
 ALOHA, OR 97006
 (503) 356-1975

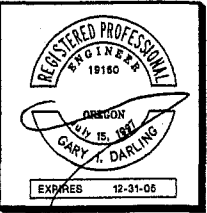
SHEET INDEX

C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS PLAN
C0.2	GRADING AND DRAINAGE PLAN
C0.3	UTILITY PLAN
C0.4	INFILTRATOR DETAILS

C0.0



DL
 DESIGN GROUP INC.
 9045 SW Barbur Blvd.
 Suite 101
 Portland, OR 97219
 (503) 225-1679



PIONEER CROSSING ANNEXATION
 SCAPPOOSE, OREGON
 EXISTING CONDITIONS

REV.	DATE	BY

PROJECT NUMBER TAU014
 Date: 12/14/2004
 Scale: AS NOTED
 Drawn By: KRF
 Designed By: KRF
 Checked By: GID

CO.1

GROUNDWATER LEVELS

DECEMBER, 2004

TP 1	EL 6.00'
TP 2	EL 6.33'
TP 3	EL 7.00'
TP 4	EL 6.33'
TP 5	EL 3.00'
TP 6	EL 6.50'
TP 7	EL 6.00'

LEGEND

	EXISTING CONTOUR (1')
	EXISTING CONTOUR (5')
	PROPOSED CONTOUR (1')
	PROPOSED CONTOUR (5')
	INFILTRATION SWALE

DL
DESIGN GROUP INC.
 9045 SW Barbur Blvd.
 Suite 101
 Portland, OR 97219
 (503) 225-1679

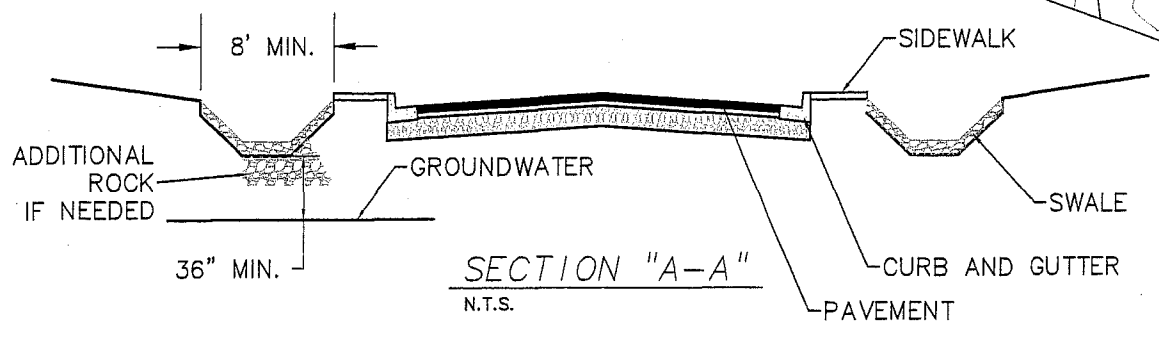
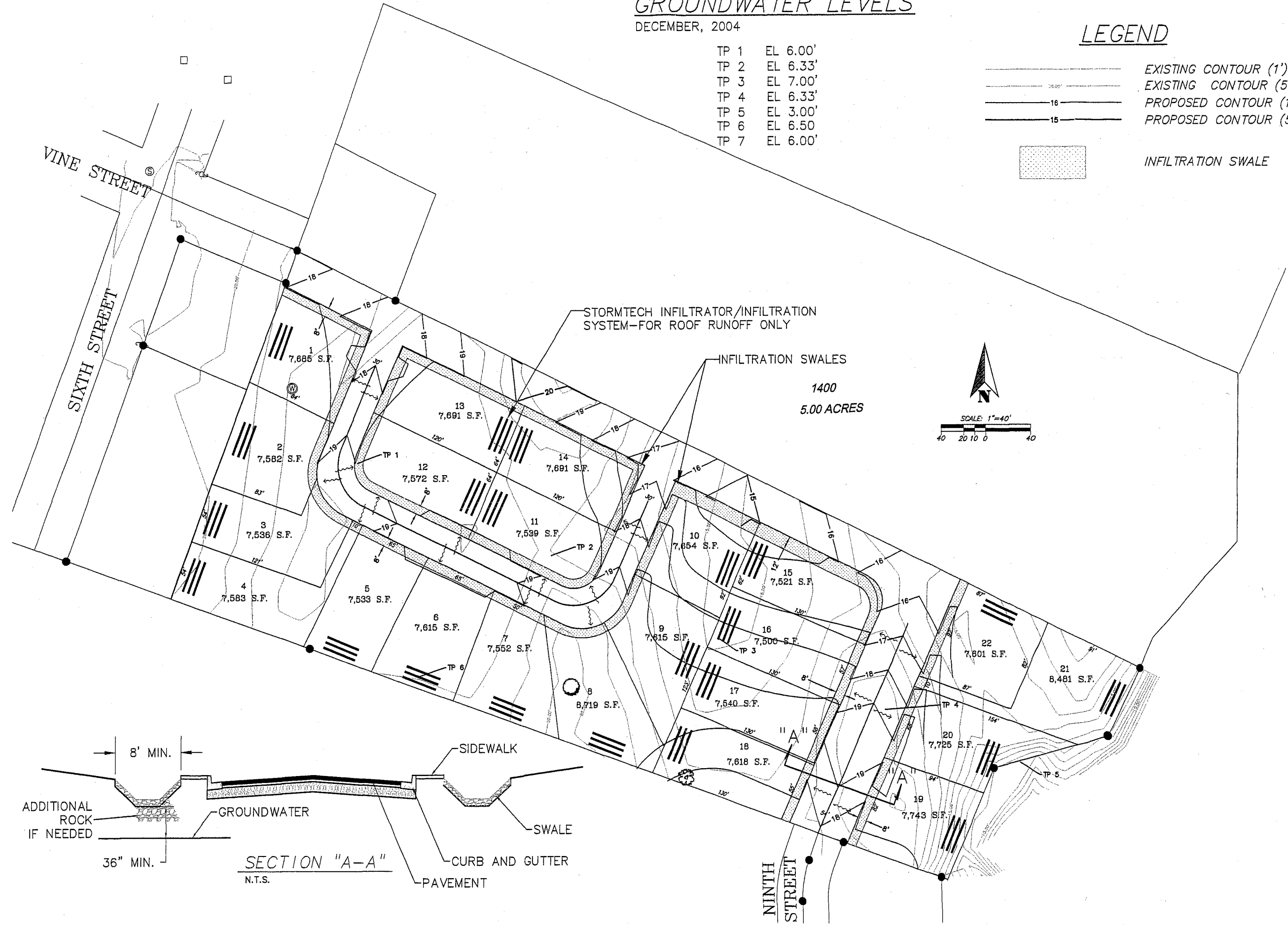
REGISTERED PROFESSIONAL
 ENGINEER
 19180
 OREGON
 JUL 15, 1991
 GARY I. DARLING
 EXPIRES 12-31-05

PIONEER CROSSING ANNEXATION
 SCAPPOOSE, OREGON
 GRADING AND DRAINAGE PLAN

REV.	DATE	BY

PROJECT NUMBER	TAU014
Date:	12/14/2004
Scale:	AS NOTED
Drawn By:	KRF
Designed By:	KRF
Checked By:	GID

C0.2



DL
 DESIGN GROUP INC.
 9045 SW Barbur Blvd.
 Suite 101
 Portland, OR 97219
 (503) 225-1679

REGISTERED PROFESSIONAL
 ENGINEER
 19180
 OREGON
 Lic. No. 1927
 GARY I. DARLING
 EXPIRES 12-31-05

PIONEER CROSSING ANNEXATION
 SCAPPOOSE, OREGON
 UTILITY PLAN

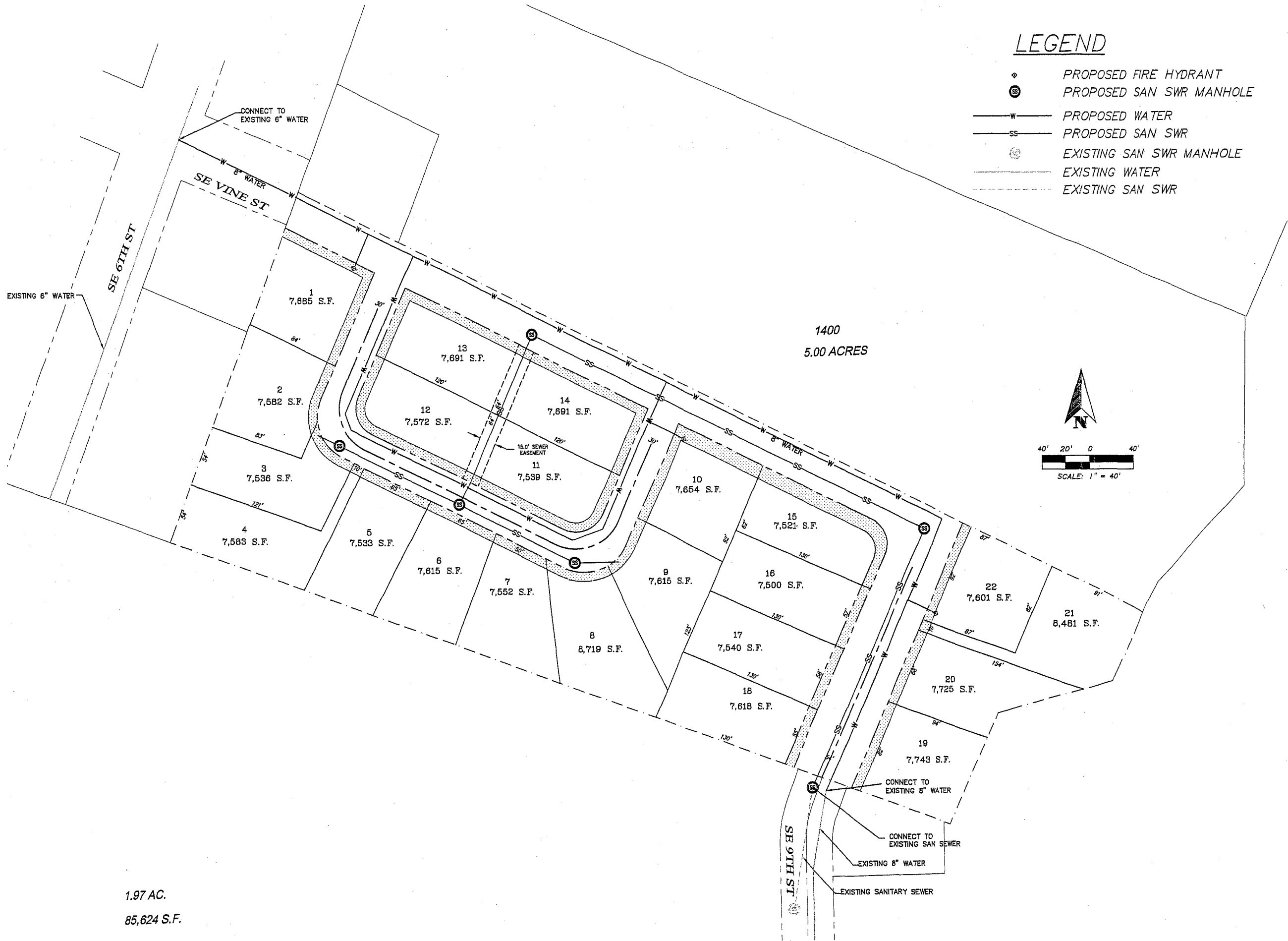
REV.	DATE	BY

PROJECT NUMBER	TAU014
Date:	11/10/2004
Scale:	AS NOTED
Drawn By:	KRF
Designed By:	KRF
Checked By:	GID

