416 Ferry St - PO Box 339
Dayton OR 97114
Ph # (503) 864-2221
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www.daytonoregon.gov
cityofdayton@daytonoregon.gov

Site Development Review Application

For City of Dayton use:

Date Application Received:	Received By:	*File Number:*
Public Hearing Date:	Fee Amount:	Deposit Amount:
Application Completed Date:	*Application Approval Date:*	

Applicant Information:

Applicant Name: Amy Perenchio, AIA, NCARB

Mailing Address: 1223 SW Washington St. Suite 200 City: Portland ST: OR Zip: 97205

Telephone Number: 503-863-2463 Cell Number:

Email Address: amy.perenchio@zgf.com

Summary of Request: See attached.

Site Information:

Site Address or Location: 403 3rd St, Dayton, OR 97114

Nearest Cross Street: 3rd & Ferry Street

Map & Tax Lot Number: 3000, 3101, 3200, 3300, 3400, 3500 Square Footage or Acreage: 36,000 SF

Existing Property Area: See attached C1.00 for existing buildings Proposed Property Area: 105,000 SF

Plan Designation: Central Business Area Overlay Zoning: Commercial (C)

Historic Property Designation: ☐ National Register Listing ☐ Significant ☐ Contributing ☐ Non-Contributing ☒ None

Existing Impermeable Surface Area: See attached C1.00 Proposed Impermeable Surface Area: See attached C3.00

Owner Information:

Property Owner(s): Twin Towers, LLC

Address: 7401 SW Washo Ct. Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-781-2975 Email Address: waynemarschall@thestollergroup.com

Property Owner Signanture: W. Marschall Date: 4/22/2025

Property Owner Signanture: Date:

I/We the above signed Property Owner(s), consent to the proposed development of our property as shown on the attached site plan map.

For Office Use

Fee:	Deposit:	Amount Paid:	Date Paid:	Receipt #
Approved by:	☐ City Manager	☐ City Planner	☐ Public Works Director	☐ City Engineer ☐ Fire Marshall/Chief
Applicant Notification Date:		Comments:		
Additional Services Amount Billed:		Paid:	☐ Planner	
☐ Engineer		☐ Staff Time	☐ Other	

CONTINUE TO PAGE 2

Consultants (please list all that apply)

☐ Planning ☐ Engineering ☐ Surveyor ☒ Other Architect

Name: Amy Perenchio, AIA, NCARB Physical Address: 1223 SW Washington St. Suite 200

Firm: ZGF Architects, LLP City: Portland ST: OR Zip: 97205

Mailing Address: Same as physical address Telephone #: 503-863-2463

City: _____ ST:_____ Zip: _____ Cell Phone #: _____

Email Address: amy.perenchio@zgf.com

❑ Planning ☒ Engineering ❑ Surveyor ❑ Other

Name: Andrew Chung, PE Physical Address: 111 SW Fifth Ave. Suite 2600

Firm: KPFF City: Portland ST: OR Zip: 97204

Mailing Address: Same as physical Telephone #: 503-542-3860

City: _____ ST:_____ Zip: _____ Cell Phone #: _____

Email Address: andrew.chung@kpff.com

❑ Planning ❑ Engineering ❑ Surveyor ❑ Other

Name: _____ Physical Address: _____

Firm: _____ City: _____ ST: _____ Zip: _____

Mailing Address: _____ Telephone #: _____

City: _____ ST:_____ Zip: _____ Cell Phone #: _____

Email Address: _____

❑ Planning ❑ Engineering ❑ Surveyor ❑ Other

Name: _____ Physical Address: _____

Firm: _____ City: _____ ST: _____ Zip: _____

Mailing Address: _____ Telephone #: _____

City: _____ ST:_____ Zip: _____ Cell Phone #: _____

Email Address: _____

❑ Planning ❑ Engineering ❑ Surveyor ❑ Other

Name: _____ Physical Address: _____

Firm: _____ City: _____ ST: _____ Zip: _____

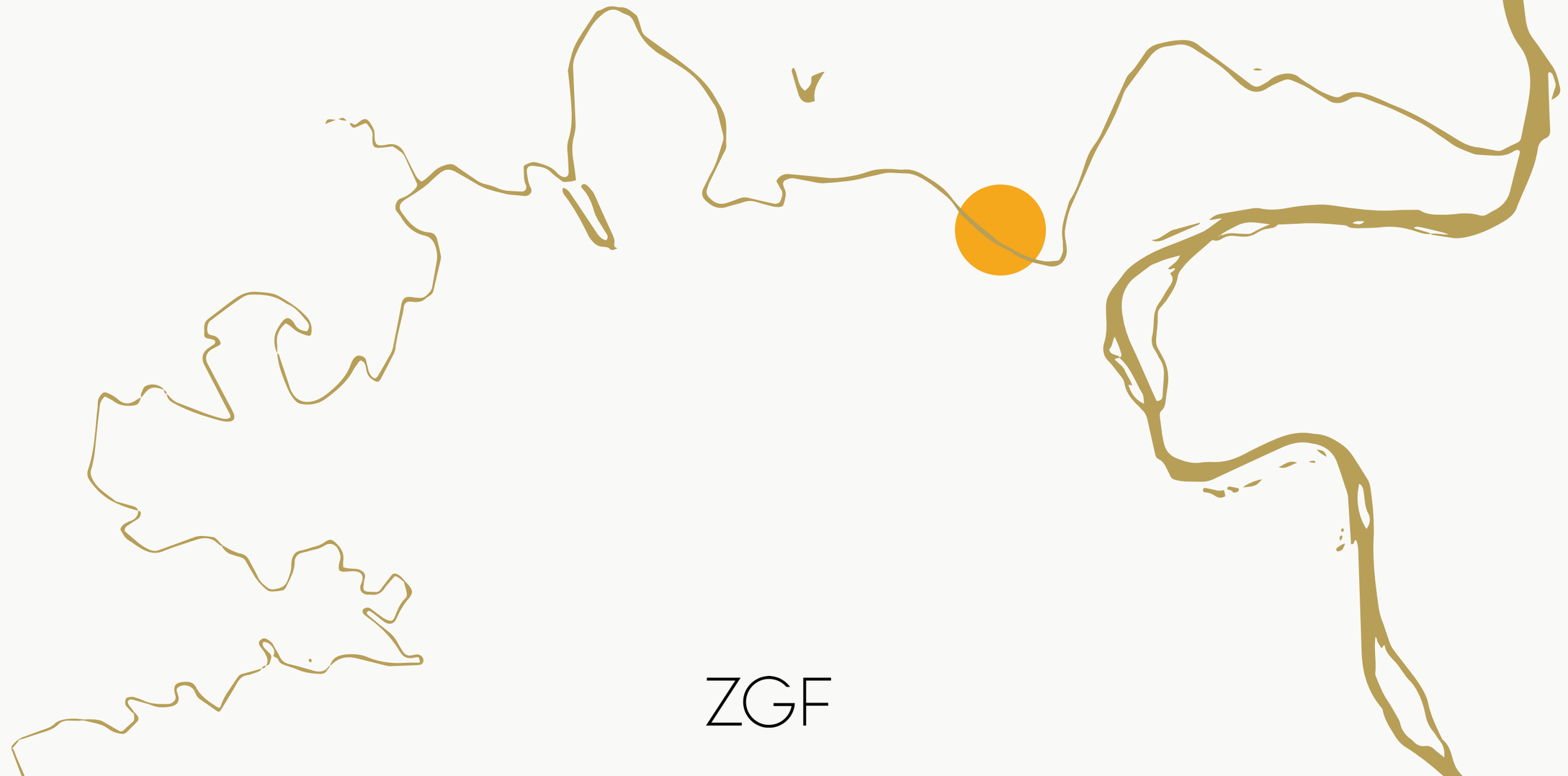
Mailing Address: _____ Telephone #: _____

City: _____ ST:_____ Zip: _____ Cell Phone #: _____

Email Address: _____

DAYTON HOTEL

Site Development Review Application | May 28, 2025



ZGF

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Introduction

PROJECT DATA

Site Location: 403 3rd St, Dayton, OR 97114

Site Area: 36,000 SF

Tax Lot Numbers: 3000, 3101, 3200, 3300, 3400, 3500

Plan Designation: Central Business Area

Zoning: Commercial

Pre-Application Conference: 9/26/2024

APPLICATION REQUEST SUMMARY

The Dayton Hotel is a 118-key, full-service hotel building that is proposed to be approximately 105,000 GSF and 5-stories. The proposed building is centrally located across from Courthouse Square Park and on Ferry Street, the community and commercial core of Dayton. The hotel features a comprehensive array of amenities, including a restaurant and cocktail bar, which spill out under a street-facing arcade along 3rd and Ferry Streets. The applicant requests Planning Commission consideration of the following application for Site Development Review.

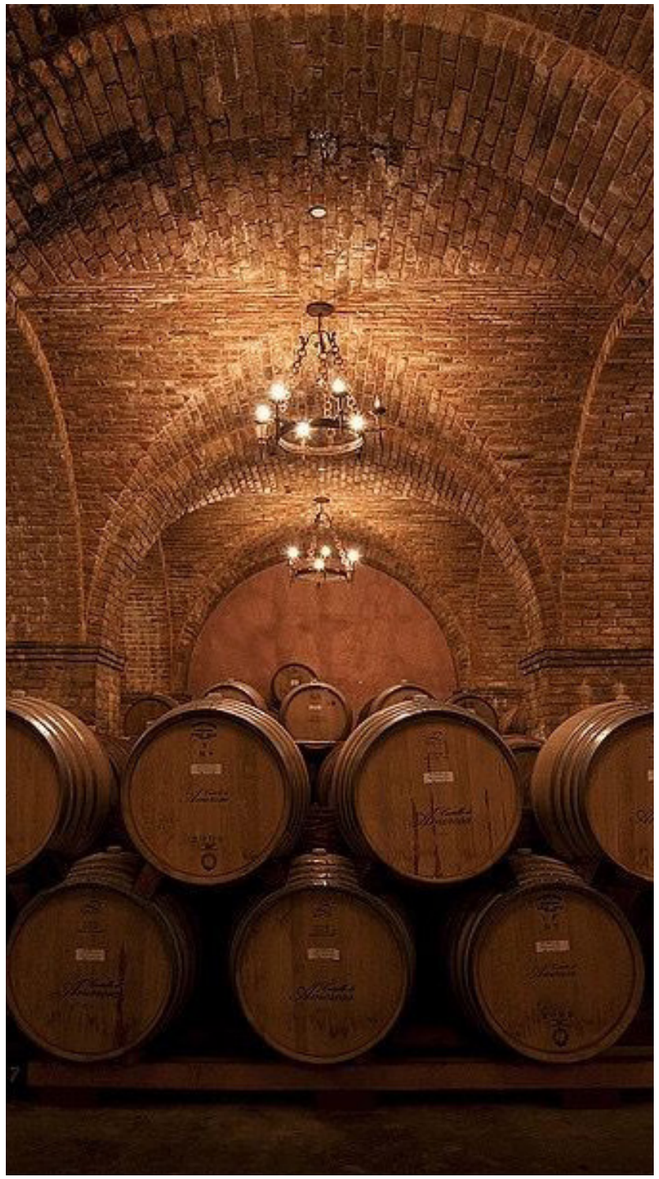
Design Concept

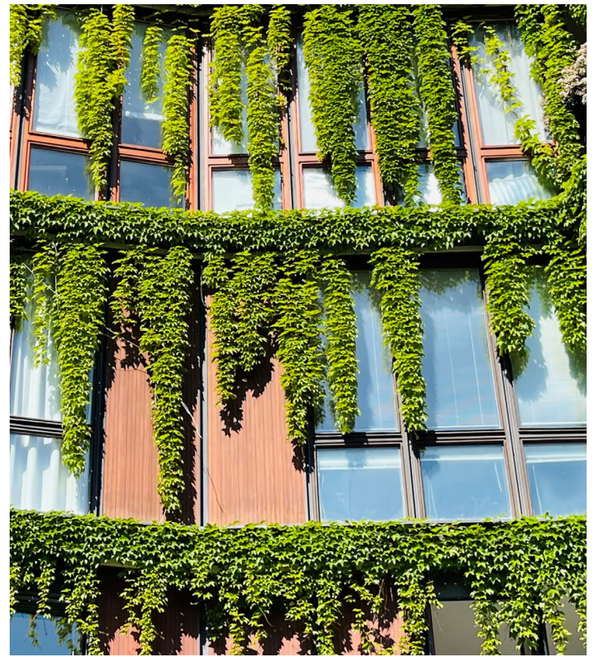
A VERTICAL GARDEN

The concept design for the building celebrates the richness of the surrounding agrarian landscape by integrating horizontal and vertical gardens. This allows guests to first experience the lush plantings upon sight of the building and then as they pass through the arcade trellis framing the windows and entrances on the ground floor. This dramatic sense of arrival sets the tone for the level of hospitality that awaits inside. A lush landscape design continues at the roof level, with plants spilling over the parapet.

A CELEBRATION OF WINE AND AGRICULTURE

The building design also draws inspiration from the shapes that are found in the wine industry. The use of arches in the upper floor windows and arcade surrounding the ground floor references the shapes found in the wine caves of the old-world wineries of Europe. While the gabled roof takes cues from the shed structures found in agriculture and wineries.





Narrative

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Site Development Plan Approval Criteria		
7.3.106.06.A	The application is complete, in accordance with Section 7.3.106.05, above; **7.3.106.05 Submittal Requirements** The following information shall be submitted as part of a complete application for Site Development Review: A. Proposed grading and topographical changes; B. All existing and proposed structures, roadway access, adjacent roads, bikeways, pedestrian facilities, public or private, easements or right-of-way to, or within 200 feet of the subject property and utilities including architectural and floor elevations and setbacks; C. Motor vehicle, bicycle and pedestrian circulation patterns, parking, loading and service areas; D. Proposed access to public roads, bikeways, pedestrian facilities, railroads or other transportation systems; E. Site drainage plan including methods of storm drainage, sanitary sewer system, water supply system and electrical services. Inverse elevations may be required for all underground transmission lines; F. Proposed landscape plan, to include appropriate visual screening and noise buffering, where necessary, to ensure compatibility with surrounding properties and uses; G. Proposed on-premise signs, fencing or other fabricated barriers, together with their heights and setbacks; and, H. A written narrative report documenting compliance with the applicable approval criteria contained in Section 7.3.106.06. I. The location of any flood boundary. J. Other information determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.	A. Civil drawings included within this application show proposed grading and topographical changes. B. & C. Please reference **Exhibits 3.17 & 3.18** that show these items. D. Proposed access is shown in plans included within this application. E. **C5.02** is the site drainage plan. F. Landscape plans are included in this application. G. Reference **L1.01** for proposed on-premise sign location. Sign design is forthcoming and will be submitted with the permit package. H. This document is our written narrative report. I. Please reference **Exhibit 3.19** for a FEMA map showing our site and the flood boundaries. J. Pursuant to the Notice of Incompleteness dated May 8, 2025, we have included a parking plan. Please reference **Exhibits 3.20 & 3.21** for this plan.
7.3.106.06.B	The application complies with all of the applicable provisions of the underlying zone, including, but not limited to, building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;	Please reference **Exhibits 3.02 - 3.16** for our response to the applicable provisions of the underlying zone. The project seeks the following variances and have submitted applications for these separately: Major Variance - 7.2.111.05.G Location of the door into the restaurant Minor Variance - 7.2.202.01 Mechanical Screening to be included within the exception to Building Height Limitations

