



16062 AIRLIE ROAD
MONMOUTH, OR



**Oregon
Farm & Home**
★BROKERS★

LOCATION

**LOCATED OFF OF AIRLIE ROAD DOWN A LONG GRAVEL
PRIVATE DRIVE, 10 MINUTES FROM DALLAS AND MONMOUTH, 1
MINUTE FROM KINGS VALLEY HWY**

LAND

88.20 ACRES

TWO TAX LOTS

- **PARCEL 1 384953 | 87.83 ACRES**
- **PARCEL 2 569061 | .45 ACRES**

DOUGLAS FIR AND COASTAL REDWOODS

- **DOUG FIR PLANTED 2003 AND 2024**
- **APPROX 86 PLANTED ACRES**

JORY SILTY CLAY LOAM SOILS

440 TO 680 FEET ELEVATION

TEMPLATE DWELLING TEST FOR HOME SITE

TWO SPRINGS

VIEWS OF MOUNT HOOD AND JEFFERSON

OUTBUILDINGS

OFFICE WITH LIVING AMENITIES

- 1296 SQUARE FEET
- BUILT 2008
- 2 BEDROOMS, 2 BATHROOM
- KITCHEN
 - REFRIGERATOR, OVEN, BUILT IN MICROWAVE, DISHWASHER
- SPIRAL STAIRCASE
- WOODEN BALCONY
 - ACCESS VIA LIVING ROOM AREA AND BEDROOM 1
- ATTACHED 12' GARAGE BAY DOOR ON MAIN LEVEL
 - CONCRETE FLOORS

GP BUILDING (SAW MILL)

- 864 SQUARE FEET
- 110V POWER
- CONCRETE FLOORS

GP BUILDING 2

- 600 SQUARE FEET
- 110V POWER

GP BUILDING 3

- 320 SQUARE FEET
- 110V POWER

The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

SYSTEMS

WELL

- LOCATED IN WELL HOUSE
- DRILLED BY DICKERSON WELL
- 10 GPM, SEE WELL LOG BELOW

SEPTIC

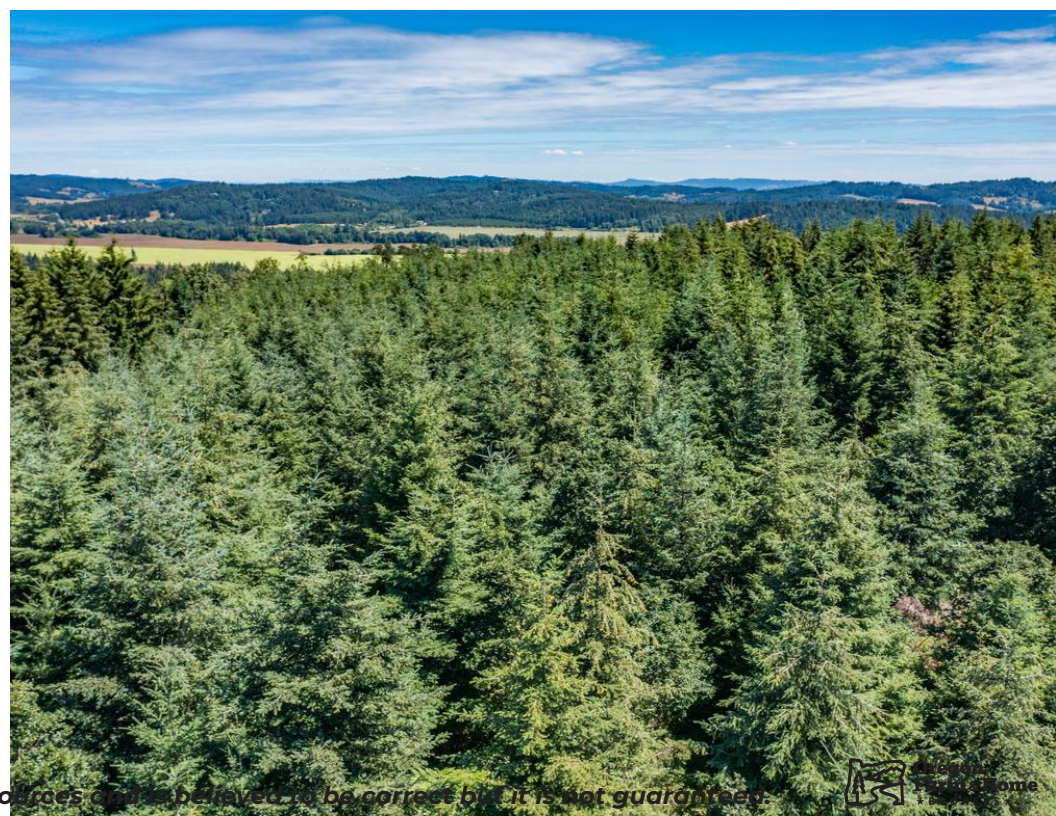
- LOCATED SIDE OF OFFICE

SELLER PREFERRED TERMS

USE OREF FORMS

2 BUSINESS DAYS FOR SELLER'S RESPONSE TIME ON OFFERS.

PERSONAL PROPERTY INCLUDED: MICROWAVE, OVEN, DISHWASHER, REFRIDGERATOR



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MAPS

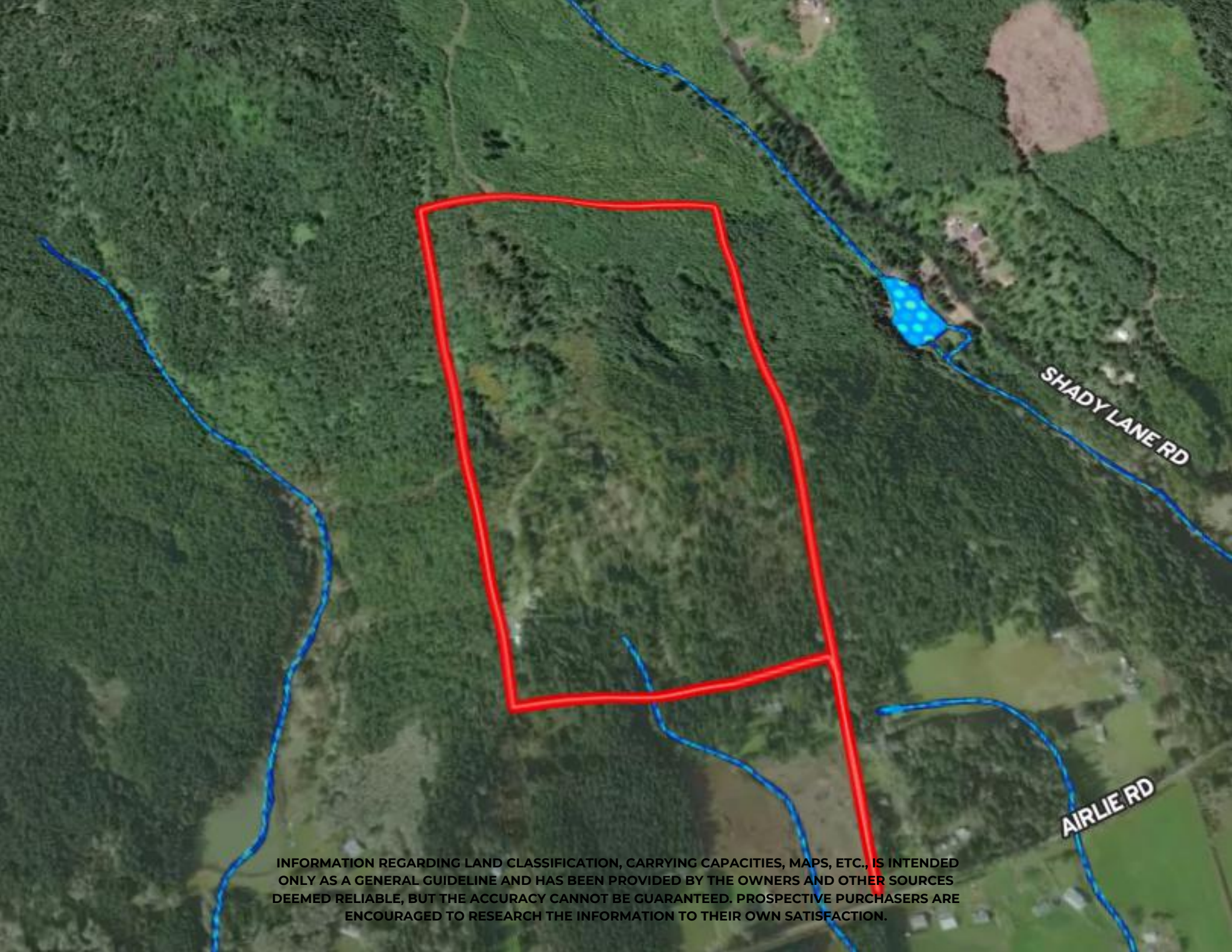
PROVIDED BY LANDID

*SCAN HERE FOR
INTERACTIVE MAP*



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





SHADY LANE RD

AIRLIE RD

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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **384953**

Tax Lot: **96 100 501**

Owner: Taylor Brothers Timber LLC

CoOwner:

Site: 16062 Airle Rd

Monmouth OR 97361

Mail: 501 Haverhill Ln

Colleyville TX 76034

Zoning: County-TC - Timber Conservation Zone

Std Land
Use: OTHR - Other

Legal: PARTITION PLAT 2003-0015

Twn/Rng/Sec: T:09S R:06W S:01 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$639,080.00**

Market Land: **\$420,970.00**

Market Impr: **\$218,110.00**

Assessment Year: **2024**

Assessed Total: **\$140,859.00**

Exemption:

Taxes: **\$1,698.04**

Levy Code: 226

Levy Rate: 11.5826

PROPERTY CHARACTERISTICS

Year Built: 2008

Eff Year Built:

Bedrooms: 1

Bathrooms: 1

of Stories:

Total SqFt: 1,296 SqFt

Floor 1 SqFt:

Floor 2 SqFt: 864 SqFt

Basement SqFt:

Lot size: 87.83 Acres (3,825,875 SqFt)

Garage SqFt: 864 SqFt

Garage Type:

AC:

Pool:

Heat Source: Fa Wall Units

Fireplace:

Bldg Condition:

Neighborhood:

Lot: PARCEL 1

Block:

Plat/Subdiv: Partition Plat 2003-0015

School Dist: 2 - Dallas

Census: 5018 - 020400

Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/01/2011

Sale Amount:

Document #: 2012-56

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

501
PT Parcel 1
(UNSURVEYED)
87.83 AC

LOT 7 - 1.42 AC
148.50

2276 CH = 1571

2757.48

203.30

19.86

S.W. CORNER
JULIANNA JONES
DLC NO. 38

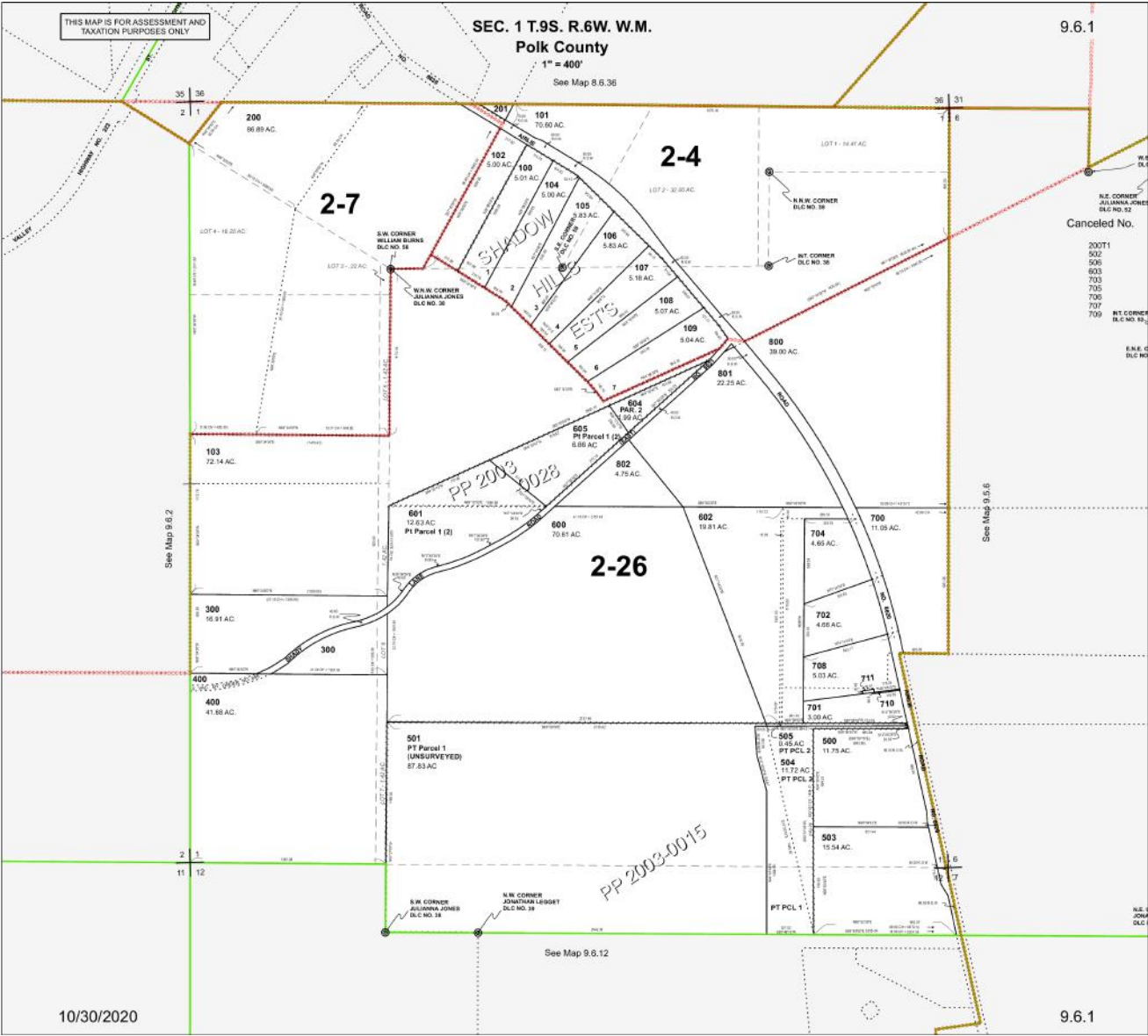
N.W. CORNER
JONATHAN LEGGET
DLC NO. 39

PP 2003-0015

See Map 9.6.12



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Fidelity National Title

Parcel ID: 384953

Site Address: 16062 Airle Rd

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Aerial Map



Fidelity National Title

Parcel ID: 384953

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This map illustrates the Luckiamute River watershed, highlighting various flood zones and reservoirs. The zones are color-coded: yellow for Zone-AE (FLOODWAY), light blue for Zone-X (moderate flood hazard), and dark blue for Zone-A (base floodplain). Reservoirs are shown as green areas, and creeks as blue lines. Roads are marked with black lines and labels. A red rectangle is drawn on the map, indicating the area shown in the inset map.

Zone-AE FLOODWAY
(stream channel & base flood passage)

Zone-X
Area of moderate flood hazard between limits of 100 & 500 yr floods

Zone-A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined. Referred to A Zone or Approx A Zone Part of Fringe Area- 1% Annual Chance

Reservoirs: Oakdale, Dyer, Halstead, Eliander, Murray, Lewis, Libolt, Darby, Fisher, Akip, McCrae, Bowman, Bauman, Lohard, Lamer, McGuire, Ratzlaff, Lewisville, Wallinch, Link, Kenney, Jont, Hamilton, Earl Kennel, Oakshire, Kester, Soap, Risher, Morgan, John, Fall City, Frink, Sam, Haystack, and others.

Creeks: Dutch, Berry, Roughney, Teak, North Fork Pedee, South Fork Pedee, Clay, Link, Kenney, Jont, Peterson, Soap, and others.

Roads: OAKDALE RD, GUTHRIE RD, STRONG RD, MCCALEB RD, BURSELL RD, MISTLETOE RD, ZUMWALT RD, ELKINS RD, MAPLE GROVE RD, GAGE RD, BURBANK RD, GRANT RD, and others.

Other Features: Black Rock, Bridgeport, Falls City, Link, Tarter, Airlie, and others.



