1. LOGIN INFORMATION TO ATTEND VIA ZOOM

Join Zoom Meeting
https://us02web.zoom.us/j/88209429310?pwd=dGtDMzhRZ2dYmHIY29TE5HdF41UT09
Meeting ID: 882 0942 9310
Passcode: 469206

Call in (no internet)
253-215-8782
Meeting ID: 882 0942 9310
Passcode: 469206

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PUBLIC COMMENT:
   We encourage those wishing to comment to do so in advance of the meeting by
   emailing comments to info@northplains.org. Comments will be read into the record.
   Persons wishing to speak on matters not on the agenda may be recognized at this
   time.

6. APPROVAL OF MINUTES:
   A. Review and approval of March 10, 2021, Regular Session Minutes

7. PUBLIC HEARING:
   A. File No. 20-038 - West Union Ped Path and Bridge Floodplain

8. NEW BUSINESS:
   A. Brynhill Street Names

9. UNFINISHED BUSINESS:

10. LAND USE APPLICATIONS PREVIOUS 30 DAYS
    A. Land Use Applications through March 29, 2021

11. PLANNING COMMISSION COMMENTS
12. STAFF COMMENTS

13. ADJOURNMENT:

*****

North Plains Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 5 days prior to the meeting. To obtain services, please call City Hall at (503) 647-5555

*****

The following Planning Commission Meetings are scheduled to be held at:
Jessie Mays Community Center - 30975 NW Hillcrest Street

The meetings will be held on the following dates at 7:00 p.m.:

Wednesday, May 12, 2021  Wednesday, June 9, 2021  Wednesday, July 14, 2021
MINUTES
Planning Commission - Regular Session Meeting
Wednesday, March 10, 2021 Jessie Mays Community Center 7:00 PM

COMMISSION MEMBERS:
Chairperson Stewart King; Vice Chairperson Heather LaBonte
Planning Commissioners: Tom Hauth, Lonnie Knodel, Doug Nunnenkamp, John Vater, Vacancy

COMMISSIONERS ABSENT:
Commissioner Lonnie Knodel, Commissioner Doug Nunnenkamp

STAFF PRESENT:
City Manager Andy Varner, City Recorder Lori Lesmeister, City Planner Heather Austin

OTHER:
Ex Officio Councilor Russ Sheldon

LOGIN INFORMATION TO ATTEND VIA ZOOM
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Passcode: 469206

CALL TO ORDER at 7:00 pm

ROLL CALL
Commissioner Lonnie Knodel excused
Commissioner Doug Nunnenkamp excused

PUBLIC COMMENT:
Bill McCandless with Ross Development and Sunset Airport. McCandless would like the Sunset Airport excluded from the areas being considered for the Urban Growth Boundary expansion.

APPROVAL OF MINUTES:
Review and approval of February 10, 2021, Regular Session Minutes
Motion to approve the February 10, 2021 Regular Session Planning Commission Minutes.
Moved by Commissioner Vater. Second by Commissioner LaBonte. Motion was approved unanimously.
NEW BUSINESS:

**Applicants for Planning Commission Vacancy**

Mike Vandomelen and Daryl Jennings both submitted applications for the vacancy on the Planning Commission Board. Both were in attendance this evening. Both spoke briefly on why they would like to be on the Planning Commission, and both answered brief questions from the Commissioners.

*Move to recommend appointment of Mike Vandomelen for the Planning Commission vacancy to City Council*

Moved by Commissioner LaBonte. Second by Commissioner Vater. Motion was approved unanimously.

UNFINISHED BUSINESS:

City Planner Heather Austin said there is no unfinished business at this time but we will pick up the Code Update at a work session in April.

LAND USE APPLICATIONS & OTHER INFO

**Land Use Application List**

**3-J Consulting Project Update**

The 3J Project Update is something that is provided to City Council monthly, and City Manager Varner felt it would be beneficial to provide it to the Planning Commission, as well. Chair King appreciated the report and said it is good information to provide to the Planning Commission monthly.