C0.3

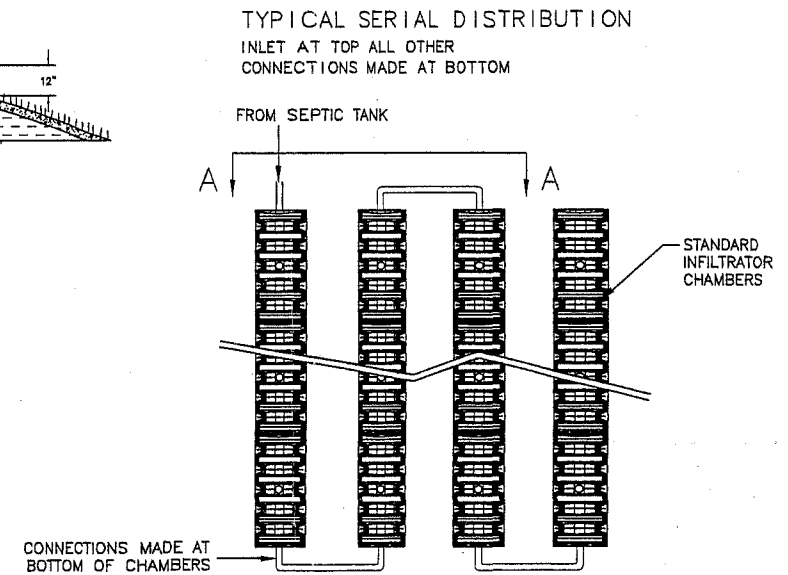
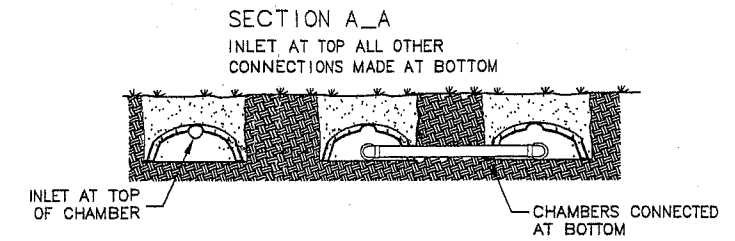
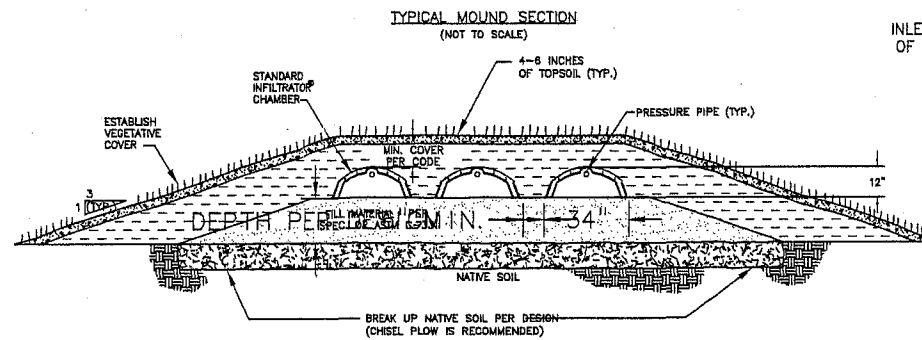
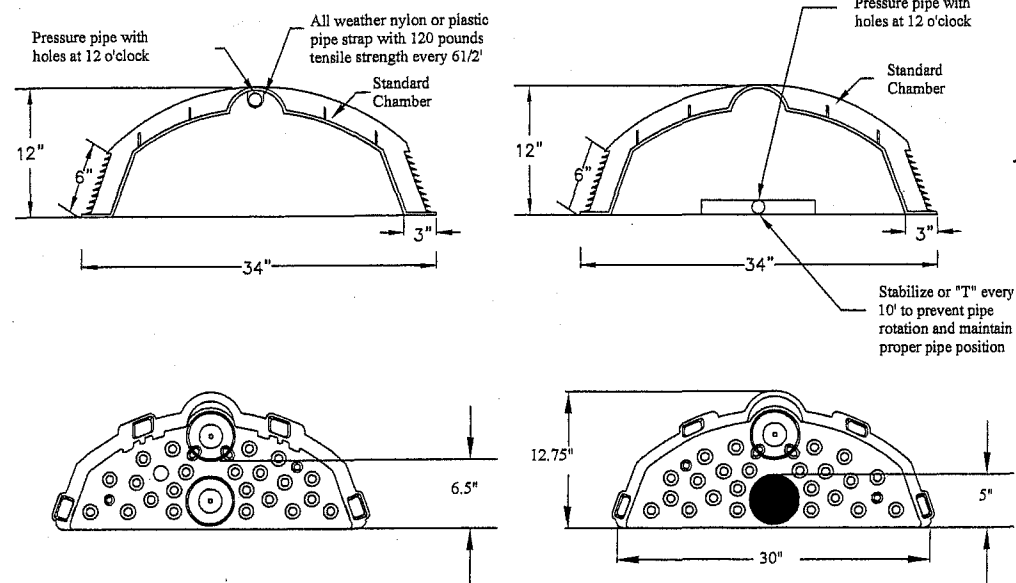
LEGEND

- ◊ PROPOSED FIRE HYDRANT
- Ⓢ PROPOSED SAN SWR MANHOLE
- W— PROPOSED WATER
- SS— PROPOSED SAN SWR
- Ⓢ EXISTING SAN SWR MANHOLE
- EXISTING WATER
- - - EXISTING SAN SWR



1.97 AC.
 85,624 S.F.

Infiltrator Standard H-10 Chamber Pressure Dosing Options



DL
DESIGN GROUP INC.
9045 SW Barbur Blvd.
Suite 101
Portland, OR 97219
(503) 225-1679

REGISTERED PROFESSIONAL
ENGINEER
19180
OREGON
JULY 15, 1991
GARY I. DARLING
EXPIRES 12-31-05

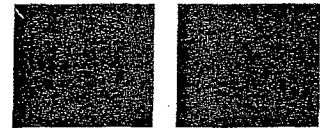
PIONEER CROSSING ANNEXATION
SCAPPOOSE, OREGON
INFILTRATOR DETAILS

REV.	DATE	BY

PROJECT NUMBER TAU014
Date: 12/14/2004
Scale: 1"=60'
Drawn By: KRF
Designed By: KRF
Checked By: GID

C0.4





Pioneer Crossing

Annexation and Zone Change Application

Scappoose, Oregon

APPLICANT:

Taurus Homes
19130 SW Alexander St.
Aloha, OR 97006

APPLICANT'S REPRESENTATIVE:

Kenneth L. Sandblast, AICP
Planning Resources, Inc.
7160 SW Fir Loop, Suite 201
Portland, OR 97223
Tel: 503-684-1020
Fax: 503-684-1028

PREPARED BY:

Dan Jung
Planning Resources, Inc.
7160 SW Fir Loop, Suite 201
Portland, OR 97223
Tel: 503-684-1020
Fax: 503-684-1028

December 29, 2004

TABLE OF CONTENTS

<u>Page</u>	
Project Summary and Site Photos.....	i-ii
Clackamas County Comprehensive Plan and Zoning and Development Ordinance Applicable Policies.....	1-8

Supplemental Exhibits

- Exhibit A – Tax Map
- Exhibit B – Site Plans
- Exhibit C – Drainage Report

PROJECT SUMMARY

Project Description:

Location	East of 6 th Street, east of the termination of Vine Street and north of the termination of 9 th Street, on the southeast edge of the present City limits.
Legal	Tax Lot 1400, T3N R1W Section 18
Comprehensive Plan	Suburban Residential (SR)
Zoning	Present Zoning: R-10 (Columbia County) Proposed Zoning: R-1 Low Density Residential (City)
Site Size	5.00 Acres

The site is located east of the Columbia River Highway, adjacent to the present City limits. Vine Street and 9th Street terminate at the west and south boundaries, respectively.

Adjacent properties within the City limits have been developed with subdivisions consistent with the City's "Low Density Residential R-1" standards. Properties to the north and east are within the City's Urban Growth Boundary, and are large lots subject to Columbia County's zoning requirements.

The total subject site area is approximately 5 acres. The site has a gradual west-east slope with a small area of steeper slopes along the eastern property line. Vegetation consists primarily of pasture grass with a few fruit and deciduous trees near the east end of the site.

We received information that a sanitary sewer exists on the north side of the property that would take sewage away from the pump station south of the site. To date we have not located this sewer connection and for the time being are showing the sanitary sewer connecting to the existing sewer in 9th St. We will continue to attempt to locate and identify the sewer on the north side of the property.

A looped water system is proposed for the site connecting the 8" water line in 9th St. with the 6" water line in 6th St.

There are several drainage options currently being contemplated. One option would be to construct a public storm system on site and connect to the existing storm system in 9th or Rolling Hills. This option will require some fill on site, an agreement with the downstream property owner, and on-site detention. Another option (which is proposed with this application) is to provide an on-site drainage system for the public roads. This could be achieved through a series of drainage swales located adjacent to the curb or by one or more infiltration system(s) located on each lot. We have spoken with DEQ regarding the feasibility of these options and have confirmed that infiltration swales for road runoff will not have to be rule authorized. Also,

the registration for roof runoff is not the same as for road runoff, is an expedited process not requiring water quality, and will not trigger any monitoring programs for the City.

Attached to this narrative is a preliminary geotechnical investigation, which identifies the groundwater elevations throughout the site. These elevations are also shown on the conceptual grading and drainage plan. Groundwater (at this time) is generally located between 8'-11' beneath the surface. It is understood that a repeat test will need to be performed in late January to early March to confirm these depths.

The drainage swale detail also shows a minimum 36" distance from the bottom of the swale to the groundwater level. A feasibility letter from the geotechnical engineer is forthcoming.

Proposal:

The applicant requests that the City of Scappoose annex Tax Lot 1400 and designate the site "R-1" and Suburban Residential (SR) consistent with the City's Comprehensive Plan.

FINDINGS

APPROVAL CRITERIA:

The criteria and standards that apply to this application are as follows:

City of Scappoose Development Code

Chapter 17.22 Amendments to the Title, Comprehensive Plan, and Maps

17.22.030 Quasi-Judicial Amendments.

Chapter 17.136 Annexations

Chapter 17.162 Procedures for Decision Making—Quasi-Judicial

City of Scappoose Comprehensive Plan

Goals and Policies for Public Facilities and Services, Transportation, Housing, General Goals for the City of Scappoose for Land Uses, Urban Growth Boundary, General Residential, and Suburban Residential.

The following Goals and Policies do not apply to this request: Economic and Natural Factors and Local Resources, and under the Land Use Goals and Policies, Mobile Home, Commercial, Industrial, Public and Semi-Public, Hazard Area, and Open Space.

In the following discussion of criteria and standards, code requirements are indicated by italics, response and discussion in plain text.

Chapter 17.22 Amendments to the Title, Comprehensive Plan, and Maps

17.22.030 Quasi-judicial amendments. Quasi-judicial amendments shall be in accordance with the procedures set forth in Chapter 17.162 and the following:

A. The commission shall make a recommendation to the Council to approve, approve with conditions or deny an application for a quasi-judicial comprehensive plan map amendment or zone changes based on the following:

- 1. The applicable comprehensive plan policies and map designation;*
- 2. The change will not adversely affect the health, safety and welfare of the community;*
- 3. The applicable standards of this title or other applicable implementing ordinances; and*
- 4. Evidence of change in the neighborhood or community or a mistake or inconsistency with the comprehensive plan or zoning map as it relates to the subject property.*

B. The council shall decide the applications on the record

C. A quasi-judicial application may be approved, approved with conditions or denied.

APPLICANT RESPONSE

The application involves both an annexation, as provided in Chapter 17.136, and application of the appropriate zoning designation. Both actions are to be considered by the Planning Commission, which makes a recommendation to the City Council.