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Polk County
2024 Real Property Assessment Report
 Account 384953
 NOT OFFICIAL VALUE

Map	09601-00-00501	Tax Status	Assessable
Code - Tax ID	0226 - 384953	Account Status	Active
		Subtype	NORMAL
Legal Descr	PARTITION PLAT 2003-0015		
	Lot - PARCEL 1		
Mailing	TAYLOR BROTHERS TIMBER LLC		
	501 HAVERHILL LN		
	COLLEYVILLE TX 76034		
		Deed Reference #	2012-56
		Sales Date/Price	07-01-2011 / See Record
		Appraiser	MOSKAL, JAY
Property Class	641	MA	SA
		NH	
RMV Class	401	05	28 000

Site	Situs Address	City
1	16062 AIRLIE RD	MONMOUTH

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0226	Land	420,970		Land	0
	Impr	218,110		Impr	0
Code Area Total		639,080	282,940	140,859	0
Grand Total		639,080	282,940	140,859	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0226	0	<input checked="" type="checkbox"/>		TC	Designated Forest Land	100	4.00 AC	OFC	007*	18,030
	0			TC	Designated Forest Land	100	68.55 AC	OFC	007*	309,050
	0			TC	Designated Forest Land	100	14.28 AC	OFD	007*	64,380
	1	<input checked="" type="checkbox"/>		TC	Forest Site	100	1.00 AC	OFA	007*	4,510
					OSD - FAIR - SA	100				25,000
Code Area Total							87.83 AC			420,970

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
0226	1	2008	130	Residential Other Improvements	100	1,296				187,200
	2		300	GP BUILDING	100	320				12,830
	3		303	MACHINE SHED	100	600				10,650
	4	2016	304	HAY COVER	100	864				7,430
Code Area Total						3,080				218,110

Polk County
2024 Real Property Assessment Report
 Account 384953
 NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations			
Notations			
<ul style="list-style-type: none"> ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ FOREST POT'L ADD'L TAX LIABILITY ■ FORESTRY PER ACRE PROTECTION CHARGE ■ CHANGES TO VALUATION JUDGMENT 308.242(2) ADDED 2016 ■ FOREST DEFERRAL ADDED 2000 Deferral #1219 			
Code Area 0226			
Fire Patrol	Amount	Acres	Year
■ OR FORESTRY FIRE TIMBER	143.32	87.83	2024
■ OR FORESTRY FIRE SURCHARGE	47.50		2024

Contig Accts 569061

Comments Est hay cover complete for 19. unable to access. JM

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

20-Jun-2024

TAYLOR BROTHERS TIMBER LLC
501 HAVERHILL LN
COLLEYVILLE TX 76034

Tax Account #	384953	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0226
Situs Address	16062 AIRLIE RD MONMOUTH OR 97361	Interest To	Jun 20, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,698.04	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,631.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,591.29	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,546.92	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,507.03	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,455.31	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,392.48	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,405.96	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,240.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,196.40	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,134.23	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,099.22	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,084.64	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,029.92	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$722.67	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.90	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$346.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.56	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.26	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.06	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.53	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$148.20	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.06	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.64	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.97	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$128.76	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.63	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.27	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.30	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$518.54	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$502.04	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$473.99	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$496.50	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$436.07	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$391.77	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$346.85	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

20-Jun-2024

TAYLOR BROTHERS TIMBER LLC
501 HAVERHILL LN
COLLEYVILLE TX 76034

Tax Account #	384953	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0226
Situs Address	16062 AIRLIE RD MONMOUTH OR 97361	Interest To	Jun 20, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------

Grantor's Name:

Taylor Brothers Timber Co., LTD
16062 Airlie Rd.
Monmouth, OR 97361

Grantee's Name:

Taylor Brothers Timber, LLC
16062 Airlie Rd.
Monmouth, OR 97361

After Recording, Return to:

Alan S. Lanker
810 SW Madison Ave.
Corvallis, OR 97333

Send All Tax Statement to:

Richard Taylor
16062 Airlie Rd.
Monmouth, OR 97361

Consideration: \$0.00

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2012-000056



\$66.00

00251532201200000560050051

01/05/2012 03:23:17 PM

REC-COR Cnt=1 Stn=1 K. WILLIAMS
\$25.00 \$10.00 \$11.00 \$15.00 \$5.00

RECORDING COVER SHEET

ORS: 205.234

CORRECTION WARRANTY DEED

Rerecorded to correct the legal description previously recorded on 2011-006455.

Grantor's Name:

Taylor Brothers Timber Co., LTD

Grantee's Name:

Taylor Brothers Timber, LLC

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Richard Taylor
16062 Airlie Rd.
Monmouth, OR 97361

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2011-006455



\$56.00

00245329201100064550030036

07/12/2011 02:29:28 PM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$15.00 \$10.00 \$11.00 \$15.00 \$5.00

Consideration - \$0

WARRANTY DEED

GRANTOR: Taylor Bros. Timber Co., LTD, a Texas Limited Partnership, aka Taylor Bros. Timber Co., LTD, a Texas Corp.

does hereby convey and warrant unto

GRANTEE: Taylor Brothers Timber, LLC, an Oregon Limited Liability Company

the following described property located in Polk County, State of Oregon:

See Attached Exhibit A

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record.

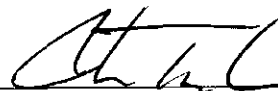
The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of July, 2011.

2/5
7/3

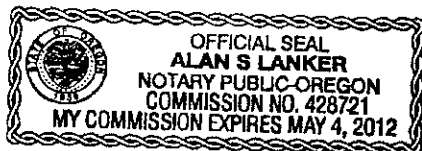
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.



Richard Taylor, General Partner
Taylor Bros Timber Co. LTD a Texas
Limited Partnership aka Taylor Bros.
Timber Co., LTD a Texas Corp

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 1st day of July, 2011, by Richard Taylor, General Partner.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-4-12

EXHIBIT A

A portion of Parcel 1, PARTITION PLAT 2003-0015, lying in the Southeast 1/4 of Section 1, Township 9 South, Range 6 West, Willamette Meridian, Polk County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Parcel 2, said Partition Plat; thence along the West line thereof, South 12 degrees 35' 18" East 20.49 feet to the true point of beginning; thence continuing along the West line South 12 degrees 35' 18" East 20.49 feet to a 5/8" iron rod; thence leaving said West line, South 21 degrees 48' 06" West 197.21 feet to a 5/8" iron rod; thence North 3 degrees 09' 48" West 203.39 feet to a 5/8" iron rod; thence North 89 degrees 58' 55" East 80.00 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey; Potential recapture of ad valorem taxes regarding tax deferral as forest land.

4/5
3/3

EXHIBIT A

Parcel 1, PARTITION PLAT 2003-0015, recorded March 31, 2003, Book of Partition Plats for Polk County, Oregon.

TOGETHER WITH the North 20.00 feet of even width of Parcel 2, said Partition Plat 2003-0015.

SAVE AND EXCEPT the following described portion of Parcel 1:

Beginning at a 5/8" iron rod at the Southeast corner thereof, thence along the South line thereof, South 89 degrees 48' 19" West 327.82 feet to a 5/8" iron rod; thence leaving said South line, North 0 degrees 07' 09" East 1004.55 feet to a 5/8" iron rod; thence North 15 degrees 18' 35" West 256.67 feet to a 5/8" iron rod; thence North 3 degrees 09' 48" West 203.39 feet to a 5/8" iron rod; thence North 89 degrees 58' 55" East 80.00 feet to the East line of said Parcel 1; thence along said East line, South 12 degrees 35' 18" East 1489.92 feet to the point of beginning.

TOGETHER WITH a 40 foot non-exclusive easement for ingress, egress and utilities as delineated on the Plat of Volume 2003, Page 15, Book of Partition Plats for Polk County.

ALSO TOGETHER WITH an access and utility easement described as follows:

A portion of Parcel 1, PARTITION PLAT 2003-0015, lying in the Southeast 1/4 of Section 1, Township 9 South, Range 6 West, Willamette Meridian, Polk County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Parcel 2, said Partition Plat; thence along the West line thereof, South 12 degrees 35' 18" East 20.49 feet to the true point of beginning; thence continuing along the West line South 12 degrees 35' 18" East 20.49 feet to a 5/8" iron rod; thence leaving said West line, South 21 degrees 48' 06" West 197.21 feet to a 5/8" iron rod; thence North 3 degrees 09' 48" West 203.39 feet to a 5/8" iron rod; thence North 89 degrees 58' 55" East 80.00 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey; Potential recapture of ad valorem taxes regarding tax deferral as forest land.



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **569061**
Tax Lot: **96 100 505**
Owner: Taylor Brothers Timber LLC
CoOwner:
Site:
OR 97361
Mail: 501 Haverhill Ln
Colleyville TX 76034
Zoning: County-FF - Farm/Forest Zone
Std Land
Use: AMSC - Agricultural Misc
Legal: PARTITION PLAT 2003-0015
Twn/Rng/Sec: T:09S R:06W S:01 Q: QQ:

ASSESSMENT & TAX INFORMATION

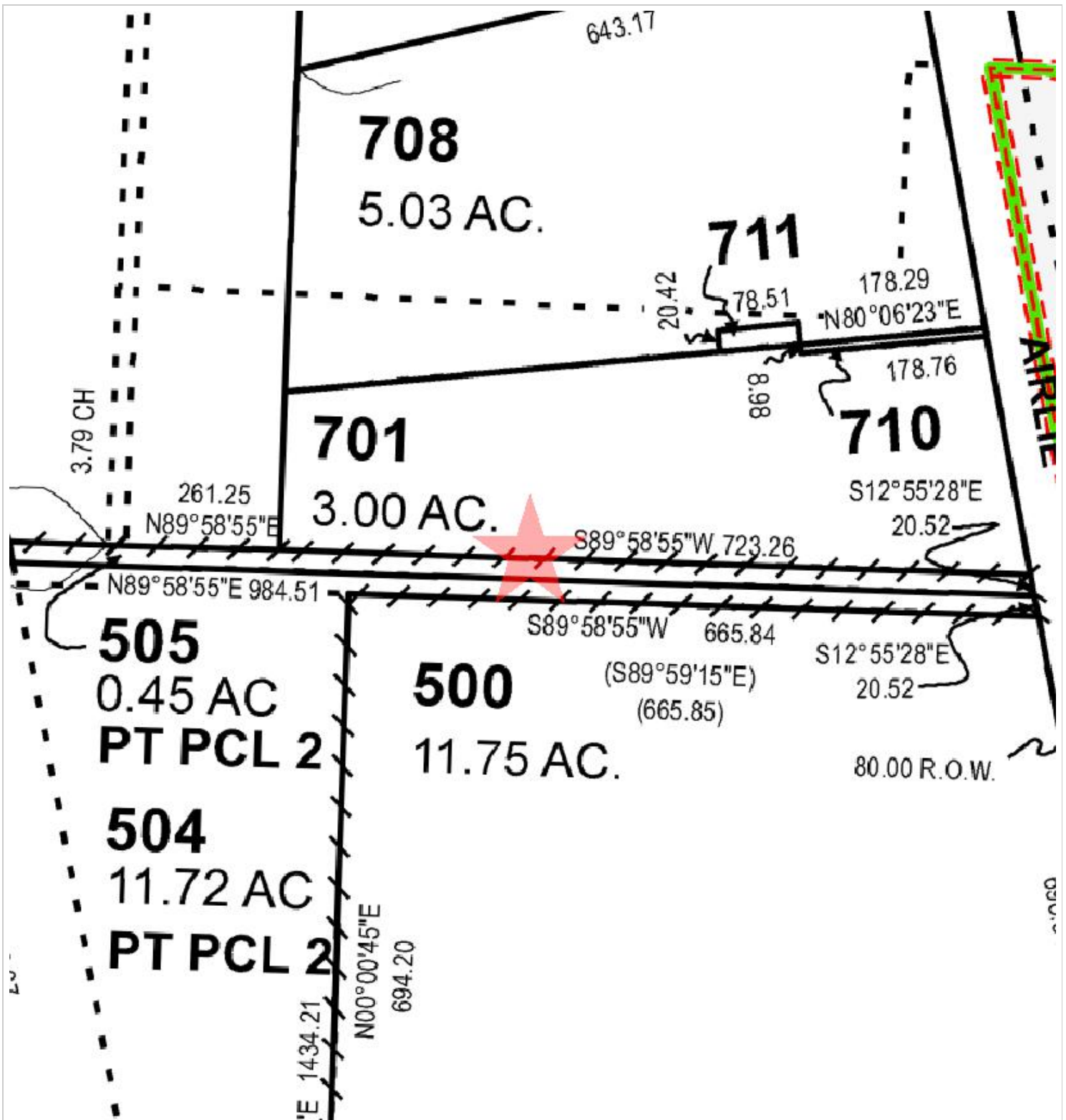
Market Total: **\$2,030.00**
Market Land: **\$2,030.00**
Market Impr:
Assessment Year: **2024**
Assessed Total: **\$250.00**
Exemption:
Taxes: **\$21.11**
Levy Code: 226
Levy Rate: 11.5826

SALE & LOAN INFORMATION

Sale Date: 07/01/2011
Sale Amount:
Document #: 2012-56
Deed Type: WD
Loan
Amount:
Lender:
Loan Type:
Interest
Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 0.45 Acres (19,602 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot: PARCEL 2
Block:
Plat/Subdiv: Partition Plat 2003-0015
School Dist: 2 - Dallas
Census: 5018 - 020400
Recreation:



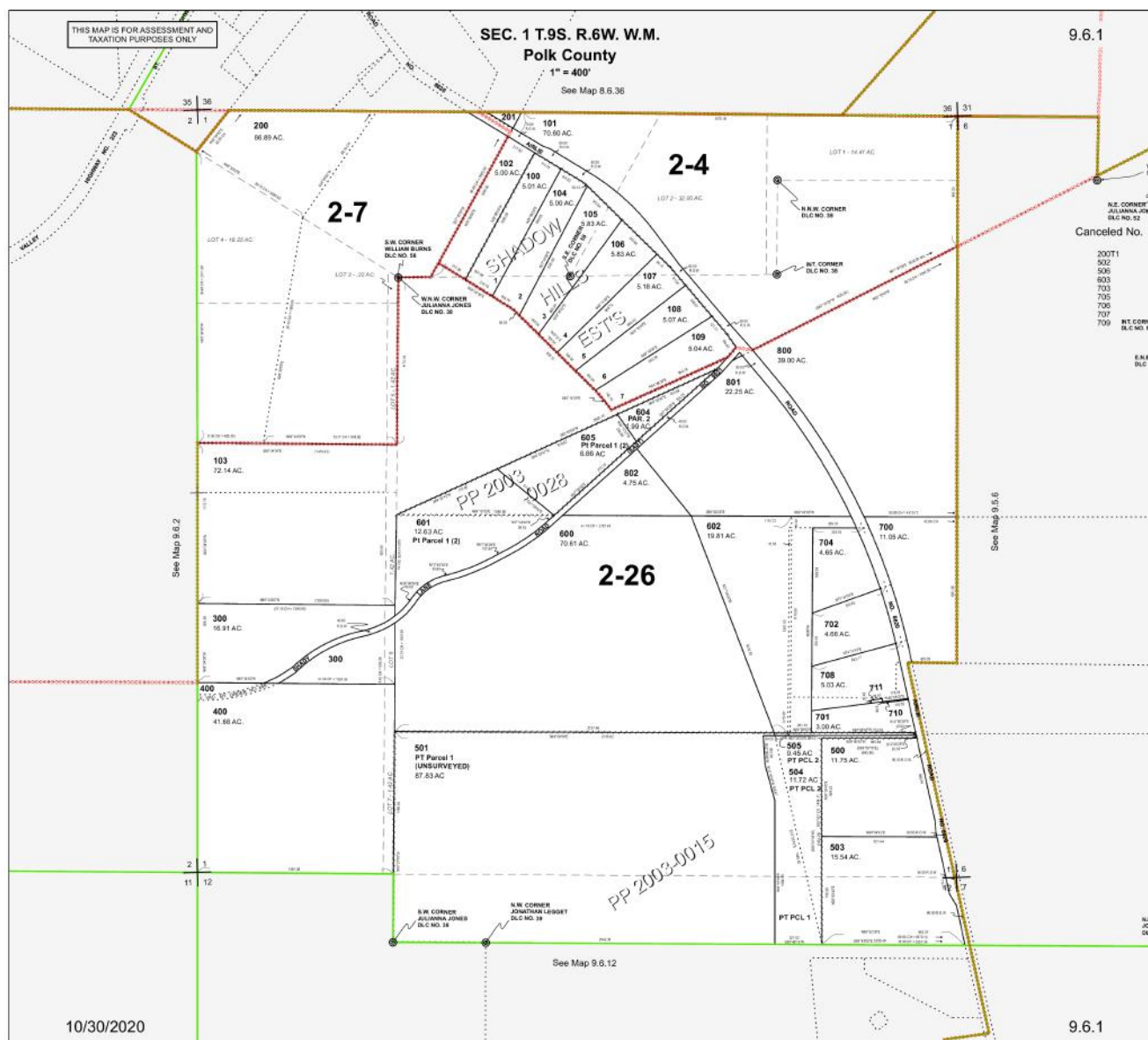
Fidelity National Title

Parcel ID: 569061

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Fidelity National Title®

Parcel ID: 569061**Site Address:**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map

