

COON RD LOT 3

OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE KELLERWILLIAMS REALTY LAND LUXURY INTERNATIONAL

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AGENT INFORMATION



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TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

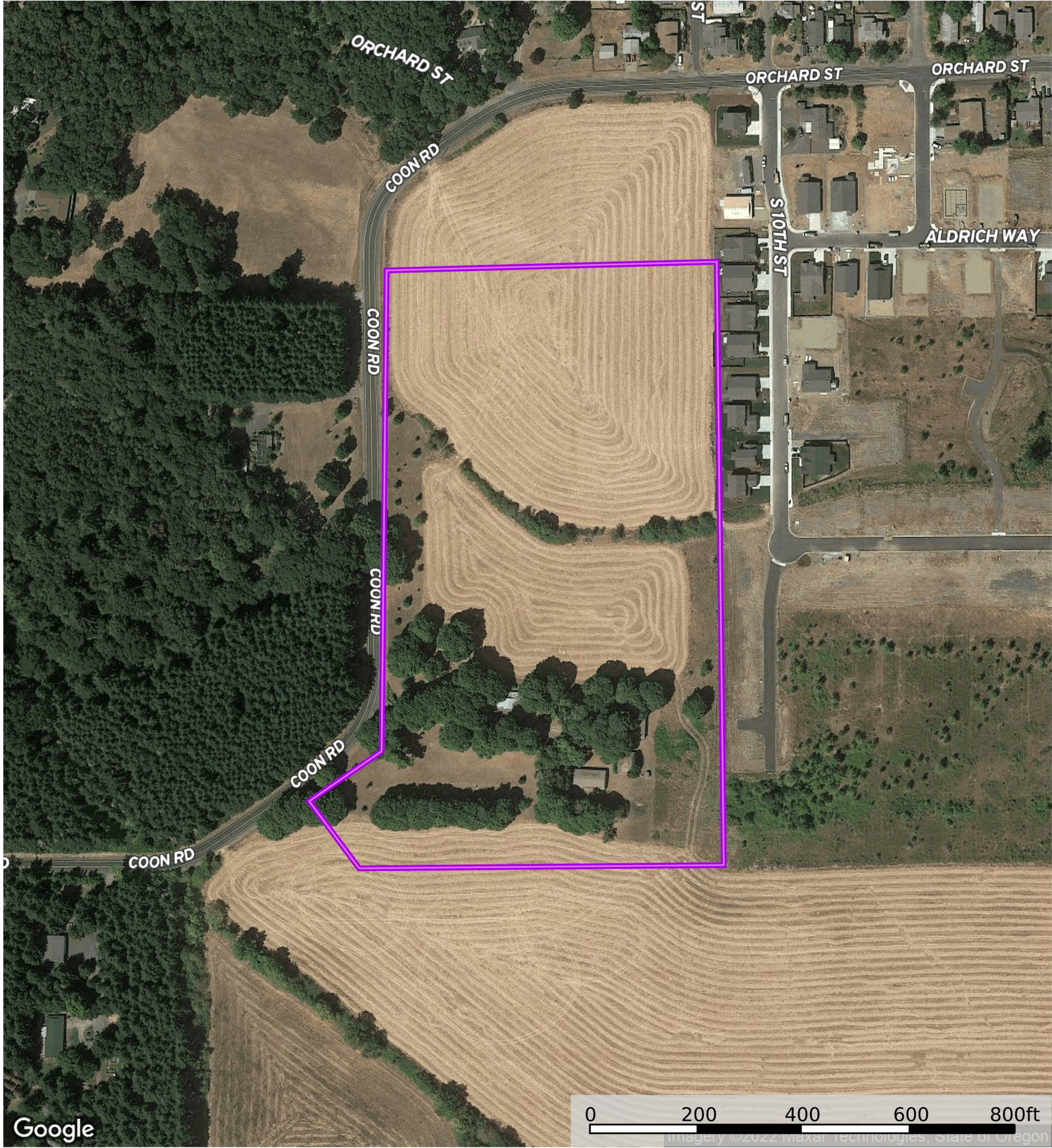
STVEHELM@KW.COM
541-979-0118

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MAPS



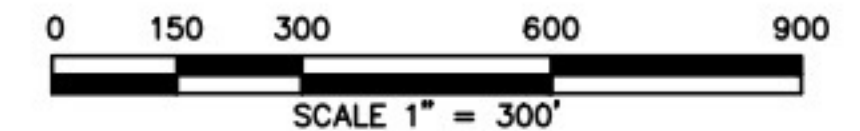
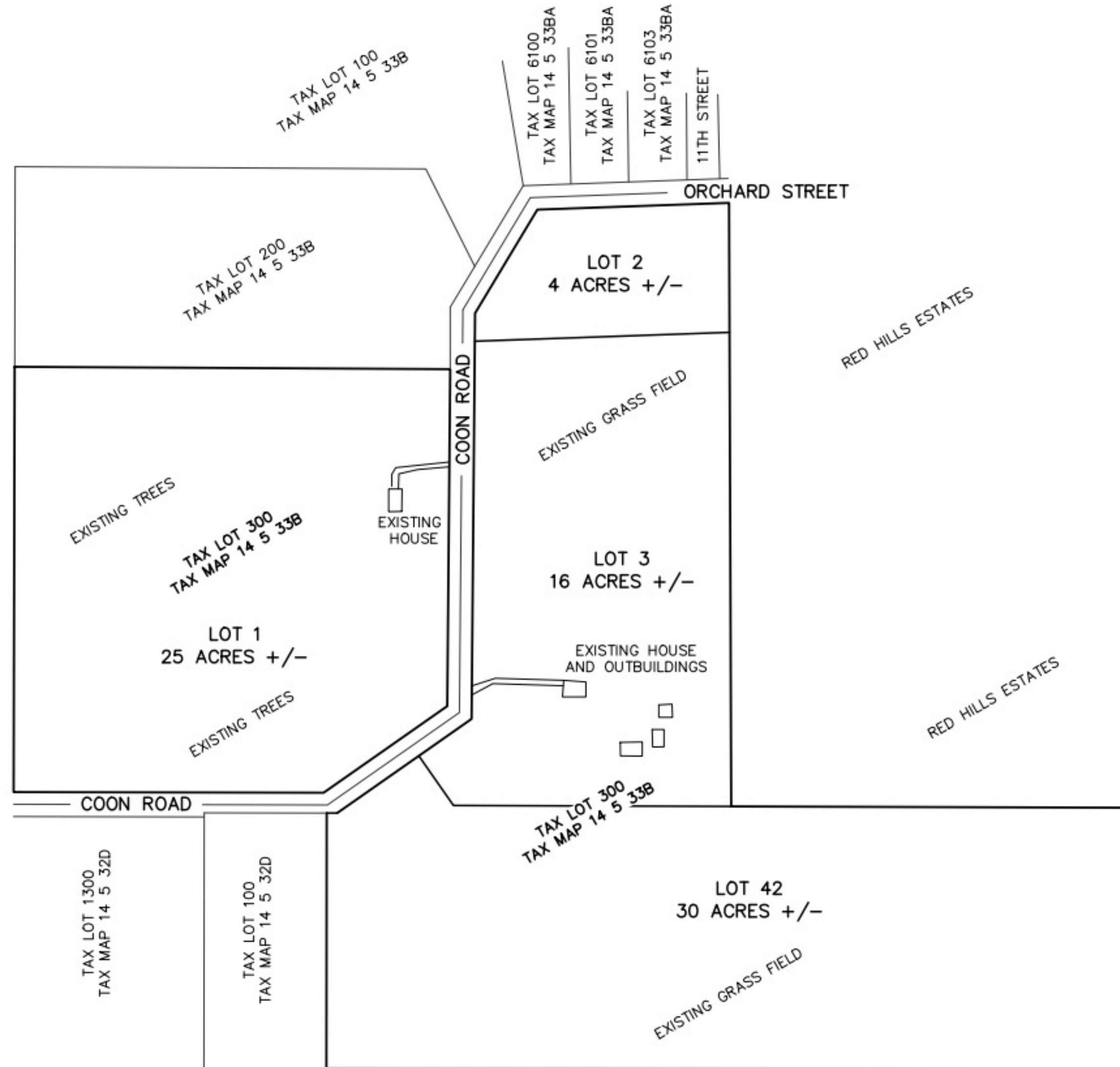