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Site Development Plan Approval Criteria		
7.3.106.06.C	The application complies with the applicable General Development Provisions of Section 7.2.2 and the General Development Standards in Section 7.2.3.	Please reference **Exhibits 3.09 - 3.16** for our response to the General Development Standards of Section 7.2.3. Our project will also comply with the General Development Provisions of Section 7.2.2.
7.3.106.06.D	The application complies with any applicable supplemental standards for special uses in Section 7.2.4	We are not requesting a special use and therefore Section 7.2.4 does not apply to our project.
7.3.106.06.E	For non-residential uses, all adverse impacts to adjacent properties, such as light, glare, noise, odor, vibration, as required by prior land use decision(s), as applicable smoke , dust, or visual impact, are avoided; or where impacts cannot be avoided, they are minimized; and	Adverse impacts to adjacent properties have been considered and are avoided. Light and glare have been considered through careful selection of lighting fixtures. Noise and oder are mitigated through how we have laid out the program of the building. For example trash/recycling is placed inside the building, and public spaces and the more active street frontages have been placed along 3rd and Ferry Streets and away from the quieter 2nd street and alleyway.
7.3.106.06.F	The proposal meets all existing conditions of approval for the site or use, zone.	There are no current existing conditions of approval for the site or use.
Commercial Zone Requirements		
7.2.106.02 **Permitted Uses**	The following uses, when developed under the applicable development standards in the Zoning Code, are permitted in the C zone:(H) Hotels and motels, (J) Restaurants, (K)Service Related Businesses.	The project consists of a hotel, restaurant, and a spa; which are all permitted uses within the Commercial (C) Zone
7.2.106.05 **Dimensional Standards**		These are superseded by 7.2.111.04 Central Business Area Dimensional Standards. See below.
7.2.106.06 **Development Standards**		This project is exempt from these standards as it is located in the central business Area and subject to requirements in section 7.2.111. See below.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.04 Dimensional Standards	Minimum Lot Area: None Minimum Front/Street Side Yards: No front or streetside setback is allowed. Exceptions to the setback may be granted to allow for a pedestrian plaza, courtyard, dining space, landscaping, or similar purpose. Minimum Rear Yard: None Minimum Side Yard: None	The building meets the front/street side yard setback requirement on the 2nd and 3rd streets sides. On Ferry street, the building steps back by a depth of 28′-1″ for 133′-4″ of length in the middle of the building form to allow for a welcome plaza. This is 44.5% of the building's length along Ferry Street. The welcome plaza is primarily focused on guest arrival to the site and enhanced by landscape plantings and specialty paving. This design is intented to provide additional safety by moving passenger drop off and upick up away from the right of way and into the site. The definition of "pedestrian plaza" in section 7.1.200.03 Definitions is, *"A small semi-enclosed area usually adjoining a sidewalk or a transit stop which provides a place for pedestrians to sit, stand, or rest."* We believe that our welcome plaza meets the definition due to the following reasons: **1. The space is semi-enclosed** The welcome plaza is physically and visually distinct from the surrounding roadway and framed by the building on three sides and landscaping on all four sides. This design separates the space from through-traffic, establishing a calmer, plaza-like setting even though vehicles can enter briefly for passenger drop-off or pick-up. **2. The space adjoins a sidewalk** The space is directly connected to the public sidewalk, allowing seamless pedestrian access from the street to the hotel. **3. A place for pedestrians to sit, stand, or rest** The entrance area will include seating options that encourage people to pause, wait for transportation, or socialize. It also functions as a natural gathering space for guests, including those waiting for rides, checking in, or meeting others. The passenger loading area is not solely vehicular in function, its design supports pedestrian use, with vehicle access being temporary and secondary.
7.2.111.04 Dimensional Standards	Maximum Structure Height: 45 feet maximum building height, or 55 feet with height bonus, subject to subsection 7.2.111.06. Except for the properties identified in subsection 7.2.111.06.D, where the maximum building height shall be 55 feet, or 65 feet with height bonus.	This property is identified in subsection 7.2.111.06.D. See below.
7.2.111.04 Dimensional Standards	Setback from Residential Zones: Buildings shall be setback a minimum of 10 feet from R-1, R-2, and R-3 zoned properties. The minimum setback shall increase by one foot for each one foot of building height over 35 feet.	The project complies. The property is adjacent to R-2 zoned properties across 2nd Street which has a 70′ right-of-way. Since our building height is 65′, the minimum setback shall be increased by 30′ from the R-2 Zoned Property to a total of 40′. Please reference Exhibit 3.22.
7.2.111.05.A Building Orientation	The building shall comply with the dimensional standards in subsection 7.2.111.04.	The building complies. See above.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.05.B Building Orientation	Provide at least one primary building entrance facing an abutting street that shall open onto a sidewalk, pedestrian plaza or courtyard, and a walkway shall connect the primary entrance to the plaza and sidewalk.	The primary building entrance is located on the south side of the building facing Ferry Street. It opens onto the welcome plaza and is connected to the sidewalk with an accessible ADA compliant pathway. Please reference **Exhibit 3.17** for entrance locations and **Exhibit 3.18** showing pedestrian circulation patterns. The welcome plaza is primarily focused on guest arrival to the site and enhanced by landscape plantings and specialty paving. Please reference **Exhibits 3.23 & 3.24** for renderings showing the design intent for this space. The definition of "pedestrian plaza" in section 7.1.200.03 Definitions is, *"A small semi-enclosed area usually adjoining a sidewalk or a transit stop which provides a place for pedestrians to sit, stand, or rest."* We believe that our welcome plaza meets the definition due to the following reasons: **1. The space is semi-enclosed** The welcome plaza is physically and visually distinct from the surrounding roadway and framed by the building on three sides and landscaping on all four sides. This design separates the space from through-traffic, establishing a calmer, plaza-like setting even though vehicles can enter briefly for passenger drop-off or pick-up. **2. The space adjoins a sidewalk** The space is directly connected to the public sidewalk, allowing seamless pedestrian access from the street to the hotel. **3. A place for pedestrians to sit, stand, or rest** The entrance area will include seating options that encourage people to pause, wait for transportation, or socialize. It also functions as a natural gathering space for guests, including those waiting for rides, checking in, or meeting others. The passenger loading area is not solely vehicular in function, its design supports pedestrian use, with vehicle access being temporary and secondary.
7.2.111.05.C Building Orientation	Building entrances shall be recessed or otherwise covered by a pedestrian shelter.	The building entrances are covered by the arcade and trellis structure. Please reference **Exhibits 2.02, 2.03, 3.23, 3.34 & 3.35** for renderings depicting this.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.05.D Building Orientation	Off-street parking and loading areas shall not be required within the Central Business Area. Off-street parking, loading areas, trash pick-up, and above ground utilities, including but not limited to utility vaults and propane tanks, shall not be placed between building entrances and the street(s) to which they are oriented, but shall be oriented internally to the block, screened, and accessed by alleys to the extent practicable.	While off-street parking is not required in the Central Business Area, our project seeks to minimize impact to the community by providing parking on other sites. This is described in detail in our parking plan on **Exhibits 3.20 & 3.21**. The loading dock and loading dock entrance is located off of the alley to the north of the building. Trash will be stored inside of the building inside of the loading dock to minimize visual and odor impacts to neighbors. Trash pick-up will be off of the alley. Mechanical equipment and above ground and utility entry points into the building are off of the alley and will be screened as necessary. Passenger drop-off and pick-up occurs in the welcome plaza along Ferry Street. Please reference our response to section 7.2.111.04 Dimensional Standards for more information regarding the pedestrian welcome plaza.
7.2.111.05.E Building Orientation	Where off-street parking is provided, it shall conform to the dimensional standards and landscape standards of Section 7.2.303.	Noted. Please reference **Exhibits 3.20 & 3.21** for our parking plan. Our response to Section 7.2.303 is below.
7.2.111.05.F Building Orientation	Where a development contains multiple buildings and there is insufficient street frontage to which buildings can be oriented, a primary entrance may be oriented to plaza, courtyard, or similar space containing pedestrian amenities. When oriented this way, the primary entrance(s), plaza, or courtyard shall be connected to the street by a landscaped and lighted walkway with an approved surface not less than five (5) feet wide.	The development does not contain multiple buildings.
7.2.111.05.G Building Orientation	Buildings on corner lots shall have a corner entrance not more than 20 feet from the corner of the building and contain architectural features that emphasize the corner (e.g., chamfered/rounded edge, windows, molding, art).	**We are requesting a major variance for this item. Please reference the Major Variance Application attached as an appendix pertaining to this item for more information.**
7.2.111.05.H Building Orientation	Primary building entrances shall be at least fifty percent (50%) transparent so that two-way views, in and out of a building, are possible. This standard can be met by a door with a window, a transom window above the door, or sidelights beside the door.	The primary building entrance and other entries along 3rd and Ferry streets are comprised of glass doors.
7.2.111.06.D.1 Building Height Bonus	Building Height. 55 feet maximum building height. The maximum building height may be increased to 65 feet when the standards in subsection 2 and 3 are met.	**We are asking for a minor variance for this item. Please reference the Minor Variance Application attached as an appendix pertaining to this item for more information.** The building does not exceed the 65 foot height limit. Please reference **Exhibits 3.25 & 3.26** showing this. The variance requests permission for mechanical screening to be considered as part of the mechanical equipment exception of 7.2.202.01.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.06.D.2 **Building Height Bonus**	The portion of the building exceeding 55 feet shall cover not more than 50 percent of the building floor plate, as defined by the building foundation perimeter. Except the portion of the building subject to the height bonus may exceed 50 percent of the building floor plate for a mixed-use building that includes multifamily dwelling units or overnight accommodations above the ground floor.	Overnight accommodations are provided above the ground floor, which means that the building is subject to the exception.
7.2.111.06.D.3 **Building Height Bonus**	The portion of the building exceeding 55 feet shall step-back from (recess behind) the building plane of the ground floor by one foot for each foot of building height above 55 feet.	The walls of the building exceeding 55 feet step back from the building plane of the ground floor by at least 10′-0″ (one foot for each foot of building height above 55 feet). The setback includes mechanical equipment along the north and a roof eave on the north, east and west. Please reference **Exhibit 3.27** illustrating this. We consider both the mechanical equipment and roof eaves to be compliant with the intent of the code based on 7.2.202.01 Building Height Limitations. This section allows architectural features and mechanical equipment to project above the maximum building height. There is no definition of ″architectural feature″ in section 7.1.200.03 Definitions. We therefore offer our own definition of ″architectural feature″ as a building component attached to or part of a facade and consisting generally of projections intended to provide architectural character, aesthetic appeal and facade articulation. Roof eaves fit this definition and are included in the project to provide a distinct roofline and to direct rainwater away from the walls protecting the structure from damage. To view the effect of the eaves on the design of the building, specifically from the vantage point of Courthouse Square Park, please reference **Exhibit 3.28**.
7.2.111.07.A **Building Design**	Horizontal Articulation. Buildings more than 60 feet wide facing a street or plaza shall be visually divided into proportional bays similar in scale to historic building patterns and the historic lot widths of the Dayton Town Plat. Front elevations should be articulated (e.g., offset, recess, projection, or similar ″break″ in the wall plane) not less than once every 30 feet. Acceptable methods to satisfy the standard include offsets in a building elevation, roofline and/or the placement of windows, pilasters, awnings/ canopies, trim, art/medallions, or other detailing and ornamentation. Changes in paint color do not satisfy this standard.	Relief in the façade is provided by the detail shown in **Exhibit 3.29**. This creates a vertical band of brick that is offset from the face of the adjacent brick. This vertical band occurs every 26′-8″ along the facade. Please reference **Exhibit 3.30** showing the elevation with dimensions and **Exhibit 3.31** for a rendered elevation showing this.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.07.B Building Design	Horizontal Rhythm. The main façade of the building shall be visually compatible with adjoining buildings. The standard may be met through either similar height and width, or with design elements that provide visual continuity with the height and width of adjoining buildings. Examples of such design elements include but are not limited to the base below a series of storefront windows; an existing awning or canopy line; a belt course between building stories; an existing cornice or parapet line. Where adjacent buildings do not provide a historically appropriate reference, the development may establish new horizontal lines consistent with historical precedent. This standard shall not be interpreted to prohibit building up to the allowed height limit.	While immediately adjacent buildings are single family homes and do not provide a historically appropriate reference for our commercially zoned building, we have taken cues from other buildings within the Central Business Area. Arched openings and windows in the hotel building reference historic buildings within Dayton. The Mision de San Martin de Porres Church utilizes arches on it's facade facing Ferry Street. While the Brick Hall also has arched windows facing Main and 2nd Streets. The historic Stuckey Building on Ferry Street also has an arched opening. Please refer to **Exhibit 3.32** showing this. Our design also takes cues from the historic Stuckey Building across Ferry Street from our site. While we did not replicate the detail, we referenced it in how we chose to step back the brick around the arched openings. Please refer to **Exhibit 3.33** showing how we plan to accomplish this. Please reference drawings **A3.01** and **A3.02** that show this, too.
7.2.111.07.C Building Design	Storefronts (that portion of the building that faces a public street) shall include the following basic features of a historic storefront: 1. A belt course separating the upper stories from the first floor; 2. A bulkhead or kickplate at the street level; 3. A recessed entry and transom with transparent door; and 4. Decorative cornice or cap at the roof line.	The ground floor of our building is layered. The storefront facade at this location includes both the arched planted trellis arcade and a glazed wall behind. These wrap all three street facing facades and provide depth to the visual appearance and enhance the experience of pedestrians and visitors. The building includes the following items: 1. A painted metal trim is provided as a belt course separating the upper stories from the first floor 2. While our project does not have a bulkhead in a traditional sense, we feel that the intent of this item is met through the holistic layered design of our ground floor facade. Bulkheads traditionally provide a visual base for the storefront, helping to anchor the large expanses of glass and balance the composition. In this project, the plantings at the base of the arches provide the visual anchor to the facade. 3. Entry doors are recessed behind the trellis arches and are transparent glass. 4. At the roof line, the brick changes from the textured brick of the body of the building to three courses of smooth brick to denote the cap of the wall. Additionally, planters are placed at the parapet edge so that plants can spill over the top of the wall adding a decorative touch. Please reference **Exhibits 3.34 & 3.35** and **Drawings A3.01 & A3.02** showing these items.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.07.D Building Design	Pedestrian Shelters. Awnings, canopies, recesses or similar pedestrian shelters shall be provided along at least 60 percent of a building's ground floor elevation(s) where the building abuts a sidewalk or civic space (e.g., plaza). 1. Pedestrian shelters used to meet the above standard shall extend at least 5 feet over the pedestrian area, be proportionate to the building in its dimensions, and not obscure the building's architectural details. 2. Pedestrian shelters shall align with one another to the extent practicable. 3. Shelters shall not conflict with mezzanine or transom windows. 4. Colored canvas (not plastic) awnings and metal or plexi-glass canopies, when consistent with historical styles, are allowed. 5. Color of the pedestrian shelter shall be compatible with the main building. 6. Where signs are proposed as part of pedestrian shelters, they shall be required to meet the provisions of Chapter 7.4.1 Sign Regulations Exceptions: Pedestrian shelters are not required where historical precedent dictates otherwise. In addition, the Planning Commission may reduce the minimum shelter depth upon finding that existing right-of-way, easements, or building code requirements preclude a standard shelter. Figure 7.2.111.07. Typical Storefront Components	The building utilizes an arcade along the ground floor to provide pedestrian shelter. It ranges in depth and exists along 63.5% of the building's ground floor elevation where it abuts a sidewalk or the welcome plaza. Please reference Exhibits 3.17, 3.34, & 3.35 showing this.
7.2.111.07.E Building Design	1. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical. 2. A minimum of 60 percent of the ground floor building elevations facing a street shall be comprised of transparent windows. 3. All side and non-ground floor building elevations not otherwise subject to the provisions of Subsection 2, above, shall be comprised of not less than 30 percent transparent windows; except zero-lot line/common wall elevations are not required to provide windows.	1. Windows are recessed. Please reference Exhibits 2.02 - 2.04 for renderings showing this. 2. 67.4% of the ground floor building elevations facing a street are comprised of transparent windows. Please reference Exhibit 3.36. 3. 30.4% of the non-ground floor building elevations are comprised of transparent windows. Please reference Exhibit 3.36.
7.2.111.07.F Building Design	The predominate roof form of buildings on Ferry Street shall be a flat roof with appropriately scaled cornice or stepped parapet top.	The main building form is topped with an occupied flat roof on Level 5 that is surrounded by a parapet that is draped with plantings. Please refer to Exhibits 2.02 - 2.04 and Drawings A3.01 and A3.02. The upper roof takes it gabled shape from shed architecture found in agrarian and winery buildings outside of the central business area.
7.2.111.07.G Building Design	Rooftop mechanical equipment as described in Section 7.2.202.01.B shall be setback and screened so as to not be visible to a person standing within an adjacent, at-grade public right of way, park, or open space.	Rooftop mechanical equipment is set back and screened so that it is not visible to a person standing within an adjacent, at-grade public right of way, park, or open space. Please reference Exhibit 3.37.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.08.A.1 Building Materials	Exterior building materials shall consist of materials found on historic buildings in the downtown area including decorative block, brick, painted wood, smooth stucco, or natural stone. The use of high intensity colors such as, neon, metallic or florescent colors for the façade of the building are prohibited.	The ground floor includes storefront windows set behind steel trellis arches that will be planted with a variety of vines to provide year-round coverage. While brick is widely used in historic buildings throughout Dayton, our project seeks to utilize the historic material in a modern way. The upper building façade is made of brick with a manganese iron spot coating that will subtly reflect light and provide interest. The gray color was chosen to provide a subtle, neutral backdrop that allows the green of the plants to stand out and be visually highlighted. Additionally, the brick's finish helps the building blend more naturally into its environment, especially during the misty shoulder months, creating a more contextual presence. The project will utilize texture to break down the scale and add variety to the facade. Please reference **Exhibit 3.38** that shows how dynamic the proposed brick finish is in different lighting conditions and the mix of textures. Renderings in **Exhibits 2.02 - 2.04**, that show the design intent of the building materials.
7.2.111.08.A.2 Building Materials	The following materials are prohibited for use on visible surfaces on non-residential structures: a. Vinyl and aluminum; b. Asphalt or fiberglass shingles; c. Structural ribbed metal panels; d. Corrugated metal panels; e. Plywood sheathing, to include wood paneling such as T-111; f. Plastic sheathing; and g. Reflective or moderate to high grade tinted glass.	While metal panel is used as cladding on Level 5, it is neither ribbed nor corrugated. It is currently detailed as standing seam. Therefore no prohibited materials are used.
7.2.111.08.B.1 Colors	Primary building colors shall be of low reflective, subtle, earth tones or other natural color shades. Permitted colors include shades brick red, brick cream, tan, brown, and dark to light shades of gray (including shades of blue-gray and green-gray) that conform to the Dayton Central Business Area Overlay District color palette in Figure 7.2.111.08.B.	The primary building color is a warm gray to contrast the green color of the plants growing on the façade.
7.2.111.08.B.2 Colors	The use of high intensity colors that are reflective, sparkling, or florescent for the façade of the building are prohibited. Metals shall be matte finish, earth-tone, or burnished/non-reflective colors.	No high intensity or reflective colors are used.
7.2.111.08.B.3 Colors	Painting brick on a non-residential building listed as Designated Landmark subject to the Historical Property Overlay Zone in Chapter 7.2.112 is prohibited.	This item is not applicable to our site.
7.2.111.09.A Landscaping	Type of Trees. Street trees shall be limited to an approved City of Dayton list. The list of acceptable tree species and planting methods shall be established by the Department of Public Works.	Noted. Only trees from the approved City of Dayton list will be used.
7.2.111.09.B Landscaping	Minimum Size to be Installed. Street trees shall have a minimum caliper of 2 inches when measured 4 feet in height at the time of installation.	Our landscape plan calls out 2.5" min. caliper for street trees.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
7.2.111.09.C Landscaping	Spacing. The spacing of street trees by tree size shall be as follows: 1. Small sized trees (under 25′ tall and less than 16′ wide) shall be spaced no greater than 20 feet apart. 2. Medium sized trees (25′ - 40′ tall and more than 16′ wide) shall be spaced no greater than 30 feet apart. 3. Large trees (over 40′ tall and more than 35′ wide) shall be spaced no greater than 40 feet apart.	Please reference our landscape plan (Drawing L1.01 and L3.01) for proposed street tree locations.
7.2.111.09.D Landscaping	Placement. The placement of trees is subject to the site design review process. Tree placement shall not interfere with utility poles, light standards, power lines, utility services, visual clearance areas or sidewalk access.	Please reference our landscape plan (Drawing L1.01 and L3.01) for proposed street tree locations.
7.2.111.09.F Landscaping	Landscaping, General. Those areas not constructed upon or devoted to parking and access shall be landscaped in accordance with provisions in Section 7.2.306.	Please reference our responses to 7.2.306 below.
General Development Standards		
7.2.301.03.A-C Application Of Public Facility Standards	Standards for the provision and utilization of public facilities or services available within the City of Dayton shall apply to all land developments in accordance with the following table of reference. No development permit, including building permit, shall be approved or issued unless: A. The following improvements are provided prior to occupancy or operation; or, B. The improvement is specifically waived by the Department of Public Works due to existing improvements or circumstances within the area; or, C. Future provision for the necessary improvements is assured in accordance with Subsection 7.3.202.01. New Commercial Fire Hydrant: Yes Street Improvement: Yes Water Hookup: Yes Sewer Hookup: Yes Storm Drain: Yes Bike Parking and Bikeway; Pedestrian Ways: Yes	These items will be provided. Please reference attached civil plans (Drawing C5.00) for locations.
7.2.302 Street Standards		The provisions of this section do not apply due to the site being in an existing developed area of the city per 7.2.302.02.D