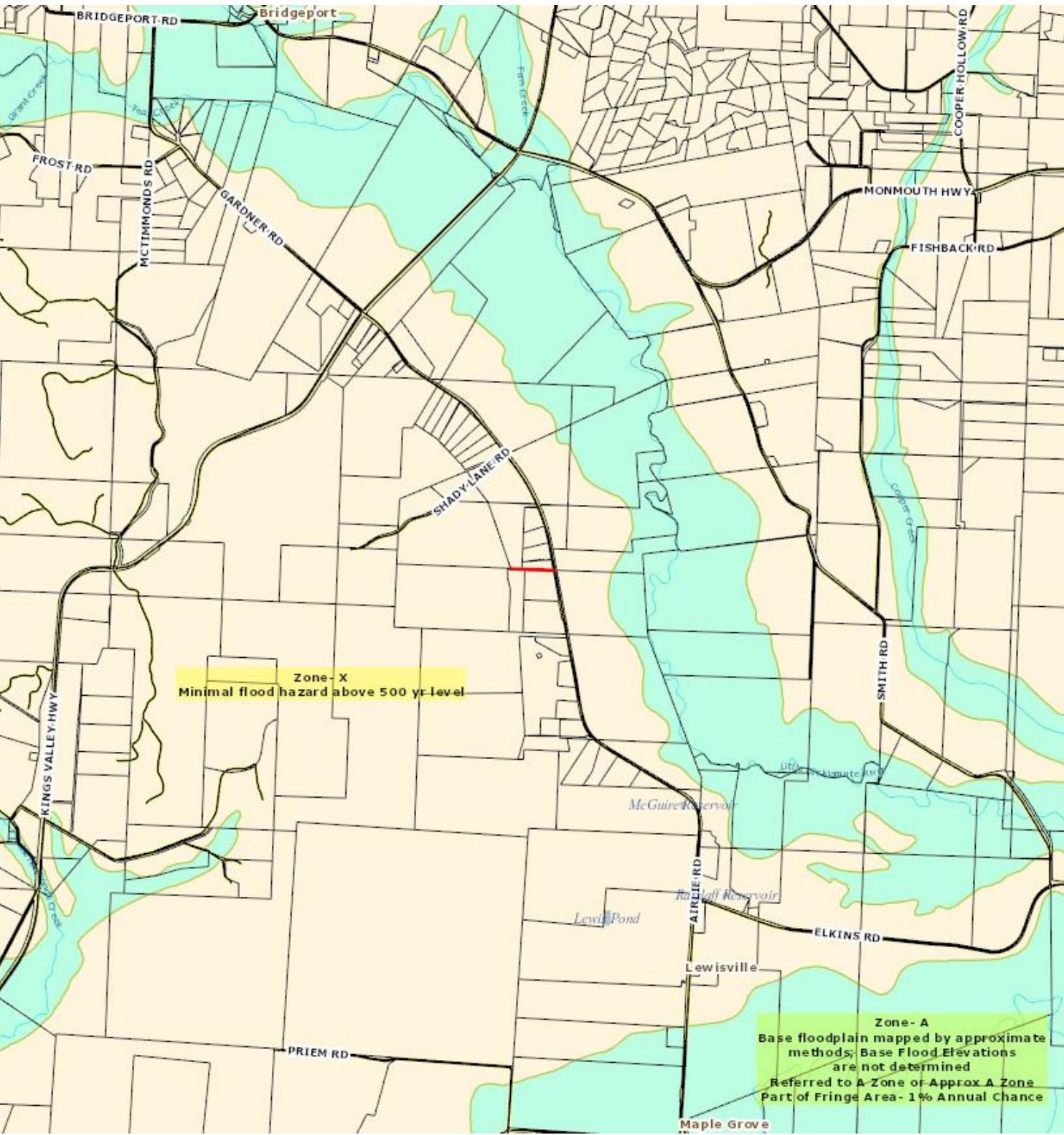


Fidelity National Title

Parcel ID: 569061

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Flood Map



Fidelity National Title

Parcel ID: 569061

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Polk County
2024 Real Property Assessment Report
Account 569061
NOT OFFICIAL VALUE

Map 09601-00-00505

Code - Tax ID 0226 - 569061

Tax Status Assessable

Account Status Active

Subtype NORMAL

Legal Descr PARTITION PLAT 2003-0015

Lot - PARCEL 2 NORTH 20 FT

Mailing TAYLOR BROTHERS TIMBER LLC
501 HAVERHILL LN
COLLEYVILLE TX 76034

Deed Reference # 2012-56

Sales Date/Price 07-01-2011 / See Record

Appraiser

Property Class 640 **MA** **SA** **NH**

RMV Class 400 05 28 000

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0226	Land	2,030		Land	0
	Impr	0		Impr	0
Code Area Total		2,030	790	250	0
Grand Total		2,030	790	250	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0226				TC	Designated Forest Land	100	0.45 AC	OFC	007*	2,030
Code Area Total							0.45 AC			2,030

Improvement Breakdown										
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV

Exemptions / Special Assessments / Notations										
Notations										
■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT										
■ FOREST POT'L ADD'L TAX LIABILITY										
■ FORESTRY PER ACRE PROTECTION CHARGE										
■ FOREST DEFERRAL ADDED 2000 Deferral #1219										
Fire Patrol						Amount		Acres		Year
■ OR FORESTRY FIRE SURCHARGE						0.00				2024
Code Area 0226										
Fire Patrol						Amount		Acres		Year
■ OR FORESTRY FIRE TIMBER						18.75		0.45		2024

Contig Accts 384953

Comments Forest Land Template Dwelling FORD 05-10

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

20-Jun-2024

TAYLOR BROTHERS TIMBER LLC
501 HAVERHILL LN
COLLEYVILLE TX 76034

Tax Account #	569061	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0226
Situs Address		Interest To	Jun 20, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.11	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.00	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.93	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.87	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.80	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.70	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.72	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.62	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.53	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.46	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.37	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.31	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.09	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.47	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.44	Nov 15, 2006
Total		\$0.00	\$0.00	\$0.00	\$0.00		

Grantor's Name:

Taylor Brothers Timber Co., LTD
16062 Airlie Rd.
Monmouth, OR 97361

Grantee's Name:

Taylor Brothers Timber, LLC
16062 Airlie Rd.
Monmouth, OR 97361

After Recording, Return to:

Alan S. Lanker
810 SW Madison Ave.
Corvallis, OR 97333

Send All Tax Statement to:

Richard Taylor
16062 Airlie Rd.
Monmouth, OR 97361

Consideration: \$0.00

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2012-000056



\$66.00

00251532201200000560050051

01/05/2012 03:23:17 PM

REC-COR Cnt=1 Stn=1 K. WILLIAMS
\$25.00 \$10.00 \$11.00 \$15.00 \$5.00

RECORDING COVER SHEET

ORS: 205.234

CORRECTION WARRANTY DEED

Rerecorded to correct the legal description previously recorded on 2011-006455.

Grantor's Name:

Taylor Brothers Timber Co., LTD

Grantee's Name:

Taylor Brothers Timber, LLC

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Richard Taylor
16062 Airlie Rd.
Monmouth, OR 97361

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2011-006455



\$56.00

00245329201100064550030036

07/12/2011 02:29:28 PM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$15.00 \$10.00 \$11.00 \$15.00 \$5.00

Consideration - \$0

WARRANTY DEED

GRANTOR: Taylor Bros. Timber Co., LTD, a Texas Limited Partnership, aka Taylor Bros. Timber Co., LTD, a Texas Corp.

does hereby convey and warrant unto

GRANTEE: Taylor Brothers Timber, LLC, an Oregon Limited Liability Company

the following described property located in Polk County, State of Oregon:

See Attached Exhibit A

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record.

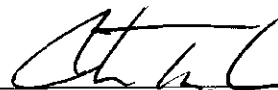
The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of July, 2011.

2/5
7/3

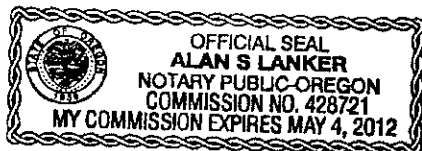
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.



Richard Taylor, General Partner
Taylor Bros Timber Co. LTD a Texas
Limited Partnership aka Taylor Bros.
Timber Co., LTD a Texas Corp

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 1st day of July, 2011, by Richard Taylor, General Partner.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-4-12

EXHIBIT A

A portion of Parcel 1, PARTITION PLAT 2003-0015, lying in the Southeast 1/4 of Section 1, Township 9 South, Range 6 West, Willamette Meridian, Polk County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Parcel 2, said Partition Plat; thence along the West line thereof, South 12 degrees 35' 18" East 20.49 feet to the true point of beginning; thence continuing along the West line South 12 degrees 35' 18" East 20.49 feet to a 5/8" iron rod; thence leaving said West line, South 21 degrees 48' 06" West 197.21 feet to a 5/8" iron rod; thence North 3 degrees 09' 48" West 203.39 feet to a 5/8" iron rod; thence North 89 degrees 58' 55" East 80.00 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey; Potential recapture of ad valorem taxes regarding tax deferral as forest land.

4/5
3/3

EXHIBIT A

Parcel 1, PARTITION PLAT 2003-0015, recorded March 31, 2003, Book of Partition Plats for Polk County, Oregon.

TOGETHER WITH the North 20.00 feet of even width of Parcel 2, said Partition Plat 2003-0015.

SAVE AND EXCEPT the following described portion of Parcel 1:

Beginning at a 5/8" iron rod at the Southeast corner thereof, thence along the South line thereof, South 89 degrees 48' 19" West 327.82 feet to a 5/8" iron rod; thence leaving said South line, North 0 degrees 07' 09" East 1004.55 feet to a 5/8" iron rod; thence North 15 degrees 18' 35" West 256.67 feet to a 5/8" iron rod; thence North 3 degrees 09' 48" West 203.39 feet to a 5/8" iron rod; thence North 89 degrees 58' 55" East 80.00 feet to the East line of said Parcel 1; thence along said East line, South 12 degrees 35' 18" East 1489.92 feet to the point of beginning.

TOGETHER WITH a 40 foot non-exclusive easement for ingress, egress and utilities as delineated on the Plat of Volume 2003, Page 15, Book of Partition Plats for Polk County.

ALSO TOGETHER WITH an access and utility easement described as follows:

A portion of Parcel 1, PARTITION PLAT 2003-0015, lying in the Southeast 1/4 of Section 1, Township 9 South, Range 6 West, Willamette Meridian, Polk County, Oregon, being more particularly described as follows:

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Subject to:

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Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
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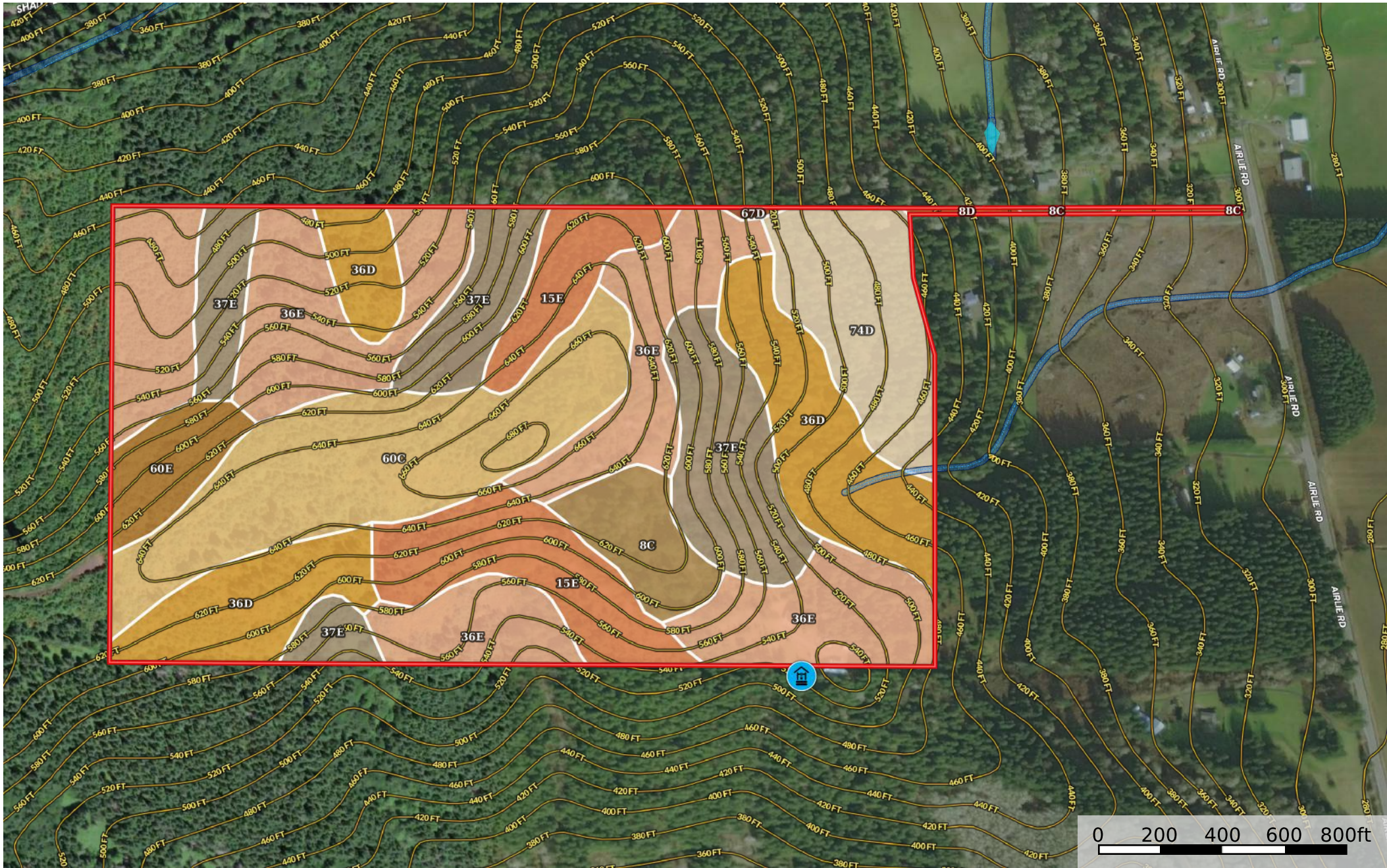


SOIL REPORT

PROVIDED BY LANDID

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





- Well
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 89.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36E	Jory silty clay loam, 20 to 30 percent slopes	25.91	29.04	0	80	4e
36D	Jory silty clay loam, 12 to 20 percent slopes	13.82	15.49	0	87	3e
60C	Rickreall silty clay loam, 3 to 12 percent slopes	13.6	15.24	0	52	6e
37E	Jory silty clay loam, 30 to 50 percent slopes	12.75	14.29	0	54	6e
15E	Chehulpum silt loam, 12 to 40 percent slopes	9.44	10.58	0	45	6e
74D	Willakenzie silty clay loam, 12 to 20 percent slopes	6.94	7.78	0	76	3e
8C	Bellpine silty clay loam, 3 to 12 percent slopes	3.44	3.86	0	70	3e
60E	Rickreall silty clay loam, 20 to 50 percent slopes	2.88	3.23	0	37	7e
8D	Bellpine silty clay loam, 12 to 20 percent slopes	0.34	0.38	0	68	3e
67D	Steiwer silt loam, 12 to 20 percent slopes	0.13	0.15	0	66	4e
TOTALS		89.25(*)	100%	-	67.27	4.62









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

WELL LOG

PROVIDED BY OWRD

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

WELL I.D. # L 92134

START CARD # 1002683

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number **NW**
Name **Taylor Brothers Timber Company**
Address **3404 Comanche Trace Drive**
City **Kerrville** State **Tx** Zip **78028**

(2) TYPE OF WORK ☒ New Well
☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment ☐ Conversion

(3) DRILL METHOD
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Other

(4) PROPOSED USE
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION Special Construction: ☐ Yes ☒ No
Depth of Completed Well **90** ft.
Explosives used: ☐ Yes ☒ No Type Amount

BORE HOLE			SEAL			Sacks or Pounds
Diameter	From	To	Material	From	To	
10"	0	58	bentonite	0	50	25 sacks
6"	58	90				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☒ Other **bentonite poured dry and hydrated**

Backfill placed from **50** ft. to **58** ft. Material **5 sacks bentonite**
Gravel placed from **20** ft. to **90** ft. Size of gravel **6/9 silica sand**

(6) CASING/LINER

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+2	58	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	-1	60	#160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used ☐ Inside ☒ Outside ☐ None
Final location of shoe(s) **58**

(7) PERFORATIONS/SCREENS
☐ Perforations Method
☒ Screens Type **johnson** Material **pvc**

From	To	Slot Size	Number	Diameter	Tele/pipe size	Casing	Liner
60	90	.030			4"	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
10		90	1hr