Boundary 1

PROPOSED SUBDIVISION LAYOUT
 "STONES THROW"
 IN THE NW & SW ¼ SEC 33
 T14S, R5W, WM, BENTON COUNTY



THIS DOES NOT CONSTITUTE AS A
 BOUNDARY SURVEY. THIS IS FOR
 ILLUSTRATION PURPOSES ONLY FOR
 A PRE-APPLICATION MEETING WITH
 BENTON COUNTY. BOUNDARY OF
 PARCEL WAS CREATED BY USING
 PAST SURVEYS.



PROPOSED SUBDIVISION LAYOUT			
LOCATION:		COON ROAD	
SEC 33 T.14.S, R.5.W, W.M.		MONROE BENTON COUNTY, OREGON	
SCALE:	1" = 300'	NORTH SANTIAM PAVING CO. 41203 KINGSTON-LYONS DR. P.O BOX 516 STAYTON, OREGON 97383 PHONE: (503) 769-3436 EMAIL: LEVIW@nspar.com	C1
DATE:	5-5-2022		
DRAWN BY:	LDW	JOB NUMBER: 22018	

The seller is providing the following correspondence with the City of Monroe regarding the process of obtaining city water and sewer. Buyers should not rely on this or any other correspondence because the information may not be accurate. The seller makes no representation whatsoever regarding the accuracy or completeness of the information and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their due diligence.



The City is conditionally willing to extend both water and sewer to your parcels. Before the City can provide water and/or sewer, the provisions of the applicable OAR's must be met. The property owner(s) wishing to have City water / sewer have the burden to demonstrate their application meets the provisions of Land Use Goal 11. For sewer applications, the City will ensure that their land use regulations will have a provision that "prohibits the sewer system from serving any uses or areas other than those justified in the exception." The exceptions to Land Use Goal 11 for sewer must be approved by the Oregon Department of Land Conservation and Development (DLCD), and/or other applicable state agency that has authority for this decision. The following provisions in the OAR's are relevant to the application:

Rule 660-011-0060

Sewer Service to Rural Lands

(9) A local government may allow the establishment of new sewer systems or the extension of sewer lines not otherwise provided for in section (4) of this rule, or allow a use to connect to an existing sewer line not otherwise provided for in section (8) of this rule, provided the standards for an exception to Goal 11 have been met, and provided the local government adopts land use regulations that prohibit the sewer system from serving any uses or areas other than those justified in the exception. Appropriate reasons and facts for an exception to Goal 11 include but are not limited to the following:

(a)The new system, or extension of an existing system, is necessary to avoid an imminent and significant public health hazard that would otherwise result if the sewer service is not provided; and, there is no practicable alternative to the sewer system in order to avoid the imminent public health hazard, or

(b)The extension of an existing sewer system will serve land that, by operation of federal law, is not subject to statewide planning Goal 11 and, if necessary, Goal 14.

Rule 660-011-0065

Water Service to Rural Lands

(2) Consistent with Goal 11, local land use regulations applicable to lands that are outside urban growth boundaries and unincorporated community boundaries shall not:

(a)Allow an increase in a base density in a residential zone due to the availability of service from a water system;

(b)Allow a higher density for residential development served by a water system than would be authorized without such service; or

(c) Allow an increase in the allowable density of residential development due to the presence, establishment, or extension of a water system

After approval of the Land Use Goal 11 exception for sewer and/or certifying the provisions for water, the property owner(s) seeking water and/or sewer must complete the City's site review application for Planning Commission review. The steps in the planning process include a pre-application meeting, staff report, public hearing, and publishing the decision. All Planning Commission decisions are approved by City Council. The site review application must consider these provisions and conditions. This is not a complete list. The Planning Commission or Council may change or modify this list and include additional conditions during review and before approval.