Chair King asked about the project on the list of a water line extension on Commercial Street. City Manager Varner said that the water main on Commercial Street ends in the area of the mill and we are going to connect that to Gordon Road as part of the Brynhill project. This project is in the Water Master Plan. King also asked about the arsenic treating analysis. Varner said this is another project from the Water Master Plan and it involves treating the wells for the backup water supply.

PLANNING COMMISSION COMMENTS

Commissioner Vater noted that the link in the meeting notification emails is not working for him. City Recorder Lesmeister will look into.

Commissioner Hauth asked City Manager Varner asked about the new area being developed at the corner of Commercial Street and Glencoe. Hauth asked if the corner sidewalk should be ADA compliant. Varner said he will look into that, and asl said that the sidewalk on the south side of Commercial will wrap around the corner and go south on Glencoe.

Commissioner Vater asked if the time period for sidewalk completion/repair in Sunset Ridge I has expired. Varner said that he believes it has expired and that he believes
the bond has been released, but he will look into it. Vater said the NE corner of Carver and 289th the sidewalk going south across Carver Street there is cracking, and pieces of the curb are missing. Varner said he will have Public Works take a look at that specific corner.

Councilor Russ Sheldon said that after the joint work session with the Planning Commission and Council regarding the Urban Growth Boundary expansion he noticed that there seems to be a large amount of acreage set aside for Parks. He wants to make sure the city is being mindful of what amount is actually needed, as he felt the amount mentioned during the work session was excessive. Councilor Sheldon also feels that the city is lacking code enforcement and that it should be addressed.

STAFF COMMENTS

City Planner Austin said the Code Chapter update discussion will continue with a work session prior to the April 14, 2021 regular Planning Commission meeting. Also, now that the City’s new code is online, she will be updating the numbering system to match the new code.

Varner said that the plan is to go back to in person meetings in April. Commissioner LaBonte asked if the new code numbering system is ‘iron clad’ going forward. Varner said, yes, that is the new standard. LaBonte said that the some of the titles do not make sense to her and that it appears that the chapters in the new code stop in 2016. Varner said that it should all be included up to today’s date. He and the City Recorder will look into it. LaBonte asked it if would be possible to have a hyperlink in the code that takes the user directly back to the Ordinance that links to the specific code. Varner will look into that as well. Varner asked LaBonte to put any specific questions or concerns she has into an email to him, and we will share them with American Legal Publishing, the company that did the code work and discuss possible options with them.

ADJOURNMENT: 7:31 pm

Submitted by:

Lori Lesmeister, City Recorder

Date Minutes Approved ______________
City Staff Report  
April 7, 2021

City File: #20-038

Application Purpose: Type III Floodplain Development Permit Review for pedestrian improvements along West Union.

Public Hearing Date: April 14, 2021

Applicant/Owner: City of North Plains  
31360 NW Commercial Street  
North Plains, OR  97133  
Contact: Andy Varner

Site Location: Along the south side of NW West Union Road, east of NW Glencoe Road and west of NW Stewart Lane.

Tax Lots: Floodplain impacts are entirely within the right-of-way, adjacent to the following Washington County Tax Lots:  
1N206CB04000  
1N206CB04100  
1N206DA09000

City Land Use Classification: None - floodplain impact is within the right-of-way only

Pre-Application Meeting Date: N/A - City Project
Application Submitted: N/A - City Project
Application Deemed Complete: N/A - City Project
Public Notice Mailed: March 10, 2021
Neighborhood Meeting: November 4, 2020
Public Notice Published: April 1, 2021
120-Day Deadline: N/A - City Project
REQUEST

The City of North Plains is proposing to construct pedestrian improvements along the south side of NW West Union Road within the city limits. The Planning Commission approved a Type 2 Design Review and Type 3 Significant Natural Resource Overlay Permit for this project on March 15, 2019. At that time, the construction within the floodplain was not identified and therefore an additional approval process is required.

The plans included with this staff report are highlighted in yellow to show the areas where the 100-year floodplain is located in relation to the pedestrian pathway and bridge improvement.

PUBLIC TESTIMONY

No public testimony has been received as of noon on April 7, 2021.