Temperature of water **53** Depth Artesian Flow Found
Was a water analysis done? ☐ Yes By whom
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other
Depth of strata: **H2O 830us**

(9) LOCATION OF WELL (legal description)

County **Polk**
Tax Lot **384953** Lot
Township **9** S Range **6** W WM
Section **1** NW 1/4 SE 1/4
Lat _____ or _____ (degrees or decimal)
Long _____ or _____ (degrees or decimal)

Street Address of Well (or nearest address) **S.E. of 16040 Airlie Rd.**
Monmouth, Or 97361

(10) STATIC WATER LEVEL

54 ft. below land surface. Date **11-28-07**
_____ ft. below land surface. Date
Artesian pressure _____ lb. per square inch Date

(11) WATER BEARING ZONES

(1) WATER BEARING ZONES

Depth at which water was first found 68'

From	To	Estimated Flow Rate	SWL
68	80	10 gpm	54

(12) WELL LOG

Ground Elevation		Material		From	To	SWL
				0	1	
		Topsoil				
		Clay, brown		1	3	
		Shale		3	15	
		Claystone, grey		15	53	
		Claystone, grey, fractured		53	56	
		Claystone, grey, med/hard		56	68	
		Claystone, grey, fractured		68	87	54
		Claystone, grey, med/hard		87	89	54

RECEIVED

Dickerson Well Drilling, Inc.
(503) 623-2664

DEC 13 2007

WATER RESOURCES DEPT
SALEM OREGON

Date Started **11-26-07** Completed **11-28-07**

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number _____ Date _____

Signed _____

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number **1571** Date **11-30-07**

Signed **William A. Blair**

TEMPLATE DOCUMENTS

PROVIDED BY POLK COUNTY

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**Oregon
Farm & Home**
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POLK COUNTY

POLK COUNTY COURTHOUSE * DALLAS, OREGON 97338
(503) 623-9237 * FAX (503) 623-6009

COMMUNITY DEVELOPMENT

AUSTIN M'GUIGAN
Director

NOTICE OF LAND USE APPLICATION

APPLICATION FOR: The applicant is proposing to establish a large tract "template" dwelling on the subject property. The subject property was previously approved for a large tract "template" dwelling in 2005 and in 2014 (planning files FORD 05-10 and FORD 14-06). However, these approvals were not exercised within the valid timeframes and have since expired. The subject property contains approximately 88.3 acres and is located within the Timber Conservation (TC) and Farm Forest (F/F) Zoning Districts. The subject property is also located within the Deer and Elk Winter Range Habitat according to the Polk County Significant Resources Area (SRA) map. "Residential Development" is listed as a conflicting use within this significant resource area. Therefore, the applicant has included a management plan to limit conflicting uses, which will be reviewed as part of this application.

APPLICANT/OWNER: Taylor Brothers Timber LLC

**APPLICANT'S
REPRESENTATIVE:** Peter Idema

FILE NUMBER: FORD 21-02

LOCATION: 16062 Airlie Road Monmouth, Oregon, 97361 (Assessment Map T9S, R6W, Section 1, Tax Lots 501 and 505)

**APPLICABLE REVIEW AND
DECISION CRITERIA:**

1. Polk County Zoning Ordinance Sections: 177.070(D), 177.080, 177.090 and 177.120.
2. Oregon Administrative Rule 660-006-0035(3).
3. Oregon Revised Statutes: 215.750.

STAFF CONTACT: Miranda Muller - Phone: (503) 623-9237;
Email: muller.miranda@co.polk.or.us

DECISION

Based on the Review and Decision Criteria above, this application is **approved** for a single-family dwelling within the Timber Conservation (TC) Zoning District under the criteria for a "large tract template dwelling." The application shall be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III). Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III, below. Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, or subsequent land use application, etc.).

Conditions of Approval:

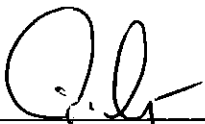
1. This approval is for one (1) single-family dwelling on the subject property. The dwelling and access shall be established substantially in the location identified in this application as depicted on Attachment A-1. This dwelling approval is specific to the size and configuration of the subject tract presented and evaluated in this application. Reconfiguration of the subject tract prior to establishing the dwelling would invalidate this approval.
2. The applicant shall implement the management plan evaluated in this application (Attachment D). Any future accessory structures shall be clustered with the proposed dwelling and access location. Nonessential roads shall be closed and off-road vehicle use curtailed during the winter and spring.
3. Prior to establishing the dwelling on the subject property, the property owner shall obtain all necessary permits from the Polk County Building and Environmental Health Divisions, and the Polk County Public Works Department. These permits may include, but are not limited to the following:

building, manufactured dwelling placement, electrical, plumbing, and mechanical permits from the Building Division; septic site evaluation and construction permits from the Environmental Health Division; and a new or amended access permit from the Public Works Department.

4. The property owner shall provide evidence consistent with OAR 660-006-0029(A), that the domestic water supply is from a source authorized in accordance with the Oregon Department of Water Resources rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20), and not from a Class F stream as defined in the Forest Practices Rule, OAR 629-24-101(3). If the water supply is unavailable from public sources or sources located entirely on the subject property, then the property owner shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.
5. The following fire siting standards shall apply to a new dwelling or permanent structures:
 - (a) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source. The property owner shall coordinate with Polk County Fire District No. 1 to determine whether a water source would be suitable for fire protection.
 - (b) A primary fuel break shall be constructed on land surrounding the dwelling that is owned and controlled by the property owner, no less than 30 feet wide. The primary fuel break may include a lawn, ornamental shrubbery or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All trees shall be pruned to at least eight feet in height. Dead fuels shall also be removed.
 - (c) A secondary fuel break shall also be constructed on land surrounding the dwelling that is owned or controlled by the owner, of not less than 50 feet outside the primary fuel break. Dead fuels shall be removed from the fuel break area. It may be advisable to increase the secondary fuel break if the dwelling is located on a slope.
 - (d) No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a stovepipe or chimney.
 - (e) The property owner shall obtain an address from Polk County, and shall display that number in a location on the property that is clearly visible from the road used as the basis for numbering. The numbers shall not be less than three inches in height, in a contrasting or visible color and shall comply with all other applicable standards for signs. The property owner shall display the address number at the commencement of construction on the subject property.
6. As required by OAR 660-006-0035(3), the property owner shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the property owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry (Attachment C, Section B "Fuel Break Standards").
7. The dwelling shall meet the following requirements:
 - (a) The dwelling will have a fire retardant roof.
 - (b) The dwelling will not be sited on a slope greater than 40 percent.
 - (c) Evidence is provided that the domestic water supply is from a source authorized by the Oregon Water Resources Department and not from a Class F stream as designated by the Oregon Board of Forestry.
 - (d) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

- (e) If the dwelling is not within a fire protection district, the property owner shall provide evidence that the owner has asked to be included in the nearest such district.
- (f) If the dwelling has a chimney or chimneys, each chimney will include a spark arrester.
8. If meeting the requirements of Condition 7 above would be impracticable, alternative means for protecting the dwelling from fire hazards may be considered. The means selected may include a fire sprinkling system, on-site equipment and water storage, or other methods that are reasonable, given the site conditions.
9. The property owner shall construct and/or improve the driveway to comply with Polk County Standards for Private Roads Serving Dwellings in Forest Zones (Attachment B).
10. If road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management or the U.S. Forest Service, then the property owner shall provide proof of a long-term road access use permit or agreement to the Polk County Community Development Department prior to the issuance of permits for the residence. The road use permit may require the property owner to agree to accept responsibility for road maintenance.
11. The property owner shall submit a stocking report to the Polk County Assessor for the Assessor to verify that the minimum stocking requirements have been met by the time required by the Oregon Department of Forestry Rules. If the property does not meet the minimum stocking requirements, the Assessor may remove the forest land designation pursuant to ORS 321.359 and impose additional tax pursuant to ORS 321.372.
12. The setbacks for the proposed dwelling and any future accessory structures shall comply with yard setback standards for the Timber Conservation Zoning District listed in PCZO 112.430(C)(1). Those setbacks are: front – thirty (30) feet, side – eighty (80) feet, and rear – eighty (80) feet.
13. Prior to any development within a wetland area, the property owner shall be responsible for ensuring that all applicable State or Federal permits have been obtained, such permits may include, but are not limited to, a Removal Fill Permit from the Oregon Department of State Lands (DLS).

EFFECTIVE DATE: May 24, 2021 at 5:00 p.m. This application and **approval must be exercised within four (4) years** from its effective date or it shall be null and void. If additional time is required, the applicant shall file a written request for extension, with the appropriate fee, addressed to the Polk County Planning Director, at least **thirty (30) days** prior to the expiration. The Planning Director may allow for an extension of up to **two (2) additional years**. The Planning Director may approve no more than five additional one-year extensions if: the applicant makes a written request for the additional extension prior to the expiration of an extension; the applicable residential development statute has not been amended following the approval of the permit, except the amendments to ORS 215.750 by section 1, chapter 433, Oregon Laws 2019; and an applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.



Austin McGuigan, Planning Director

5/10/21

Date

Decisions of the Polk County Planning Director may be appealed to the Polk County Board of Commissioners by any person whose interests are adversely affected or who is aggrieved by the decision. Such appeals must be filed within 12 days of the mailing of the decision, with the Polk County Community Development Department, Courthouse, Dallas, Oregon, on the form supplied by that department and the appropriate fee paid at the time of filing. Failure of an issue to be raised in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue. Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III, below. This decision becomes effective only if a written

appeal is not filed within the appeal period. If an appeal is filed, this decision is stayed until a determination is made by the governing body.

The decision granted herein does not vest (guarantee) the right of the property owner to use the property as authorized in this land use decision in perpetuity. The property owner is responsible for completing required conditions and establishing and continuing the use in order to retain a vested right. The property owner is advised to consult with an attorney to determine the appropriate actions necessary to obtain and retain rights of use authorized by this decision.

A copy of the application, all documents and evidence relied upon by the applicant, and the applicable criteria are available for inspection at no cost and will be provided at the Community Development Department for the cost of copying. **Polk County Community Development Polk County Courthouse 850 Main Street; Dallas, OR 97338 (503) 623-9237.**

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS Chapter 215 requires that if you receive this Notice of Decision, it must promptly be forwarded to the purchaser.

CC: Area property owners

**Polk County Community Development Department
Planning Division Administrative Action:**

APPLICATION FOR: The applicant is proposing to establish a large tract "template" dwelling on the subject property. The subject property was previously approved for a large tract "template" dwelling in 2005 and in 2014 (planning files FORD 05-10 and FORD 14-06). However, these approvals were not exercised within the valid timeframes and have since expired. The subject property contains approximately 88.3 acres and is located within the Timber Conservation (TC) and Farm Forest (F/F) Zoning Districts. The subject property is also located within the Deer and Elk Winter Range Habitat according to the Polk County Significant Resources Area (SRA) map. "Residential Development" is listed as a conflicting use within this significant resource area. Therefore, the applicant has included a management plan to limit conflicting uses, which will be reviewed as part of this application.

APPLICANT/OWNER: Taylor Brothers Timber LLC

**APPLICANT'S
REPRESENTATIVE:** Peter Idema

FILE NUMBER: FORD 21-02

LOCATION: 16062 Airlie Road Monmouth, Oregon, 97361 (Assessment Map T9S, R6W, Section 1, Tax Lots 501 and 505)

**APPLICABLE REVIEW AND
DECISION CRITERIA:**

1. Polk County Zoning Ordinance Sections: 177.070(D), 177.080, 177.090 and 177.120.
2. Oregon Administrative Rule 660-006-0035(3).
3. Oregon Revised Statutes: 215.750.

STAFF CONTACT: Miranda Muller - Phone: (503) 623-9237;
Email: muller.miranda@co.polk.or.us

I. PROJECT AND PROPERTY DESCRIPTION

REQUEST: The applicant is proposing to establish a dwelling on the subject property utilizing the large tract "template" dwelling criteria. The subject property consists of approximately 88.3 acres and is located within the Timber Conservation (TC) and Farm Forest (F/F) Zoning Districts. The proposed dwelling would be located within the TC zoned portion of the subject property. The subject property is also located within the Deer and Elk Winter Range Habitat according to the Polk County Significant Resources Area (SRA) map. "Residential Development" is listed as a conflicting use within this significant resource area. Therefore, the applicant has included a management plan to limit conflicting uses, which will be reviewed as part of this application. The applicant's plot plan is included as Attachment A-1. Attachment A-2 is a map created by staff intended to depict subject property's location and surrounding area.

The application was submitted on February 11, 2021 and was deemed complete on March 11, 2021.

PROPERTY DESCRIPTION:

Parcel Size: 88.3 acres

Table 1: Comprehensive Plan Map and Zoning Map Designations

Area	Comprehensive Plan Designation	Zoning Designation
Subject Property	Forest and Farm/Forest	Timber Conservation and Farm/Forest
Property North	Forest and Farm/Forest	Timber Conservation and Farm/Forest
Property East	Forest, Farm/Forest, and Agriculture	Timber Conservation, Farm/Forest, and Exclusive Farm Use
Property South	Forest and Farm/Forest	Timber Conservation and Farm/Forest
Property West	Forest	Timber Conservation

PROPERTY DESCRIPTION: The subject property is located at 16062 Airlie Road Monmouth, Oregon, 97361 (Assessment Map T9S, R6W, Section 1, Tax Lots 501 and 505). According to the 2021 Polk County Assessor's Records, the subject property currently contains four (4) structures and is vacant of any dwellings. One of the four structures on the Assessor's records, is listed as "Residential Other Improvements." Based on Polk County Community Development, this structure was permitted as an agricultural building. There are no contiguous parcels under common ownership, therefore, the subject parcel constitutes the entire tract, which contains approximately 88.3 acres.

The subject property was lawfully created pursuant to Polk County Subdivision and Partition Ordinance (PCSO) 91.950(1)(b), pursuant to planning file LP 02-15, which was exercised by Partition Plat 2003-0015, dated June 29, 2003. The subject property was subsequently reconfigured through two property line adjustments (LLA 05-32 and LLA 05-42), which were exercised by a bargain and sale deed, recorded in Polk County Clerk Document 2005-017925, dated October 21, 2005. The subject property is currently described in a warranty deed recorded in Polk County Clerk Document 2012-000056, dated January 15, 2012.

According to the Polk County Significant Resource Area (SRA) map, a majority of the subject property is located within the inventoried Deer and Elk Winter Range Habitat including the proposed dwelling location. Pursuant to PCZO 182.070(1)(C), residential development is considered a "conflicting use" within this significant resource area. The applicant has provided a management plan and has addressed additional development standards in Section III, Subsections (7) and (8) below.

According to the National Wetlands Inventory (NWI), Airlie North Quadrangle, a riverine wetland is located near the east-central portion of the subject property. This wetland is a tributary that drains into the Little Luckiamute River. According to the SRA map, this tributary is not inventoried as being fish bearing, therefore, the standards for significant wetlands found in PCZO Chapter 182 are not applicable. Nevertheless, this report serves as notice to the property owner of the presence of wetlands on the subject property, and the possible need for State or Federal permits. Prior to any development within a wetland area, the property owner shall be responsible for ensuring that all applicable State or Federal permits have been obtained, such permits may include, but are not limited to, a Removal Fill Permit from the Oregon Department of State Lands (DLS).

The subject property is not located within the Special Flood Hazard Area (SFHA) identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 41053C0400F, dated December 19, 2006. There are no inventoried historic sites or Willamette River Greenway areas on the subject property.

Table 2: Soil characteristics of the subject property as identified in the Natural Resources Conservation Service (NRCS) Soil Survey of Polk County, Oregon utilizing the Polk County Geographic Information System (GIS)¹

Soil Type	Soil Name	Soil Class	High Value?	Forest Productivity	Acres
60C	Rickreall silty clay loam	VIE	No	No Data	13.62
36E	Jory silty clay loam	IVE	Yes	172	25.52
36D	Jory Silty clay loam	IIIE	No	172	13.8
74D	Willakenzie silty clay loam	IIIE	Yes	157	6.93
15E	Chehulpum Silt loam	VIIS	No	No Data	9.37
37E	Jory silty clay loam	VIE	No	172	12.71
8C	Bellpine silty clay loam	IIIE	Yes	172	3.4
60E	Rickreall silty clay loam	VIIIE	No	No Data	2.83

¹ Disclaimer: Information is based on NRCS soil information & Polk County Tax Assessment data. This information is provided for land use planning purposes only. Polk County is not responsible for map errors, omissions, misuse, or misinterpretation. Percent and total calculations are based on staff measurements using the Polk County GIS.

8D	Bellpine silty clay loam	IIIE	Yes	172	0.28
67D	Steiwer silt loam	IVE	No	No Data	0.10

Access: The subject property has frontage along and access to Airle Road via an existing driveway. Airle Road is classified as a Major Collector in the Polk County Transportation Systems Plan, Figure 3.