Response to Criterion 1: No change to the Comprehensive Plan is proposed, as the site is within the Urban Growth Boundary and designated for residential use as part of the City's future needed land supply.

Goals and policies in the Comprehensive Plan are intended to apply to the City generally and not necessarily to a specific property or project. Goals and policies form the basis for developing implementation strategies and ordinances, and any proposal should at minimum be generally consistent with the City's overall intentions for growth and development.

The following goals and policies apply to this request:

Goals and Policies for Public Facilities and Services: In summary, goals and policies for public facilities and services require that an adequate level of services be available for new development and be directed to newly developing areas within the UGB.

The primary discussion for public facilities and services is enclosed in the attached Civil Narrative provided by *DL Designs*. This narrative discusses the road system, grading, storm drainage, sanitary sewer, and the water systems. Herein below public facilities such as schools, police and fire protection will be discussed:

Schools¹ – The site is served by the City of Scappoose School District 1J. According to the City of Scappoose Comprehensive Plan, the Scappoose School district encompasses 118 square miles including areas outside of the City limits but within Multnomah and Washington Counties. The school district includes four schools within walking distant to the subject site: Grant Watts Elementary, Petersen Elementary, Scappoose Middle and Scappoose High.

Grant Watts Elementary School is located at 5200 SE 3rd Place is on 14 acres of land. The school was built in 1963 and renovated in 1973 and as of 1991 had space available for expansion to accommodate 300 more children. The school serves children K-3 and using data from the City of Scappoose Comprehensive plan, the school's enrollment capacity is an estimated 625 students.

Petersen Elementary School is located on Hwy 30 north of the site and is on 16 acres of land. The school was built in 1940 and as of 1991, school building evaluation determined that there was no room for building expansion to accommodate more children. The school serves children 4-6 and using data from the City of Scappoose Comprehensive plan, the school's enrollment capacity is an estimated 670 students. There are currently no enrollment figures available for this school however the projected enrollment in 1983 for the year 2000 was 670. Although a revision of the Comprehensive Plan in 1991 stated that the school district has not experienced the growth anticipated in the 1983 Comprehensive Plan.

Scappoose Middle School is located at 52265 Columbia River Hwy and is north of the site along Hwy 30. The school was built in 1931 and as of 1991, school evaluation determined that there was no room for expansion to buildings to accommodate more children. The school serves children in grades 7-8 and using data from the City of Scappoose Comprehensive plan, the school's enrollment capacity is an estimated 625 students. Recent enrollment figures show that there are 385 students currently enrolled at this school. Therefore, the school is not at maximum enrollment capacity and could accommodate approximately 300+/- more children.

Scappoose High School is located at 33700 SE High School Way and is a block away from the site. The school was built in 1978 and as of 1991, school evaluation determined that there was

¹ Information on individual school enrollment figures, building condition, school capacity and school characteristics were taken from the City of Scappoose Comprehensive Plan (1991) and individual school websites and school district information available on the Scappoose School District 1J website.

room for expansion to accommodate 775 additional children. The school serves children in grades 9-12 and using data from the City of Scappoose Comprehensive plan, the school's enrollment capacity is an estimated 1600 students. Recent enrollment figures show that there are 750 students currently enrolled at this school. Therefore, the school is not at maximum enrollment capacity and could accommodate approximately 850+/- more children.

In summary, the site is well served by schools for all grades. Additional impact to the system because of the proposed development is not expected, the overall student population for the district continues to be stable.

Police Protection – In the Fall of 2003, the current population of the City of Scappoose was 5,260 with 32,000 vehicles driving along Hwy 30 through Scappoose everyday. The Scappoose Police Department is comprised of a Chief of Police, Lieutenant, eight sworn police officers, one office specialist, and a reserve unit of four volunteer officers and a police chaplain. According to the City of Scappoose Comprehensive Plan (1991), factors to consider when assessing adequate police protection include: rate of growth, increase in traffic problems and types of families moving into the area. To be able to assess the impact the proposed development would have on the existing police department these factors will be discussed.

Rate of Growth: The proposed development requests approval for annexation into the City of Scappoose with a proposed zoning of R-1, Low Density Residential. The annexation of the site into the City could potentially allow for the development of 22 single-family homes served by two new streets. The rate of growth examined from 1960 to 1991 showed that the population to have tripled in this time-period. The consensus in 1991 was to curb growth. However, growth in the area was attributed to the City's proximity to Portland and the attractiveness of the area. It was suggested that the negative impact to the area was not so much the rate of growth but the reaction of the growth to build multi-family dwellings rather than single-family dwellings which significantly changes the characteristic of the City. The development proposed in this case supports the housing and population goals outlined in the City's Comprehensive Plan to allow growth and re-establish home ownership in the area. The housing goal for the area would support single-family housing on larger lots, the Comprehensive Plan determined that in addition to the need for affordable housing, the City needed to accommodate a combination of R-4 and R-1 land in order to meet the needs of moderate and higher cost homes.

Traffic: The site is located east of 6th street and north of 9th Street. The Civil Narrative prepared by *DL Designs*, examines the impact the proposed annexation and possible development of the site will have on traffic and makes the following determinations: Vine Street will be extended into the site and will connect to 9th Street at the southeast corner of the site. Traffic leaving from and returning to the site from the northbound direction will most likely travel down 4th Street to East Columbia Avenue, which intersects with Highway 30. Southbound traffic and traffic headed to the site from the south can also access the site from this direction but will most likely travel down SE High School Way when school is not starting or ending for the day. The addition of this project and the connection of 9th Avenue to Vine Street should allow the traffic for trips originating in the developments south of the site and headed north to have the option of more easily going north to East Columbia rather than using SE High School Way as the primary method of accessing Highway 30. The addition of this connection has the potential to more evenly distribute the access to Highway 30

from the developments south of this site. This connection will also allow for improved fire access for this area.

Types of Families: The City's comprehensive plan outlines the R-1 zone as low density residential with a characteristic consistent with higher cost housing. The lower density and larger lots will encourage families with one or two adults employed in the household and encourage "suburban-type" living. There is no detailed demographic information available for the City, but a likely conclusion to make is that a family-oriented low density area is less likely to generate crimes that impact police services.

Fire Protection – Fire protection is provided by Scappoose Rural Fire District. According to details from 1991 Comprehensive Plan, the district currently has five engines, two tankers, two ambulances, one brush unit, one rescue and two utility vehicles that are in excellent condition. The combined fire and ambulance service area is 100 square miles with a population of 11,000. The current I.S.O. rating is 4 in the City and 8 in rural areas. The station is located at 52751 Columbia River Hwy approximately 1.4 miles from the site. The impact to the fire protection services is relatively low given the expectation of growth in the area and access to the site. The Fire Department intends to convert to a regular full time paid department by 2010.

The proposed annexation supports these goals and policies, by providing a logical and orderly extension of streets and public facilities from temporary terminations at the site's boundaries. Discussion with representatives of the City raised no areas of concern for capacity or system deficiency, and the site is within the UGB where the City expects to expand to provide services.

Therefore, these goals and policies are supported by the proposal.

Goals and Policies for Transportation: In summary, goals and policies of the city call for connectivity and provision of alternative means for traveling between destinations. The proposed annexation fits within the overall framework of the City's Transportation System Plan, by allowing connections between local streets temporarily terminated at the site's west and south boundaries. New streets will be constructed to city standards and will include, as required, sidewalks for pedestrians in addition to travel-ways for vehicles including bicycles.

Therefore, these goals and policies are supported by the proposal.

Goals and Policies for Housing: The City's goal is to provide adequate housing for all residents. Policies carry out this goal by maintaining an adequate supply of buildable land and requiring new development concurrent with provision of public facilities and services.

The site is within the City's UGB and is, therefore, part of the land designated for future residential development. Because public facilities and services are available, including streets at the west and south boundaries, the applicant believes that the timing is appropriate for the City to annex the site so that development in compliance with the City's requirements can occur.

General Goals for the City of Scappoose for Land Uses: The City has established general goals that, succinctly stated, call for the orderly development of land uses, compatible relationships with adjoining uses, and a balancing of uses, including housing that meets the needs of residents.

Goals and Policies for the Urban Growth Boundary: The City's goals and policies call for maintaining an adequate supply of buildable land and designating locations of uses to maintain harmonious and balanced relationships. These goals and policies are largely beyond the reach of any single property owner, and the applicant notes only that the site is designated for future residential use. Annexation would enable the land to be used as planned.

Goals and Policies for General Residential: The City's goals and policies are aimed at providing higher density development in the areas of the community where supporting facilities such as shopping and transportation routes are established. In addition, the City aims to protect residential uses from intrusive uses that would harm livability.

Goals and Policies for Suburban Residential: New low-density residential development within the City limits will be required to make provisions for streets, public sewer, and public water, along with other necessary facilities. New development within the Suburban Residential area will provide opportunities for a range of housing choices, while maintaining a suburban character.

The site is designated for development at the Suburban Residential density and, upon annexation, will have available the range of public services and facilities necessary to support the goals and policies outlined in this and the preceding section.

This discussion of applicable goals and policies demonstrates that the proposed annexation complies with the City's Comprehensive Plan.

Response to Criterion 2: No adverse impact on the community's health, safety or welfare is anticipated, as the request is consistent with the Comprehensive Plan and necessary public facilities are readily available, with capacity, to serve the site.

Response to Criterion 3: The applicable standards of the Development Code are discussed in this development, and are shown to be satisfied.

Response to Criterion 4: The change in the community that justifies the proposed annexation and zoning designation has to do with growth and the need for additional land for new housing. Scappoose, like many communities within commuting range of the Portland metropolitan area, has experienced an increase in population as available, affordable land there has been developed. This sort of change, that is, growth in Scappoose, was anticipated when the site was included within the UGB.

The applicable criteria of this section are shown to be satisfied.

Chapter 17.136 Annexations

This chapter provides both policies and process for consideration and approval of annexations.

17.136.020 Policy. Annexations shall be considered on a case-by-case basis, taking into account the goals and policies in the Scappoose comprehensive plan, long range costs and benefits of annexation, statewide planning goals, this title and other ordinances of the city and the policies and regulations of affected agencies' jurisdictions and special districts.

A. It is the city's policy to encourage and support annexation where:

- 1. The annexation complies with the provisions of the Scappoose comprehensive plan;*

2. The annexation would provide a logical service area, straighten boundaries, eliminate or preclude islands of unincorporated property, and contribute to a clear identification of the city;

3. The annexation would benefit the city by addition to its revenues of an amount that would be at least equal to the cost of providing services to the area;

4. The annexation would be clearly to the city's advantage in controlling the growth and development plans for the area.

B. It is the city's policy to discourage and deny annexation where:

1. The annexation is inconsistent with the provisions of the Scappoose comprehensive plan;

2. The annexation would cause an unreasonable disruption or distortion of the current city boundary or service area;

3. The annexation would severely decrease the ability of the city to provide services to an area either inside or outside of the city;

4. Full urban services could not be made available within a reasonable time.

APPLICANT RESPONSE

The proposed annexation is consistent with the City's comprehensive plan. As previously discussed, the proposal complies with plan policies and is within the City's UGB. It is part of the supply of land intended to provide for the City's growth.

As discussed, the site is located with streets stubbed to the south and west property lines. Utilities are available at these points and can be extended from these points to serve new development. Therefore, it would not be logical to skip over this site, and would leave a gap, where public facilities and services were not extended to and through this site.