COMPLIANCE WITH CITY OF NORTH PLAINS MUNICIPAL CODE

I. APPLICABLE REVIEW CRITERIA FROM THE NORTH PLAINS ZONING AND DEVELOPMENT ORDINANCE:

- 155.339 through 155.347 Floodplain Overlay District

II. ZONING CODE REVIEW & FINDINGS

Below are applicable citations/applicable review criteria from the *North Plains Zoning Ordinance* and findings in response to the criteria. Unless discussed below, the applicant has met the requirements of the applicable review criteria fully, and/or the Code’s criteria are not applicable to this proposal and therefore do not warrant discussion.

FLOODPLAIN OVERLAY DISTRICT (FP)

155.339 DEVELOPMENT PERMITS; APPLICATION.

(A) Development permit required. A development permit shall be obtained before construction or development begins on any part of a property within any area of special flood hazard established in § 155.333 of this chapter. The permit shall be required for all structures including manufactured homes, as set forth in § 155.331 of this chapter, and for all other development including fill and other activities, also as set forth in § 155.331 of this chapter. If the proposed development is fully outside of the area of special flood hazard, a Type I review is required. If the proposed development is within the area of special flood hazard in any way, a Type III review is required.

(B) Application for development permit. Application for a development permit shall be made on forms furnished by the City Recorder, and accompanied by the appropriate fee, and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question, existing or proposed structures, fill, storage of materials and drainage facilities. Specifically, the following information is required:
(1) Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
(2) Elevation in relation to mean sea level to which the structure has been flood-proofed;
(3) Certification by a registered professional engineer or architect that the flood-proofing methods for any non-residential structure meet the flood-proofing criteria in this subchapter; and
(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

**Finding:** This section requires a development permit prior to construction or development on “any part of a property” within any area of special flood hazard. While the proposed improvements within floodplain are not “on property” and are rather “in the right-of-way”, the Oregon State Floodplain Administrator provided guidance that a floodplain development permit is still required, even though all work is within the right-of-way.

This staff report addresses the criteria for a development permit which will be obtained prior to development or construction of the portions of the pedestrian path within the floodplain.

The elevation of the proposed structures is indicated on the plans that have been prepared by a registered professional engineer to meet the requirements of this subchapter.

The watercourse will not be altered or relocated as a result of this proposed bridge and pedestrian pathway. The watercourse (floodway) is entirely under the bridge portion of this proposal and the pathway connecting to the bridge is outside of the floodway, as shown on Sheet A-C-4. This standard is met.

**155.340 REVIEW AUTHORITY.**

(A) The Public Works Director or his or her designee is the Floodplain Administrator for the city.

(B) The Planning Commission is hereby appointed as Floodplain Review Authority to administer and implement this subchapter by granting or denying development permit applications where a development proposal is located within the area of special flood hazard.

(C) The duties of the review authority shall include, but not be limited to:

1. Permit review - Type I review required.
   - Review all development permits to ensure that no part of the proposed development is within the area of special flood hazard; and
   - Maintain a copy of the development permit site plan clearly showing the proposed development fully outside of the area of special flood hazard.

2. Permit review - Type III review required.
(a) Review all development permits to determine that the permit requirements of this chapter have been satisfied, specifically § 155.345 of this chapter;

(b) Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required; and

(c) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of § 155.346(E) of this chapter are met.

(3) Use of other base flood data. When base flood elevation data has not been provided (A and V Zones) in accordance with § 155.333 of this chapter, the Planning Commission shall obtain, review and reasonably utilize any base flood elevation and floodway data available from federal, state or other sources, in order to administer § 155.346 of this chapter.

Finding: The Planning Commission, as the Floodplain Review Authority, is reviewing this floodplain development permit request from the City. Through this land use review, the Planning Commission will determine that the permit requirements of this section, specifically 15.345, and all federal, state and local standards are being met. The development is not proposed in the floodway as the bridge spans the air above the floodway, shown on sheet A-C-4. The base flood elevation of 173.6’ has been provided and an alternative source is not necessary. This standard is met.

§ 155.341 INFORMATION TO BE OBTAINED AND MAINTAINED.

(A) Where base flood elevation data is provided through the Flood Insurance Study or required as in § 155.340(B) of this chapter, obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures and whether or not the structure contains a basement.