Services: An individual sewage disposal (septic) system and private well would serve the proposed dwelling.

School: Dallas School District 2

Fire: Polk County Fire District No. 1

Police: Polk County Sheriff

II. COMMENTS RECEIVED

Environmental Health: The subject currently contains an on-site septic system with 150 feet of septic drainfield, which was installed and finalized for a shop restroom on October 1, 2008. A separate site evaluation was completed on March 24, 2004 for a proposed dwelling. If the 2004 site evaluation has not been used, then the proposed dwelling could use that site approval area by obtaining a septic construction permit. Provide potable water.

No other comments were received as of the writing of this staff report. Full comments are included in the record.

III. REVIEW AND DECISION CRITERIA

The authorization for a large tract "template" dwelling within the TC zone is provided under PCZO Sections 177.070(D), 177.080, 177.090 and 177.120. Oregon Administrative Rule (OAR) 660-006-0035(3), and Oregon Revised Statute (ORS) 215.750, which was updated on January 1, 2020; subject to administrative review. Sections 111.240 and 111.250 of the PCZO authorize the Planning Director to conduct such review and render a decision in this matter. Staff findings and analysis are as follows:

1) Large Tract "Template" Dwelling [OAR 660-006-0027(5)]. A dwelling may be authorized on a tract that meets the following criteria::

(A) The tract is 60 acres or larger in size; [PCZO 177.070(D)(1)]

Findings: The subject property contains approximately 88.3 acres and there are no continuous parcels under common ownership. Therefore, the subject tract is 60 acres or larger in size.

The application complies with this criterion.

2) The tract meets one of the following:

(A) The tract is composed of soils that are capable of annually producing more than 85 cu. ft. per acre of wood fiber if: [PCZO 177.070(D)(2)(a)(i)]

(1) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160 acre square centered on the center of the subject tract. However, if the tract abuts a road or perennial stream, the measurement shall be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and aligned with the road or stream to the maximum extent possible; and [PCZO 177.070(D)(2)(a)(i)]

(2) At least three (3) dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels; or [PCZO 177.070(D)(2)(a)(ii)]

Findings: A soils capability analysis and "template" test are intended to determine the average forest productivity a tract of land is capable of producing, and to determine the density of dwellings and parcels surrounding the subject tract that existed on January 1, 1993. Greater soil capability is equivalent to more

restrictive requirements for the number of lots or parcels and dwellings that need to have existed on January 1, 1993, and continue to exist today. This correlation found in State law is intended to permit residential development based upon the degree of parcelization and development that exists in the area, and the tract of land's capability to produce merchantable timber.

The subject property is located at 16062 Airlie Road Monmouth, Oregon, 97361 (Assessment Map T9S, R6W, Section 1, Tax Lots 501 and 505). Staff reviewed a soil composition report of the subject property, generated using Polk County's GIS tools and Natural Resource Conservation Service (NRCS) soil information. A summary of this soils report is provided in Table 2 above and full details of this report are included in the record. Based on this report, the forest productivity data is unknown for 29.3 percent (approximately 25.9 acres) of the subject property. Therefore, staff finds that the most stringent criteria found in PCZO 177.070(D)(2)(a) shall be applied with the assumption that the subject property is capable of annually producing more than 85 cubic feet of wood fiber per acre, per year.

As discussed above, the subject property was previously approved for a large tract "template" dwelling in 2005 and in 2014. During the review for FORD 05-10 and FORD 14-06, it was determined that within the 160-acre "template" rectangle centered on the subject property and aligned with a stream to the maximum extent possible, there were more than 11 other separate lots or parcels. The applicant provided a report produced using 1993 tax assessment records from Polk County's GIS tools. Staff finds it reasonable to conclude that tax lots under separate ownership are separate parcels for the purpose of applying the template criteria. The template report included in the record indicates that on January 1, 1993, excluding the subject property, there were 11 other tax lots under separate ownership within a 160 acre "template" rectangle, centered on the subject tract and aligned with a perennial stream identified as a riverine wetland on the NWI map to the maximum extent possible.

To verify the above findings staff generated an updated template report. Based on the report generated using 1993 Tax Assessment records, staff finds that there were 11 other lots or parcels that existed on January 1, 1993, within a 160 acre rectangle aligned with a perennial stream. Polk County Assessor's records from 1993 also reveal that on January 1, 1993, there were eight (8) dwellings on those lots or parcels. Staff's review of the 2021 Polk County Tax Assessor records and finds that all eight (8) dwellings that existed on January 1, 1993 continue to exist today. Only dwellings and Tax Lots located outside of an urban growth boundary (UGB) were counted to meet the above criteria.

Staff concludes that, based on the "template" test map and report provided by the applicant and verified by staff, the subject property meets the template requirements listed in PCZO 177.070(D). Staff's review of these criteria is dependent on the size and configuration of the subject tract as evaluated in this application. Staff recommends a condition of approval that would invalidate this dwelling approval if the tract is reconfigured prior to establishing the dwelling.

With the above referenced condition, the application complies with these criteria.

(B) If the tract is situated such that the road or stream crosses the tract, at least one (1) of the three (3) required dwellings shall be on the same side of the road or stream as the proposed dwelling, and within the 160-acre rectangle or within 1/4 mile from the edge of the tract where the dwelling will be located, but not outside the length of the rectangle.[PCZO 177.070(D)(3)]

Findings: Based on the applicant's statement, the subject property contains a perennial stream, which the 160-acre rectangle was aligned to with the maximum extent possible. As mentioned, according to the NWI map the subject property contains a riverine wetlands, which abuts the eastern property line. The perennial stream while being located on the subject property is not situated in such a way for the perennial stream to cross the subject property, therefore, this criterion is not applicable. Nevertheless, according to the Polk County 2018 Aerial Photograph, the NWI wetland map, and the template test, one of the three required dwellings would be within the 160 acre-rectangle.

The application complies with this criterion.

(C) The tract contains no dwellings on other lots or parcels that make up the tract. [PCZO 177.070(D)(4)]

Findings: The subject property constitutes the entire tract. According to the 2021 Assessor's records and information provided by the applicant, the subject property is vacant of any dwellings.

The application complies with this criterion.

(D) The tract is not subject to deed restrictions established under OAR 660-006-0027(6) and Section 177.070(B)(2) of this Ordinance. [PCZO 177.070(D)(5)]

Findings: Based on staff's review of the Polk County Planning and Clerk records, the tract is not subject to deed restrictions established under OAR 660-006-0027(6) and PCZO 177.070(B)(2).

The application complies with this criterion.

(E) Lots or parcels within urban growth boundaries shall not be used to satisfy the eligibility requirements under subsections 177.070(C). [PCZO 177.070(D)(6)]

Findings: Lots or parcels within urban growth boundaries were not used to satisfy the template dwelling requirements.

The application complies with this criterion.

(F) The lot or parcel on which the dwelling will be sited was lawfully established; [ORS 215.750(5)(e)]

Findings: The subject property was lawfully created pursuant to Polk County Subdivision and Partition Ordinance (PCSO) 91.950(1)(b), pursuant to planning file LP 02-15 as Parcel 1, which was exercised by Partition Plat 2003-0015, dated June 29, 2003. The subject property was subsequently reconfigured through two property line adjustments (LLA 05-32 and LLA 05-42), which were exercised by a bargain and sale deed, recorded in Polk County Clerk Document 2005-017925, dated October 21, 2005. The subject property is currently described in a warranty deed recorded in Polk County Clerk Document 2012-000056, dated January 15, 2012.

The application complies with this criterion.

(G) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192; [ORS 215.750(5)(f)]

(H) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and [ORS 215.750(5)(g)]

Findings: Staff reviewed Polk County Community Development Records and Polk County Clerk Documents and found no records of a property line adjustment for the subject property after January 1, 2019. However, as mentioned previously, the subject property was reconfigured through two property line adjustments LLA 05-32 and LLA 05-42, which, according to those authorizations the adjustments complied with the applicable criteria.

The application complies with these criteria.

(I) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract. [ORS 215.750(5)(h)]

Findings: According to Polk County Clerk Documents, the current property owner, Taylor Brothers Timber, LLC, acquired the subject property on January 5, 2012. Based on a review of the surrounding properties' deed records, there were no other lots or parcels under common ownership as of January 1, 2019. Additionally, according to the Polk County Assessor's Records, the subject property is currently vacant of any dwellings. Therefore, staff finds that the subject property was not part of a larger tract on January 1, 2019 that contained a dwelling.

The application complies with this criterion.

3) GENERAL SITING STANDARDS FOR DWELLINGS AND STRUCTURES [OAR 660-006-0029]. The following standards apply to all new dwellings and structures:

(A) All new dwellings and structures authorized under the provisions of this Ordinance are subject to the siting standards in this Section. Relevant physical and locational factors including, but not limited to, topography, prevailing winds, access, surrounding land use and source of domestic water shall be used to identify the building site which:

- (1) Has the least impact on nearby or adjacent lands zoned for forest or agricultural use;**
- (2) Ensures that forest operations and accepted farming practices will not be curtailed or impeded;**
- (3) Minimizes the amount of forest lands used for the building sites, road access and service corridors; and**
- (4) Consistent with the provisions of Section 177.090 minimizes the risk associated with wildfire.**
- (5) Is consistent with other requirements contained in the Comprehensive Plan or implementing ordinances, including but not limited to regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas, such as riparian or big game habitat. [PCZO 177.080(A)]**

Findings: The standards listed above are general standards intended to help determine an appropriate location for approved structures, including dwellings. The subject property contains approximately 88.3 acres, is currently vacant of any structures, and has historically been managed for timber production based on staff's review of Polk County's aerial photographs. Adjacent properties are zoned Timber Conservation (TC), Farm/Forest (F/F), and Exclusive Farm Use (EFU), and range in size from approximately 3.0 to 809.3 acres. Surrounding properties are primarily managed for a combination of agricultural purposes, forestry operations, and residential uses. Forestry practices on these surrounding properties may include spraying, thinning, harvesting, planting, and transporting of forest products. Agricultural practices on surrounding properties may include, but are not limited to: grazing, livestock, spraying, tilling, and harvesting activities.

Based on the plot plan provided by the applicant (Attachment A-1), the applicant depicted an approximately 9,000 square foot building envelope, which would be where the proposed dwelling would be located on the south-eastern portion of the subject property, approximately 105 feet from the southern property line and approximately 500 feet from the eastern property line, which would be the two closest property lines from the proposed dwelling location. The applicant is proposing to cluster the dwelling with existing development and utilize an existing access road. Staff finds that the proposed setback would provide a significant buffer distance between the proposed dwelling and forestry operations on surrounding lands. Based on the narrative provided, the applicant is proposing to utilize an existing driveway as depicted in Attachment A-1, and would be clustered with existing accessory structures. Utilization of an existing driveway would minimize the amount of forest lands that would need to be cleared for access to the proposed dwelling. Staff has not found any evidence in the record to suggest that neighboring farm or forestry practices would be curtailed or impeded as a result of the proposed dwelling location. The proposed dwelling and access locations would minimize the amount of forest lands used for the building sites, road access, and service corridors.

Staff recommends, as a condition of approval, that the property owner obtain all necessary permits from the Polk County Building and Environmental Health Divisions, and the Polk County Public Works Department prior to constructing the dwelling. These permits may include, but are not limited to the following: building, manufactured dwelling placement, electrical, mechanical, and plumbing permits from the Building Division; septic site evaluation and construction permits from the Environmental Health Division; and a new or amended access permit from the Public Works Department.

Because staff's evaluation of these criteria is based on the dwelling and access locations proposed in this application, staff recommends a condition of approval that the dwelling and access shall be established substantially in the location identified in this application as depicted on Attachment A-1.

With these conditions, the application complies with these criteria.

- (B) The applicant shall provide evidence consistent with OAR 660-006-0029(A), that the domestic water supply, if any, is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class F stream as defined in the Forest Practices Rule (OAR 629-024-0101(3)). If the water supply is unavailable from public sources or sources located entirely on the subject property, then the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners. [PCZO 177.080(B)]**

Findings: A portion of the subject property is located within the area served by the Luckiamute Domestic Water Cooperative. However, based on the applicant's statements in the record, the applicant is proposing to construct a new well on the subject property to serve the proposed dwelling. This development standard would be applied at the time that the applicant applies for a building permit for the dwelling. To ensure compliance, staff recommends this criterion be listed as a condition of approval.

With the above listed condition of approval, the application complies with this criterion.

- (C) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance. [PCZO 177.080(C)]**

Findings: The subject property has frontage along Airlie Road and is accessed via an existing driveway location entirely on the subject property. To ensure compliance, staff recommends this criteria be listed as a condition of approval.

With the above listed condition of approval, the application complies with this criterion.

- (D) Approval of a dwelling on a parcel or tract which is larger than 10 acres in size shall be subject to the following requirements:**

- (1) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in the Department of Forestry administrative rules.**
- (2) The Planning Department shall notify the Polk County Assessor of the above condition at the time the dwelling is approved.**
- (3) The property owner shall submit a stocking survey report to the Polk County Assessor and the Assessor shall verify that the minimum stocking requirements have been met by the time required by the Department of Forestry Rules. The Assessor shall inform the Department of Forestry in cases where the property owner has not submitted a stocking survey or where the survey report indicates that minimum stocking requirements have not been met.**
- (4) Upon notification by the Assessor, the Department of Forestry shall determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department determines that the tract does not meet those requirements, the department shall notify the owner and the Assessor that the land is not being managed as forest land. The Assessor shall then remove the forest land designation**

**pursuant to ORS 321.359 and impose additional tax pursuant to ORS 321.372.
[PCZO 177.080(D)]**

Findings: The subject property is approximately 88.3 acres in size and constitutes the entire tract. Staff recommends a condition of approval that would require that the owner of the subject property plant a sufficient number of trees on the tract to demonstrate that it is reasonably expected to meet the Oregon Department of Forestry stocking requirements. The property owner shall submit a stocking survey report to the Polk County Assessor to demonstrate that the minimum stocking requirements have been met by the time required by the Department of Forestry Rules. If the property does not meet the minimum stocking requirements, the Assessor may remove the forest land designation pursuant to ORS 321.359 and impose additional tax pursuant to ORS 321.372.

With this condition, the application complies with these criteria.

4) FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES [OAR 660-006-0035]. The following standards apply to all new dwellings and structures:

- (A) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source. [PCZO 177.090(A)]**

Findings: As stated above, the subject property contains a riverine wetland is located near the east-central portion of the subject property, which would be located approximate 400 feet north-west from the proposed dwelling location. It is unclear if this water source would be suitable for fire protection or not. There does not appear to be any other water supply that is available for fire protection on the subject property based on a review of the 2018 Polk County aerial photograph. To ensure compliance, staff recommends this criterion be listed as a condition of approval. The applicant shall coordinate with Polk County Fire District No. 1 to determine whether a water source would be suitable for fire protection.

With this condition, the application complies with this criterion.

- (B) Road access to the structure shall meet the County road design standards. [PCZO 177.090(B)]**

Findings: Based on the applicant's plot plan (Attachment A-1) and staff's review of the Polk County Tax Assessment Map, the applicant is proposing to access via an existing driveway located entirely on the subject property. Staff recommends a condition of approval that requires road access to the dwelling be constructed to comply with the Polk County Standards for Private Roads Serving Dwellings in Forest Zones (Attachment B).

With this condition, the application complies with this criterion.

- (C) A primary fuel break shall be constructed on land surrounding the dwelling that is owned and controlled by the owner, no less than 30 feet wide. The primary fuel break could include a lawn, ornamental shrubbery or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All trees shall be pruned to at least eight feet in height. Dead fuels shall also be removed. [PCZO 177.090(C)]**
- (D) A secondary fuel break shall also be constructed, on land surrounding the dwelling that is owned or controlled by the owner, of not less than 50 feet outside the primary fuel break. Dead fuels shall be removed from the fuel break area. It may be advisable to increase the secondary fuel break if the dwelling is located on a slope. [PCZO 177.090(D)]**
- (E) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings**

and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry. [See Attachment C] [OAR 660-006-0035(3)]

Findings: The updated fuel break standards of OAR 660-006-0035(3) are more restrictive than those of PCZO 177.090(C) and (D); therefore, staff must apply the current OAR. As stated by the Oregon Department of Forestry (ODF), the goal within the primary safety zone is to remove fuels that would produce flame lengths in excess of one foot. The secondary fuel break is intended to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced.