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.303.04.A Parking Location And Use Provisions	Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that: A. Non-residential Zone. In any non-residential zone, the parking area may be located off the site of the main building, structure or use if it is within 500 feet of such site. Evidence must be submitted to the City indicating a permanent recorded easement for the off-site parking.	The owner is currently working with the City of Dayton to identify a site for permanent off-street parking. In the interim, we will temporarily utilize the owner's other sites for surface parking. Please reference Exhibits 3.20 & 3.21 for our parking plan. Easements will be recorded prior to completion of construction and occupancy.
7.2.303.06.A Off-Street Vehicle Parking Requirements	Number of Spaces. Off-street parking shall be provided in the amount not less than listed on the following chart: 4. Hotel - Motor Vehicle Spaces: 1 - Bicycle Spaces: One bicycle space, plus one for every 20 vehicle parking spaces - Measured By: Per Guest Room 15. Eating and Drinking Establishment - Motor Vehicle Spaces: 1 - Bicycle Spaces: One bicycle space, plus one for every 20 vehicle parking spaces - Measured By: Per 250 square feet	Total Parking Required = 139 Total Bicycle Parking Required = 10 4. Hotel: Parking: 1/guest room = 118 spaces Bicycle (1 bicycle space, plus one for every 20 vehicle parking spaces): = 1 + (118/20) = 7 spaces 15. Eating and Drinking Establishment: Parking: 1/250 sf = 5,200 SF / 250 SF =21 spaces Bicycle (1 bicycle space, plus one for every 20 vehicle parking spaces): = 1 + (21/20) = 3 spaces
7.2.303.07 Standards for Disabled Person Parking Spaces	The number of spaces shall comply with the provisions of the Uniform Building Code. Striping and signing of the handicap space(s) shall conform with the Oregon Transportation Commission's standards. IBC 2021, 1106.2: Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.2, except as required by Sections 1106.3 through 1106.5. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.	Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 comply with the provisions of this standard.
7.2.303.08 Commercial and Industrial Off-Street Loading Requirements	All commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 30 feet long, and 14 feet high in the following amount: for buildings containing over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space.	Our building is 105,000 sf. 1 space @ 5,000sf + 3 spaces @ 40,000 sf = 4 spaces. All loading for the building happens in the alley, which is sized to hold 4 spaces.
7.2.303.09 Parking And Loading Area Development Requirements		Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 will be developed and maintained to these standards.
7.2.303.09.A Parking And Loading Area Development Requirements	Surfacing. All driveways, parking and loading areas shall be paved with asphalt or concrete. These areas shall be improved prior to occupancy of the primary building.	Off-site parking will be paved with asphalt. The loading area in the alleyway will be paved with asphalt. The front entry driveway will be paved with 4″ x 4″ sand set cobble.
7.2.303.09.B Parking And Loading Area Development Requirements	Parking Spaces. Parking spaces shall be a minimum 9 feet wide and 18 feet in length.	Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 comply with the provisions of this standard.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.303.09.C Parking And Loading Area Development Requirements	Driveways. The following driveway width (or aisle) dimensions shall apply: Without adjacent parking: One-way: 12 feet	The front entry driveway is greater than 12 feet in width. Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 comply with the provisions of this standard.
7.2.303.09.D Parking And Loading Area Development Requirements	Screening. Parking or loading area within or abutting a residential zone shall be screened from all residential properties with a fence or wall from 4 feet to 7 feet in height.	The loading dock is located within our building. Loading occurs from the alley and goods are moved directly into the building from there. The alley is located adjacent to a CR zone.
7.2.303.09.E Parking And Loading Area Development Requirements	Lighting. All lighting shall be directed entirely onto the loading or parking area and away from any residential use. The lighting shall not cast a glare or reflection onto the public rights-of-way.	Confirmed. Lighting will be designed to comply with this standard.
7.2.303.09.F Parking And Loading Area Development Requirements	Traffic Flow. Off-street parking access shall be designed to allow flow of traffic, provide maximum safety of traffic access and egress, and the maximum safety of pedestrians and vehicular traffic.	Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 comply with the provisions of this standard.
7.2.303.09.G Parking And Loading Area Development Requirements	Entrance/Exits. Service drive entrances/exits shall have a minimum vision clearance area of 15 feet from the intersection of the street and driveway.	The project does not have a service drive.
7.2.303.09.H Parking And Loading Area Development Requirements	Landscaping. For parcels containing more than 50 parking spaces the following provisions shall apply: A minimum of 5% of the parking area shall be landscaped. This requirement is exclusive of landscaping necessary to comply with the provisions within the underlying zone. Parking lot landscaping shall be located within the perimeter of the parking area, bordered by curbing and sidewalks. Landscaping located adjacent to the paved parking surface shall not count toward this requirement. Landscaping improvements shall comply with provisions in Section 7.2.306.	None of the proposed parcels for temporary off-site parking contain more than 50 parking spaces.
7.2.303.09.I Parking And Loading Area Development Requirements	Parking Spaces Adjacent to a Street. (Added ORD 534, Effective 12/05/01) General - Parking facilities containing more than four spaces shall be accessed by a driveway and prohibited from backing movements or other maneuvering within a street right-of-way, other than an alley.	Our proposed temporary off-site parking as shown in Exhibits 3.20 & 3.21 comply with the provisions of this standard.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.303.11 **Bicycle Parking Development Requirements**	Minimum Development Requirements: At a minimum bicycle parking facilities shall be consistent with the following design guidelines. 1. Location: All bicycle parking shall be: a. Within 100 feet from a building entrance; b. Located within a well lighted area; and c. Clearly visible form the building entrance 2. Bicycle parking shall be convenient and easy to find. Where necessary, a sign shall be used to direct users to the parking facility. 3. Each bicycle parking space shall be at least 2 feet by 6 feet with a vertical clearance of 6 feet. 4. An access aisle of at least 5 feet in width shall be provided in each bicycle parking facility. 5. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle may be stored or stationary object, i.e., a "rack, upon which the bicycle can be locked. Structures that require a user supplied lock shall accommodate both cables and U-shaped locks and shall permit the frame and both wheels to be secured (removing the front wheel may be necessary). 6. Where bicycle parking is provided for employees on a "work shift", it shall be sheltered, i.e., covered, from the weather or employees shall be provided access to a secure room within a building for bicycle parking.	16 bike parking spaces are located within the building. The bike lockers are available for public, guest and employee use. Guests and visitors check their bikes with reception. Please reference **Exhibit 3.39** showing the location of the bike parking and proposed bike rack product used.
7.2.304.03 **Plan for Storm Drainage And Erosion control**	No construction of any facilities in a development included in Subsection 2.301.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by a professional engineer, and, approved by the City. This plan shall contain at a minimum: A. Run-off. Minimize the amount of runoff, siltation, and pollution created from the development both during and after construction. B. Facilities. Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for the City to review the adequacy of the storm drainage plans. C. Engineering Calculations. Calculations used by the engineer in sizing storm drainage facilities.	Noted. The plan will be provided as part of our permit application.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.304.04.A Storm Drainage General Standards	Requirements. All development shall be planned, designed, constructed and maintained to: 1. Protect and preserve existing natural drainage channels to the maximum practicable extent; 2. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin; 3. Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseeding, phasing of grading; 4. Assure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development; 5. Provide dry wells, bio-swales, or similar methods, as necessary to supplement storm drainage systems; 6. Avoid placement of surface detention or retention facilities in road rights-of-way.	Please reference our response to 7.2.304.03 above.
7.2.304.04.B Storm Drainage General Standards	Easements. Adequate easements for storm drainage purposes shall be provided to the City. This shall not imply maintenance by the City.	Please reference our response to 7.2.304.03 above.
7.2.304.04.C Storm Drainage General Standards	Channel Obstructions. Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of this Code.	No channel obstructions are proposed.
7.2.304.04.D Storm Drainage General Standards	Inspection Required. Prior to acceptance of a storm sewer system by the City, the storm sewers shall be inspected by the City. All costs shall be borne by the developer.	Noted.
7.2.305.02.A Utility Lines and Facilities Standards	Impact. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site.	Noted.
7.2.305.02.C Utility Lines and Facilities Standards	Private Utilities. All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground.	Noted.
7.2.305.02.D Utility Lines and Facilities Standards	Sanitary Sewers. All development which has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the city. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities.	Noted.
7.2.305.02.E Utility Lines and Facilities Standards	Street Lights. When required, installation of street lights shall be pursuant to the requirements of the city and the company serving the development.	Noted.
7.2.305.02.F Utility Lines and Facilities Standards	Easements. Easements shall be provided along property lines as deemed necessary by the City, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivisions and partitions.	Noted.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.306.03.A Site And Landscaping Design General Provisions	Landscaped Area. A "landscaped area" must be planted in lawn, ground cover plants, shrubs, annuals, perennials or trees, or desirable native vegetation, or be used for other landscape elements, provided a minimum of 50% of the landscaped area is in living vegetative cover.	Please reference landscape plan (Drawing L3.01) for landscaped area and proposed plant types.
7.2.306.03.B Site And Landscaping Design General Provisions	Location. Landscaped areas may include landscaping around buildings; in open spaces and outdoor recreation areas; in islands and perimeter planting areas in parking and loading areas; and in areas devoted to buffering and screening as required in this Section and elsewhere in this Code.	
7.2.306.03.C Site And Landscaping Design General Provisions	Setback Areas. All required yards adjacent to a street shall be landscaped, save that portion used for access and off-street parking.	There are no required setback areas on this site.
7.2.306.03.D Site And Landscaping Design General Provisions	Planting Height. No sight-obscuring plantings exceeding thirty (30) inches in height shall be located within any required clear-vision area as defined in Section 1.2 of this Code.	No sight-obscuring plantings are proposed in required clear-vision areas. Please reference landscape plan (L3.01) for more information.
7.2.306.03.E Site And Landscaping Design General Provisions	Plant Materials. Plant materials shall not cause a hazard. Landscape plant materials over walks, pedestrian paths and seating areas shall be pruned to avoid interference with traffic and pedestrians or traffic safety devices.	Noted.
7.2.306.03.F Site And Landscaping Design General Provisions	Utility Interference. Landscape plant materials shall be selected which do not generally interfere with utilities above or below ground.	Plants selected will not generally interfere with utilities above or below ground.
7.2.306.03.G Site And Landscaping Design General Provisions	Re-planting. Trees or shrubbery which die-off within one year of planting shall be replaced with a new plant.	Noted.
7.2.306.03.H Site And Landscaping Design General Provisions	Maintenance. Landscaping shall be continually maintained. Appropriate methods of care and maintenance of landscaped plant material shall be provided by the owner of the property.	Noted.
7.2.306.03.I Site And Landscaping Design General Provisions	Irrigation Methods. With the exception of single family homes and duplexes, underground irrigation shall be required.	Irrigation planters are planned for on-site plantings. Please reference Drawing L4.01 for irrigation information
7.2.306.03.J Site And Landscaping Design General Provisions	Installation. All required or approved landscaping shall be installed within one year of occupancy of a new building or structure, the occupancy of an addition to an existing structure or occupation resulting from a change in use.	Noted.
7.2.306.04.A Screening and Buffering	A. Screening. Screening shall be used to eliminate or reduce the visual impacts of the following uses: 1. Commercial and industrial uses when abutting residential uses. 2. Industrial uses when abutting commercial uses. 3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas. 4. Outdoor storage areas. 5. Parking areas for 20 or more vehicles for multi- family developments, or 30 or more vehicles for commercial or industrial uses. 6. At and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners.	Our site is adjacent to commercial residential (CR) zoned uses to the north, but an alley separates the sites.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
General Development Standards		
7.2.306.04.A Screening and Buffering	A. Screening. Screening shall be used to eliminate or reduce the visual impacts of the following uses: 1. Commercial and industrial uses when abutting residential uses. 2. Industrial uses when abutting commercial uses. 3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas. 4. Outdoor storage areas. 5. Parking areas for 20 or more vehicles for multi- family developments, or 30 or more vehicles for commercial or industrial uses. 6. At and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners.	Our site is adjacent to commercial residential (CR) zoned uses to the north, but an alley separates the sites.
7.2.308.08.A Clear Vision Area	A. Measurement. A clear vision area at an intersection shall be the triangular area established according to the following procedure: 1. A line extending a certain number of feet from the intersection along the edge of the roadway of a public street; 2. A line extending a certain number of feet from the intersection along the intersecting access; 3. A third line that creates the triangular clear vision area by connecting the ends of the lines described in 1, and 2, above.	Clear vision areas are provided and shown on Exhibit 3.17.
7.2.308.08.B Clear Vision Area	Street-Driveway. The clear vision area for a street-driveway intersection shall be 10 feet along the driveway from its intersection with the edge of the roadway and 35 feet along the edge of the roadway at the point of intersection with the driveway.	Clear vision area is provided. Please reference Exhibit 3.17.
7.2.308.08.C Clear Vision Area	Street-Alley. The clear vision area for street-alley intersections shall be 10 feet along the alley from its intersection with the edge of the roadway and 35 feet along the edge of the roadway at the point of intersection with the alley.	Clear vision area is provided. Please reference Exhibit 3.17.
7.2.308.08.E Clear Vision Area	Corner Lots. The clear visions area for corner lots shall be 35 feet along the edge of the roadway of each intersecting street.	Clear vision area is provided. Please reference Exhibit 3.17.
7.2.308.08.F Clear Vision Area	F. Prohibited Development. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 36 inches in height, measured from the top of the curb or, where no curb exist, from the established street centerline grade, except that the following may be allowed in the clear vision area: 1. Trees, provided all branches and foliage are removed to a height of eight feet above grade; 2. Telephone, power, and cable television poles; and 3. Telephone switch boxes provided they are less than ten inches wide at the widest dimension.	Noted.

SITE PLAN DIAGRAM

1" = 40'-0"

PEDESTRIAN SHELTERS:

ALONG 3RD STREET, FERRY STREET AND 2ND STREET, **63.5% (>60%)** OF THE GROUND FLOOR ELEVATIONS HAS A CANOPY.

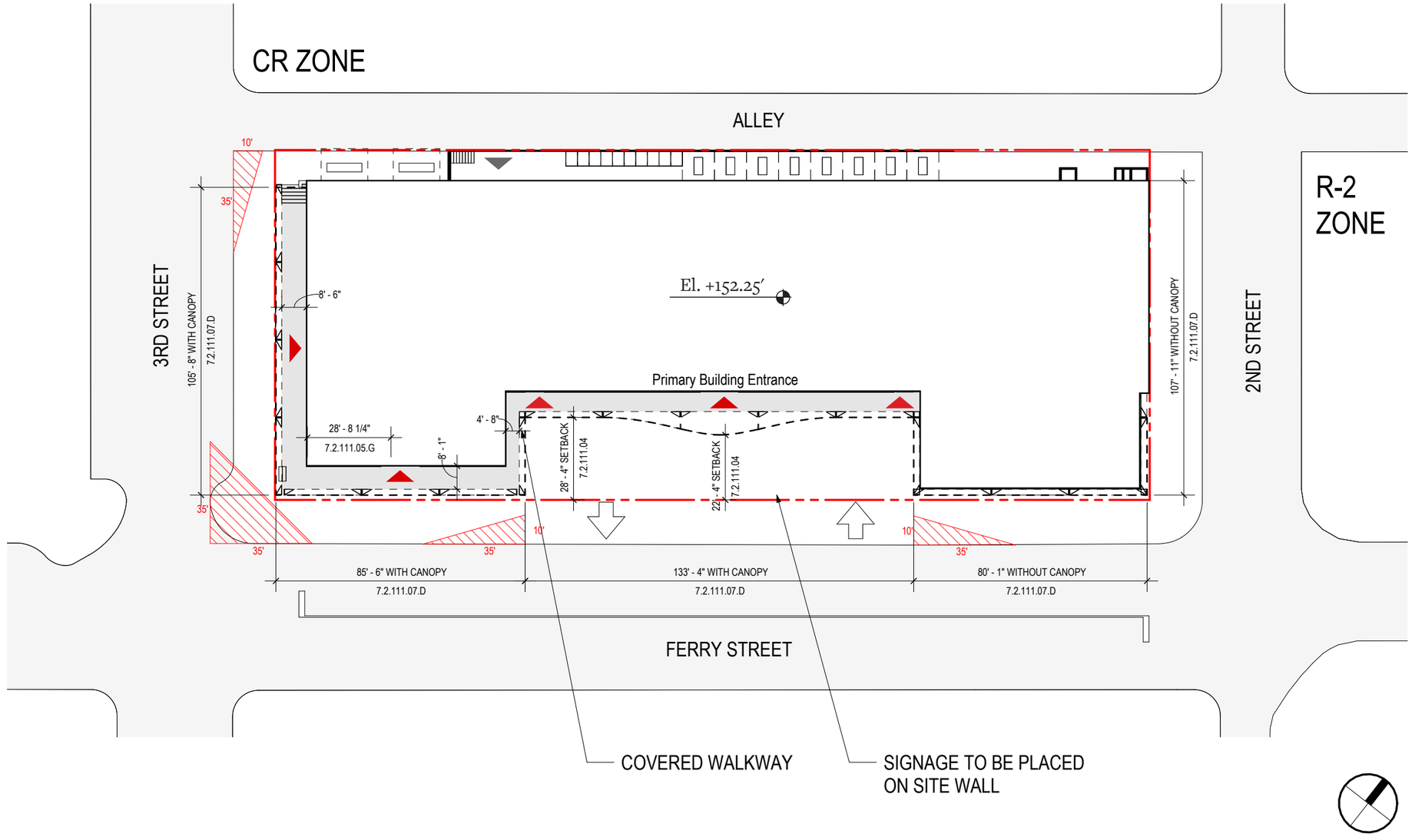
PEDESTRIAN ENTRY

LOADING ENTRY

VEHICLE CIRCULATION

PROPERTY LINE

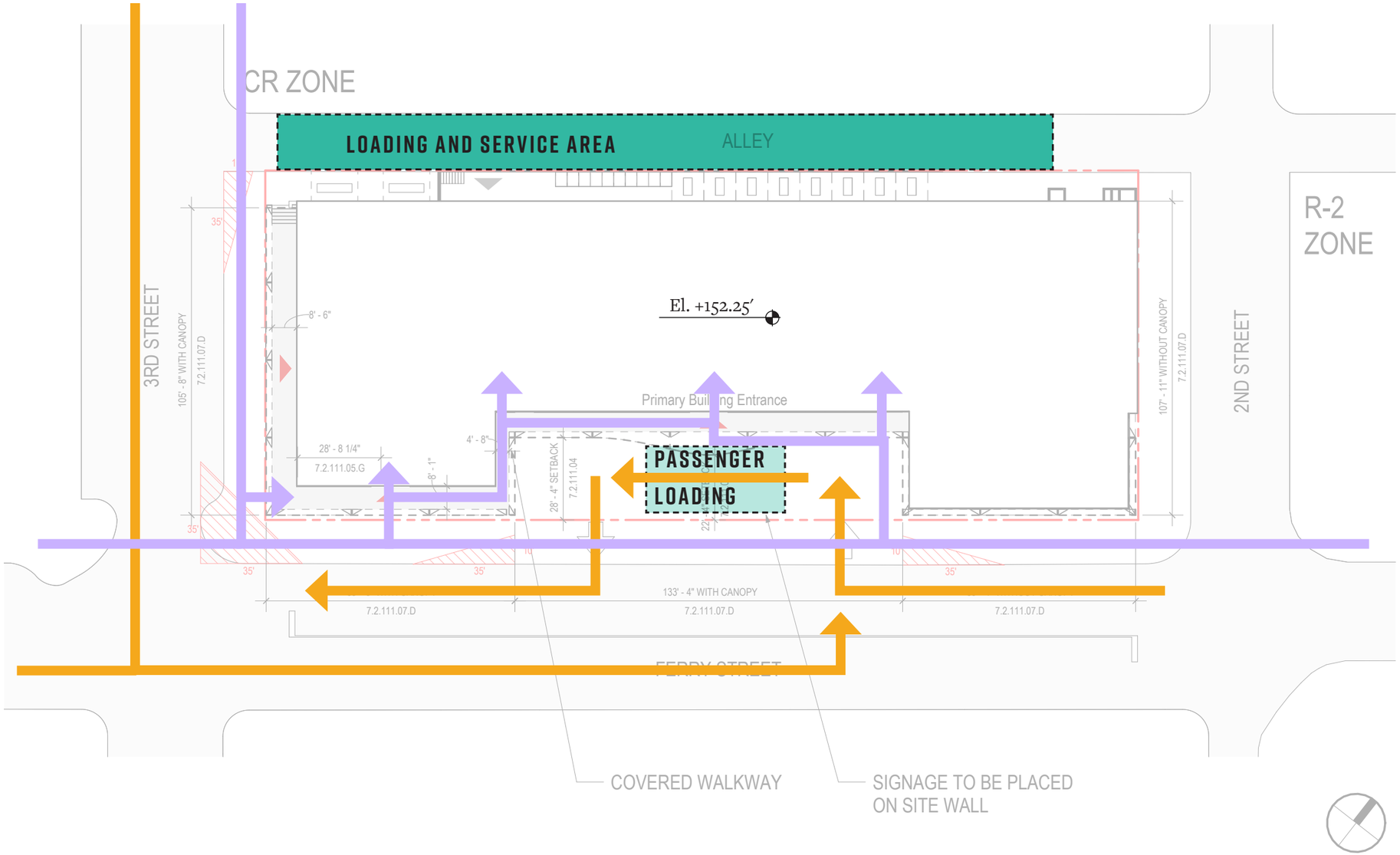
CLEAR VISION AREA (PER 7.2.308.08)



SITE PLAN DIAGRAM

PEDESTRIAN CIRCULATION PATTERNS

BIKE AND VEHICLE CIRCULATION PATTERNS



FLOOD BOUNDARY LOCATION

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by the State of Oregon. This information was compiled from the U.S. Geological Survey (2007), Oregon Department of Transportation (2007), OR/WA Bureau of Land Management (2005), Oregon Department of Forestry (2003), NGS (2007), and USDA-FSA (2006) at a scale of 1:24,000.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1- 877- FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A)—(A) — Cross section line
- (23)- - - -(23) — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 3100000 FT — 5000-foot ticks: Oregon State Plane North Zone (FIPS Zone 3601), Lambert Conformal Conic projection
- 4 89 000m N — 1000-meter Universal Transverse Mercator grid values, zone 10N
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
March 2, 2010
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0427D

FIRM

FLOOD INSURANCE RATE MAP

YAMHILL COUNTY, OREGON AND INCORPORATED AREAS

PANEL 427 OF 675
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DAYTON, CITY OF	410252	0427	D
YAMHILL COUNTY	410249	0427	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
41071C0427D
EFFECTIVE DATE
MARCH 2, 2010
Federal Emergency Management Agency

TEMPORARY PARKING PLAN

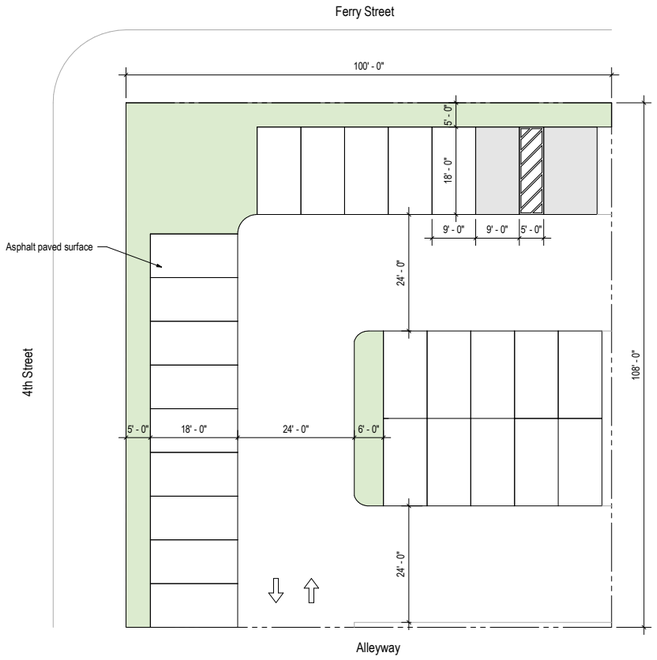
Per 7.2.111.05.D, "Off-street parking and loading areas shall not be required within the Central Business Area." However, we understand that a hotel of this size will require ample parking to mitigate adverse affects within the community.