The site would be zoned R-1 upon annexation, and at most, 22 new residences would be developed on this 5 acre site, which amounts to a minor increment of the city's service costs. Further, as the site is within the UGB and its development is anticipated through capital facilities planning and construction of capacities, annexing the site would allow its development with uses that would produce revenue to pay for previous expenditures.

The proposed annexation supports the City's adopted plan and policies, as represented by the comprehensive plan and the established UGB. Therefore, it would be to the City's advantage to annex the area.

The "disadvantages" listed in Section B are opposite to the criteria in Section A, discussed in the previous paragraphs. The proposed annexation is consistent with the City's comprehensive plan, provides for a logical and orderly extension of the City's boundary and public services, and urban services can be made available to new development by extending existing public services.

Therefore, the proposed annexation is consistent with the City's policies.

17.136.030 Administration and approval process.

This section outlines the approval process for an annexation. The City requires an application, and hearings before the Planning Commission and City Council before a decision by the Council. If approved, the annexation is referred to voters at the next election.

By and large, the City manages the process. The applicant's responsibility is to provide an application that satisfies submission requirements of Sec. 17.136.050 and to demonstrate that the proposal complies with Approval standards of Sec. 17.136.040.

17.136.040 Approval standards.

A. The decision to approve, approve with modification or deny, shall be based on the following criteria:

- 1. All services and facilities are available to the area and have sufficient capacity to provide service for the proposed annexation area;*
- 2. The impact upon public services which include but are not limited to police and fire protection, schools and public transportation to the extent that they shall not be unduly compromised;*
- 3. The need for housing, employment opportunities and livability in the city and surrounding areas;*
- 4. The location of the site in relation to efficient provision of public facilities, services, transportation, energy conservation, urbanization and social impacts.*

APPLICANT RESPONSE

The applicant met with city representatives on November 3, 2004. No service deficiencies or limited capacities were identified at that time.

As noted, the area proposed for annexation would add 22 new dwellings at most. This minor increase in population would not have a major impact on provision of public services.

Connections to the City's road network have been provided at the site's west and south boundaries, anticipating future extensions of streets and connections for new and existing residents.

The annexation and subsequent development of this site is needed to provide housing opportunities for the City's anticipated population. It is reasonable to expand the City's boundaries within the established UGB, when services are available and can be reasonably extended.

As previously noted, the site already has links to existing public utilities and facilities, through the streets stubbed to the west and south boundaries. These connections were established to facilitate future development on the site, and to enable future growth and development along the City's east boundary.

For these reasons, and the reasons listed in response to Sec. 17.22.030, this proposal satisfies the approval criteria.

17.136.050 Application submission requirements

APPLICANT RESPONSE

An application has been submitted that satisfies requirements of this section.

17.136.060 Annexation initiated by city.

APPLICANT RESPONSE

This annexation is initiated by the property owner.

17.136.070 Zoning upon annexation.

APPLICANT RESPONSE

The Comprehensive Plan designation for the area is Suburban Residential and the zoning designation that most closely implements the city's plan map designation is R-1, low Density Residential, according to the chart in this section.

The applicant requests that the site be zoned R-1, consistent with this provision.

17.136.080 Annexation of non-conforming uses.

APPLICANT RESPONSE

No non-conforming use is involved. This section does not apply.

Chapter 17.162 Procedures for Decision Making—Quasi-Judicial

APPLICANT RESPONSE

This Chapter sets forth the procedures for decision-making, including requirements for notice and public hearings. These requirements will be applied through the review process.

C O N C L U S I O N

The foregoing narrative describes the proposed annexation and designation of R-1 zoning, and discusses the City's applicable criteria and standards. The proposal has been shown to satisfy applicable requirements identified in the City's Development Code, including pertinent policies in the Comprehensive Plan and. Therefore, the proposed annexation should be approved.

Reasonable conditions of approval could be applied to the decision to approve an annexation. However, a more appropriate time for consideration of conditions would be once the annexation has been approved, through the review of a development proposal when the actual impacts of a project can be determined.

Civil Narrative
for
Pioneer Crossing Annexation

Scappoose, Oregon

Prepared for:

Taurus Homes, LLC
19130 SW Alexander
Aloha, OR 97007

Prepared By:

DL Design, Inc.
9045 SW Barbur Blvd.
Suite 101
Portland, Oregon 97209

December 14, 2004
TAU014

Revised December 28, 2004

SITE NARRATIVE

The existing site is approximately five acres and is located between 6th Street and 9th Street at Vine in Scappoose, Oregon. The proposed development will consist of approximately 22 single family lots to be served by new public roads.

Road System

The site is located east of 6th street and north of 9th Street. Vine Street will be extended into the site and will connect to 9th Street at the southeast corner of the site. Traffic leaving from and returning to the site from the northbound direction will most likely travel down 4th Street to East Columbia Avenue which intersects with Highway 30. Southbound traffic and traffic headed to the site from the south can also access the site from this direction but will most likely travel down SE High School Way when school is not starting or ending for the day. The addition of this project and the connection of 9th Avenue to Vine Street should allow the traffic for trips originating in the developments south of the site and headed north to have the option of more easily going north to East Columbia rather than using SE High School Way as the primary method of accessing Highway 30. The addition of this connection has the potential to more evenly distribute the access to Highway 30 from the developments south of this site. This connection will also allow for improved fire access for this area.

Grading

The site is basically flat. However, there are grade differences of between 4 to 7 feet throughout the site due to some small hills and valleys. The site will be graded to accommodate the existing topography and also to match the adjacent developments. The site will also be graded to accommodate the drainage system.

Storm Drainage

There are two main drainage options currently being contemplated. One option would be to construct a public storm system on site and connect to the existing storm system in 9th or Rolling Hills. This option will require some fill on site, an agreement with the downstream property owner, and on-site detention. The second option (which is the one proposed in this application) is to provide an on-site drainage system for the public roads. This could be achieved through a series of drainage swales located adjacent to the curb or by one or more infiltration ponds. Roof runoff could be accomplished in either case by a shallow infiltration system located on each lot. We have spoken with DEQ regarding the feasibility of these options and have confirmed that infiltration swales for road runoff will not have to be rule authorized. Also, the registration for roof runoff is not the same as for road runoff. The process to register subsurface roof runoff is an expedited process not requiring water quality, and will not trigger any monitoring programs for the City. Roof runoff can be accomplished by subsurface infiltration chambers such as the "Infiltrator" system. The infiltrator system is relatively shallow (3'

below finish grade) and will be designed to maintain a minimum of 36" above the groundwater level.

Attached to this narrative is a preliminary geotechnical investigation which identifies the groundwater elevations throughout the site. These elevations are also shown on the conceptual grading and drainage plan. Groundwater (at this time) is generally located between 8'-11' beneath the surface. It is understood that a repeat test will need to be performed in late January to early March to confirm these depths.

The drainage swale detail also shows a minimum 36" distance from the bottom of the swale to the groundwater level. A feasibility letter from the geotechnical engineer is forthcoming. The final storm design will be based upon the February or March groundwater test results. The final grading will be adjusted to the results of these tests.

Sanitary Sewer

We understand that a sanitary sewer exists on the north side of the property which would take sewerage away from the pump station south of the site. We have been unable to locate this sewer extension but will work with the City Engineer to locate this system and to determine the feasibility of extending it onto this site during the preliminary plat submittal phase.

In the meantime, a sewer connection is proposed into the existing sewer system located in 9th Street southeast of the site. The sewer appears to be deep enough (7'-8') to allow for adequate service to the site. It appears as though this connection was intended when the sewer extension was extended to the end of 9th Street near the site's south property line.

Water System

There is an existing 6" waterline in 6th Street and an 8" line in 9th Street. A looped system connecting both lines is proposed as a part of the development of this site. Two to three fire hydrants will be connected to this new system to allow for adequate fire service to the site. We understand that this proposal is acceptable for the purposes of the annexation proposal. However, water pressure and flow calculations will be performed and the system modeled as part of the preliminary plat application.





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December 9, 2004

Project No. 04-9048

TAURUS DEVELOPMENT
19130 SW Alexander Street
Aloha, Oregon 97006

Fax No. (503) 356-8565

Subject: Preliminary Geotechnical Engineering Report
Pioneer Crossing
51904 SE 6th Street
Scappoose, Oregon

This report presents the results of a geotechnical engineering study conducted by GeoPacific Engineering, Inc. (GeoPacific) for the above referenced project. The purpose of our investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for site development. This geotechnical study was performed in accordance with GeoPacific Proposal No. P-2306, dated November 22, 2004, and your subsequent authorization of our proposal and *General Conditions for Geotechnical Services*. This report is considered preliminary because the grading and utility plans are not yet completed.

BACKGROUND INFORMATION

Project Information

Location:

The site is located immediately east of a residence at 51904 SE 6th Street in Scappoose, Oregon, (see Figure 1).

Developer

Taurus Development, 19130 SW Alexander Street, Aloha, Oregon 97006

Engineer

DL Engineering, 9045 SW Barbur Blvd, Suite 101, Portland, OR 97219

Jurisdictional Agency: City of Scappoose, Oregon

Site Description And Proposed Development

The total area for development includes about 7.8 acres that extend from near 6th Street eastward about 950 feet to a small pond. The site is 300 to 400 feet wide and has gentle, undulating topography. Site grades average between about 3 and 6 percent. A maximum grade of near 20

percent is present in a very limited area along the eastern-most site boundary. Vegetation on the property consists primarily of pasture grass with a few old fruit and deciduous trees near the east end of the site. A barn is located in the west-central portion of the site and a well is located in the northwest portion of the site about 35 feet from the west site boundary.

Proposed site development includes 20 lots for single-family homes and about 1,450 lineal feet of new streets. The barn will be removed and the water well decommissioned in accordance with Oregon Water Resources procedures. We assume that utilities will be located primarily in the streets. Stormwater disposal plans are not yet finalized. Grading plans will likely include minimal cuts and fills on the order of 2 to 3 feet.

REGIONAL AND LOCAL GEOLOGIC SETTING

Regionally, the subject site lies within the Willamette Valley/Puget Sound lowland, a broad structural depression situated between the Coast Range on the west and the Cascade Range on the east. A series of discontinuous faults subdivide the Willamette Valley into a mosaic of fault-bounded, structural blocks (Yeats et al., 1996). Uplifted structural blocks form bedrock highlands, while down-warped structural blocks form sedimentary basins. Valley-fill sediment in the adjacent basin achieves a maximum thickness of 1,500 feet and overlies Miocene Columbia River Basalt at depth (Madin, 1990; Yeats et al., 1996). At least three major fault zones capable of generating damaging earthquakes are known to exist in the vicinity of the subject site. These include the Portland Hills Fault Zone, the Gales Creek-Newberg-Mt. Angel Structural Zone, and the Cascadia Subduction Zone.

Portland Hills Fault Zone

The Portland Hills Fault Zone is a series of NW-trending faults that include the central Portland Hills Fault, the western Oatfield Fault, and the eastern East Bank Fault. These faults occur in a northwest-trending zone that varies in width between 3.5 and 5.0 miles. The Portland Hills Fault occurs along the Willamette and Columbia rivers at the base of the Portland Hills. The combined three faults vertically displace the Columbia River Basalt by 1,130 feet and appear to control thickness changes in late Pleistocene (approx. 780,000 years) sediment (Madin, 1990). The fault zone extends along the eastern margin of the Portland Hills for a distance of 25 miles. An extension of the Oatfield Fault appears to be traceable to the southwest where a strong lineament is located about 6.5 miles southeast of the site in Scappoose, Oregon. Geomorphic lineaments suggestive of Pleistocene deformation have been identified within the fault zone, but none of the fault segments have been shown to cut Holocene (last 10,000 years) deposits (Balsillie and Benson, 1971; Cornforth and Geomatrix Consultants, 1992). No historical seismicity is correlated with the mapped portion of the Portland Hills Fault Zone, but in 1991 a M3.5 earthquake occurred on a NW-trending shear plane located 1.3 miles east of the fault (Yelin, 1992). Although there is no definitive evidence of recent activity, the Portland Hills Fault Zone is judged to be potentially active (Geomatrix Consultants, 1995).