According to the provisions of OAR 660-006-0035 and "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, published by ODF (Attachment C), a minimum 30 foot primary safety zone (fuel break) and an additional secondary fuel break of at least 100 feet in all directions around the primary fuel break would be required. A larger fuel break may be required if the dwelling is located on a slope. The applicant provided a 9,000 square foot building envelope where the proposed dwelling would be sited. Based on the applicant's plot plan, the nearest property lines would be approximately 105 feet south and approximately 500 feet, east of the proposed dwelling location. Staff used elevation profile tools within Polk County's GIS and calculated the average slope of the proposed dwelling site. Based on those calculations, staff finds that the dwelling site has an average slope of approximately 21%, which trends downhill towards the southeast. As a result, an additional safety zone of 75 feet on the downhill (south and east) side of the dwelling's primary safety zone would be required. The total fuel break required would be 130 feet surrounding the dwelling with an additional 75 foot safety zone on the south and east, downhill slopes. Staff finds that the proposed dwelling location would allow the entire primary fuel break and additional safety zone, to be located entirely on the subject property, and a majority of the secondary fuel break to be located on the subject property.

Staff recommends a condition of approval requiring the fuel breaks to be constructed and maintained on the subject tract in compliance with OAR 660-006-0035(3) and "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry, Section B "Fuel Break Standards" (Attachment C). Based on the applicant's plot plan, the proposed dwelling location could comply with these fuel brake standards.

With these conditions, the application could comply with these criteria.

- (F) No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a stovepipe or chimney.**
- (G) The applicant shall obtain an address from the County, and shall display that number in a location on the property that is clearly visible from the road used as the basis for numbering. The numbers shall not be less than three inches in height, in a contrasting or visible color and shall comply with all other applicable standards for signs.**
- (H) The dwelling shall meet the following requirements:**
 - (1) The dwelling has a fire retardant roof.**
 - (2) The dwelling will not be sited on a slope of greater than 40 percent.**
 - (3) Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class F stream as designated by the State Board of Forestry.**
 - (4) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.**
 - (5) If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district.**

(6) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

- (I) If meeting the requirements of Section 177.090(G) would be impracticable, alternative means for protecting the dwelling from fire hazards may be considered. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. [PCZO 177.090(E - H)]**

Findings: The subject property is located within the area served by the Polk County Fire District No. 1. To ensure compliance with the above criteria, staff recommends the dwelling be required to be constructed with any and all necessary fire restrictive materials in compliance with the fire siting standards of PCZO 177.090. The above criteria listed in PCZO 177.090(E)-(H) shall be required as conditions of development.

With these conditions, the application complies with these criteria.

- 5) NON-REMONSTRANCE DEED RESTRICTION. Pursuant to OAR 660-006-0026(6) and OAR 660-006-0029(4)(e), for any dwelling, residential facility, private park, reservoir or water impoundment, home occupation, or private fishing or hunting accommodations approved under sections 177.035, 177.040, and 177.070, and partitions approved under subsections 177.060(B), (C), (D) and (E), the landowner for the property shall be required to sign and record a deed restriction binding the landowner and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 to 30.937. [PCZO 177.120]**

Findings: The property owner has already recorded a deed restriction for the subject property, which complies with this criterion. The deed restriction is recorded in Polk County Clerk Document 2005-017499, dated October 14, 2005. Because this deed restriction binds the landowners and landowner's successor, a subsequent deed restriction for this large tract "template" dwelling application is not required.

The application complies with this criterion.

6) SETBACK REQUIREMENTS.

- (A) No structure or use shall be established in a manner likely to cause contamination of a stream, lake or other body of water.**
- (B) Front Yard. Every building shall have a setback from the front property line or any lot line adjacent to a street or road, of at least 30 feet.**
- (C) Side Yard. The minimum side yard requirements in the TC Zoning District shall be 80 feet.**
- (D) Rear Yard. The minimum rear yard requirements in the TC Zoning District shall be 80 feet. [PCZO 112.430(C)(1)]**

Findings: The minimum setbacks for the proposed dwelling shall be front: thirty (30) feet; side: eighty (80) feet; rear: eighty (80) feet. The applicant's plot plan indicated the dwelling would be approximately 105 feet north of the southern property line and 500 feet west from the eastern property line, which would be the closest property lines to the proposed dwelling location. The proposed dwelling would be accessed via an existing private driveway. As discussed above, the subject property contains a riverine wetland that is located near the east-central portion of the subject property, which would be located approximate 400 feet north-west from the property dwelling location. Additionally, the existing driveway proposed to serve the dwelling does not cross the riverine wetland. Therefore, staff finds that the proposed dwelling would not be established in a manner likely to contaminate a stream, lake, or other body of water. The proposed dwelling and any future accessory structures shall be required to comply with the above setback standards. Staff recommends that these setback requirements be listed as a condition of approval.

With this condition, the application could comply with these criteria.

7) **The Management Plan:** When a "3-C" decision has been made for a particular resource, as indicated on the Goal 5 inventory sheets, the applicant, in coordination with the County and State or federal managing agency (s), shall develop a management plan which comprises the following elements:

- (A) A description of the type and extent of resources involved;
- (B) A map showing the exact location of the resource;
- (C) A print-out from the County Assessor's Office indicating ownership within designated buffer strips; and
- (D) A written statement detailing a proposed strategy to protect the identified significant resources. Such strategy may include, but shall not be limited to the following:
 - (1) Restriction of conflicting activities during critical periods (e.g., sensitive nesting periods);
 - (2) Protecting the resource with buffer strips;
 - (3) A Monitoring Plan for the site, i.e., determine the long-range affects;
 - (4) Permanent or seasonal road closures to protect the resource site; and
 - (5) Conservation easements, tax incentives or land donations.

If the County and applicant concur on provisions of the management plan, and other applicable criteria are satisfied, approval of the administrative action or conditional use request shall be subject to fulfillment of the management plan objectives. [PCZO 182.040(E)(1)(a-d)]

Findings: A management plan coordinated with the applicable State or Federal agency is required for any activities listed as a conflicting use within an inventoried Significant Resources Area. According to the Polk County SRA map, accessed through Polk County's GIS, a majority of the subject property is located within the inventoried Deer and Elk Winter Habitat area (Attachment D). PCZO 182.070(A)(2)(a) lists residential development as a conflicting use within this inventoried significant resource area, and therefore requires a management plan.

The applicant submitted a management plan (Attachment D), which lists strategies intended to protect deer and elk habitat that include: cluster the proposed dwelling with existing development, utilize an existing driveway, site the dwelling in a partially cleared area in order to limited tree removal, continue to manage the remainder of the subject property for timber purposes consistent with the Forest Practice Act, and never allow ATV's to be used for recreational purposes. The applicant did not provide evidence that the attached management plan was reviewed by ODFW, so staff sent a copy of the provided management plan to Gregory Reed, District Wildlife Biologist for ODFW via email. Staff provided a thirty (30) day comment period to review the management plan, but as of the writing of this staff report, no comments or concerns have been received from ODFW. Staff finds that submission of the management plan to ODFW with a thirty (30) day comment period satisfies the coordination requirement.

The submitted management plan is specific to the subject property within Polk County that is identified on the maps submitted with the application (Attachment D). Staff finds that the submitted management plan, meets the management plan requirements for residential development within the inventoried Deer and Elk Winter Range Habitat area. Staff recommends a condition of approval that the applicant shall implement the management plan evaluated in this application (Attachment D).

With this condition, the application complies with these criteria.

8) **Deer and Elk Winter Range - To minimize impacts to deer and elk populations, the following standards apply (Note: Properties within the Rural Community Centers and areas zoned AR-5 and F/F are exempted from these requirements):**

- (A) Dwelling units are limited to a maximum of 1 unit per 40 acres;

- (B) Dwelling units, roads, utility corridors and other development shall be sited on the least productive habitat land and away from sensitive slopes and soils;**
- (C) Development shall be clustered and located as close as possible to existing development and services, with only essential roads provided;**
- (D) Nonessential roads shall be closed and off-road vehicle use curtailed during the winter and spring. [PCZO 182.050(A)(1-4)]**

Findings: When reviewing the dwelling density standard, staff uses Polk County's GIS data and tools, and the Polk County Assessor's records in order to determine how many dwellings are within the Section of the subject property. Staff excludes properties that are within the Rural Community Centers, AR-5, and F/F zoned properties, as those properties are not subject to these standards. Staff also excludes properties that are not within the Deer and Elk Winter Range habitat, as those properties also are not subject to these standards. When factoring in these variables, staff finds that there are approximately 906 acres within T9S, R6W Sections 1 and 12, within the TC and EFU zones that are within the Deer and Elk Habitat area. After reviewing the 2018 Polk County aerial photograph and the 2021 Polk County Assessor's records, staff finds that there are five (5) other dwellings within this study area. Including the proposed dwelling, staff finds that the dwelling density is one (1) dwelling per 181.2 acres ($906/5=181.2$), which is below the maximum dwelling density of one (1) dwelling per 40 acres. A copy of the section map including the dwelling locations and zones is included in the record.

The applicant states that the dwelling would be clustered near existing development. ODFW did not provide comments indicating that the dwelling would be located on sensitive slopes or soils. Staff utilized Polk County GIS tools to calculate the average slope for the proposed dwelling location and found it to be approximately 21 percent downhill towards the southeast. While a 21 percent slope is significant, staff calculated slopes around the subject property and found slopes that averaged approximately 38 percent. Therefore, staff finds that since the proposed dwelling location would be clustered with previous development and would be located on a lesser slope than surrounding areas, it is reasonable to conclude that this is the least productive habitat on the subject property, which would limit potential impacts to the Deer and Elk Winter Habitat.

According to the Natural Resources Conservation Service (NRCS) Soil Survey of Polk County, Oregon utilizing the Polk County GIS², the proposed dwelling would be located on Jory silty clay loam (36E) soils. Staff has found no evidence in the record to suggest that Jory silty clay loam is a sensitive soil or significantly meaningful for deer and elk habitat.

Based on the applicant's plot plan and narrative, the proposed dwelling location would utilize the existing access road, which provides access to Airlie Road. Airlie Road is a Major Collector as classified in the Polk County Transportation Systems Plan, Figure 3.

Staff recommends as a condition of approval that the proposed dwelling location shall be established substantially in the same location that was submitted and evaluated in this application, and that any future accessory structures shall be clustered with the proposed dwelling location.

The applicant states that additional roads located on the subject property are used periodically for timber management but ATV's would never be allowed for recreational purposes. To ensure compliance, staff recommends as a condition of approval that nonessential roads shall be closed and off-road vehicle use curtailed during the winter and spring.

With the above recommended condition of approval, the application complies with these criteria.

² Disclaimer: Information is based on NRCS soil information & Polk County Tax Assessment data. This information is provided for land use planning purposes only. Polk County is not responsible for map errors, omissions, misuse, or misinterpretation. Percent and total calculations are based on staff measurements using the Polk County GIS.

IV. CONCLUSIONS

Based on the Review and Decision Criteria above, the application complies with the provisions for establishing a single-family dwelling in the TC Zoning District on an approximately 88.3 acre parcel, utilizing the "large tract template test" criteria. The application would be subject to compliance with the conditions listed below, as required by the findings in the Review and Decision Criteria (Section III). Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III, above. Any modifications to conditions shall be approved in accordance with provisions of law (e.g., variance, subsequent land use application).

Conditions of Approval:

1. This approval is for one (1) single-family dwelling on the subject property. The dwelling and access shall be established substantially in the location identified in this application as depicted on Attachment A-1. This dwelling approval is specific to the size and configuration of the subject tract presented and evaluated in this application. Reconfiguration of the subject tract prior to establishing the dwelling would invalidate this approval.
2. The applicant shall implement the management plan evaluated in this application (Attachment D). Any future accessory structures shall be clustered with the proposed dwelling and access location. Nonessential roads shall be closed and off-road vehicle use curtailed during the winter and spring.
3. Prior to establishing the dwelling on the subject property, the property owner shall obtain all necessary permits from the Polk County Building and Environmental Health Divisions, and the Polk County Public Works Department. These permits may include, but are not limited to the following: building, manufactured dwelling placement, electrical, plumbing, and mechanical permits from the Building Division; septic site evaluation and construction permits from the Environmental Health Division; and a new or amended access permit from the Public Works Department.
4. The property owner shall provide evidence consistent with OAR 660-006-0029(A), that the domestic water supply is from a source authorized in accordance with the Oregon Department of Water Resources rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20), and not from a Class F stream as defined in the Forest Practices Rule, OAR 629-24-101(3). If the water supply is unavailable from public sources or sources located entirely on the subject property, then the property owner shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.
5. The following fire siting standards shall apply to a new dwelling or permanent structures:
 - (f) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source. The property owner shall coordinate with Polk County Fire District No. 1 to determine whether a water source would be suitable for fire protection.
 - (g) A primary fuel break shall be constructed on land surrounding the dwelling that is owned and controlled by the property owner, no less than 30 feet wide. The primary fuel break may include a lawn, ornamental shrubbery or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All trees shall be pruned to at least eight feet in height. Dead fuels shall also be removed.
 - (h) A secondary fuel break shall also be constructed on land surrounding the dwelling that is owned or controlled by the owner, of not less than 50 feet outside the primary fuel break.

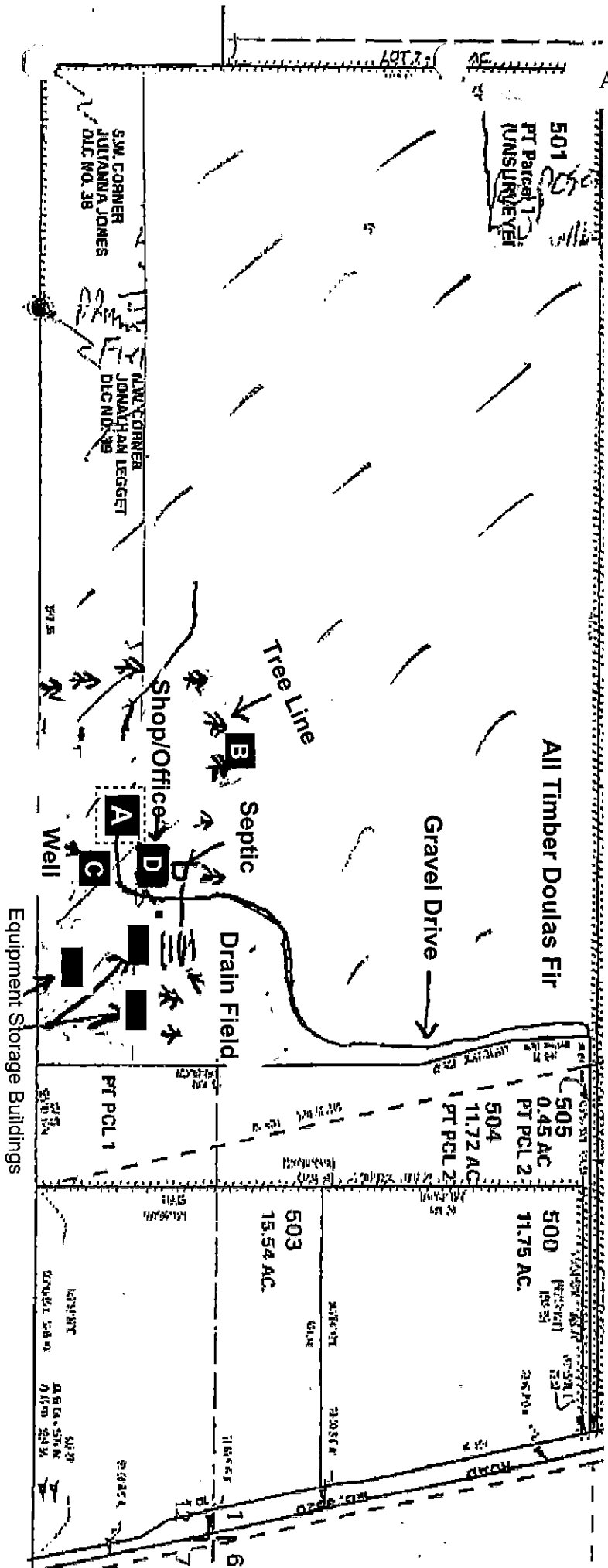
Dead fuels shall be removed from the fuel break area. It may be advisable to increase the secondary fuel break if the dwelling is located on a slope.