(B) For all new or substantially improved flood-proofed structures:

(1) Verify and record the actual elevation (in relation to the mean sea level);

(2) Maintain the flood-proofing certifications required in this subchapter; and

(3) Maintain for public inspection all records pertaining to the provisions of this subchapter.

Finding: The bridge detail sheet shows the lowest deck of the bridge at 175.35 feet above sea level, 1.85 feet above the base flood elevation of 173.5 feet. This shall be the record of the actual elevation of the bridge deck. This standard is met.

§ 155.342 ALTERATION OF WATERCOURSES.

When an applicant proposes to alter a watercourse, the review body shall:

(A) Notify adjacent communities and the state’s Department of Land Conservation and Development prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration; and

(B) Require that maintenance is provided within the altered or relocation portion of said watercourse so that the flood-carrying capacity is not diminished.
**Finding:** No watercourses are proposed for alteration. This standard is not applicable.

§ 155.343 INTERPRETATION OF FIRM BOUNDARIES.

Make interpretations where needed as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation.

**Finding:** The submitted plans indicate the boundaries of the areas of special flood hazard and, as such, interpretation is not necessary. This standard is met.

§ 155.344 CHANGES TO BASE FLOOD ELEVATION.

Within six months of modifying a base flood elevation, an applicant shall notify FEMA of changes in the base flood elevation by submitting technical or scientific data so insurance and floodplain management can be based on current data.

**Finding:** No base flood elevation change is proposed and, as such, this standard is not applicable.

§ 155.345 FLOOD HAZARD PROTECTION PROVISIONS.

In all areas of special flood hazards, the following standards are required.

(A) **Anchoring.**

(1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(2) All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (Reference FEMA’s *Manufactured Home Installation in Flood Hazard Areas* guidebook for additional techniques.)

(B) **Construction materials and methods.**

(1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(3) Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within components during conditions of flooding.

(C) **Utilities.**

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

(2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
(3) On-site disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the state’s Department of Environmental Quality.

(D) Subdivision proposals.

(1) A floodplain development permit must be approved PRIOR to approval of a subdivision preliminary plat on the same property. In most cases, this will require two separate hearings before the Planning Commission.

(2) All subdivision proposals shall be consistent with the need to minimize flood damage.

(3) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(4) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

(5) Base flood elevation (BFE) data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or five acres, whichever is less.

(E) Review of building permits. Where elevation data is not available, either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding and the like, where available. The city has been notified that failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

Finding: The bridge plan view and elevation sheet identifies anchoring and construction materials resistant to flood damage. No utilities or subdivisions are proposed with the bridge and pedestrian path. Elevation data is available and, therefore, additional review of building permits is not required. This standard is met.

§ 155.346 SPECIFIC DEVELOPMENT STANDARDS.

In all areas of special flood hazards where base flood elevations data has been provided as set forth in this subchapter, the following provisions are required.

(A) All development. All development within the boundaries of the 100-year floodplain shall conform to the following cut and fill standards.

(1) No net fill in the floodplain is allowed. All fill placed in a floodplain shall be balanced within at least an equal amount of soil material removal.

(2) Excavation areas shall not exceed fill areas by more than 50% of the area.

(3) Any excavation below the bank full stage of Ghost Creek or McKay Creek shall not compensate for fill.

(4) Excavation to balance a fill shall be located on the same parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill in the Floodplain Overlay District and to minimize erosive velocities. Stream crossings shall be as close to perpendicular to stream flow as practicable. Bridges shall be used instead of culverts wherever practicable.
Finding: All cut and fill will be balanced as identified on Sheet A-C-3. The total cut volume in the floodplain is 24 cubic yards. The total fill volume is also 24 cubic yards. There is no net fill in the floodplain proposed. All cut and fill will be done with this project, in the McKay Creek drainage basin adjacent to NW West Union Road. This standard is met.

(B) Residential construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above base flood elevations.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria.

   a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

   b. The bottom of all openings shall be no higher than one foot above grade.

   c. Openings may be equipped with screens, louvers or other coverings or devices; provided that, they permit the automatic entry and exit of flood waters.

   d. The ground surface inside enclosed areas shall be graded in such a way that water will drain and pooling of water will not occur.