The owner is currently in conversation with the City of Dayton to secure a permanent parking solution. In the interim, we plan to temporarily utilize the owner's other sites for parking. This will provide roughly 107 parking spaces. Please reference the diagram to the right for our planned temporary parking locations and the amount of spaces they contain. The next page includes preliminary concept drawings for each site showing compliance with the municipal code.

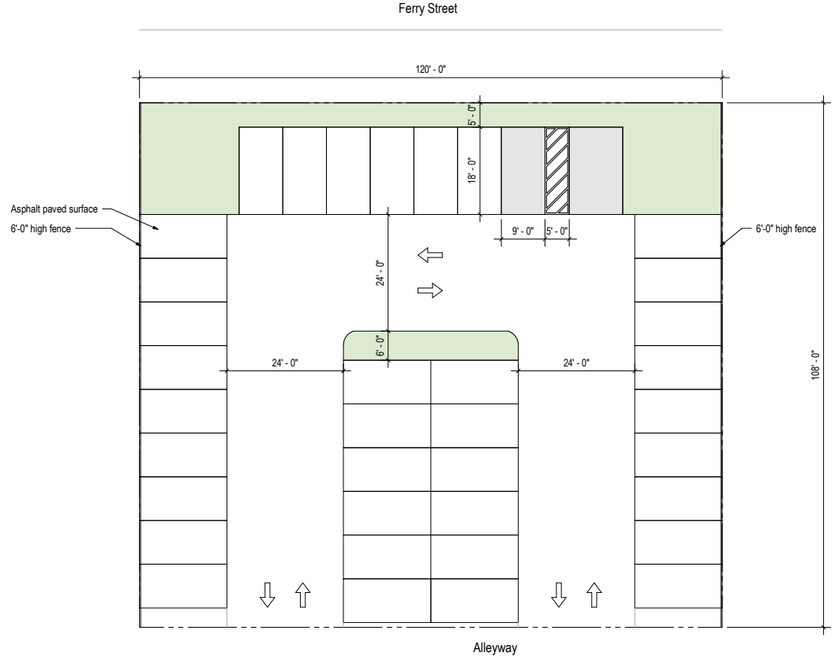
The hotel will utilize a valet system, where guests and visitors will drop off and pick up their cars at the main hotel entrance in the welcome plaza.

As part of the temporary plan, each of these sites will be constructed and the owner will record easements for parking, prior to occupancy of the hotel.

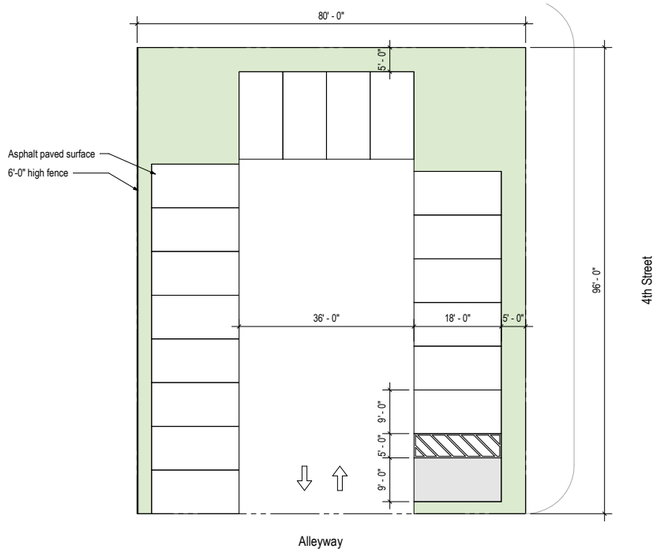
TEMPORARY PARKING PLAN



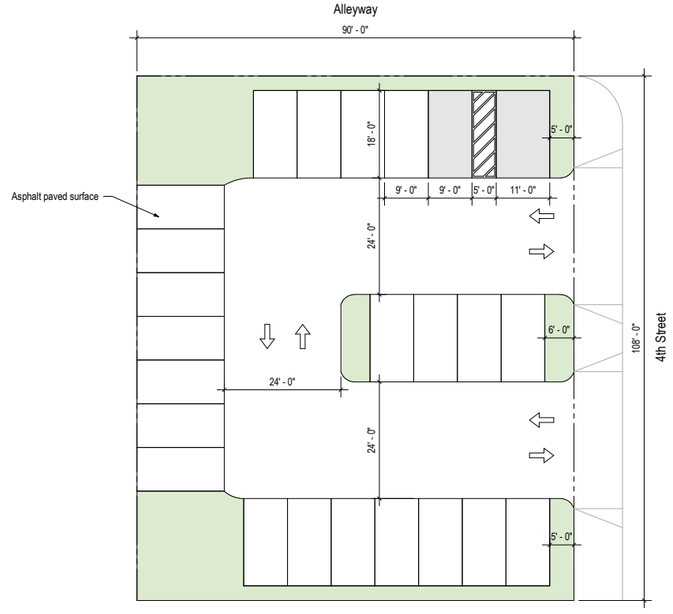
SITE D ~26 Parking Spaces



SITE B ~38 Parking Spaces

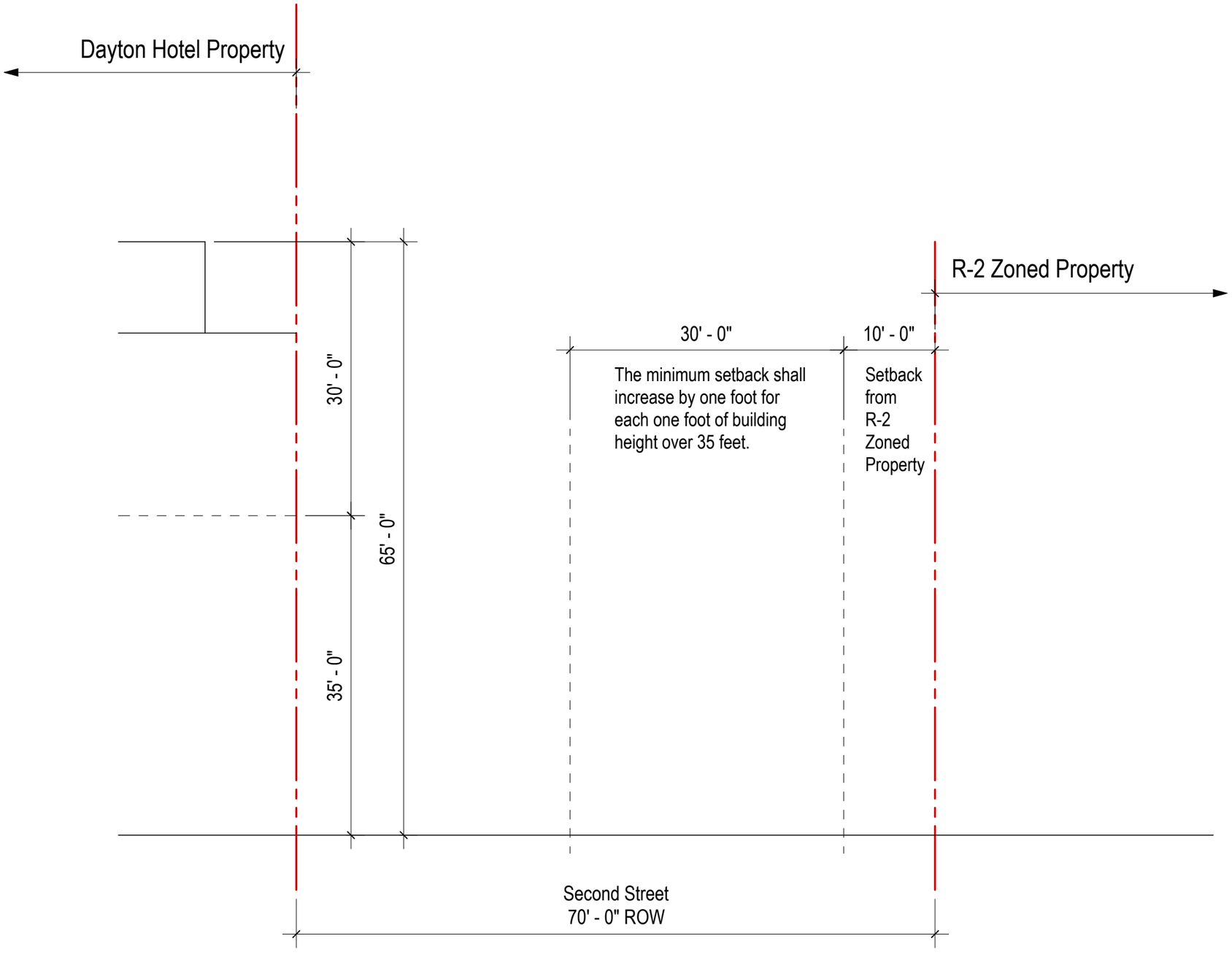


SITE F ~19 Parking Spaces



SITE E ~24 Parking Spaces

SETBACK FROM RESIDENTIAL ZONE



WELCOME PLAZA UNDER ARCADE

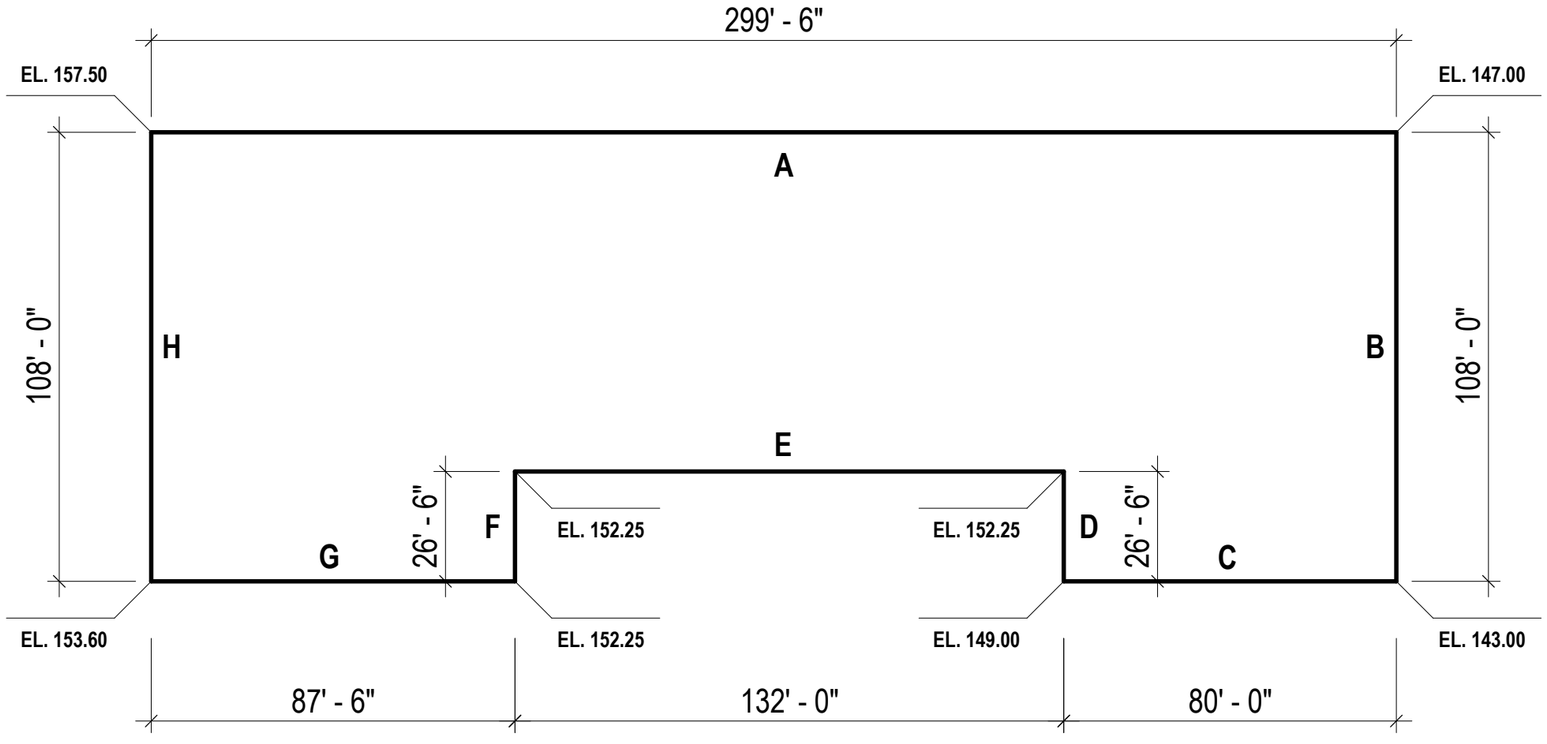
WELCOME PLAZA

AVERAGE GRADE PLANE

CALCULATION

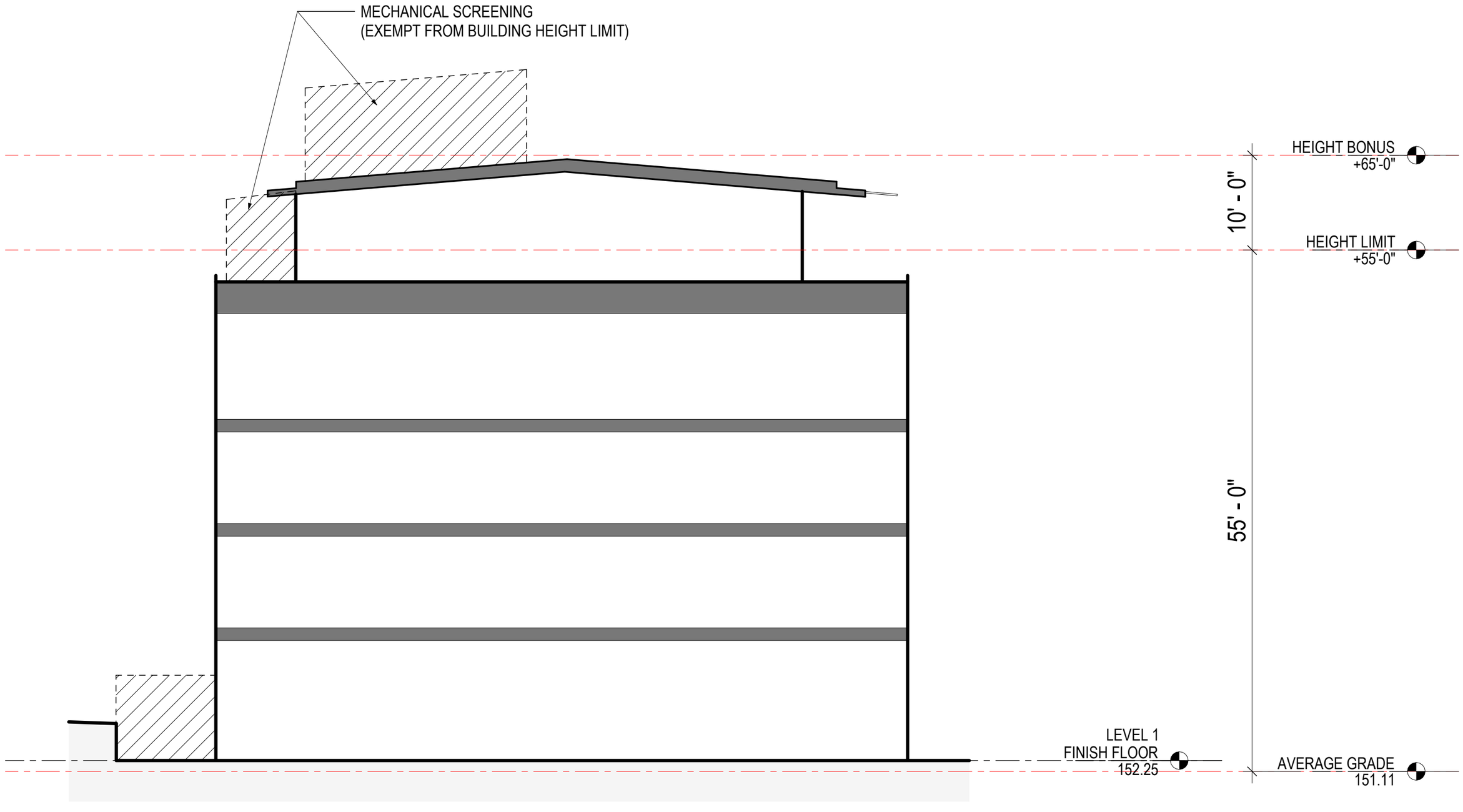
A:	(157.5+147) /2	*	299.5	=	45,524
B:	(147+143) /2	*	108	=	15,660
C:	(143+149) /2	*	80	=	11,680
D:	(149+152.25) /2	*	26.5	=	3,991.56
E:	(152.25+152.25) /2	*	132	=	20,097
F:	(152.25+152.25) /2	*	26.5	=	4,034.63
G:	(152.25+153.6) /2	*	87.5	=	13,380.94
H:	(153.6+157.7) /2	*	108	=	16,799.4
Totals:			**868**		**131,167.53**

Grade Plane = 131,167.53 / 868 = 151.11′



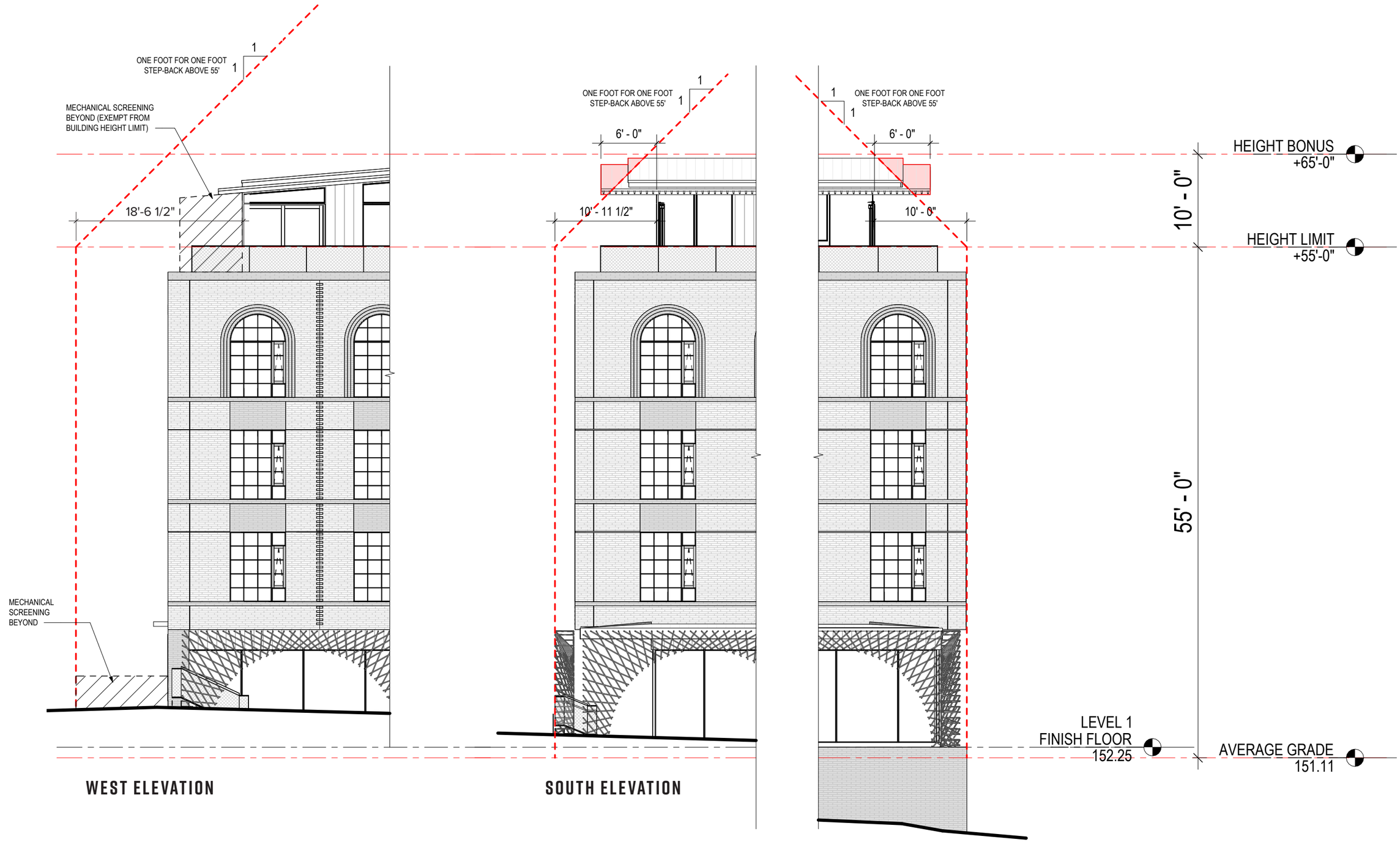
BUILDING HEIGHT DIAGRAM

1" = 10'-0"