- (i) No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a stovepipe or chimney.
 - (j) The property owner shall obtain an address from Polk County, and shall display that number in a location on the property that is clearly visible from the road used as the basis for numbering. The numbers shall not be less than three inches in height, in a contrasting or visible color and shall comply with all other applicable standards for signs. The property owner shall display the address number at the commencement of construction on the subject property.
6. As required by OAR 660-006-0035(3), the property owner shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the property owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry (Attachment C, Section B "Fuel Break Standards").
7. The dwelling shall meet the following requirements:
- (g) The dwelling will have a fire retardant roof.
 - (h) The dwelling will not be sited on a slope greater than 40 percent.
 - (i) Evidence is provided that the domestic water supply is from a source authorized by the Oregon Water Resources Department and not from a Class F stream as designated by the Oregon Board of Forestry.
 - (j) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.
 - (k) If the dwelling is not within a fire protection district, the property owner shall provide evidence that the owner has asked to be included in the nearest such district.
 - (l) If the dwelling has a chimney or chimneys, each chimney will include a spark arrester.
8. If meeting the requirements of Condition 7 above would be impracticable, alternative means for protecting the dwelling from fire hazards may be considered. The means selected may include a fire sprinkling system, on-site equipment and water storage, or other methods that are reasonable, given the site conditions.
9. The property owner shall construct and/or improve the driveway to comply with Polk County Standards for Private Roads Serving Dwellings in Forest Zones (Attachment B).
10. If road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management or the U.S. Forest Service, then the property owner shall provide proof of a long-term road access use permit or agreement to the Polk County Community Development Department prior to the issuance of permits for the residence. The road use permit may require the property owner to agree to accept responsibility for road maintenance.
11. The property owner shall submit a stocking report to the Polk County Assessor for the Assessor to verify that the minimum stocking requirements have been met by the time required by the Oregon Department of Forestry Rules. If the property does not meet the minimum stocking requirements, the Assessor may remove the forest land designation pursuant to ORS 321.359 and impose additional tax pursuant to ORS 321.372.
12. The setbacks for the proposed dwelling and any future accessory structures shall comply with yard setback standards for the Timber Conservation Zoning District listed in PCZO

112.430(C)(1). Those setbacks are: front – thirty (30) feet, side – eighty (80) feet, and rear – eighty (80) feet.

13. Prior to any development within a wetland area, the property owner shall be responsible for ensuring that all applicable State or Federal permits have been obtained, such permits may include, but are not limited to, a Removal Fill Permit from the Oregon Department of State Lands (DLS).

Plot Plan for Rick Taylor CUP



The map displays the following parcels and features:

- Parcel 9.6.1 TL 400**: Located in the upper left quadrant.
- Parcel 9.6.12 TL 200**: Located in the upper right quadrant.
- Parcel 16700 Shady Lane Road 9.6.1 TL 600**: A large parcel in the center-right.
- Parcel 16140 Airie Road 9.6.1 TL 602**: Located to the right of the center-right parcel.
- Parcel 16010 Airie RD 9.6.1 TL 500**: Located in the lower right quadrant.
- Parcel 16000 Airie Road 9.6.1 TL 503**: Located below the 16010 parcel.
- Parcel 16060 Airie Road 9.6.1 TL 504**: Located to the left of the 16010 and 16000 parcels.
- Subject Property 16062 Airie Road 9.6.1 TL 501 and 505 88.3 acres**: A large central parcel, outlined in thick black.
- Proposed Dwelling Location**: Indicated by a small square icon with a cross inside, located on the western boundary of the Subject Property.
- Parcel 9.6.12 TL 109**: Located to the west of the Subject Property.
- Roads**:
 - SHADY LANE RD**: Runs north-south on the right side of the map.
 - AIRIE RD**: Runs east-west along the bottom of the map.

This map was produced from the Polk County geographic databases to support its governmental activities. This product is for informational purposes and may not have been prepared for, or be suitable for legal engineering, or surveying purposes. The county is not responsible for any map errors, possible misuse, or misinterpretation. To report a map error, please call (503)6623-0713.

Polk County Standards for Private Roads Serving Dwellings in Forest Zones

The construction and maintenance of a private road are the responsibility of the applicable property owners and/or users. In addition, property owners or users shall be aware that public service vehicles such as fire trucks and ambulances may have need to use a private road in order to perform their public mission.

Unless specified otherwise, the following standards for private roads are **required** for all new construction of private roads, bridges, and driveways serving residences on lots or parcels within the Timber Conservation (TC) Zoning District and for lots or parcels where the predominate use is in forest use in the Farm/Forest (FF) Zoning District. For properties in all other zones, these standards are recommended only and are not required.

A. Private Roads Accessing Residences

1. Roads shall be built and maintained to provide a minimum width of 12 feet with an all-weather surface capable of supporting gross vehicle weights of 50,000 pounds, a minimum curve radius of 48 feet, and a vertical clearance of 13 feet 6 inches.
2. Dead-end roads over 150 feet in length shall have cul-de-sac, L-shape, or T-shape turnarounds at the end of the road with dimensions not less than those shown in Standard Drawing 0025. Turnouts 20 feet wide and 40 feet long (for a maximum combined roadway/turnout width of 20 feet), shall be provided at a maximum spacing of 500 feet
3. Bridges, culverts, and other structures in the road bed shall be constructed and maintained to support gross vehicle weights of 50,000 pounds.
4. Road grades shall not exceed an average of eight (8) percent, with a maximum grade to be determined by the Public Works Director, but not to exceed fifteen (15) percent. Grades in excess of fifteen (15) percent may be approved by the Board of Commissioners.
5. It is **recommended** that all roads be uniquely named or numbered or visibly signed at each road intersection. Letters or numbers should be a minimum of three (3) inches in height and constructed of reflective material.

LAND USE PLANNING NOTES >>>>



NUMBER 1 • MARCH 1991

PURPOSE: This technical bulletin has been developed jointly by the Department of Forestry and structural fire protection agencies in Oregon as technical guidance and recommended minimum standards to meet the requirements of new administrative rules, OAR 660-06-035 (fire siting standards for dwellings and structures) and OAR 66006-040 (fire safety design standards for roads) adopted by the Land Conservation and Development Commission for forest land zones (Goal 4 lands). Counties are encouraged to adopt stricter rules in forest zones where these recommendations might not adequately address a particular hazard or risk.

RULE REQUIREMENTS:

OAR 660-06-035 (Fire Siting Standards for Dwellings and Structures) requires that:

"[T]he following fire siting standards or their equivalent apply to new dwelling or structures in a forest or agriculture/forest zone:

"(1) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

"(2) Road access to the dwelling shall meet road design standards described in OAR 660-06-040.

"(3) The owners of the dwellings and structures shall: maintain a primary fuel-free break area surrounding all structures; clear and maintain a secondary fuel-free break area; and maintain adequate access to the dwelling for fire fighting

Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads

Published by:

Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310

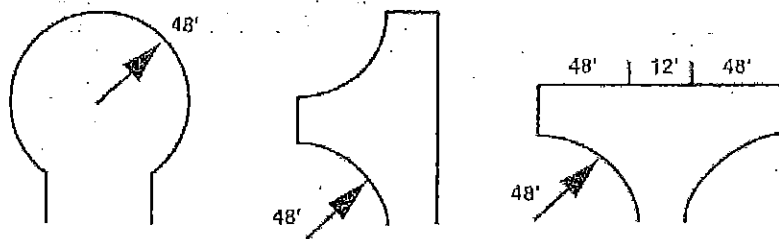
equipment vehicles in accordance with the provisions in *Protecting Your home from Wildfire* (National Fire Protection Association)."

OAR 660-06-040 (Fire Safety Design Standards for Roads) requires that:

"[T]he governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards."

Though there are no similar rule requirements to be met in rural residential zones in forested areas, the Department of Forestry encourages the adoption by local government of these recommended fire safety standards in these zones as well.

Turn-Around Types



Though some of the recommendations are strictly to accommodate structural fire protection apparatus and needs, it is recommended that the standards be applied to all lands within forest zones, regardless of the presence or absence of a rural (structural) fire protection district. The standards should be applied in anticipation of structural fire protection eventually becoming present.

RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

A. Water Supply Standards:

1. **Access**— If a water supply—such as a swimming pool, pond, stream, or lake—of 4,000 gallons or more exists within 100 feet of the driveway or road at a reasonable grade (12%) an all-weather approach to a point within 15 feet of the water's edge should be provided. The all-weather approach should provide a turn-around with a 48-foot radius of one of the types shown in the illustration below.

2. **Identification**— Emergency water supplies should be clearly marked along the access route with a county approved sign.

B. Fuel Break Standards:

1. **Primary Safety Zone**— The primary safety zone is a fire break extending a minimum of 30 feet in all directions around structures. The goal within the primary safety zone is to remove fuels that will produce

flame lengths in excess of one foot. Vegetation within the primary safety zone could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, limbs and other dead vegetation should be removed from

beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) should be placed next to the house.

As slope increases, the primary safety zone should increase away from the house, parallel to the slope and down the slope, as shown in the table and illustration on the next page.

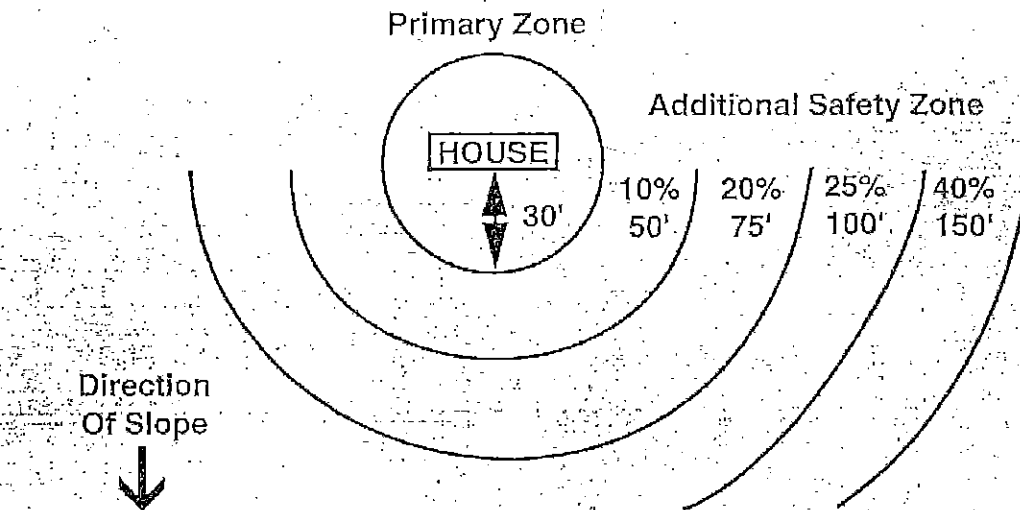
2. **Secondary Fuel Break**— The secondary fuel break is a fuel break extending a mini-

Size of Primary Safety Zone by Percent Slope

Slope	Feet of Primary Safety Zone	Feet of Additional Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Buildings should be restricted to slopes of less than 40 percent.

EXAMPLE OF SAFETY ZONE SHAPE



mum of 100 feet in all directions around the primary safety zone. The goal of the secondary fuel break should be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel break should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels should be removed.

RECOMMENDED FIRE SAFETY DESIGN STANDARDS FOR ROADS:

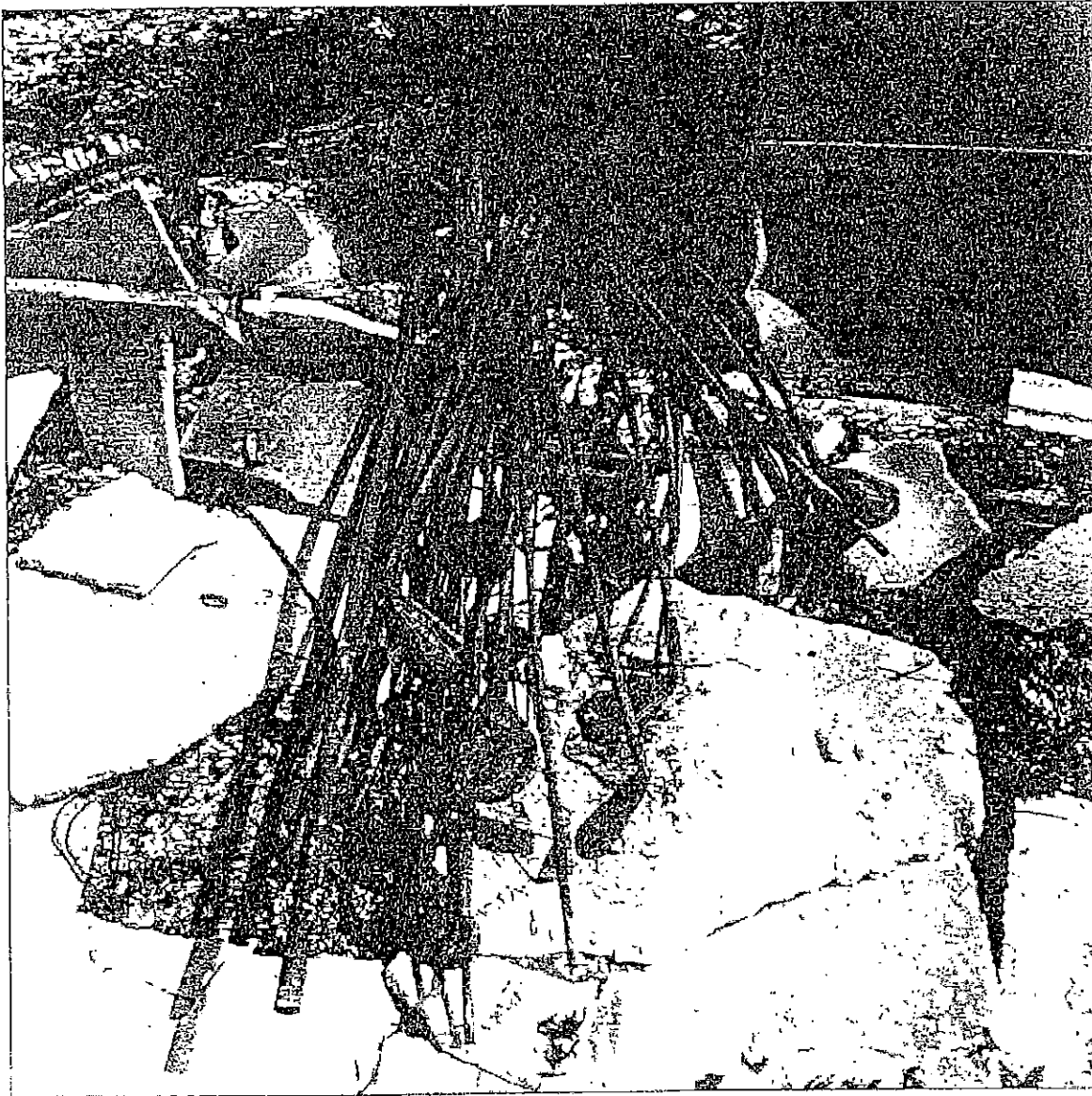
A. Road Standards (public roads and private roads accessing 2 or more residences):

1. Right-of-ways— Roads should be built and maintained to provide a minimum 20 foot width of all-weather surface capable of supporting gross vehicle weights of 50,000 pounds, a minimum curve radius of 48 feet and a vertical clearance of 13'6".

2. **Cul-de-Sacs**— Cul-de-sacs should be defined as dead-end roads over 150 feet in length. Cul-de-sacs should have turn-arounds of not less than 48 feet radius at a maximum spacing of 500 feet between turn-a-rounds. All turn-a-rounds should be marked and signed as "NO PARKING."

3. **Bridges and Culverts**— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

4. **Road Grades**— Road grades should not exceed an average of 8 percent, with a maxi-



A set of burned golf clubs lay in the ruin of a home burned by the 1990 Awbrey Hall Fire. Twenty-two homes burned during this fire, which raced along the outskirts of Bend, Oregon. Most of the burned homes had insufficient fuel breaks surrounding them.

Photograph courtesy of the Bulletin, Bend

num of 12 percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

5. Identification— Roads should be uniquely named or numbered and visibly signed at each road intersection. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

B. Driveway Standards (private roads accessing a single residence):

1. Driveways— Driveways should be built and maintained to provide a minimum 12-foot width of all-weather surface capable of supporting gross vehicle weights of 50,000 pounds, a minimum curve radius of 48 feet and a vertical clearance of 13'6".

2. Vehicle Passage Turnouts— Driveways in excess of 200 feet should provide 20-foot wide by 40-foot long passage space (turnouts) at a maximum spacing of 1/2 the driveway length or 400 feet, whichever is less. Wherever visibility is limited, these distances should be reduced appropriately.

3. Dead-end driveways— Dead-end driveways are defined as dead-end roads over 150 feet in length serving a single residence. Dead-end driveways should have turn-a-rounds of not less than 48-foot radius.

4. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

5. Driveway Grades— Driveway grades should not exceed an average of 8 percent, with a maximum of 12 percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

6. Identification— Driveways should be marked with the residence's address unless

the residence is visible from the roadway and the address is clearly visible on the residence. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

C. Certification:

1. If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 gross vehicle weight standard should be provided from an Oregon Registered Professional Engineer. Otherwise, written verification of compliance should be provided by the applicant.