Finding: Residential construction is not proposed with this development and, as such, this standard is not applicable.

(C) Non-residential construction. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be flood-proofed so that below the base flood level the structure is water-tight with walls substantially impermeable to the passage of water;

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

3. Be certified by a registered professional engineer or architect that the design and methods of construction in accordance with accepted standards of this division (C) based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in § 155.339(B) of this chapter.

4. Non-residential structures that are elevated, not flood-proofed, must meet the same standards for space below the lowest floor as described in division (A) above.

5. Applicants flood-proofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood-proofed level (for example, a building constructed to the base flood level will be rated as one foot below that level).

Finding: The bridge detail sheet shows the lowest deck of the bridge at 175.35 feet above sea level.
level, 1.85 feet above the base flood elevation of 173.5 feet. As the deck of the bridge is greater than 1 foot above the base flood elevation, this standard is met.

(D) **Manufactured home.**

1. Manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with division (B) above.
2. The bottom of the longitudinal chassis frame beam in A Zones shall be at or above base flood elevation (BFE).
3. The manufactured dwelling shall be anchored to prevent flotation, collapse and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (Reference FEMA’s *Manufactured Home Installation in Flood Hazard Areas* guidebook for additional techniques.)
4. Electrical crossover connections shall be a minimum of 12 inches above BFE.

**Finding:** No manufactured homes are proposed with this development. This standard is not applicable.

(E) **Floodways.** Located within areas of special flood hazard established in § 155.332 of this chapter are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions apply, these provisions apply to all floodways:

1. Prohibit encroachments, including fill, new construction, substantial improvements and other development in the floodway (as defined by the Federal Emergency Management Agency) unless certification by registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge;
2. If division (D)(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of division (E)(1) above;
3. Prohibit the placement of any mobile homes, except in an existing mobile home park or existing mobile home subdivision; and
4. The placement of mobile homes in existing mobile home parks and subdivisions will comply with divisions (D)(1) through (D)(4) above.

**Finding:** No encroachment, fill, new construction or development of any kind is proposed in the floodway, as identified on Sheet A-1-4. This standard is met.

(F) **Recreational vehicles.** Recreational vehicles shall be prohibited from locating in flood hazard areas.

**Finding:** Recreational vehicles will not be located within the flood hazard area as part of this floodplain permit. This standard is met.

(G) **Critical facilities.** Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain).
Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood-proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into flood waters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

**Finding:** .... A critical facility is defined by Code Section 155.331 as, “A facility for which even a slight chance of flooding might be too great. CRITICAL FACILITIES include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste. Based on this definition, no critical facilities are proposed within the special flood hazard area. This standard is met.

§ 155.347 VARIANCE AND APPEAL PROCEDURE.

***

**Finding:** No variance is required or proposed with this floodplain development permit application. This standard is not applicable.

CONCLUSION

The Planning Commission is considering approval of the Floodplain Overlay Development Permit Request for the West Union Pedestrian Improvements, City File Number 20-038.

Staff recommends approval of the application with conditions of approval outlined below.

CONDITIONS OF APPROVAL

A. Comply with all applicable FEMA, CWS, DSL and Army Corps of Engineers standards as required.

B. Obtain a Final Elevation Certificate to maintain on file at the City.

C. Obtain a Facility Permit for work within the right-of-way of NW West Union Road, as previously conditioned in City File Number 19-010 (Design Review and Significant Natural Resource Overlay Permit).
1. Proposed sidewalk (S/W) shall be Washington County STD DET 2150, PCC. See Sheet C-1 for additional details.

2. Proposed handrail shown only in profile label for clarity. See Sheet C-1 for handrail details.

3. Proposed modular block wall not shown in profile for clarity. See Sheet C-1 for wall details.

4. Proposed boardwalk, supports and handrail design by boardwalk supplier. See Sheet C-1 for boardwalk details.

Boardwalk supports shown are approximate and intended for general information only. Support locations shall be designed by Boardwalk Supplier.
1. Proposed sidewalk (S/W) shall be Washington Co., STD DET 3150, PCC. See Sheet C-1 for additional details.