STEP BACK DIAGRAM

1" = 10'-0"

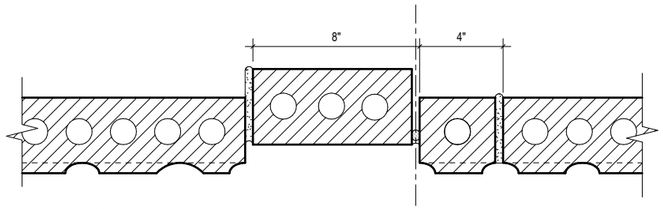


WEST FACADE STEP BACK

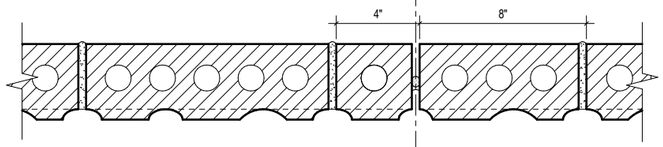
PROPOSED SOLUTION SHOWING 6' EAVE

WITH NO EAVE

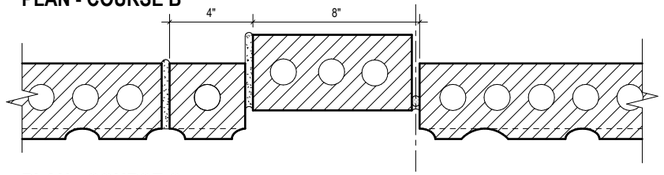
HORIZONTAL ARTICULATION DETAIL



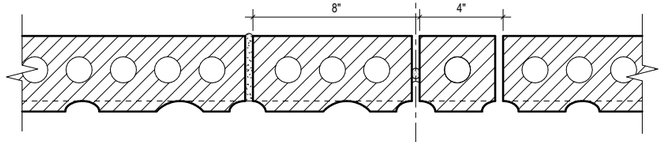
PLAN - COURSE A



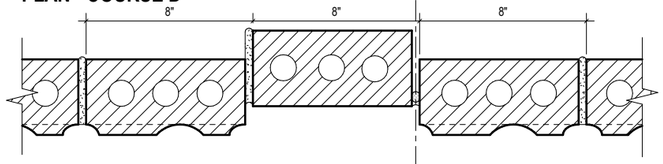
PLAN - COURSE B



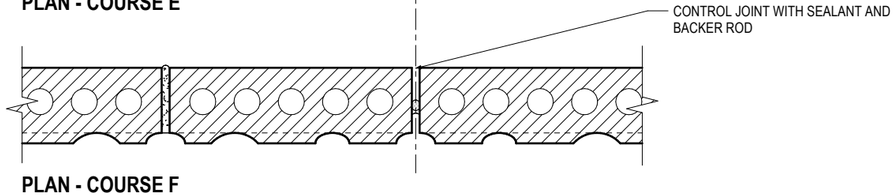
PLAN - COURSE C



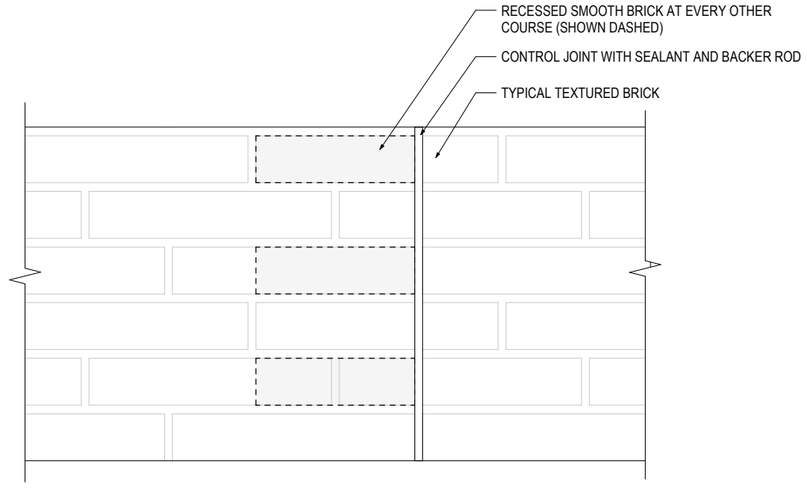
PLAN - COURSE D



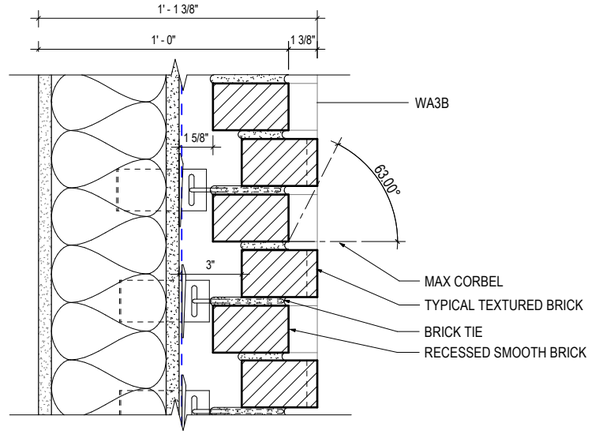
PLAN - COURSE E



PLAN - COURSE F

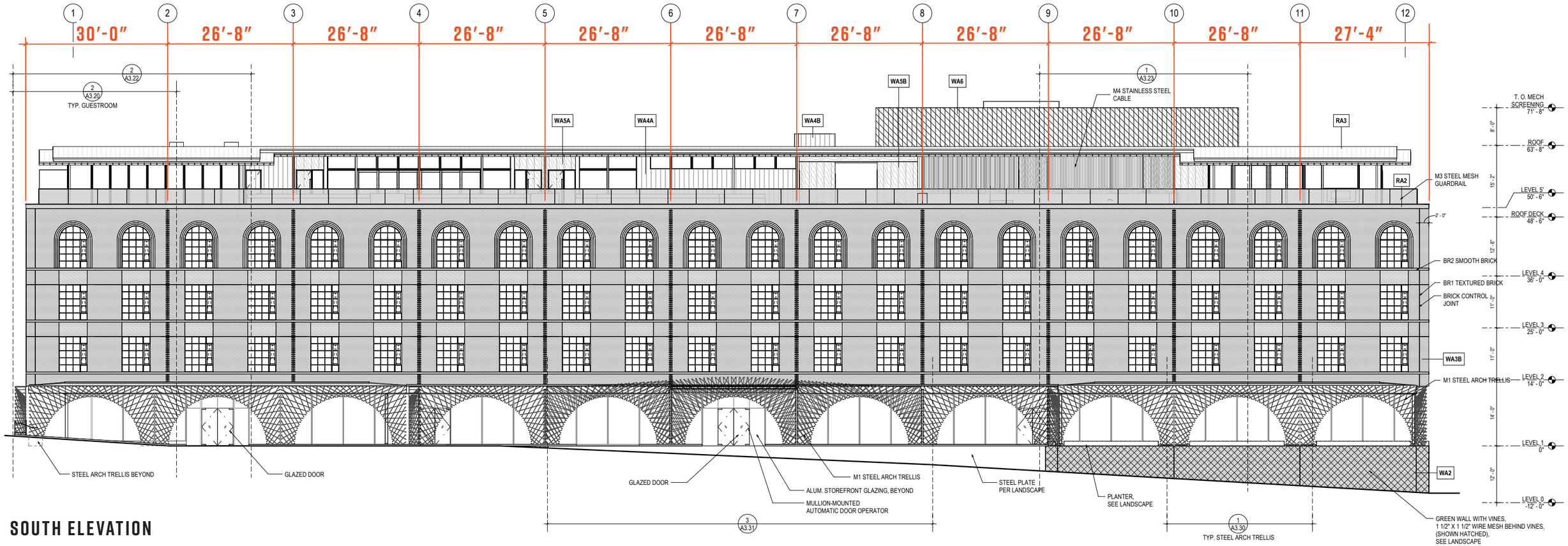


ELEVATION



SECTION

HORIZONTAL ARTICULATION



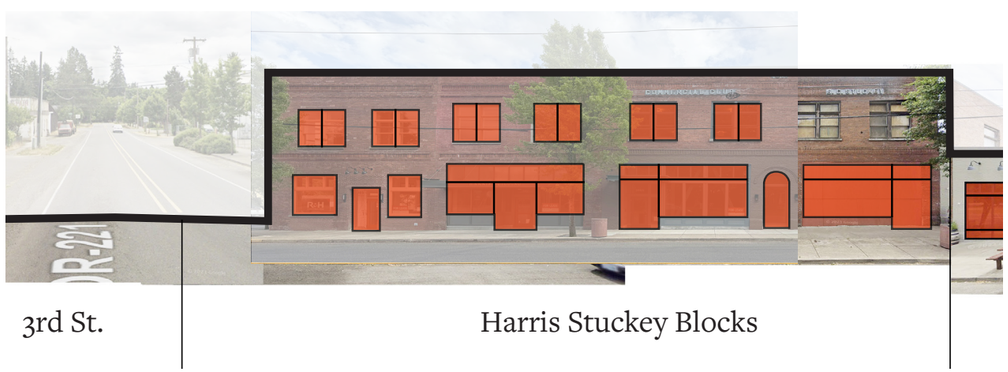
SOUTH ELEVATION

ENLARGED ELEVATION

VISUAL COMPATIBILITY

ARCHES IN CONTEXT

Arched openings and windows in the hotel building also reference historic buildings within Dayton. The Mision de San Martin de Porres Church utilizes arches on it's facade facing Ferry Street. While the Brick Hall also has arched windows facing Main and 2nd Streets. The historic Stuckey Building on Ferry Street also has an arched opening.

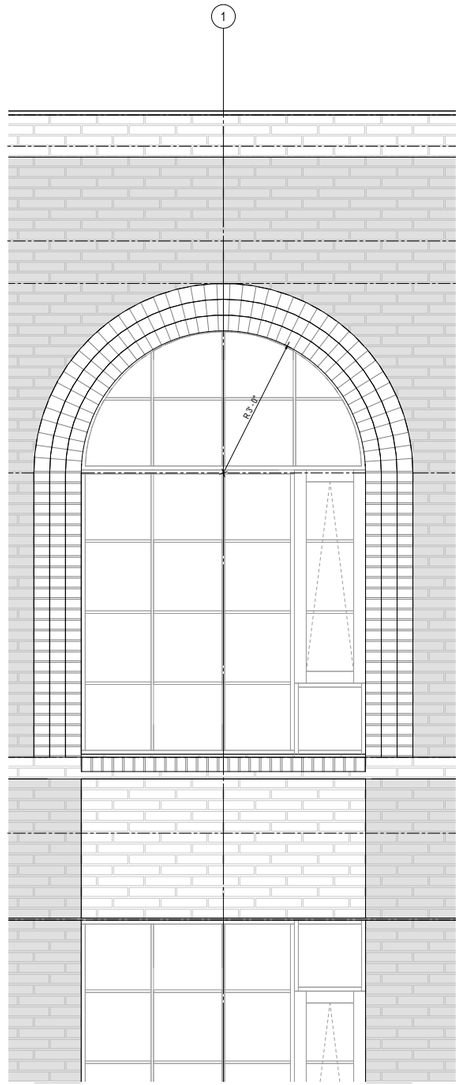


VISUAL COMPATIBILITY

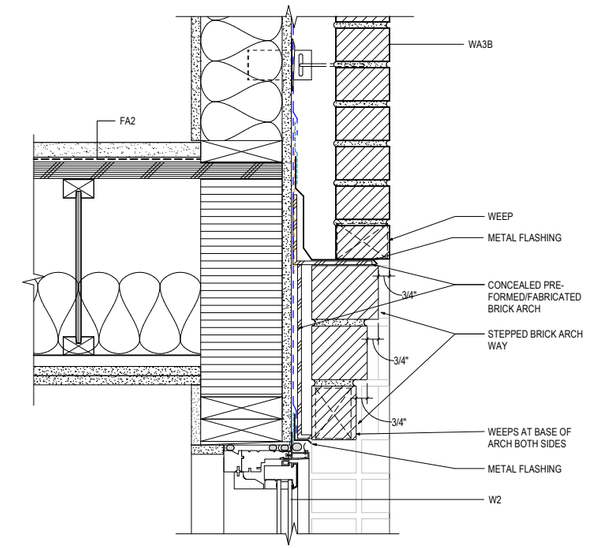
BRICK DETAILING

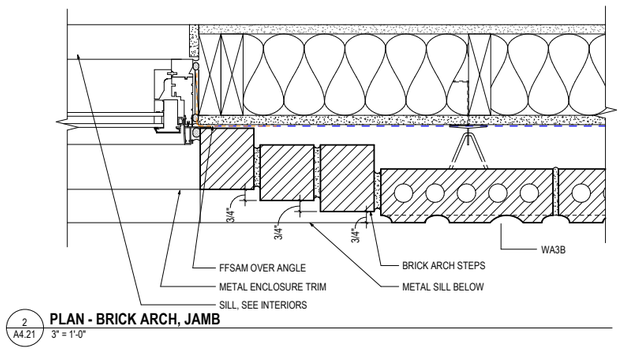
Our design takes cues from the historic Stuckey Building across Ferry Street from our site. While we did not replicate the detail, we referenced it in how we chose to step back the brick around the arched openings. Please refer to the details showing how we plan to accomplish this.

STUCKEY BUILDING



ARCHED WINDOW ELEVATION





ARCHED WINDOW DETAILS

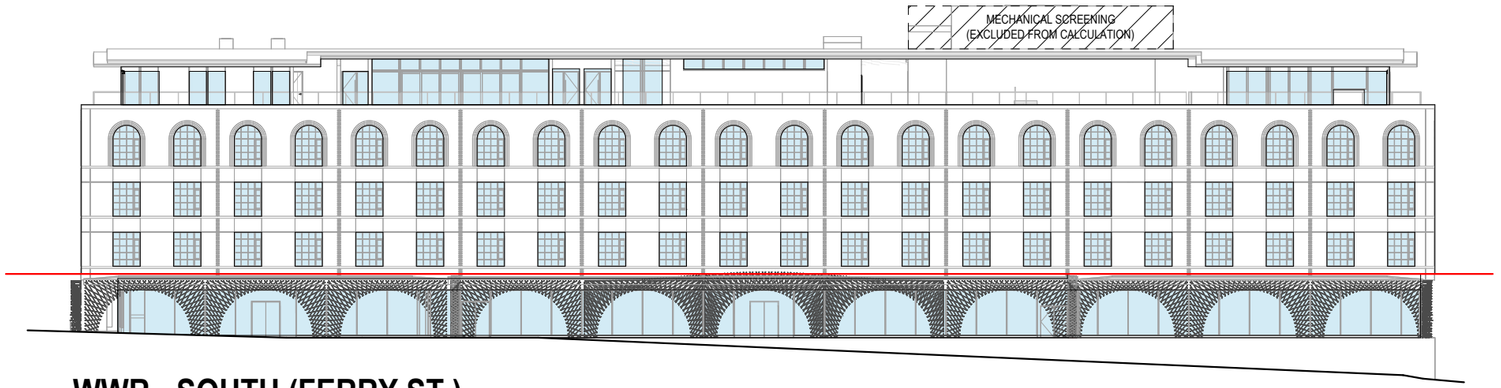
PLANTED ARCADE AT 3RD & FERRY STREET

PLANTED ARCADE AT FERRY STREET

WINDOW TRANSPARENCY RATIOS

AVERAGE NON-GROUND FLOOR WWR ON ALL SIDES
TOTAL WINDOW / TOTAL WALL
=9695 SF / 32090 SF
=30.2% > 30%

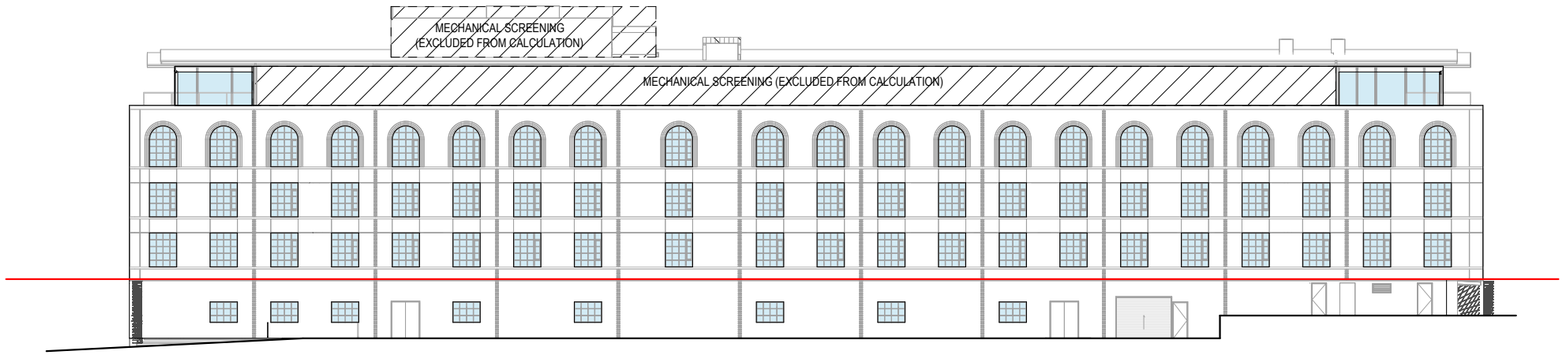
AVERAGE GROUND FLOOR WWR FACING A STREET
TOTAL WINDOW / TOTAL WALL
=4360 SF / 6300 SF
=69.2% > 60%



WWR - SOUTH (FERRY ST.)