BASIS FOR RECOMMENDATIONS:

A. Water Supply

Water is a critical tool in fire suppression. Hydrants are generally not available in forested areas. Therefore, fire suppression in forested areas is dependent upon the water carried in the responding fire equipment and water sources available for refill or that can be pumped from an engine. Water available for refilling an engine can mean the difference between saving or losing a structure, or preventing a wildfire from escaping initial attack. When a fire engine or tanker runs out of water, turn around time to a refill site may be quite lengthy. A 4,000 gallon water supply is large enough to refill a large tanker or several smaller fire engines. Requiring construction of an all weather approach to within 15 feet of 4,000 gallon or larger water sources within 100 feet or less of a driveway or road will greatly help fire protection agencies.

B. Fuel Breaks

The steeper the slope, the greater the flame length, the hotter the flame front, and the faster the rate of fire spread. This greater fire activity is primarily due to preheating of the vegetation upslope from the fire, increased draft of fresh air to the fire from below, and more flame contact with upslope fuels. On steeper slopes, failure to provide for larger safety zones downslope from a residence will make it more difficult for fire personnel to protect the structure. The

firefighter is also in a more tenuous safety position.

On the last page are two graphs showing the relationships of flame length and dozer fire construction speeds to slope for two fuel types. Flame lengths increase with slope and dozer fire line construction rates decrease. Other fire fighting methods such as water attack and hand line construction are also hampered by steep slopes. Generally, hand lines are useless when flame lengths reach 4 feet; dozer lines fail with 8-foot flame lengths.

C. Road & Driveway Specifications

Fire fighting apparatus (fire engines, tankers, dozer and lowboy, etc.) are much larger and heavier than personal vehicles. These vehicles

require greater road width and clearance for passage, wider road curves for turning, and level or at most moderate road grades for maintaining vehicle engine performance and driver safety.

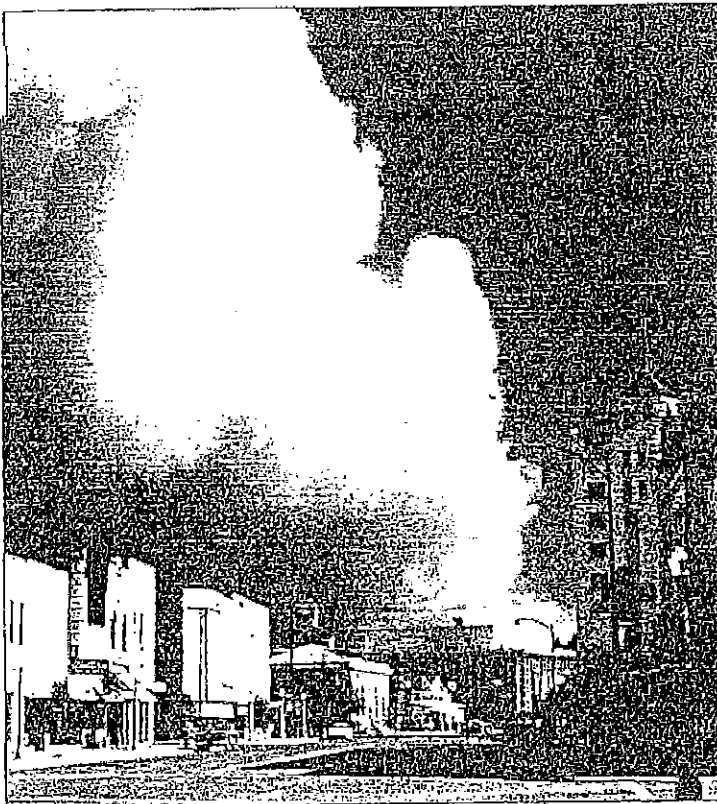
- The 1988 Oregon Uniform Fire Codes, Chapter 10.207 specifies that all roads shall be all weather surfaced, minimum 20 feet width, and have a vertical clearance of 13' 6".

- A filled, fully equipped 3,000 gallon tanker weighs around 40,000-45,000 pounds. Many rural fire departments utilize this size tanker as a water source for the small fire engines. A minimum road surface load limit of 50,000 pounds provides for this load plus an appropriate safety margin.

- Large, heavy vehicles have difficulty driving up and down steep road grades. Additionally, most rural fire departments are principally staffed by volunteers and most forest fire agency employees are seasonal. While these people are capable drivers, very few are professional truck drivers and they may have a more difficult time maneuvering a truck up a steep winding road than would the professional driver.

- Rural address identification is extremely important. While the local resident may be familiar with the localized road or driveway system, emergency responders generally will not. Proper signing of roads and driveways with 3" or larger reflectorized letters or numbers will assist fire fighters in locating threatened residences, especially when visibility is impaired by darkness or smoky conditions.

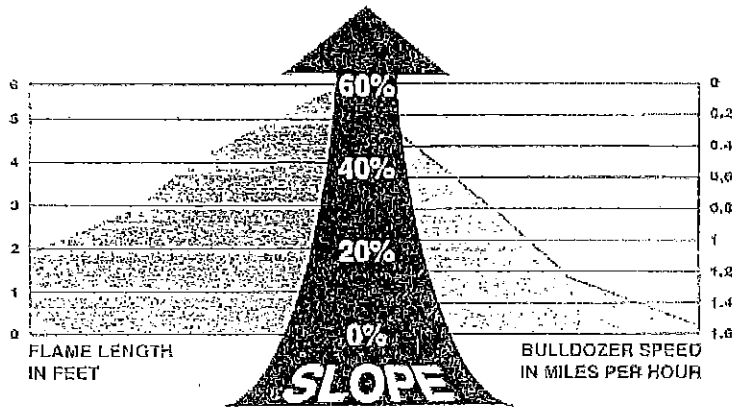
- It is very difficult to back up long distances in large fire apparatus, and this difficulty can be compounded if driveway grade is not level. Therefore, turnouts and turnarounds are very important.



The 1989 Dooley Mountain Fire threatened the residents of Baker City.

Photograph courtesy of the Democrat-Herald, Albany

The Relationship of Flame Length to Fuel Type and Slope: Two Situations



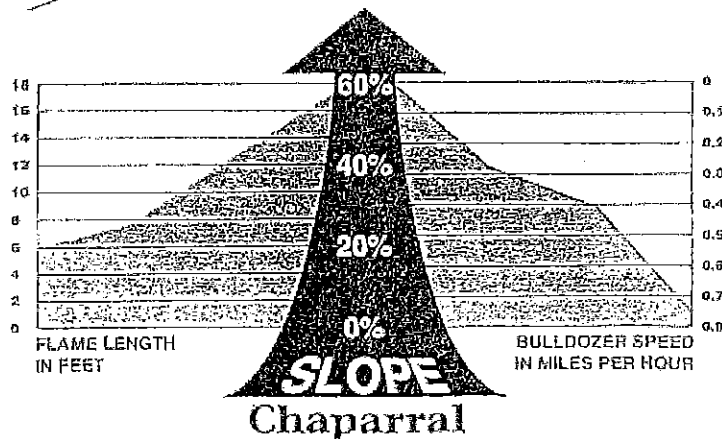
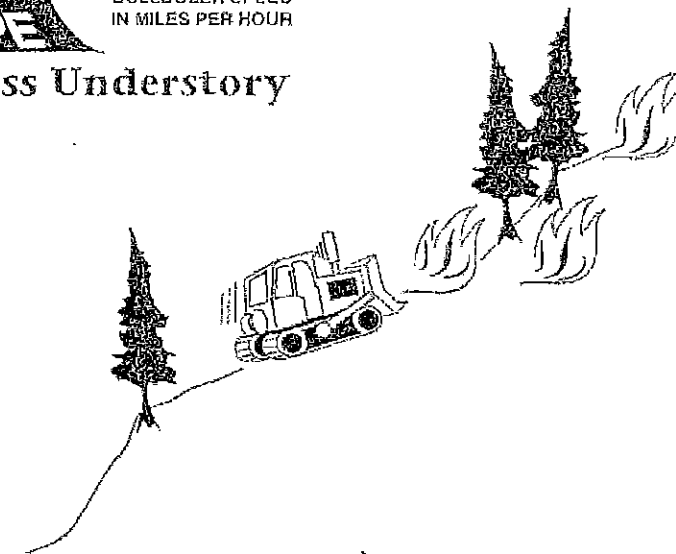
Timber with Grass Understory

These two graphs illustrate the effect of slope on flame length and bulldozer speed in two common fuel types.

In open timber with grass, flames traveling up a 20% slope can reach 3-4 feet in length.

Chaparral, on the same slope, will generate flame lengths of 6-8 feet. Hand-constructed fire lines usually fail to stop fires having 4-foot or longer flame lengths. Bulldozer-constructed fire lines usually fail to stop fires having 8-foot or longer flame lengths.

Fire lines become less effective as slope increases and as fuel loads increase.



Chaparral

Information Provided By:

Oregon Department of Forestry
Resource Planning Office

Land Conservation and
Development Commission

Office of State Fire Marshal

Oregon Fire Chiefs Association

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"SP-1140-0001" 11/1/1971



Wildlife Management Plan for A Template Dwelling Conditional Use Permit at 16062 Airlie Road As Required By PCZO Chapter 182

The subject property is located within a Deer and Elk Winter Range, according to the Significant Resource Areas (SRA) map. Under the Goal 5 ESEE process it has been determined residential development is an identified conflicting use and subject to the applicable provisions contained in PCZO 182.-040E(1) and PCZO 182.050(A)(1-4). This wildlife management plan has been prepared and shall be implemented in accordance to these standards and requirements.

PCZO 182.040(E): Limit Conflicting Uses (3-C)

(1) The Management Plan: When a "3-C" decision has been made for a particular resource, as indicated on the Goal 5 inventory sheets, the applicant, in coordination with the County and State or federal management agency(s), shall develop a Management Plan which comprises the following elements:

(a) A description of the type and extent of resources involved:

A majority (approximately 80%) of this property has been mapped as being within Deer and Elk Winter Range, according to the Significant Resource Areas (SRA) map. The only portions outside of this resource area are in the eastern part of the property, which is in closer proximity to smaller and more developed parcels at lower elevations.

Adjacent parcels to the north, west and east are also mapped as Deer and Elk Winter Range. These parcels are also undeveloped and in large tracts, compared to mostly smaller parcels many developed with homesites to the east along Airlie Road. As with the subject property, these large tracts are managed for forest uses.

(b): A map showing the exact location of the resource:

A map showing this resource has been submitted as part of this management plan. As stated above a majority of this subject property is within Deer and Elk Winter Range.

(c): A print out from the County Assessor's Office indicating ownership within designated buffer strips:

This criterion does not apply to this request.

(d): A written statement detailing a proposed strategy to protect the identified significant resources:

This criterion is addressed in greater detail under PCZO 182.050 below. In summary, this application will permit one additional dwelling in an area on the property that is already

developed with an office/storage building, portable saw mill and other outbuildings, a large gravel parking and turnaround, well and septic/drainfield. The remainder of the property is being managed for growing mostly Douglas fir as part of an on-going forest management program and has been replanted after logging in accordance with the State Forest Practices Act. Access to the property is restricted by a gate that is only opened during forest management activities. ATVs for recreational purposes are never permitted. And finally, the overall density of dwellings within the mapped resource area is significantly lower than the standard identified below of 1 unit per 40 acres.

PCZO 182.050: The following specific development standards apply to the establishment of identified conflicting uses within deer and elk winter range...:

1. Dwellings are limited to a maximum of 1 unit per 40 acres:

The property is comprised of just over 87 acres, almost all of which is forested. The applicant is proposing one dwelling on this property, thereby complying with this standard. Even if other surrounding lands in the identified Deer and Elk Winter Range are factored into the density it still falls much lower than one unit per 40 acres.

A majority of the property was logged in 2002 and replanted in 2003, in accordance with the State of Oregon Forest Practices Act. There remains a 15 acre stand of 45 year old Douglas fir trees. A perennial stream that is identified on the National Wetland Inventory (NWI) maps originates on the property just below the access road, and flows onto adjoining properties to the northeast. This mapped area is not in close proximity to the proposed area where the template dwelling is located.

2 Dwelling units, roads, utility corridors and other development shall be sited on the least productive habitat land and away from sensitive slopes and soils:

The proposed building envelope is an area defined as being 100 ft. (east to west) by 90 ft. (north to south). The proposed setbacks for this area is 105 feet from the southern property line and 500 feet from the eastern property line. It is well over 1,000 ft. from the other property lines.

This site has gentle to moderate slopes. It is in an area that has been harvested in the past but has shown to be less productive than in other portions of the property, probably due to its thinner soils and more southern exposure. As previously stated, the proposed dwelling site is not in close proximity to small perennial stream that originates from a spring on the property below the access road and near the eastern property line.

The access road to the proposed dwelling site is existing. Electrical power, water and septic are also present nearby. Extending utilities to the proposed dwelling area will require minimum disturbance. There are no known sensitive slopes or soils.

3. Development shall be clustered and located as close as possible to existing development and services, with only essential roads provided:

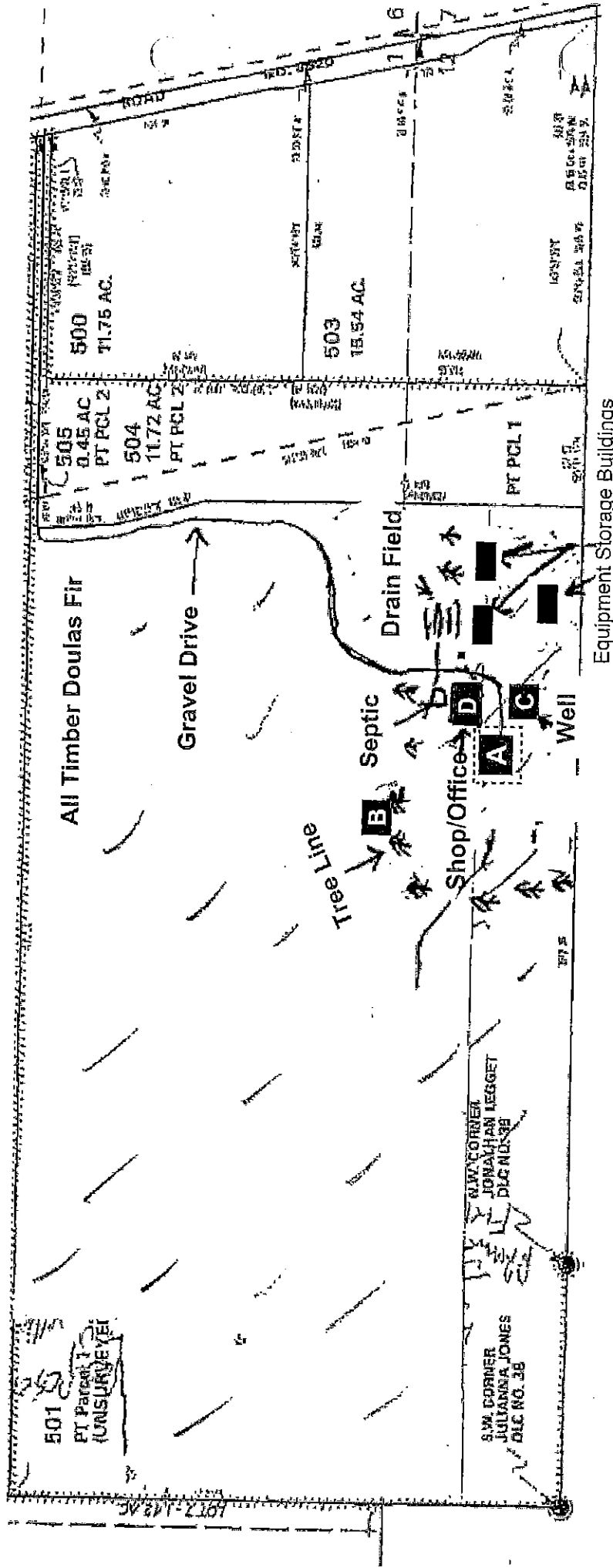
The proposed site for the dwelling is in close proximity to an existing office/shop building and several other structures, including a portable saw mill. All are used in conjunction with the forest management of the property. This area is relatively level with only small trees that were replanted more recently than other portions of the property due to it being a less productive site. An existing large gravel area provides safe access and turn around capacity for large vehicles. Development of one dwelling in this location will have minimal disturbance to deer and elk movement. An existing road provides access to the existing buildings proposed dwelling site.

4. Nonessential roads shall be closed and off-road vehicles curtailed during the winter and spring:

Access to the proposed dwelling site from Airlie Road is from an existing gravel driveway. Beyond the existing developed area the roadway becomes much narrower and is used only periodically in conjunction with on-going forest management activities. Access to this property is restricted. There is an existing locked gate and beyond the gate there are no other properties being served. This is a private road and no off-road vehicles of any type are allowed at any time of the year.

Plot Plan for Rick Taylor CUP

APPLICANT'S PLOT PLAN



A- proposed dwelling site area - 100' (east-west) x 90' (north-south)
(approx. 105' to the south property line • approx. 500' to the east property line)

B- tree line

C- well - (approx) 50' from shop/office

D- office



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