Gales Creek-Newberg-Mt. Angel Structural Zone

The Gales Creek-Newberg-Mt. Angel Structural Zone is a 50-mile-long zone of discontinuous, NW-trending faults that lies about 22 miles southwest of the subject site. These faults are recognized in the subsurface by vertical separation of the Columbia River Basalt and offset seismic reflectors in the overlying basin sediment (Yeats et al., 1996; Werner et al., 1992). A recent geologic reconnaissance and photogeologic analysis study conducted for the Scoggins Dam site in the Tualatin Basin revealed no evidence of deformed geomorphic surfaces along the structural zone

(Unruh et al., 1994). No seismicity has been recorded on the Gales Creek or Newberg Faults (the faults closest to the subject site); however, these faults are considered to be potentially active because they may connect with the seismically active Mount Angel Fault and the rupture plane of the 1993 M5.6 Scotts Mills earthquake (Werner et al. 1992; Geomatrix Consultants, 1995).

Cascadia Subduction Zone

The Cascadia Subduction Zone is a 680-mile-long zone of active tectonic convergence where oceanic crust of the Juan de Fuca Plate is subducting beneath the North American continent at a rate of 4 cm per year (Goldfinger et al., 1996). Very little seismicity has occurred on the plate interface in historic time, and as a result, the seismic potential of the Cascadia Subduction Zone is a subject of scientific controversy. The lack of seismicity may be interpreted as a period of quiescent stress buildup between large magnitude earthquakes or as being characteristic of the long-term behavior of the subduction zone. A growing body of geologic evidence, however, strongly suggests that prehistoric subduction zone earthquakes have occurred (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). This evidence includes: (1) buried tidal marshes recording episodic, sudden subsidence along the coast of northern California, Oregon, and Washington, (2) burial of subsided tidal marshes by tsunami wave deposits, (3) paleoliquefaction features, and (4) geodetic uplift patterns on the Oregon coast. Radiocarbon dates on buried tidal marshes indicate a recurrence interval for major subduction zone earthquakes of 250 to 650 years with the last event occurring 300 years ago (Atwater, 1992; Carver, 1992; Peterson et al., 1993; Geomatrix Consultants, 1995). The inferred seismogenic portion of the plate interface lies 50 to 75 miles offshore on the Oregon coast, at depths of between 20 and 40 miles below the surface.

SITE GEOLOGY

The subject site is located between Sauvie Island and a northwest extension of the Tualatin Mountains. The Columbia River Basalt is mapped at the surface in nearby St Helens and in the hills west of Scappoose. Soil deposits east of the site to the Multnomah Channel and the Columbia River floodplain consist of alluvium that likely extends to a considerable depth and consist of both fine- and coarse-grained alluvial deposits.

SUBSURFACE CONDITIONS

Our site-specific exploration for this report was conducted on November 30, 2004 when a total of 7 exploratory test pits were excavated with a 16,000 lb. trackhoe to depths ranging between 8.5 and 14 feet. Exploration details and logs of test pits are presented in Appendix A. Site conditions and soil properties are summarized below. On-site soils consist of topsoil and fine- to coarse-grained alluvial deposits. No hard bedrock was encountered during our site investigation. Groundwater was encountered in all of the exploratory test pits.

Topsoil - In general, topsoil was observed to range in average thickness between 10 and 13 inches; however, it had a maximum thickness of about 18 in test pits TP-6, which appeared to be the result of a local accumulation of topsoil adjacent to a fence line due to past cultivation practices. Throughout the site area, topsoil was thicker than normally anticipated in the Willamette Valley. It typically consisted of dark gray-brown to black silt with some clay and a relatively high organic content. Fine grass roots often penetrated to a depth of 18 to 24 inches.

Alluvium - All of the site soils below the topsoil horizon appear to be alluvium deposited by periodic flooding and shifting drainages courses similar to present day creeks, sloughs, and channels. In general, fine-grained alluvial deposits were encountered in the exploratory test pits to

depths of between 7 and 8.5 feet with coarse-grained gravels and cobbles below these depths. In TP-7, gravel was found at a depth of 13' 10"; however, it is also the most elevated test pit on the site.

Groundwater

Groundwater was encountered in all of the exploratory test pits. Table 1 present the water table levels recorded during the field investigation.

TABLE 1

Test Pit	ELEVATION at ground surface	WATER LEVEL below ground surface	WATER LEVEL elevation
TP-1	17.4'	11.0'	6.4'
TP-2	18.1'	11.7'	6.4'
TP-3	14.5'	8.0'	6.5'
TP-4	19.5'	12.7'	6.8'
TP-5	10.0'	8.0'	2.0'
TP-6	17.9'	11.5'	6.4'
TP-7	18.3'	13.0'	5.3'

Note: Elevations in Table 1 are based on survey data from DL Engineering

The water level in TP-5 appears to have been influenced by the nearby pond. It is anticipated that groundwater conditions will vary depending on the season, local subsurface conditions, changes in site utilization, and other factors.

SLOPE STABILITY AND SETBACK

Natural site grades within the limits of proposed development are variable but low, generally ranging between about 1 and 6 percent. The steeper site slope of near 20 percent grade are along a limited portion the east site boundary where construction is not anticipated or recommended. The limit of stable slope from the pond at the east end of the site can not be determined until an accurate and detailed topographic map of the site has been prepared.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Our investigation indicates that the proposed development is geotechnically feasible, provided that the recommendations of this report are incorporated into the design and construction phases of the project. The proposed residential structures may be supported on shallow foundations bearing on competent undisturbed native soils and/or engineered fill, designed and constructed as recommended in this report. The portion of the site to be developed has no significant natural shallow groundwater or soil conditions that suggest seasonal perched groundwater conditions or the development of a fragipan horizon.

Recommendations are presented below for site preparation, engineered fill, wet weather earthwork, anticipated foundations, concrete slab-on-grade, seismic design, footing drains and drainage, seismic design, excavating conditions and utility trenches, typical pavement section, and erosion control considerations.

Site Preparation

We recommend that the areas of proposed buildings, streets, and areas to receive fill should first be cleared of vegetation, any organic debris. Organic materials from clearing should be removed from the site. Surficial soil over most of the site is rich (high) in organic debris and site preparation will require deeper than normal stripping to remove soft, compressive soils from construction areas of the site or where engineered fill is to be placed. The thickness of organic, unsuitable topsoil is estimated to average 12 inches over most of the area to be developed but some areas will range between 10 and 13 inches with unusual local thickness of 18 inches, or more. The basal 2 to 3 inches of lower organic topsoil may be blended into the fill, but little root picking is anticipated to be required. Any existing local fill, where encountered, should be removed.

Tree removal from topography adjacent to Jackson Creek is not recommended in order to maintain the existing stability on natural slopes.

The final depth of topsoil removal will be determined on the basis of a site inspection after the stripping/excavation has been performed. Stripped topsoil should be stockpiled only in designated areas and stripping operations should be observed and documented by the geotechnical engineer or his representative. Any existing subsurface structures (tile drains, old utility lines, septic leach fields, etc.) beneath structures and pavements should be removed and the excavations backfilled with engineered fill.

Additional stripping and root picking to a depth of 12 to 24 inches may be necessary in localized areas to remove large tree roots. Exposed subgrade soils should be evaluated by the geotechnical engineer. For large areas, this evaluation is normally performed by proof-rolling the exposed subgrade with a fully loaded scraper or dump truck. For smaller areas where access is restricted, the subgrade should be evaluated by probing the soil with a steel probe. Soft/loose soils identified during subgrade preparation should be compacted to a firm and unyielding condition or over-excavated and replaced with engineered fill, as described below. The depth of overexcavation, if required, should be evaluated by the geotechnical engineer at the time of construction.

Engineered Fill And Grading

All grading for the proposed development should be performed as engineered grading in accordance with Appendix 33 of the 1997 Uniform Building Code (UBC) with the exceptions and additions noted herein. Grading cuts are unlikely to encounter rock or shallow groundwater.

Proper test frequency and earthwork documentation usually requires daily observation and testing during stripping, rough grading, and placement of engineered fill. Imported fill material must be approved by the geotechnical engineer prior to being imported to the site. Oversize material greater than 6 inches in size should not be used within 3 feet of foundation footings, and material greater than 12 inches in diameter should not be used in engineered fill.

Engineered fill should be compacted in horizontal lifts not exceeding 8 inches using standard compaction equipment. We recommend that engineered fill be compacted to at least 95% of the maximum dry density determined by ASTM D698 or equivalent. On-site soils may be wet of optimum, therefore, we anticipate that aeration of native soil will be necessary for compaction operations performed during late Spring to early Summer.

Field density testing should conform to ASTM D2922 and D3017, or D1556. All engineered fill should be observed and tested by the project geotechnical engineer or his representative. Typically, one density test is performed for at least every 2 vertical feet of fill placed or every 500 yd³, whichever requires more testing. Because testing is performed on an on-call basis, we recommend that the earthwork contractor be held contractually responsible for test scheduling and frequency.

Wet Weather Earthwork

The on-site soils are moisture sensitive and may be difficult to handle or traverse with construction equipment during periods of wet weather. Earthwork is typically most economical when performed under dry weather conditions. Earthwork performed during the wet-weather season will probably require expensive measures such as cement treatment or imported granular material to compact fill to the recommended engineering specifications. If earthwork is to be performed or fill is to be placed in wet weather or under wet conditions when soil moisture content is difficult to control, the following recommendations should be incorporated into the contract specifications.

- Earthwork should be performed in small areas to minimize exposure to wet weather. Excavation or the removal of unsuitable soils should be followed promptly by the placement and compaction of clean engineered fill. The size and type of construction equipment used may have to be limited to prevent soil disturbance. Under some circumstances, it may be necessary to excavate soils with a backhoe to minimize subgrade disturbance caused by equipment traffic;
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water;
- Material used as engineered fill should consist of clean, granular soil containing less than 5 percent fines. The fines should be non-plastic. Alternatively, cement treatment of on-site soils may be performed to facilitate wet weather placement;
- The ground surface within the construction area should be sealed by a smooth drum vibratory roller, or equivalent, and under no circumstances should be left uncompacted and exposed to moisture. Soils which become too wet for compaction should be removed and replaced with clean granular materials;
- Excavation and placement of fill should be observed by the geotechnical engineer to verify that all unsuitable materials are removed and suitable compaction and site drainage is achieved; and
- Bales of straw and/or geotextile silt fences should be strategically located to control erosion.

If cement or lime treatment is used to facilitate wet weather construction, GeoPacific should be contacted to provide additional recommendations and field monitoring.

Anticipated Foundations

The subject site is suitable for shallow foundations bearing on stiff, native soil and/or engineered fill. Foundation design, construction, and setback requirements should conform to the applicable code at the time of the development. For protection against frost heave, spread footings should be embedded at a minimum depth of 12 inches below exterior grade. The recommended minimum widths for continuous footings supporting wood-framed walls without masonry are presented in Table 2. Minimum reinforcement consisting of three horizontal No. 4 bars, two in the footing and

one in the stem wall, is recommended. Actual footing widths, sizing, and reinforcement should be determined by the house designer, architect- or engineer-of-record.