2. Proposed handrail shown only in profile label for clarity. See Sheet C-1 for handrail details.

3. Proposed modular block wall not shown in profile for clarity. See Sheet C-1 for wall details.

4. Proposed boardwalk, supports and handrail design by Boardwalk Supplier. See Sheet C-1 for Boardwalk details. Boardwalk supports shown are approximate and intended for general information only. Support locations shall be designed by Boardwalk Supplier.

5. Bridge, footings, pilings and abutments designed by Bridge Supplier.
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/1/2021 at 4:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
NOTES:
1. BOARDWALK DETAIL PROVIDES DIMENSIONAL LAYOUT REFERENCE TO PLANS AND PROFILES. SEE STRUCTURAL DETAILS ON SHEETS xx FOR ADDITIONAL INFORMATION.

SIDEWALK DETAIL SCALE: N.T.S.

NOTES:
1. SIDEWALKS SHALL BE CONSTRUCTED TO WASHINGTON COUNTY DETAIL #2110, PCC, "SIDEWALK AWAY FROM CURB." SEE DETAIL 1 THIS SHT.  
2. HANDRAILS SHALL BE INSTALLED AT LOCATIONS SHOWN ON PLAN SHEETS A-C-1 THRU A-C-5. HANDRAILS SHALL BE ODOT STD RD770 & RD771.

SIDEWALK & HANDRAIL DETAIL SCALE: N.T.S.

NOTES:
1. SIDEWALKS SHALL BE CONSTRUCTED TO WASHINGTON COUNTY DETAIL #2110, PCC, "SIDEWALK AWAY FROM CURB." SEE DETAIL 1 THIS SHT.  
2. HANDRAILS SHALL BE INSTALLED AT LOCATIONS SHOWN ON PLAN SHEETS A-C-1 THRU A-C-5. HANDRAILS SHALL BE ODOT STD RD770 & RD771.
AMENDED Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction: City of North Plains

Site Address / Location: NW West Union Road
North Plains, OR

Review Type: Allowed Use

SPL Original Date: July 01, 2019
SPL Amendment Date: January 03, 2020
SPL Expiration Date: January 02, 2022

Applicant Information:
Name: ANDY VARNER
Company: CITY OF NORTH PLAINS
Address: 31360 NW COMMERCIAL ST
NORTH PLAINS OR 97133

Phone/Fax: (503) 647-5555
E-mail: andy.varner@northplains.org

Owner Information:
Name: CITY OF NORTH PLAINS
Company: CITY OF NORTH PLAINS
Address: 31360 NW COMMERCIAL ST
NORTH PLAINS OR 97133

Phone/Fax: 
E-mail:

Tax lot ID
NW West Union ROW
1N301DA0000
1N206CB04000 & 4200

Development Activity
West Union Pedestrian Trail

Pre-Development Site Conditions:
Sensitive Area Present: X On-Site X Off-Site
Vegetated Corridor Width: Variable
Vegetated Corridor Condition: Degraded

Enhancement of Remaining Vegetated Corridor Required: X
Square Footage to be enhanced: 1,600

Post Development Site Conditions:
Sensitive Area Present: X On-Site X Off-Site
Vegetated Corridor Width: Variable

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:
Pedestrian Trail and Crossing (Permanent Encroachment; Mitigation Required)
Construction of Pedestrian Trail and Crossing (Temporary Encroachment; Restoration and Planting In-Place Required)

Square Footage:
2,596
4,178

Mitigation Requirements:

Type/Location
On-site (1N206CB04000 & 4200) Replacement Mitigation and Includes 165 SF of Mitigation for Ghost Creek Trail Project SPL 16-003603

Sg. Fl/Ratio/Cost
4,630

Conditions Attached X Development Figures Attached (7) X Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.
In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.

2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.

3. Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.

4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.

5. Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.

6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.

7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.

8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.

9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.

10. Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.

11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.

12. For Vegetated Corridors up to 60 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.

13. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated "good." Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.

14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated "good."

15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).

17. Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

18. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.

19. Clean Water Services will require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.

FINAL PLANS

20. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.

21. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).

22. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.

23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and/or signage between the development and the outer limits of the Vegetated Corridors. Fencing and/or signage details to be included on final construction plans.

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3653 with any questions.

Lindsey Obermiller
Environmental Plan Review

Attachments ( 8 )
OUTSIDE VC:
TOTAL = 710 SF

INSIDE VC:
PERM IMP = 1119 SF
TEMP IMP = 1084 SF
TOTAL = 2203 SF

CONSTRUCTION NOTES:
1. CONC SWL, L=20F, SHT DET 2, SHT C-1
2. PRESERVE AND PROTECT GUARDRAIL DURING CONSTRUCTION, ANY DAMAGED GUARDRAIL SHALL BE REPLACED
3. ALL PATHS TO BE 5 FT UNRESTRICTED WIDTH
CONSTRUCTION NOTES:

1. CONCRETE STORM SEWER, SEE DET 3, SHEET C-1
2. PRECAST AND PROTECT GIRDERS DURING CONSTRUCTION. ANY DAMAGED GIRDERS SHALL BE REPLACED.
3. ALL PARTS TO BE 5 FT UNRESTRICTED WIDTH
4. PEDESTRIAN BRIDGE & FOUNDATIONS TO BE APPROVED BY COUNTY ONCE SUBMITTED ARE RECEIVED.

OUTSIDE VC:
TOTAL = 574 SF
PERM IMP = 482 SF
TEMP IMP = 1752 SF
TOTAL = 2236 SF

INSIDE VC:
TOTAL = 2236 SF
### Table 2. Vegetated Corridor Replacement Area (4,630 SF) Planting Specifications

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
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<tr>
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<td>Pseudotsuga menziesii</td>
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<td>Quercus garryana</td>
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<td>Shrubs</td>
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<td>Corylus cornuta</td>
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<td>Holodiscus discolor</td>
<td>Oceanspray</td>
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<td>Mahonia aquifolium</td>
<td>Tall Oregon grape</td>
<td>5 feet on center</td>
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<tr>
<td>Ribes sanguineum</td>
<td>Red flowering currant</td>
<td>8 feet on center</td>
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<tr>
<td>Symphoricarpus albus</td>
<td>Snowberry</td>
<td>5 feet on center</td>
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### Table 3. Vegetated Corridor Enhancement Area (1,600 SF) Planting Specifications

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<td>Pseudotsuga menziesii</td>
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<td>Shrubs</td>
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<td>Oceanspray</td>
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<tr>
<td>Mahonia aquifolium</td>
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<td>Ribes sanguineum</td>
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<tr>
<td>Symphoricarpus albus</td>
<td>Snowberry</td>
<td>5 feet on center</td>
<td>20</td>
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**List of Figures and Attachments**
- Figure 1. Site location map
- Site plans with VC existing condition
- Site photographs

West Union Pedestrian Trail and Bridge Vegetated Corridor Assessment
Date: April 7, 2021
To: Planning Commission
From: Heather Austin, AICP, Consulting Land Use Planner
Subject: Brynhill Street Names

The Planning Commission (PC) approved the Brynhill Phase 2 (Phase 2/3) Subdivision on February 10, 2021. The subdivision approval includes a condition that the final plat submittal must include “street names approved by the Planning Commission”.

At the public hearing on February 10th, PC Chair King stated the preference to revise “NW 314th Avenue” in Brynhill Phase 1 to “NW 315th Avenue”, allowing all north-south streets to be numbered.

NW Moon Street, which is on the City’s street name list, would be the name of the east-west street between NW Timeric Street and NW Yorkshire Street.

The Brynhill development team has voiced concern with revising the plat of Phase 1 as they have received City and County approval of the final plat and have printed the mylars.

The Brynhill development team instead requests approval for the north-south street between NW 113th Avenue and NW 315th Avenue to be named “NW Fowler Avenue”, which is on the City’s street name list.

The proposal to use the name “NW Moon Street” remains the same.

Washington County Consolidated Communications Agency (WCCCA) has approved both street name proposals.
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