- All costs for infrastructure to connect water and/or sewer are the responsibility of the property owner(s)
- City System development charges and tap fees apply
- All homes within a parcel must be connected with the same services concurrently
- Unless planned for and included in the approved site plan, no City water/sewer infrastructure will be considered after residential construction begins until such time as the parcel(s) can be annexed to the City.
- All infrastructure plans must be approved by the City Engineer, including construction inspections. The property owner(s) are responsible for City engineering costs.
- Fire Hydrants will be installed as required to approved standards
- All parcels must maintain 60 psi pressure (the City reservoir is at 534 feet asl)
- A construction bond must be posted that satisfies City requirements.
- Easements will be created in favor of the City for all infrastructure.
- The water meter is the property of the City. Costs associated with repair and maintenance of Infrastructure is the responsibility of the property owner(s).
- Rates for providing water are subject to City Council resolution for all water customers.

Last, all services are subject to the capacity of the City of Monroe's water and sewer systems. While these systems are in the process of being engineered for higher capacity, there may be delays in providing service if other housing developments are started first and the limits of the current system are reached.

Steve Martinenko

City Administrator, Monroe, Oregon

541-847-5175 City Hall

steve.martinenko@ci.monroe.or.us

5/24/2022 4:53 PM

To: ERIC KIM Scofield; JEFF STONE

Hello Kim and Jeff,

Conditionally, the City of Monroe can provide water and sewer. Before connecting to City water and Sewer, the developer of these parcels:

1. Go through the City's planning process for roads and infrastructure or show that the roads and infrastructure codes under Benton County meet or exceed the City's.
2. Must agree to connect all homes in the planned subdivision(s) to both City water and sewer and provide storm water conveyance so that runoff is diverted from residences on City property.
3. Agrees that Water/Sewer/Storm infrastructure construction is the responsibility of the developer and must be installed to City engineering standards, including the location of water meter boxes and sewer cutouts.
4. Understands that ongoing, the City of Monroe is responsible only for water and sewer operation and maintenance up to the point outlined in the City ordinances.
5. Insures that future home owners agree to comply with City ordinances pertaining to water and sewer, including cross-connections.

The City will charge the same System Development Charges (SDC) and tap fees as it does homes within City Limits. The monthly water fees will be higher because the development(s) are outside City limits. The fees would reduce if the developments are annexed. Benton County currently provides all permits and inspections to the City, so there would be no incremental costs to developers for those.

If this is in general agreement, I will need to bring it to the Planning Commission and Council in June to provide an official document.

-Steve

Steve Martinenko

City Administrator, Monroe, Oregon
541-847-5175 City Hall

From: ERIC KIM Scofield <ekscofield404@gmail.com>

Sent: Tuesday, May 24, 2022 1:10 PM

To: steve.martinenko@ci.monroe.or.us

Subject: Coon Road project

Importance: High

My brother Jeff Stone has been in contact with you about the City of Monroe providing water and sewer to portions of potential developments on property we own and are looking to sell. We are looking for an official document that would disclose the City's intention.

Please advise when you might be able to discuss this in person or over the phone. I should be available and can schedule at any time the rest of the week.

If you are not the one I should be contacting, please forward this email and advise who I should be in contact with.

Kim Scofield

Sent from [Mail](#) for Windows

Hi Kim and Jeff,

I attached the well test questionnaire in a word document that Inga wants filled out. I filled out everything that I could. And I highlighted the questions that the pump tester needs to fill out. The sooner they fill this out the quicker things can get rolling. For the water supply requirements I stated 8-15gpm. The minor well test showed 8 gpm, but hopefully there is 15 gpm on the east well to show it can serve the three lots on the east side. Right now lets not apply for septic, just so things can get moving along. I am also just stating you two as the property owners for this application.

Let me know if you have any questions. I mailed the check to her last week, so once we get the remaining answered hopefully this application will be complete and she doesn't throw something else at us.

Thanks

Levi Warriner, PE 

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