Table 2 - Recommended Minimum Width of Continuous Spread Footings

Number of Stories	Minimum Width of Continuous Spread Footings
1-Story	12 inches
2-Story	15 inches
3-Story	18 inches

The recommended allowable soil bearing pressure is 1,500 lbs/ft² for footings on stiff, native soil and engineered fill. A maximum chimney and column load of 35 kips is recommended for the site. For heavier loads, the geotechnical engineer should be consulted. The coefficient of friction between on-site soil and poured-in-place concrete may be taken as 0.4 (no factor of safety added). The maximum anticipated total and differential footing movements (generally from soil expansion and/or settlement) are 1 inch and ¾ inch over a span of 20 feet, respectively. Excavations near structural footings should not extend within a 1H:1V plane projected downward from the bottom edge of footings.

Footing excavations should penetrate through topsoil and any loose soil to stiff subgrade that is suitable for bearing support. All footing excavations should be trimmed neat, and all loose or softened soil should be removed from the excavation bottom prior to placing reinforcing steel bars. Due to the moisture sensitivity of on-site native soils, foundations constructed during the wet weather season may require overexcavation of footings and backfill with compacted, crushed aggregate to provide adequate bearing support.

Seismic Design

The project site lies within Seismic Zone 3, as defined in Chapter 16, Division IV of the 1997 Uniform Building Code (UBC). Seismic Zone 3 includes the western portion of Oregon, and represents an area of relatively high seismic risk. For comparison, much of California and southern Alaska are defined as Seismic Zone 4, which is an area of highest seismic risk. Consequently, moderate levels of earthquake shaking should be anticipated during the design life of the proposed improvements, and the structures should be designed to resist earthquake loading in accordance with the methodology described in the 1997 UBC. Based on the subsurface conditions we observed during our exploration program, UBC Soil Type S_E may be assumed for the site. The corresponding seismic factors may be used in developing a normalized response spectra for the assumed UBC Soil Type.

Liquefaction evaluation is not within our work scope. There is a high potential for liquefiable soils at the site due to the presence of alluvium and groundwater.

Footing Drains and Drainage

The outside edge of all perimeter footings should be provided with a drainage system consisting of 4-inch diameter, perforated, rigid plastic pipe embedded in a minimum of 1 ft³ per lineal foot of clean, free-draining sand and gravel or 2"-1/2" drain rock. The use of flexible, thin-walled, corrugated plastic pipe should be avoided. The drain pipe and surrounding drain rock should be wrapped in non-woven geotextile (Mirafi 140N, or approved equivalent) to minimize the potential for clogging and/or ground loss due to piping. Water collected from the footing drains should be

directed into the local storm drain system or other suitable outlet. A minimum 0.5 percent fall should be maintained throughout the drain and non-perforated pipe outlet. Down spouts and roof drains should not be connected to the foundation drains in order to reduce the potential for clogging. The footing drains should include clean-outs to allow periodic maintenance and inspection. Grades around the proposed structure should be sloped such that surface water drains away from the building.

Storm water disposal for the development is currently under consideration. Disposal options for the site will likely include either a surface water quality facility, or in-ground disposal in drywells that extend into the alluvial gravels below the site. In either case, infiltration testing at select locations and depths is recommended.

Excavating Conditions and Utility Trenches

We anticipate that on-site soils can be excavated using conventional heavy equipment such as scrapers and trackhoes. Maintenance of safe working conditions, including temporary excavation stability, is the responsibility of the contractor. Actual slope inclinations at the time of construction should be determined based on safety requirements and actual soil and groundwater conditions. All temporary cuts in excess of 4 feet in height should be sloped in accordance with U.S. Occupational Safety and Health Administration (OSHA) regulations (29 CFR Part 1926), or be shored. The existing native soils classify as Type B Soil and temporary excavation side slope inclinations as steep as 1H:1V may be assumed for planning purposes. This cut slope inclination is applicable to excavations above the water table only.

Vibrations created by traffic and construction equipment may cause some caving and raveling of excavation walls. In such an event, lateral support for the excavation walls should be provided by the contractor to prevent loss of ground support and possible distress to existing or previously constructed structural improvements.

PVC pipe should be installed in accordance with the procedures specified in ASTM D2321. We recommend that structural trench backfill be compacted to at least 95% of the maximum dry density obtained by Standard Proctor ASTM D698 or equivalent. Initial backfill lift thicknesses for a ¾"-0 crushed aggregate base may need to be as great as 4 feet to reduce the risk of flattening underlying flexible pipe. Subsequent lift thickness should not exceed 1 foot. If imported granular fill material is used, then the lifts for large vibrating plate-compaction equipment (e.g. hoe compactor attachments) may be up to 2 feet, provided that proper compaction is being achieved and each lift is tested. Use of large vibrating compaction equipment should be carefully monitored near existing structures and improvements due to the potential for vibration-induced damage.

Adequate density testing should be performed during construction to verify that the recommended relative compaction is achieved. Typically, one density test is taken for every 4 vertical feet of backfill on each 200-lineal-foot section of trench.

Typical Pavement Section

Table 2 present our recommended minimum pavement section for dry-weather and cement amended subgrade for the private streets. For evaluation purposes, we used an estimated resilient modulus of 6,000 for compacted native soil. These designs were formulated using the Crushed Base Equivalent method, Traffic Index of 4.0, and are in general accordance with flexible pavement design methods prescribed by AASHTO for light-duty pavement with a design life of 20 years.

Table 2 - Recommended Minimum Dry-Weather Pavement Section

Material Layer	Driveway (in.)	Compaction Standard
Asphaltic Concrete (AC)	3	91% of Rice Density AASHTO T-209 (base lift); 92% (top lift)
Crushed Aggregate Base ¾"-0 (leveling course)	2	95% of Modified Proctor ASTM D1557
Crushed Aggregate Base 1½"-0	8	95% of Modified Proctor ASTM D1557
Subgrade Soils	12	Approved Native or 95% of Standard Proctor

Retaining Walls

To date, no retaining or rockery walls are indicated on the site plans; therefore, no discussions are presented in this report. In the event retaining walls are planned, GeoPacific should be contacted for additional recommendations.

Erosion Control Considerations

During our field exploration program, we observed near-surface soil types that would be considered highly susceptible to erosion. In our opinion, the primary concern regarding erosion potential will occur during construction, in areas that have been stripped of vegetation. Erosion at the site during construction can be minimized by implementing the project erosion control plan, which should include judicious use of straw bales and silt fences. If used, these erosion control devices should be in place and remain in place throughout site preparation and construction.

Erosion and sedimentation of exposed soils can also be minimized by quickly re-vegetating exposed areas of soil, and by staging construction such that large areas of the project site are not denuded and exposed at the same time. Areas of exposed soil requiring immediate and/or temporary protection against exposure should be covered with either mulch or erosion control netting/blankets. Areas of exposed soil requiring permanent stabilization should be seeded with an approved grass seed mixture, or hydroseeded with an approved seed-mulch-fertilizer mixture.

UNCERTAINTIES AND LIMITATIONS

We have prepared this report for the owner and their consultants for use in design of this project only. This report should be provided in its entirety to prospective contractors for bidding and estimating purposes; however, the conclusions and interpretations presented in this report should not be construed as a warranty of the subsurface conditions. Experience has shown that soil and groundwater conditions can vary significantly over small distances. Inconsistent conditions can occur between explorations that may not be detected by a geotechnical study. If, during future site operations, subsurface conditions are encountered which vary appreciably from those described herein, GeoPacific should be notified for review of the recommendations of this report, and revision of such if necessary.

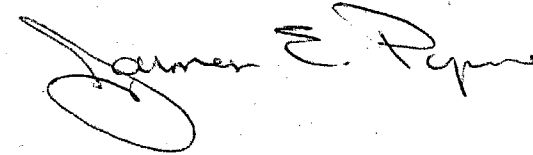
Sufficient geotechnical monitoring, testing and consultation should be provided during construction to confirm that the conditions encountered are consistent with those indicated by explorations. The checklist attached to this report outlines recommended geotechnical observations and testing for the project. Recommendations for design changes will be provided should conditions revealed

during construction differ from those anticipated, and to verify that the geotechnical aspects of construction comply with the contract plans and specifications.

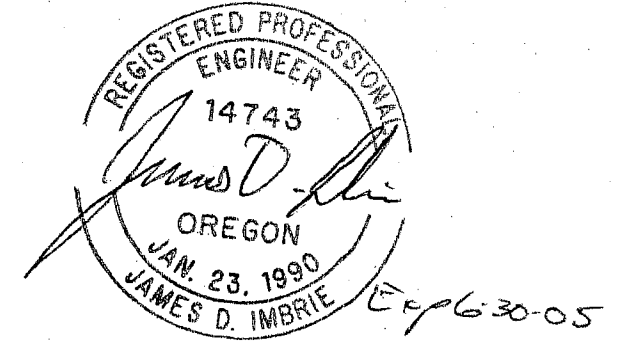
Within the limitations of scope, schedule and budget, GeoPacific attempted to execute these services in accordance with generally accepted professional principles and practices in the fields of geotechnical engineering and engineering geology at the time the report was prepared. No warranty, express or implied, is made. The scope of our work did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic substances in the soil, surface water, or groundwater at this site.

We appreciate this opportunity to be of service.
Sincerely,

GEO PACIFIC ENGINEERING, INC.



James E. Pyne, R.G.
Senior Geologist



James D. Imbrie, P.E.
Principal Geotechnical Engineer

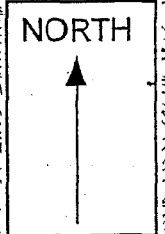
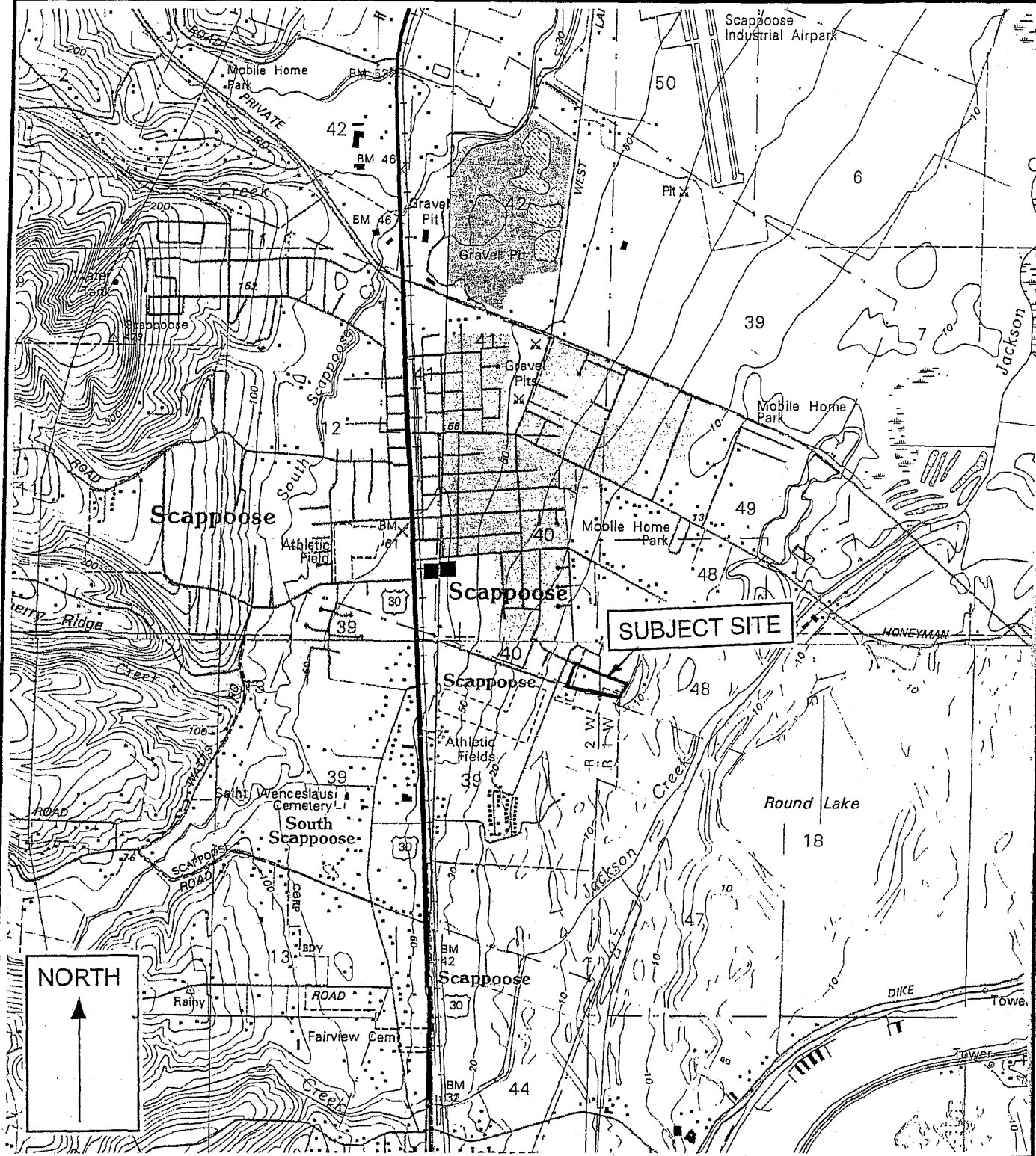
- Attachments: References
Checklist of Recommended Geotechnical Testing and Observation
Figure 1 – Site Location Map
Figure 2 – Site and Exploration Plan
Appendix A – Trackhoe Test Pit Explorations