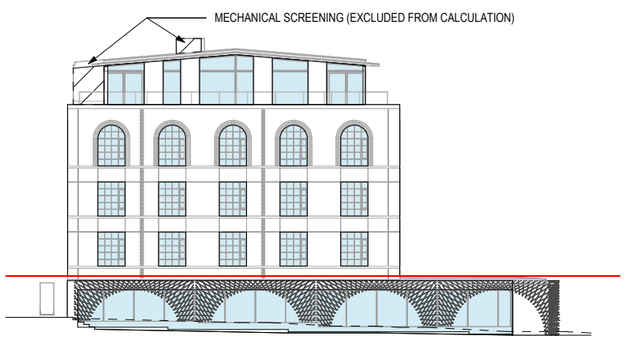
NON-GROUND FLOOR
WINDOW: 4170 SF
WALL: 13700 SF

GROUND FLOOR
WINDOW: 2860 SF
WALL: 3800 SF



WWR - NORTH (ALLEY)

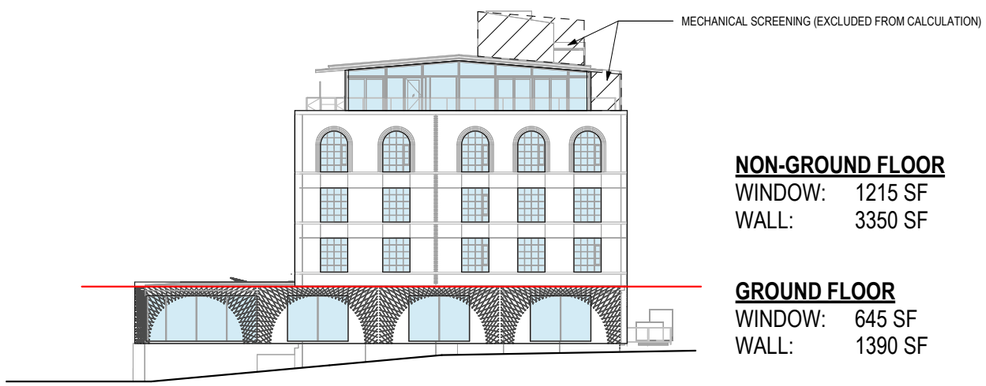
NON-GROUND FLOOR
WINDOW: 3225 SF
WALL: 11730 SF



NON-GROUND FLOOR
WINDOW: 1085 SF
WALL: 3310 SF

GROUND FLOOR
WINDOW: 855 SF
WALL: 1110 SF

WWR - WEST (3RD STREET)



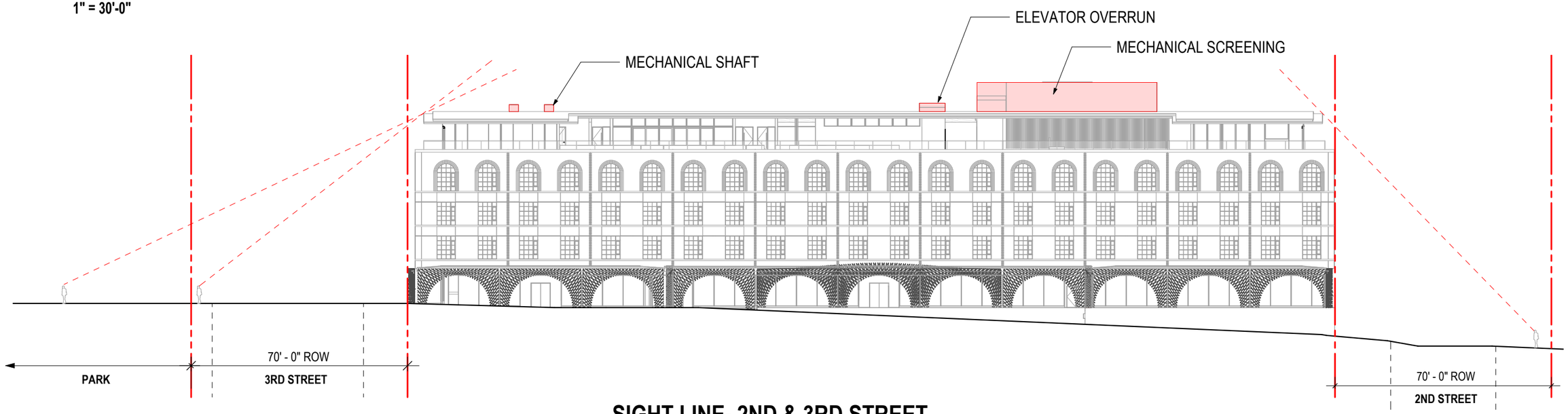
NON-GROUND FLOOR
WINDOW: 1215 SF
WALL: 3350 SF

GROUND FLOOR
WINDOW: 645 SF
WALL: 1390 SF

WWR - EAST (2ND STREET)

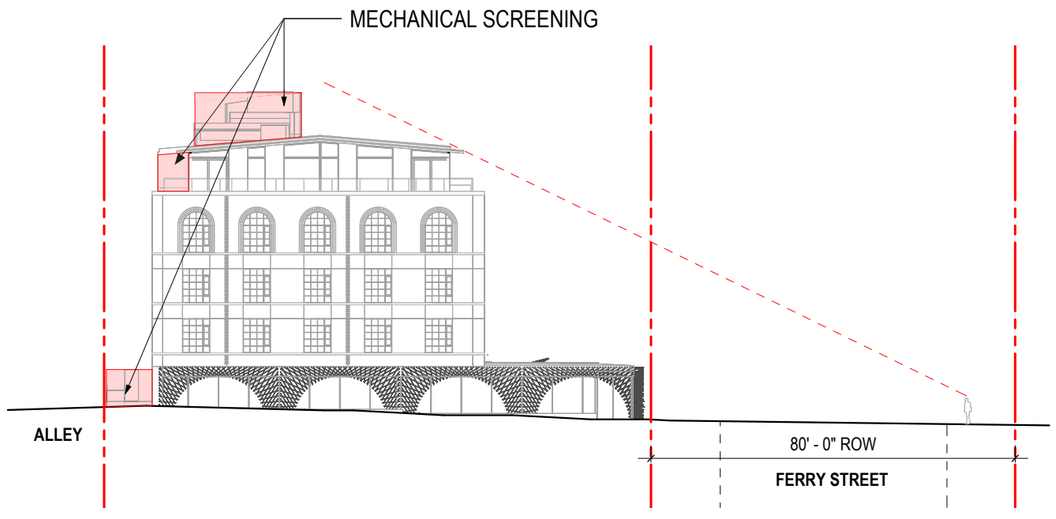
VIEW FROM 3RD STREET LOOKING TOWARDS FERRY

1" = 30'-0"



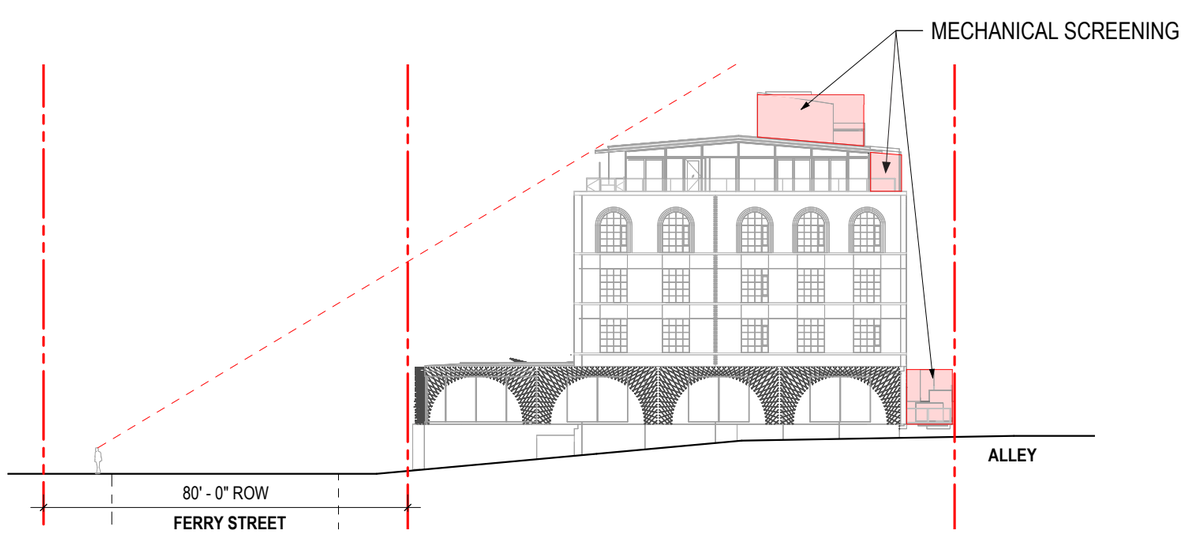
SIGHT LINE- 2ND & 3RD STREET

SOUTH ELEVAITON



SIGHT LINE - FERRY STREET - 1

WEST ELEVATION



SIGHT LINE - FERRY STREET - 2

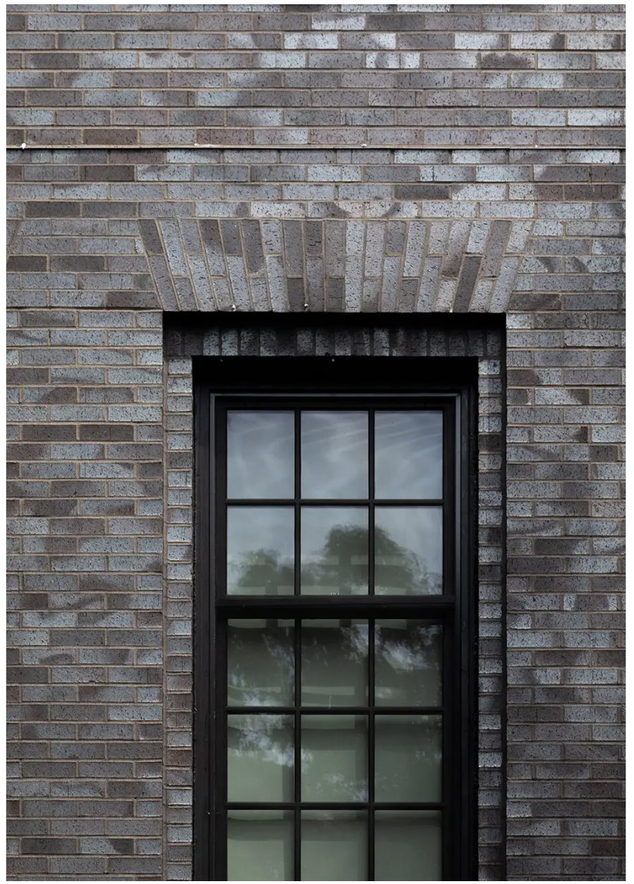
EAST ELEVATION

BRICK TEXTURE AND FINISH

These photos show the brick color, texture and finish that we plan to utilize on the hotel.

A MIX OF TEXTURES

BRICK IN SUN WITH PLANTS

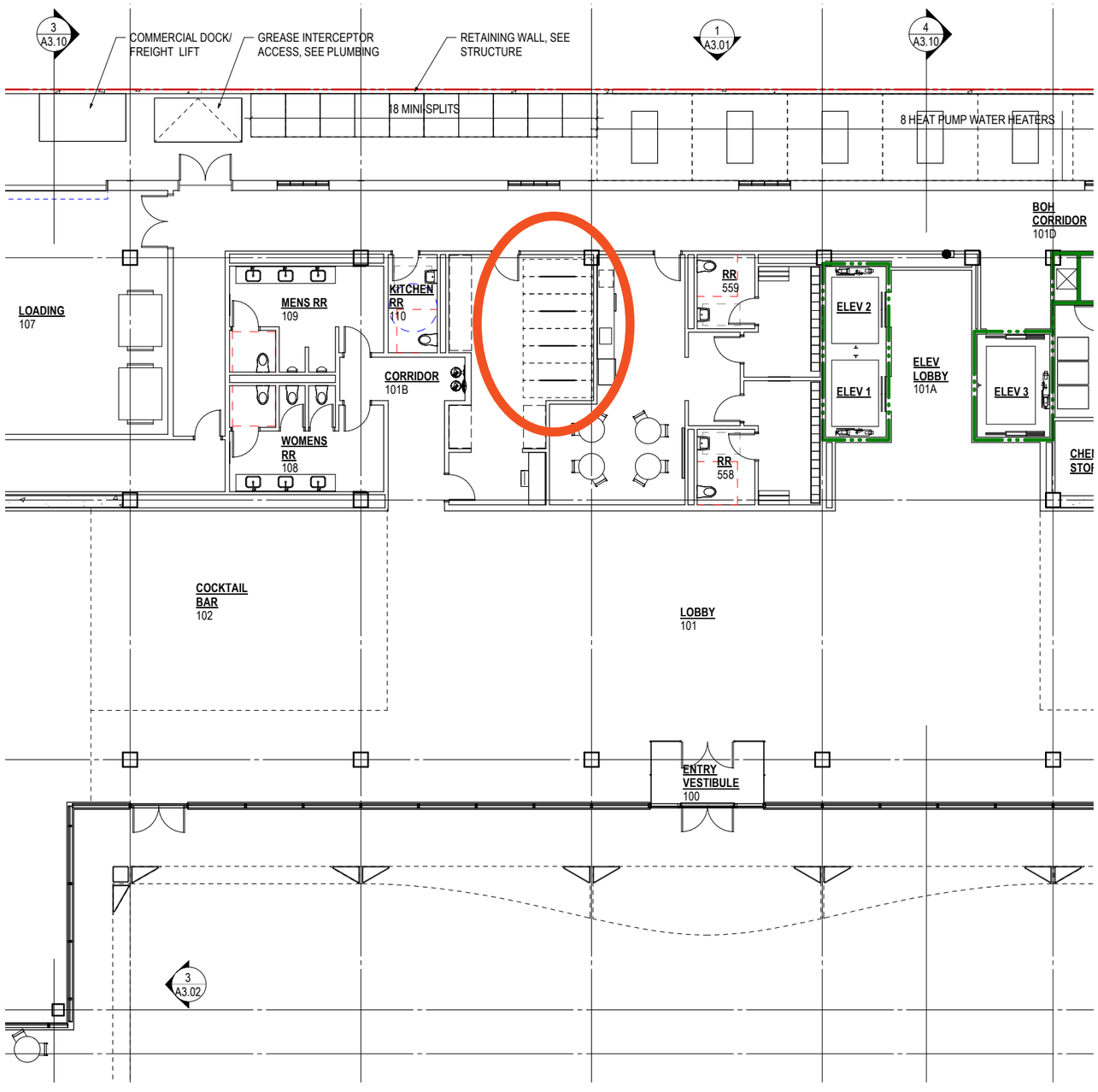


BRICK IN SHADE

BIKE PARKING

PROPOSED PRODUCT

OctoRack Hi-Density Bike Rack by CycleSafe



LEVEL 1 PLAN

Drawings

CIVIL (FOR REF. ONLY)

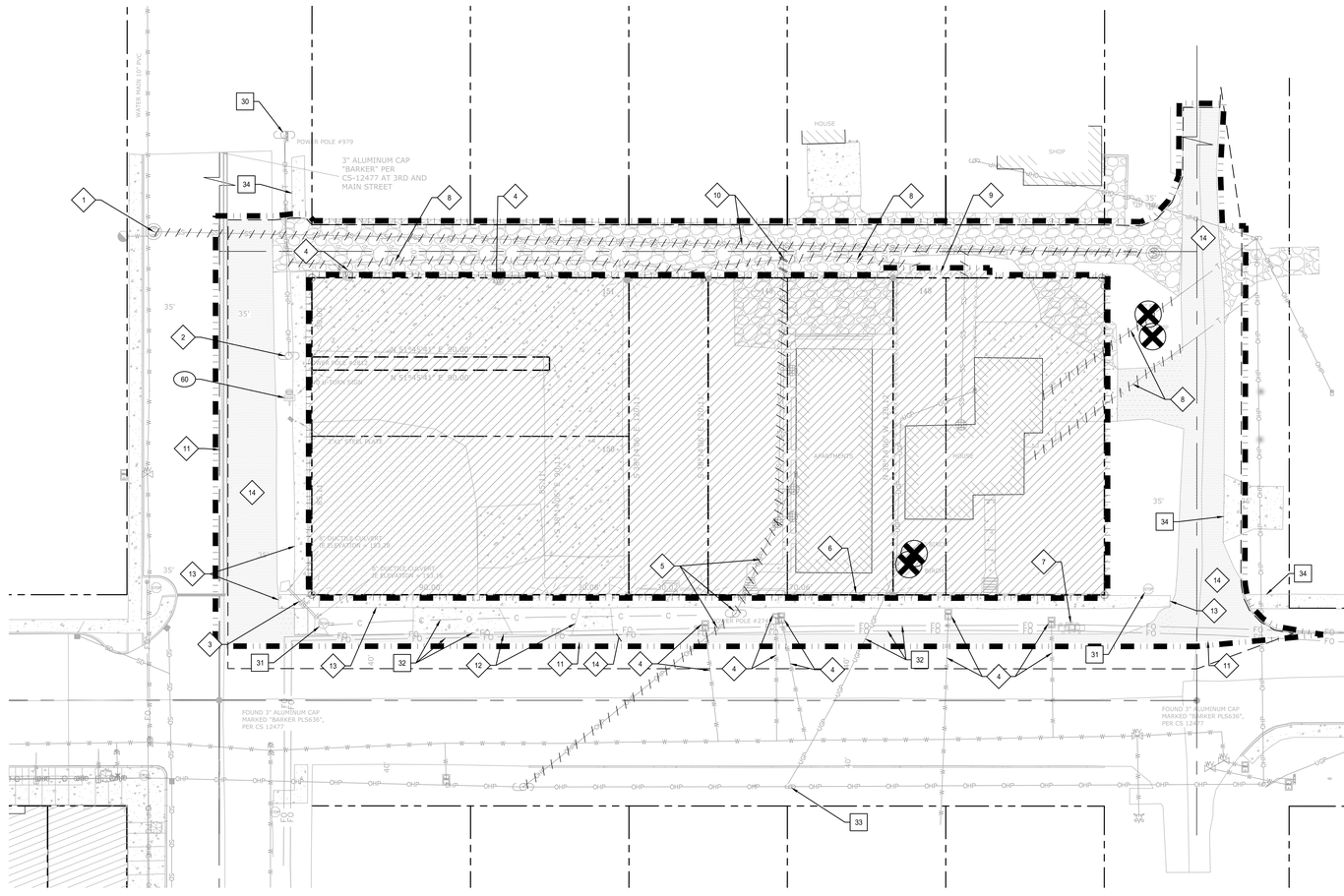
- C1.00 Existing Conditions Plan
- C2.00 Demolition Plan
- C3.00 Site Plan
- C4.00 Grading Plan
- C4.01 Grading Enlargement Plan
- C5.00 Utility Plan
- C5.01 Utility Plan
- C5.02 Foundation Drain Plan
- EC1.10 ESCP - Demolition and Clearing Plan
- EC1.20 ESCP - Utilities, Roads, & Vertical Construction Plan
- EC1.30 ESCP - Final Stabilization Plan
- EC1.40 ESCP - Details

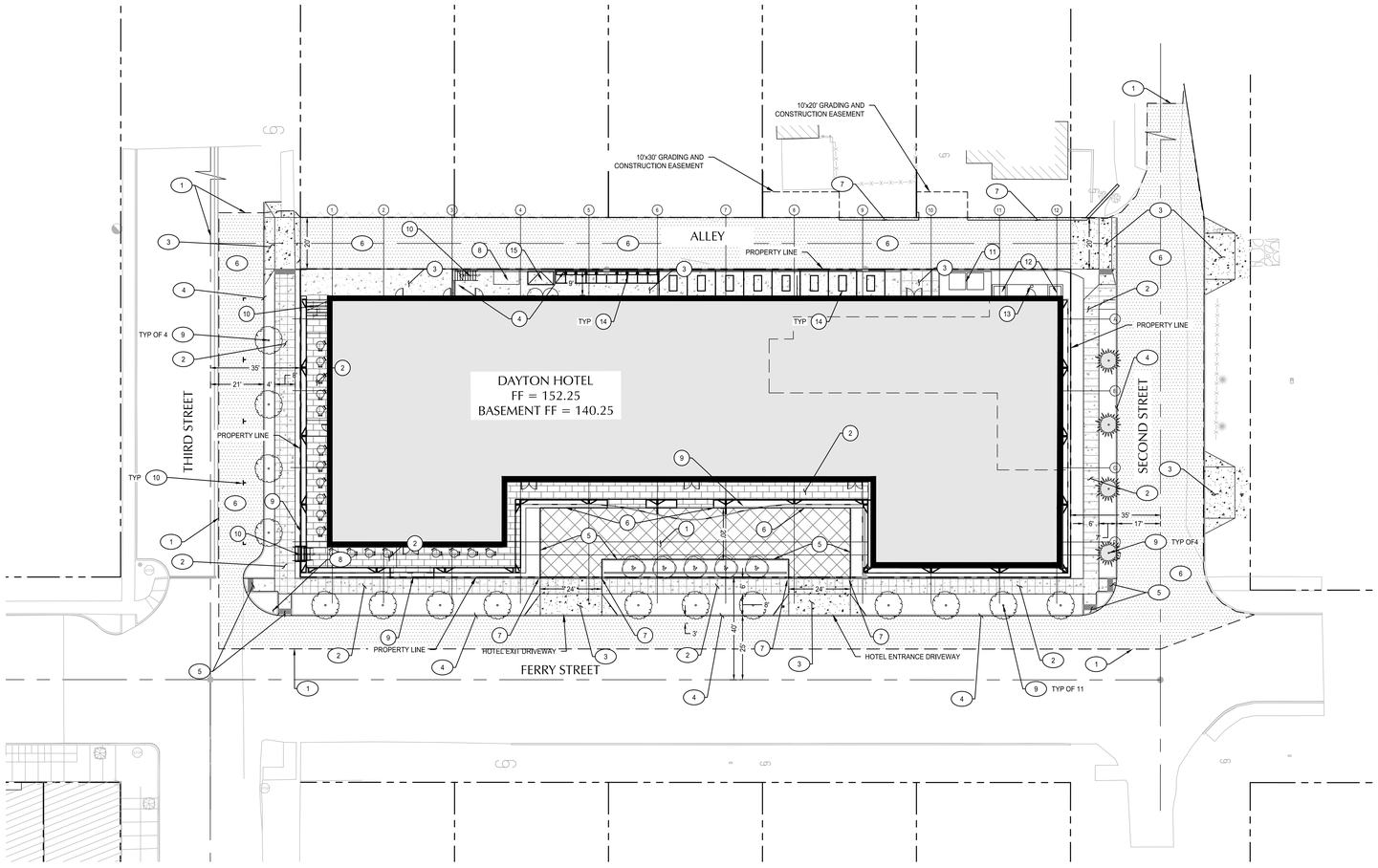
ARCHITECTURE

- A2.00 Plan, Floor - Level 0
- A2.01 Plan, Floor - Level 1
- A2.05 Plan, Floor - Level 5
- A2.06 Plan, Floor - Mech
- A3.01 Elevations, Exterior
- A3.02 Elevations, Exterior
- A3.22 Enlarged Elevation, Plan & Wall Section - Southwest

LANDSCAPE

- L1.01 Materials Plan - Site
- L1.03 Materials Plan - Level 5
- L3.01 Planting Plan - Site
- L4.01 Irrigation Plan - Site


WATER RIGHT OF WAY
POWER POLE #979
3" ALUMINUM CAP "BARKER" PER CS-12477 AT 3RD AND MAIN STREET
HOUSE
SHOP
APARTMENTS
CHAIN LINK FENCE
WOOD FENCE
CONCRETE WALL
CONCRETE DRIVEWAY
CONCRETE SIDEWALK
ASPHALT PAVEMENT
SAWCUT LINE
REMOVE OR ABANDON UTILITY LINE IN PLACE
REMOVE TREE
EXISTING GRADE CONTOUR
REMOVE ASPHALT PAVEMENT
FOUND 3" ALUMINUM CAP MARKED "BARKER PLS636", PER CS 12477
FOUND 3" ALUMINUM CAP MARKED "BARKER PLS636", PER CS 12477
AS-BUILT ELEVATION = 145.46
AS-BUILT ELEVATION = 145.55
AS-BUILT ELEVATION = 145.61
AS-BUILT ELEVATION = 145.70
AS-BUILT ELEVATION = 145.78
AS-BUILT ELEVATION = 145.86
AS-BUILT ELEVATION = 145.94
AS-BUILT ELEVATION = 146.03
AS-BUILT ELEVATION = 146.11
AS-BUILT ELEVATION = 146.19
AS-BUILT ELEVATION = 146.27
AS-BUILT ELEVATION = 146.36
AS-BUILT ELEVATION = 146.44
AS-BUILT ELEVATION = 146.52
AS-BUILT ELEVATION = 146.61
AS-BUILT ELEVATION = 146.69
AS-BUILT ELEVATION = 146.77
AS-BUILT ELEVATION =



SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 9/C6.00.
3. PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE CITY OF DAYTON PUBLIC WORKS PERMIT AND ODOT PUBLIC WORKS PERMIT.