REFERENCES

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- Peterson, C.D., Darioenzo, M.E., Burns, S.F., and Burris, W.K., 1993, Field trip guide to Cascadia paleoseismic evidence along the northern California coast: evidence of subduction zone seismicity in the central Cascadia margin: *Oregon Geology*, Vol. 55, p. 99-144.
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- Werner, K.S., Nabelek, J., Yeats, R.S., Malone, S., 1992, The Mount Angel fault: implications of seismic-reflection data and the Woodburn, Oregon, earthquake sequence of August, 1990: *Oregon Geology*, v. 54, p. 112-117.
- Yeats, R.S., Graven, E.P., Werner, K.S., Goldfinger, C., and Popowski, T., 1996, Tectonics of the Willamette Valley, Oregon: in *Assessing earthquake hazards and reducing risk in the Pacific Northwest*, Vol. 1: U.S. Geological Survey Professional Paper 1560, P. 183-222, 5 plates, scale 1:100,000.
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CHECKLIST OF RECOMMENDED GEOTECHNICAL TESTING AND OBSERVATION

Item No.	Procedure	Timing	By Whom	Done
1	Preconstruction meeting	Prior to beginning site work	Contractor, Developer, Civil and Geotechnical Engineers	
2	Stripping, aeration, and root-picking operations	During stripping	Soil Technician	
3	Verify removal of unsuitable soils and proof-roll	Prior to replacement of excavated material with engineered fill	Geotechnical Engineer	
4	Subsurface Drain Installation	Prior to Replacement of Removed Soils in Major Fill Area	Geotechnical Engineer or Geologist	
5	Fill Slope Keying and Benching	During Embankment Fill Construction	Geotechnical Engineer or Geologist	
6	Compaction testing of engineered fill (95% of Standard Proctor)	During filling, tested every 2 vertical feet	Soil Technician	
7	Compaction testing of trench backfill (95% of Standard Proctor)	During backfilling, tested every 4 vertical feet for every 200 lineal feet	Soil Technician	
8	Base course compaction (95% of Modified Proctor)	Prior to paving, tested every 200 lineal feet	Soil Technician	
9	AC Compaction (91% (bottom lift) / 92% (top lift) of Rice)	During paving, tested every 200 lineal feet	Soil Technician	
10	Final Geotechnical Engineer's certification	Completion of project	Geotechnical Engineer	



Legend

Approximate Scale 1 in = 2,000'

Date: 12/06/04

Drawn by: JEP

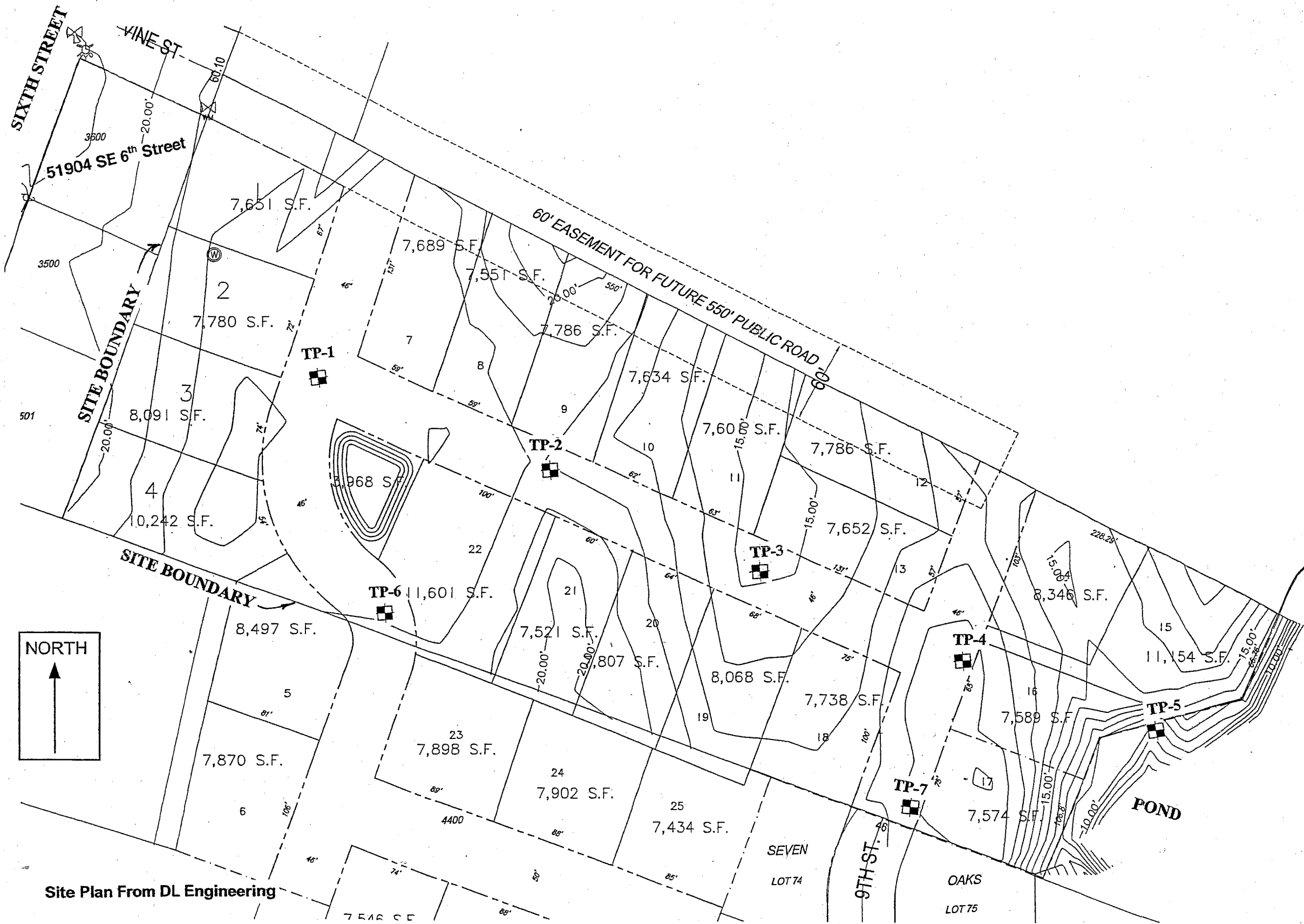
Base Map: U.S.G.S. 7.5 Minute Series, Scappoose, Chapman, St. Helens, & Dixie Mt., Oregon Quadrangles, 1990

Project: Pioneer Crossing
Scappoose, Oregon

Project No. 04-9048

FIGURE 1

SITE AND EXPLORATION PLAN



Site Plan From DL Engineering

APPENDIX A

TRACKHOE TEST PIT EXPLORATIONS

On November 30, 2004, GeoPacific Engineering, Inc. (GeoPacific) personnel logged 7 exploratory test pits on the subject site to depths of between 8.5 and 14 feet at the approximate locations shown on Figure 2. The test pits were located in the field by taping distances from fence lines and other site features shown on the preliminary site plan. As such, the locations of the explorations should be considered approximate. Results of the explorations are shown on the attached test pit logs.

A GeoPacific geologist monitored the field exploration program and logged the test pits. No soil or rock samples were retained for testing. At the completion of the test pit logging, the test pits were backfilled with the excavated spoils and tamped with the backhoe bucket. This backfill should not be expected to behave as compacted structural fill and some minor settling of the ground surface may occur.

Soils observed in the test pits were classified in general accordance with the Unified Soil Classification System. During exploration, our geologist also noted geotechnical conditions such as soil consistency, moisture and groundwater conditions. The observed conditions and soil properties are presented on the attached test pit logs.




7312 SW Durham Road
 Portland, Oregon 97244
 Tel: (503) 598-8446 Fax: (503) 598-8705

TEST PIT LOG

Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

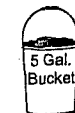
Test Pit No. TP-1

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1.0						Dark brownish-gray silt, some clay, grass roots, organic, soft, moist. (12" Topsoil - ML).
1.75						Rust-brown silt, some clay, some fine fragments of highly weathered basalt, stiff, moist (Alluvium - ML).
2.0						Light brown silt, trace of clay, stiff, moist in zones (Alluvium - ML).
2.75						Mottled light gray & tan silt, some micaceous fine sand (Alluvium - ML).
3.0						Brown silt with some fine sand, stiff, moist, no groundwater (Alluvium - ML).
8.5						Top of alluvial gravels at 8.5 feet depth. Well rounded fine to coarse basalt gravel with some cobbles and occasional boulder in a matrix of fine to coarse silty sand with some clay; changes to sandy gravel below a depth of about 11 feet; Groundwater level measured at 11.0 feet after allowing time for stabilization.
12.0						Test pit terminated at 12 feet.

LEGEND



Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 11/30/04

Logged By: J. Pyne

Surface Elevation:




7312 SW Durham Road
 Portland, Oreg 97224
 Tel: (503) 598-0055 Fax: (503) 598-8705

TEST PIT LOG

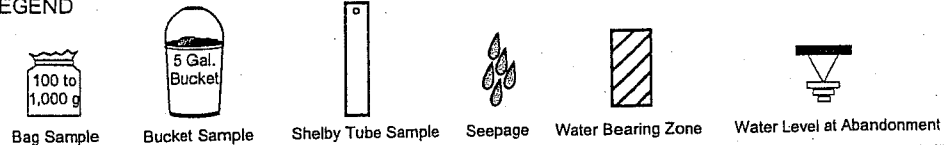
Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

Test Pit No. TP- 2

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
0						Dark gray to black silt, some clay, organic, soft, moist (13" Topsoil - ML).
1						Rust brown silt with some fine fragments of highly weathered basalt, stiff, moist (Alluvium - ML).
2						
3						Light brown silt, trace of fine sand, some clay, stiff, moist (Alluvium - ML).
4						
5						Brown silt with some sand and trace of clay, soft, very moist (Alluvium - ML).
6						
7						
8						Brown silt with some clay and trace of fine sand, stiff, moist (Alluvium - ML).
9						
10						Top of alluvial gravels at 8 feet depth. Well rounded fine to coarse basalt gravel with some cobbles and occasional boulder in a matrix of fine to coarse silty sand with some clay; changes to sandy gravel below a depth of about 11' 8"; (Groundwater level).
11						
12						Test pit terminated at 12 feet.
13						
14						
15						
16						
17						

LEGEND



Date Excavated: 11/30/04

Logged By: J. Pyne


Surface Elevation:




7312 SW Durham Road
 Portland, Oregon 97224
 Tel: (503) 598-8400 Fax: (503) 598-8705


TEST PIT LOG


Project: Low Density Development Scappoose, Oregon. Project No. 04-9048 Test Pit No. TP- 3


Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	1.0					Black organic silt, some clay, soft, moist (13" Topsoil - ML).
2	1.25					Mottled rust and light to dark brown silt, some clay with fine fragments of highly weathered basalt, stiff, moist (Alluvium - ML).
3	2.5					Light brown silt with some clay; light tan mottling below 43" depth, stiff, moist (Alluvium - ML).
4	2.75					
5	2.5					
6	3.0					Dark brown silt with some sand and clay, stiff, moist (Alluvium - ML).
7						Top of alluvial gravels at 7 feet depth. Well rounded fine to coarse basalt gravel with some cobbles in a matrix of fine to coarse sand with some silt. Groundwater level at 8 feet.
8						
9						Test pit terminated at 8.5 feet.
10						
11						
12						
13						
14						
15						
16						
17						


LEGEND


 Bag Sample

 5 Gal. Bucket

 Shelby Tube Sample

 Seepage

 Water Bearing Zone

 Water Level at Abandonment

Date Excavated: 11/30/04
 Logged By: J. Pyne
 Surface Elevation:




7312 SW Durh Road
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 598-8705

TEST PIT LOG


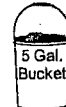




Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

Test Pit No. TP- 4

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
0						Dark gray-brown silt, some clay, organic, soft, moist (10" Topsoil - ML).
1	1.5					Rust-brown silt, some clay and some fine fragments of highly weathered basalt, medium stiff to stiff, moist (Alluvium - ML).
2	2.0					
3	3.0					Light brown silt with a traces of clay and fine sand, stiff, moist (Alluvium - ML).
4	3.5					
5	4.5					
6	3.0					Gray-brown fine sand, trace of clay, micaceous, loose, moist (Alluvium - SM).
7	2.5					
8						Light brown micaceous silt with traces of fine sand and clay; becomes fine sandy below 11' depth, moist (Alluvium - ML).
9						
10						
11						
12						Top of alluvial gravels at 11' 4"; similar to gravel in previous test pits; Groundwater encountered at 12' 8" depth.
13						Test pit terminated at 13 feet.
14						
15						
16						
17						

LEGEND

 Bag Sample	 Bucket Sample	 Shelby Tube Sample	 Seepage	 Water Bearing Zone	 Water Level at Abandonment
--	---	--	---	--	--

Date Excavated: 11/30/04
 Logged By: J. Pyne
 Surface Elevation:




7312 SW Durham Field
 Portland, Oregon 97244
 Tel: (503) 598-8445 Fax: (503) 598-8705

EST PIT LOG

Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

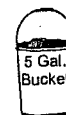
Test Pit No. TP- 5

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	0.75					Brownish-gray silt, some clay, organic, soft, moist (10" Topsoil - ML).
1.5	1.5					Light brown silt with some rust mottling, soft to med. stiff, moist (Alluvium - ML).
2	1.75					Mottled rust and light brown silt with some clay, stiff, moist (Alluvium - ML).
2.0	2.0					
3	2.75					
3.75	3.75					
4	3.5					Mottled rust, light tan, and dark brown silt with some clay, stiff, moist (Alluvium - ML).
5						
6						Brown silt with some clay and some fine to coarse gravel, moist (Alluvium - ML/GM).
7						
8						Top of alluvial gravels at 7.5 feet; Groundwater level at 8 feet depth.
9						Test pit terminated at 8.5 feet.
10						
11						
12						
13						
14						
15						
16						
17						

LEGEND



Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 11/30/04

Logged By: J. Pyne

Surface Elevation:




7312 SW Durh Road
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 598-8705

TEST PIT LOG

Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

Test Pit No. TP-6

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	2.5 1.0					Dark brownish-gray organic silt, soft, moist; bottom of horizon is irregular (18" Topsoil - ML/OL)
2	2.25					Rust-brown silt, some clay, trace of sand, stiff, moist (Alluvium - ML).
3	3.75 3.75					Brown silt with some fine sand, trace of clay, stiff, moist (Alluvium - ML).
4	4.0 4.0					
5						Dark brown silt with some sand and clay, stiff, moist (Alluvium - ML).
6						
7						Top of alluvial gravels at 7 feet depth. Well rounded fine to coarse basalt gravel with some cobbles and boulders to 12-18", within a matrix of sandy silt with some clay
8						
9						
10						
11						Groundwater level recorded at 11' 6" depth.
12						Test pit terminated at 12 feet.
13						
14						
15						
16						
17						

LEGEND



100 to 1,000 g
Bag Sample



5 Gal. Bucket
Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 11/30/04

Logged By: J. Pyne

Surface Elevation:




7312 SW Durham Road
 Portland, Oregon 97224
 Tel: (503) 598-8445 Fax: (503) 598-8705

TEST PIT LOG

Project: Low Density Development
 Scappoose, Oregon.

Project No. 04-9048

Test Pit No. TP- 7

Depth (ft)	Pocket Penetrometer (tons/ft ²)	Sample Type	In-Situ Dry Density (lb/ft ³)	Moisture Content (%)	Water Bearing Zone	Material Description
1	1.5					Dark gray silt, some clay, soft, moist (16" Topsoil - ML).
2	2.25 3.0					Rust-brown silt, some clay, some fine fragments of highly weathered basalt, stiff, moist (Alluvium - ML).
3	3.75 2.5 3.75					Brown micaceous silt with some clay and a trace of fine sand, stiff, moist (Alluvium - ML).
4	3.75					
5						
6						
7						
8						
9						
10						
11						
12						
13						Light brown silt interbedded with zones of fine sand, moist (Alluvium - ML/SP).
14						Light gray-brown silty fine sand, micaceous, wet; groundwater encountered at 13'10"; water level rose to 13 feet before stabilizing. Top of gravelly alluvium at 13' 10".
15						Test pit terminated at 14 feet.
16						
17						

LEGEND



100 to 1,000 g
Bag Sample



5 Gal. Bucket Sample



Shelby Tube Sample



Seepage



Water Bearing Zone



Water Level at Abandonment

Date Excavated: 11/30/04

Logged By: J. Pyne

Surface Elevation:

Scappoose Drainage Improvement Company
53466 East Honeyman Road
Scappoose, Oregon 97056

January 17, 2005

City of Scappoose
Brian Varricchione (Contract Planner)
33568 E. Columbia Avenue
Scappoose, Oregon 97056

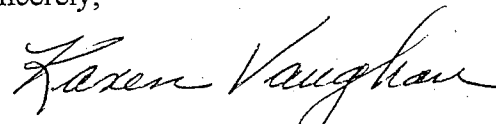
Re: LAND USE ACTION REFERRAL (ANX 1-04/zc 1-04)

The Scappoose Drainage Improvement Company Board met on January 14, 2005 and agreed that they have no objection to the proposed annexation as long as property owners agree to pay the one-acre assessment charge and there is no increase of water quantity or degradation of the water quality within the Scappoose Drainage Improvement Company.

The Board has reviewed the plans and want to know what happens if the detention system is overwhelmed? Please forward your response to this question along with the final engineering plans.

Thank you.

Sincerely,



For the Board of Directors
Karen Vaughan,
Secretary

CITY OF SCAPPOOSE

P.O DRAWER "P"
SCAPPOOSE, OREGON 97056
(503) 543-7184
FAX: (503) 543-5679

NOTICE

NOTICE IS HEREBY GIVEN that the Scappoose Planning Commission will hold a public meeting on **Thursday, February 10, 2005 at 7:00 p.m.** in the Scappoose City Hall Council Chambers, 33568 E. Columbia Avenue, in the City of Scappoose, Oregon, in regard to the following matter:

DOCKET NUMBER ANX 2-04/ZC 4-04

Taurus Homes, Inc. is requesting approval of an application for the proposed annexation and zone change of a 5-acre parcel located at the north end of SE Ninth Street and the east end of SE Vine Street (Columbia County Assessor Map No. 3118-000-01400). The property is located within the Scappoose UGB but outside current city limits. The parcel has a Suburban Residential (SR) Comprehensive Plan Designation and is currently zoned R-10 by Columbia County (Single-Family Residential). The applicant seeks a zoning designation of R-1 (Low Density Residential) if the annexation is successful. Adjacent zoning includes Scappoose R-1 & R-4 (Moderate Density Residential), Columbia County R-10, and Columbia County PA-38 (Primary Agriculture).

The Planning Commission may make a recommendation to the City Council to approve, approve with conditions or deny an annexation application in accordance with the criteria of the Scappoose Comprehensive Plan, and Chapter 17.136.040 (Annexation Approval Standards), and Chapter 17.162 (Quasi-Judicial Decision Making) of the Scappoose Development Code. ***Both written and oral testimony will be taken.*** If subsequently approved by the City Council, this request will go before the electorate in May 2005. **All written comments must be received by the City of Scappoose, Planning Services Manager, PO Box "P," Scappoose, Oregon 97056 by 5:00 p.m., Wednesday, February 9, 2005.**

Testimony should pertain to the applicable criteria. The decision will be made in accordance with the procedures of Chapter 17.162 of the Scappoose Development Code and may be appealed, as provided for in Chapter 17.162. Failure to raise an issue in writing prior on or before the close of the written comment period or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based upon that issue. The applicant and any person who submits written comments during the comment period shall receive notice of the decision.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Recorder (503) 543-7146.

The decision-making criteria, application, and records concerning this matter are available by contacting the Contract Planner, The Benkendorf Associates Corp., at 503-226-0068.

Subsequent hearings by the City Council on ANX 2-04 & ZC 4-04 are scheduled for February 22 & March 7, 2005 at 7:00 PM in the Council Chambers.



Brian Varricchione
The Benkendorf Associates Corp.
Contract Planner



NOTICE OF CITY MEASURE ELECTION

City of Scappoose
(Name of City)

Notice is hereby given that on Tuesday, May 17, 2005, a measure election will be
(Day of week) (Date of election)

held in the City of Scappoose, in Columbia County, Oregon.
(Name of county)

The following shall be the ballot title of the measure to be submitted to the City's voters on this date:

CAPTION (10 Words)

ANNEXATION OF TAURUS DEVELOPMENT PROPERTY TO THE CITY OF SCAPPOOSE

QUESTION (20 Words)

Shall the described parcel be annexed to the City of Scappoose?

SUMMARY (150 Words)

This measure, if approved, would annex Taurus Development LLC Property to the City of Scappoose one 5.00 acre parcel of land, located on the north end of SE Ninth Street and the east end of SE Vine Street. This property is further described in Columbia County Assessor Maps No. 3118-000-01400. The property is located in the Urban Growth Boundary and is contiguous to Scappoose City limits. Annexation would cause the property to be placed on the Cities tax rolls and would result in additional revenues to the City.

The following authorized city official hereby certifies the above ballot title is true and complete.

Jon G. Hanken
Signature of authorized city official (not required to be notarized)

3/8/05
Date signed

Jon G. Hanken
Printed name of authorized city official

City Manager
Title