(X) SITE KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	VEHICULAR BRICK PAVERS	1/C6.00
2	PEDESTRIAN PAVERS - SEE LANDSCAPE PLANS	
3	HEAVY CONCRETE PAVEMENT	2/C6.00
4	CONCRETE RETAINING WALL - SEE STRUCTURAL PLANS	
5	STANDARD CURB	3/C6.00
6	FLUSH CURB	4/C6.00
7	CURB ENDING	5/C6.00
8	LOADING DOCK LIFT	
9	ROOF LINE OVER ARCADE WALKWAY	
10	STAIRS - SEE ARCHITECTURAL PLANS	
11	TRANSFORMER	
12	GENERATOR VENTS	
13	BOLLARD - SEE ARCHITECTURAL PLANS	
14	HVAC EQUIPMENT - SEE MECHANICAL AND ARCHITECTURAL PLANS	
15	GREASE INTERCEPTOR	

(X) OFFSITE KEYNOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT	
2	CONCRETE SIDEWALK	9/C6.00
3	CONCRETE DRIVEWAY	8&9/C6.00
4	CONCRETE CURB	7/C6.00
5	CURB RAMPS	10/C6.00
6	ASPHALT PAVING	6/C6.00
7	CONCRETE RETAINING WALL	
8	STOP SIGN	11/C6.00
9	STREET TREE	
10	STREET PARKING PAVEMENT MARKING	

SHEET LEGEND

- PROPERTY LINE
- SAWCUT LINE
- CONCRETE SIDEWALK — 9/C6.00
- HEAVY CONCRETE PAVEMENT — 2/C6.00
- PAVEMENT PAVERS — X/C6.00
- STANDARD ASPHALT PAVEMENT — 6/C6.00

SCALE 1 INCH = 20 FEET
20 0 20 40

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

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LOS ANGELES
NEW YORK
PORTLAND
SEATTLE
WASHINGTON, DC
VANCOUVER, BC

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www.zgf.com

ZGF Project Number P26574

Consultant

kpff
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.4681
www.kpff.com

Full Design Team Roster on Sheet A0.02

Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

Revisions

Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
SITE PLAN

Sheet Number
C3.00

Current Issue
100% DESIGN DEVELOPMENT

Current Issue Date
05/23/2025

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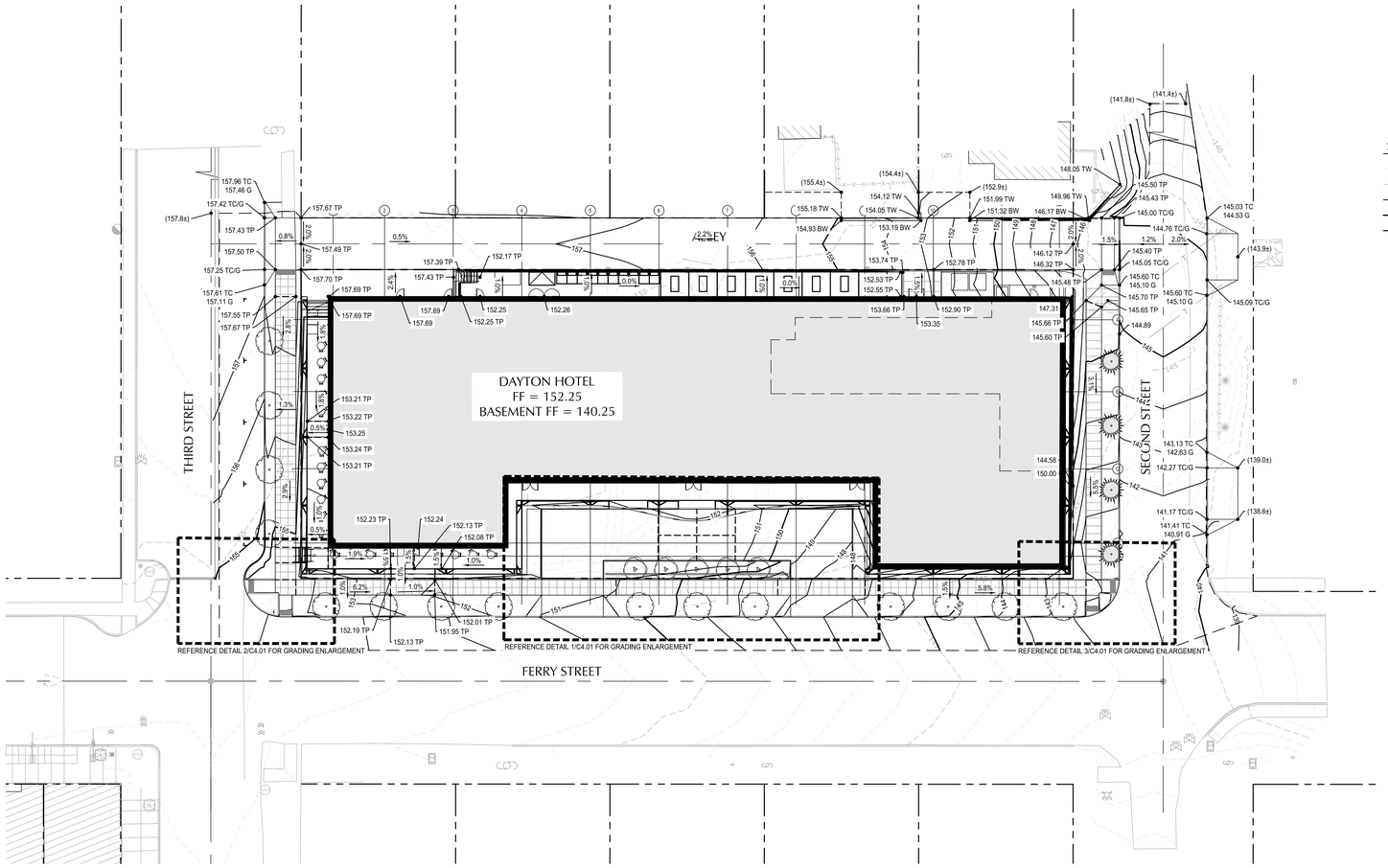

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY. SPOT ELEVATIONS SHALL HOLD OVER SLOPES AND CONTOURS.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT 2010 ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. TOP OF CURB GRADES ARE 6" ABOVE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
5. FINISH GRADES AT DOORWAYS ARE ½" BELOW BUILDING FINISH FLOOR ELEVATIONS.
6. GRADING IN PUBLIC RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. SEE PUBLIC IMPROVEMENT PLANS FOR DETAILS.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X% →	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%] →	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BW	SURFACE GRADE AT BOTTOM OF WALL. (NOT BOTTOM OF FOOTING)
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	SURFACE GRADE AT TOP WALL
(XXX.Xɛ)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

- (49) EX. CONTOUR MINOR
- (50) EX. CONTOUR MAJOR
- 49 CONTOUR MINOR (FG)
- 50 CONTOUR MAJOR (FG)
- GRADE BREAK

SCALE 1 INCH = 20 FEET
20 0 20 40

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Full Design Team Roster on Sheet A0.02

Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

Revisions

Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
GRADING PLAN

Sheet Number
C4.00

Current Issue
100% DESIGN DEVELOPMENT

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05/23/2025

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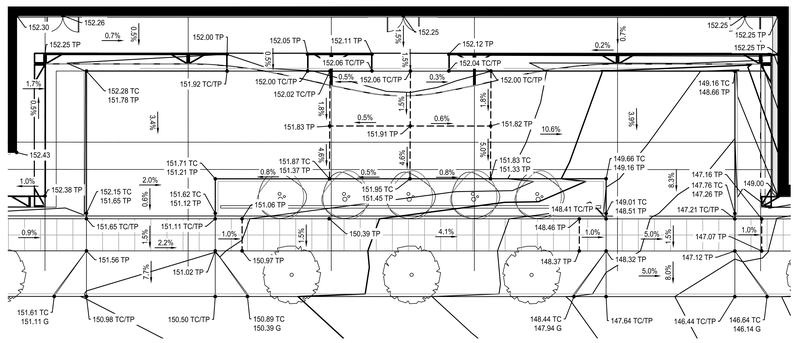
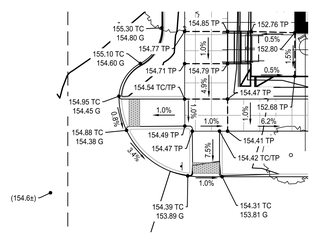
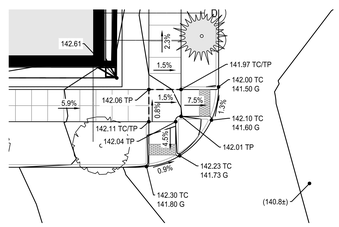


1 HOTEL DRIVEWAY ENLARGEMENT
SCALE: 1" = 10'



2 3RD AND FERRY CURB RAMP ENLARGEMENT
SCALE: 1" = 10'



3 2ND AND FERRY CURB RAMP ENLARGEMENT
SCALE: 1" = 10'

SHEET NOTES

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3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT 2010 ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. TOP OF CURB GRADES ARE 6" ABOVE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
5. FINISH GRADES AT DOORWAYS ARE ¼" BELOW BUILDING FINISH FLOOR ELEVATIONS.
6. GRADING IN PUBLIC RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. SEE PUBLIC IMPROVEMENT PLANS FOR DETAILS.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X% →	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%] →	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BW	SURFACE GRADE AT BOTTOM OF WALL. (NOT BOTTOM OF FOOTING)
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	SURFACE GRADE AT TOP WALL
(XXX.Xɛ) →	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

(49)	EX. CONTOUR MINOR
(50)	EX. CONTOUR MAJOR
49	CONTOUR MINOR (FG)
50	CONTOUR MAJOR (FG)
	GRADE BREAK

SCALE 1 INCH = 10 FEET
10 0 10 20

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DAYTON HOTEL
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DAYTON, OR 97114

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Sheet Status
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Sheet Title
GRADING ENLARGEMENT PLAN

Sheet Number
C4.01

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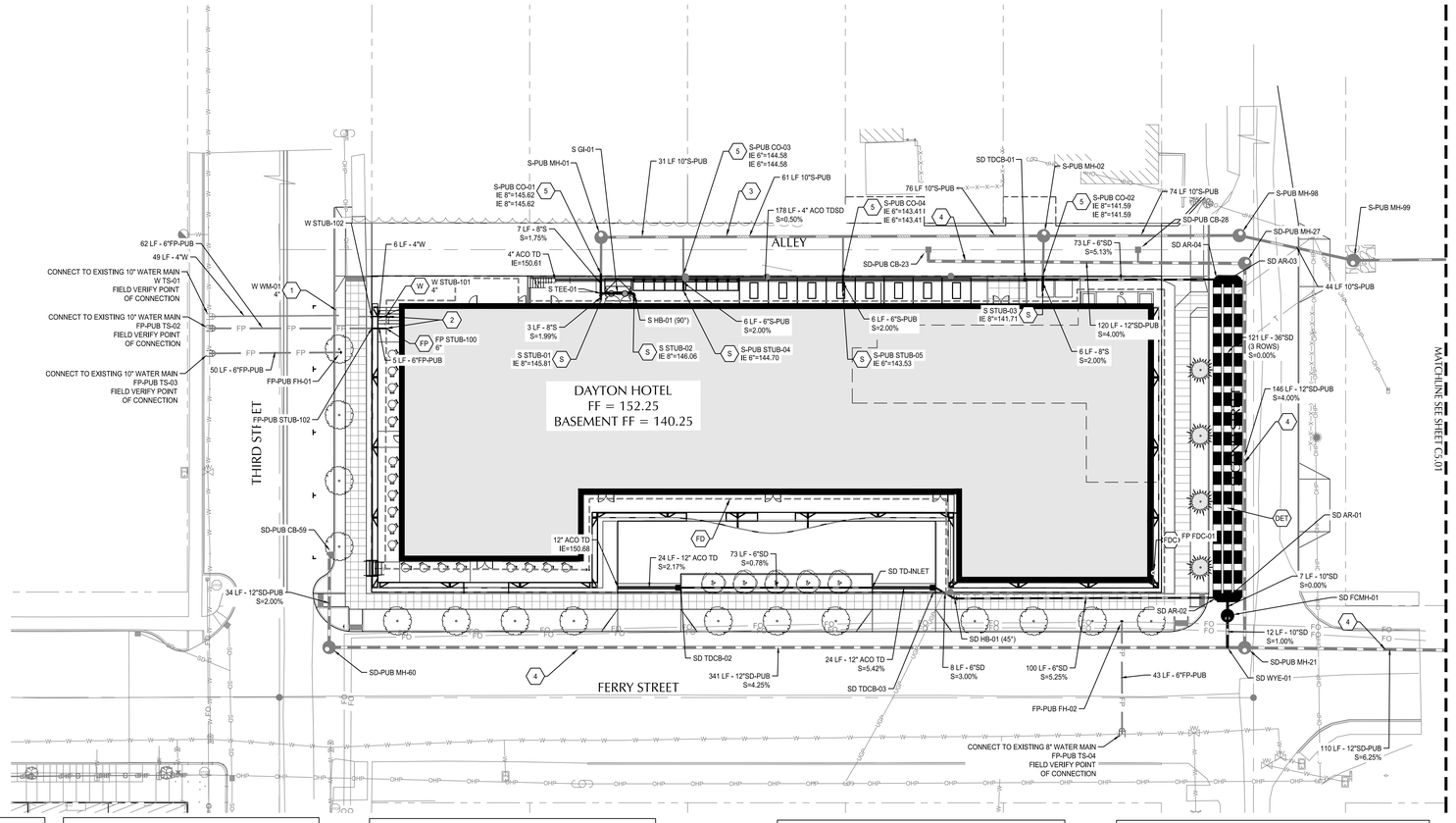

W STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
STUB-101	10332.93	20738.33
STUB-102	10329.51	20734.00

FP-PUB STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
STUB-100	10329.38	20741.13
STUB-102	10325.98	20736.81

S STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
CO-01	10396.19	20792.39	157.24	IE 8" IN=145.62 (SE) IE 8" OUT=145.62 (NW)
CO-02	10499.93	20924.53	151.86	IE 8" IN=141.59 (SE) IE 8" OUT=141.59 (NW)
CO-03	10415.36	20817.16	157.09	IE 6" IN=144.58 (SE) IE 6" OUT=144.58 (NW)
CO-04	10452.94	20864.80	156.00	IE 6" IN=143.41 (SE) IE 6" OUT=143.41 (NW)
GI-01	10394.21	20801.98	146.59	IE 8" IN=145.88 (NE) IE 8" OUT=145.88 (SW)
HB-01 (90°)	10398.11	20807.00	-	IE 8" IN=146.00 (SE) IE 8" OUT=146.00 (SW)
MH-01	10407.16	20783.85	157.15	IE 8" IN=145.32 (SE) IE IN=144.74 (SW) IE 10" OUT=144.58 (NE)
MH-02	10511.71	20915.57	305.12	IE 8" IN=141.29 (SE) IE 10" IN=141.29 (SW) IE 10" OUT=141.19 (NE)
MH-98	10557.86	20973.90	145.08	IE 10" IN=140.87 (SW) IE 10" OUT=140.77 (NE)
MH-99	10577.29	21013.80	141.49	IE 10" IN=140.64 (SW) IE 10" OUT=140.54 (NE)
STUB-01	10387.94	20798.81	-	IE 8" OUT=145.81 (NW)
STUB-02	10395.79	20808.76	-	IE 8" OUT=146.06 (NW)
STUB-03	10495.13	20928.19	-	IE 8" OUT=141.71 (NW)
STUB-04	10410.64	20820.91	-	IE 6" OUT=144.70 (NW)
STUB-05	10448.16	20868.56	-	IE 6" OUT=143.53 (NW)
TEE-01	10390.31	20796.97	-	IE 8" IN=145.75 (NE) IE 8" IN=145.75 (SE) IE 8" OUT=145.75 (NW)

SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
AR-01	10447.04	21055.60	141.17	IE 36" IN=133.67 (SW) IE 36" IN=133.67 (NW) IE 36" IN=133.67 (NE) IE 10" OUT=133.67 (SE)
AR-02	10444.57	21052.48	141.37	IE 36" IN=133.67 (NW) IE 6" IN=136.20 (SW) IE 36" OUT=133.67 (NE)
AR-03	10541.98	20980.84	145.25	IE 36" IN=133.67 (SW) IE 36" OUT=133.67 (SE) IE 36" OUT=133.67 (NE)
AR-04	10539.55	20977.67	145.17	IE 6" IN=136.18 (SW) IE 36" OUT=133.67 (SE) IE 36" OUT=133.67 (NE)
AR-05	10449.51	21058.71	140.97	IE 36" IN=133.67 (NW) IE 36" OUT=133.67 (SW)
AR-06	10544.41	20984.00	145.33	IE 36" IN=133.67 (SW) IE 36" OUT=133.67 (SE)
CB-23	10480.45	20884.47	154.70	IE 12" OUT=143.96 (SE)
CB-28	10529.76	20947.03	146.99	IE 6" OUT=141.32 (SE)
CB-59	10249.63	20778.82	154.81	IE 12" OUT=148.58 (SE)
FCMH-01	10441.68	21059.80	141.25	IE 10" IN=133.67 (NW) IE 10" OUT=133.67 (SE)
HB-01 (45°)	10382.59	20974.35	-	IE 6" IN=141.43 (W) IE 6" OUT=141.43 (NE)
MH-21	10436.19	21072.45	141.01	IE 12" IN=133.14 (SW) IE 12" IN=133.14 (NW) IE 12" OUT=133.14 (NE)
MH-22	10503.33	21159.88	137.10	IE 12" IN=126.24 (SW) IE 12" OUT=126.24 (NE)
MH-27	10550.84	20982.12	145.29	IE 12" IN=138.98 (SW) IE 12" OUT=138.98 (SE)

SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
MH-60	10220.80	20799.11	153.99	IE 12" IN=147.91 (NW) IE 12" OUT=147.91 (NE)
MH-111	10662.08	21360.55	127.00	IE 12" IN=113.45 (SW) IE 12" OUT=113.45 (NW)
TD-INLET	10366.48	20947.22	-	IE 6" IN=147.67 (SW) IE 12" ACO TD OUT=147.67 (NE)
TDCB-01	10494.12	20920.37	152.58	IE 4" ACO TD IN=149.72 (SW) IE 6" OUT=139.93 (NE)
TDCB-02	10321.36	20890.05	151.14	IE 12" ACO TD IN=150.16 (SW) IE 6" OUT=148.24 (NE)
TDCB-03	10381.29	20966.09	147.35	IE 12" ACO TD IN=146.37 (SW) IE 6" OUT=141.68 (E)
WYE-01	10432.09	21067.32	-	IE 10" IN=133.55 (NW)

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C6.01.
2. OFF-SITE UTILITES SHOWN FOR REFERENCE ONLY. TO BE CONSTRUCTED UNDER SEPARATE PUBLIC WORKS PERMIT.
3. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
1	4" WATER METER SHOWN FOR REFERENCE. SEE PUBLIC WORKS PLANS COORDINATE INSTALLATION WITH CITY OF DAYTON PUBLIC WORKS AND ODOT	
2	DOMESTIC RPBA AND FIRE DDCV TO BE LOCATED IN THE BUILDING. SEE PLUMBING PLANS.	
3	10-IN PUBLIC SANITARY MAIN UPSIZING. SIZE AND LENGTHS PROVIDED FOR PRICING. DESIGN STILL NEEDS TO BE COMPLETED.	
4	12-IN PUBLIC STORM MAIN EXTENSION AND PUBLIC STORM INFASTRUCTURE. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT	
5	INSTALL PROPERTY LINE CLEANOUT. SEE PUBLIC WORKS PLANS FOR CONTINUATION AND CONNECTION TO NEW PUBLIC SANITARY MAIN.	
DET	3 ROWS OF 36" SOLID WALL DETENTION PIPE	
FD	FOUNDATION DRAIN. SEE FOUNDATION DRAIN PLAN SHEET FOR DETAILS	4/C6.01
FDC	BUILDING MOUNTED FDC. SEE PLUMBING PLANS FOR CONTINUATION.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION	
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED	
SD	CONNECT TO STORM DRAIN. (DRAINS INTO BUILDING PLUMBING) SEE PLUMBING PLANS FOR CONTINUATION TO DETENTION TANK. SIZE AND IE AS NOTED	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O	

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)

XX.XX-XX
N=XXXX.XX
E=XXXX.XX — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

XXLF - XX" XX
S=X.XX%

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AR	DETENTION TANK ACCESS RISER	
BWV	BACKWATER VALVE	5/C6.01
CO	CLEANOUT TO GRADE	2/C6.01
FCMH	FLOW CONTROL MANHOLE	6/C6.01
FD	FOUNDATION DRAINAGE	4/C6.01
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GI	GREASE INTERCEPTOR	
HB	HORIZONTAL BEND	
STUB	STUB	
TD	TRENCH DRAIN	3/C6.01
TEE	TEE	
WM	WATER METER	
WYE	WYE CONNECTION	

SCALE 1 INCH = 30 FEET
30 0 30 60

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Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

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Sheet Title
UTILITY PLAN

Sheet Number
C5.00

Current Issue
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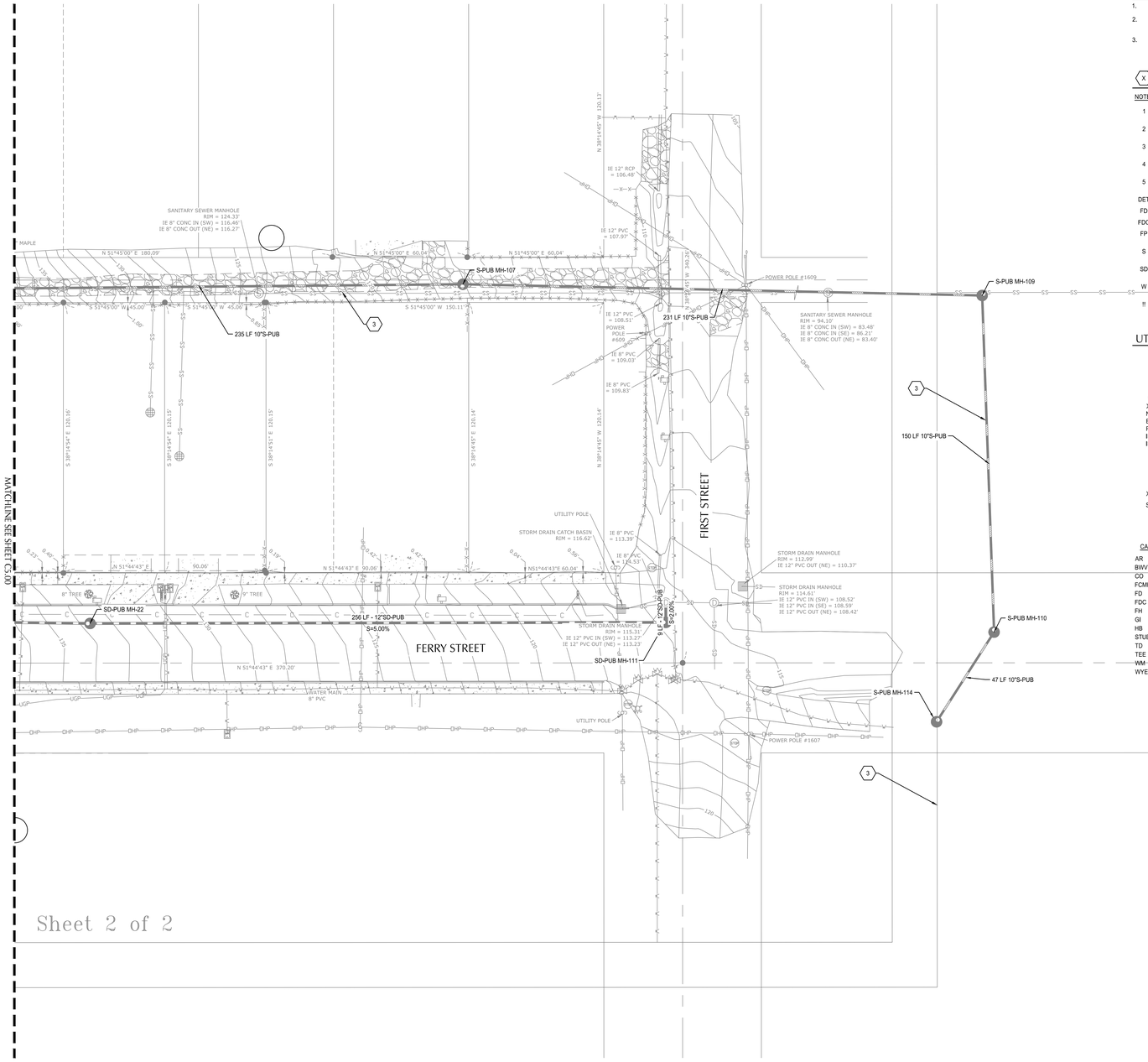

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 1/C6.01.
2. OFF-SITE UTILITES SHOWN FOR REFERENCE ONLY. TO BE CONSTRUCTED UNDER SEPARATE PUBLIC WORKS PERMIT.
3. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

(X) UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
1	4" WATER METER SHOWN FOR REFERENCE. SEE PUBLIC WORKS PLANS COORDINATE INSTALLATION WITH CITY OF DAYTON PUBLIC WORKS AND ODOT	
2	DOMESTIC RPBA AND FIRE DDCV TO BE LOCATED IN THE BUILDING. SEE PLUMBING PLANS.	
3	10-IN PUBLIC SANITARY MAIN UPSIZING. SIZE AND LENGTHS PROVIDED FOR PRICING. DESIGN STILL NEEDS TO BE COMPLETED.	
4	12-IN PUBLIC STORM MAIN EXTENSION AND PUBLIC STORM INFASTRUCTURE. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT	
5	INSTALL PROPERTY LINE CLEANOUT. SEE PUBLIC WORKS PLANS FOR CONTINUATION AND CONNECTION TO NEW PUBLIC SANITARY MAIN.	
DET	3 ROWS OF 36" SOLID WALL DETENTION PIPE	
FD	FOUNDATION DRAIN. SEE FOUNDATION DRAIN PLAN SHEET FOR DETAILS	4/C6.01
FDC	BUILDING MOUNTED FDC. SEE PLUMBING PLANS FOR CONTINUATION.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION	
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED	
SD	CONNECT TO STORM DRAIN. (DRAINS INTO BUILDING PLUMBING) SEE PLUMBING PLANS FOR CONTINUATION TO DETENTION TANK. SIZE AND IE AS NOTED	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O	

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)
XX-XX-XX
N=XXXX.XX
E=XXXX.XX — LOCATION (WHERE APPLICABLE)
RIM=
IE IN = XX.X
IE OUT = XX.X — STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH
UTILITY SIZE
XXLF - XX" XX — UTILITY TYPE
S=X.XX% — SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AR	DETENTION TANK ACCESS RISER	
BWV	BACKWATER VALVE	5/C6.01
CO	CLEANOUT TO GRADE	2/C6.01
FCMH	FLOW CONTROL MANHOLE	6/C6.01
FD	FOUNDATION DRAINAGE	4/C6.01
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GI	GREASE INTERCEPTOR	
HB	HORIZONTAL BEND	
STUB	STUB	
TD	TRENCH DRAIN	3/C6.01
TEE	TEE	
WM	WATER METER	
WYE	WYE CONNECTION	

SCALE 1 INCH = 20 FEET
20 0 20 40

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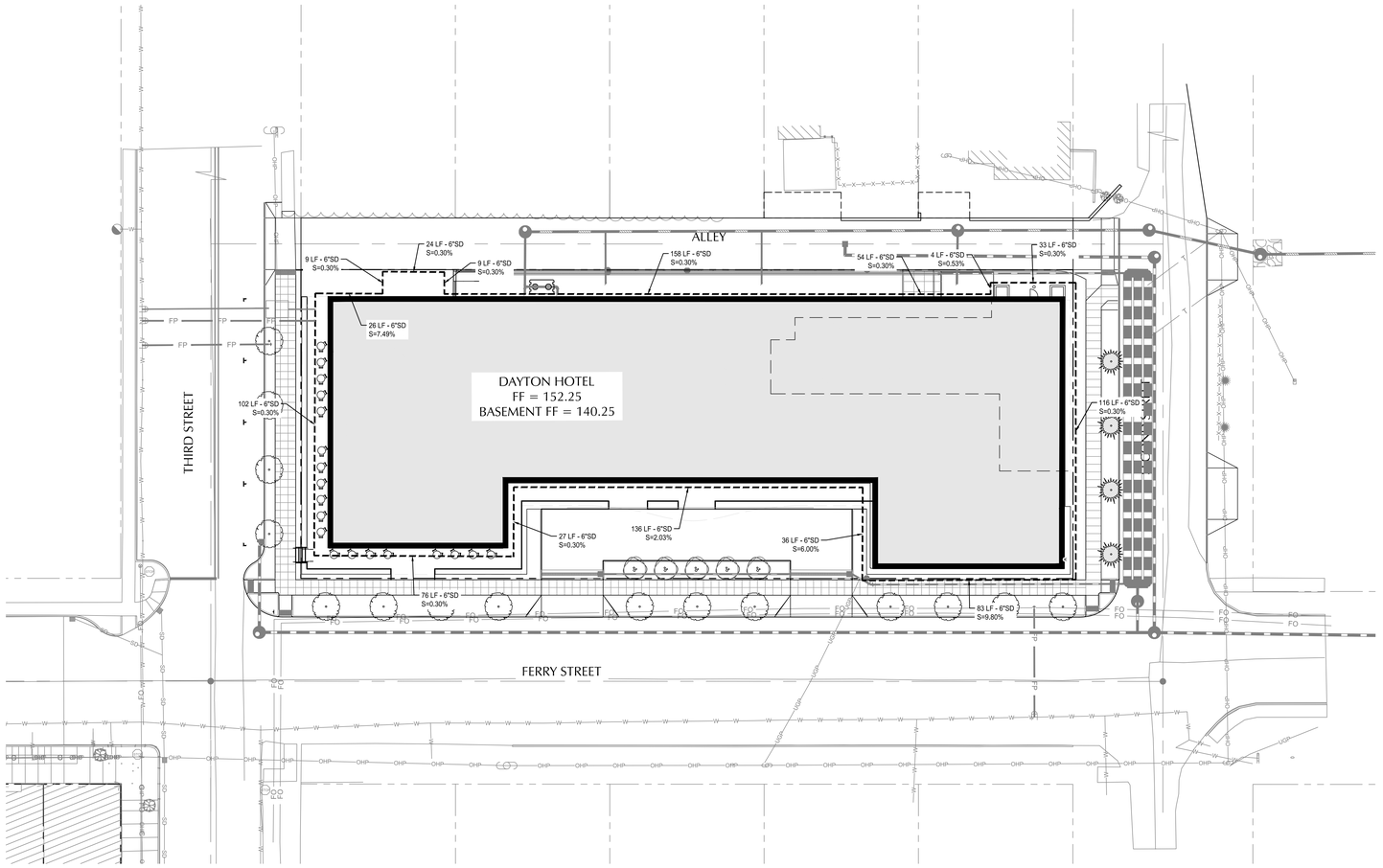

SHEET NOTES

1. ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL X/XX.X.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

(X) UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE. SEE C5.00 FOR CONTINUATION	

UTILITY LABEL LEGEND

STRUCTURE LABEL

- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
- STRUCTURE TYPE CALLOUT
- ID NUMBER (WHERE APPLICABLE)
- LOCATION (WHERE APPLICABLE)
- STRUCTURE INFO (WHERE APPLICABLE)

XX.XX-XX
N=XXXX.XX
E=XXXX.XX
RIM=
IE IN = XX.X
IE OUT = XX.X

PIPE LABEL

- UTILITY LENGTH
- UTILITY SIZE
- UTILITY TYPE
- SLOPE (WHERE APPLICABLE)

XXLF - XX" XX
S=X.XX%

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE	
CO	CLEANOUT TO GRADE	

SCALE 1 INCH = 20 FEET
20 0 20 40

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FOUNDATION DRAIN PLAN

Sheet Number
C5.02

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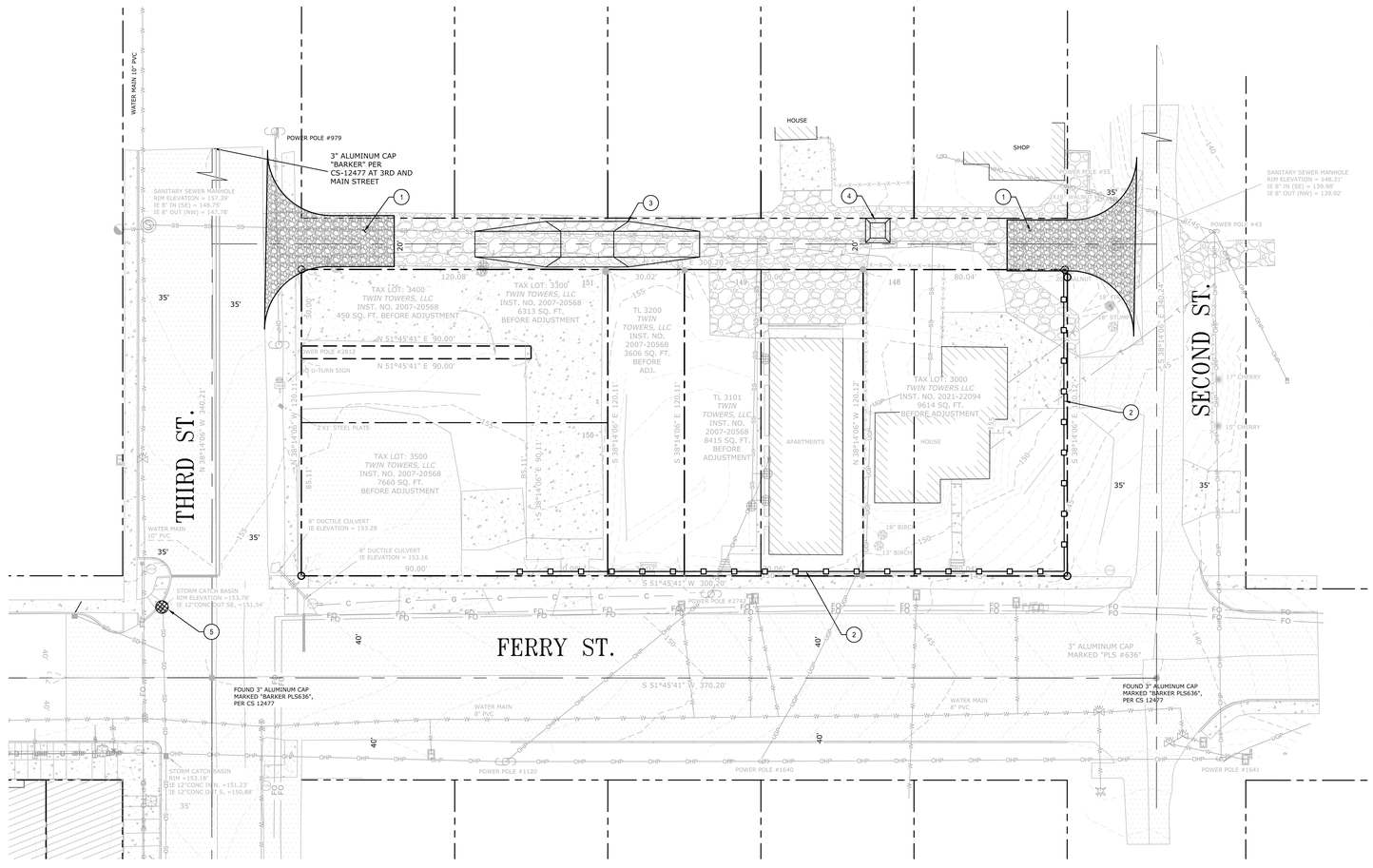

SHEET NOTES

1. REMOVE SEDIMENT ON EXISTING ASPHALT AND GRAVEL CONSTRUCTION ENTRANCE AS NEEDED TO PREVENT SEDIMENT TRACK-OUT. TRACKED-OUT SEDIMENT MUST BE REMOVED BY SWEEPING, SHOVELING, VACUUMING, OR ANOTHER APPROVED METHOD. HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE STATE IS PROHIBITED.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
9. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CONSTRUCTION SEQUENCING & STORM FACILITY NOTES

1. DEMOLITION WILL REMOVE IMPERVIOUS SURFACES. UNTIL NEW IMPERVIOUS SURFACES ARE INSTALLED, STORMWATER WILL BE INFILTRATED IN PLACE. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE.
2. THE STORMWATER FLOW-THOUGH RAIN GARDEN ARE PERMANENT STORMWATER FACILITIES AND MUST BE PROTECTED FROM SILTATION AND SCOURING DURING THE CONSTRUCTION PHASE. DURING CONSTRUCTION, STORMWATER MAY BE ROUTED TO THE STORMWATER FACILITIES PROVIDED EROSION CONTROL MEASURES LISTED BELOW ARE IMPLEMENTED.

- INSTALL PROTECTIVE JUTE MATTING OR FILTER FABRIC OVER BOTTOM AND SIDE SLOPES OF FACILITY.
- OVERFLOW INLETS WITHIN THE FACILITY MUST RECEIVE INLET PROTECTION PER DETAIL X/ECXXX.
- PRIOR TO PLANTING, THE PROTECTIVE MATTING SHOULD BE REMOVED AND THE TOP 6" OF GROWING MEDIUM SHALL BE TILLED TO CONFIRM SOIL MIX MEETS DESIGN GRADATIONS AND SOIL DRAINS AS DESIGNED PRIOR TO PLANTING.
- INSTALL PEA GRAVEL MULCH AS SOON AS POSSIBLE TO PROTECT SOIL.

ATTENTION!!! RAIN EVENTS THAT SCOUR EXPOSED SOIL REQUIRE ADDITIONAL TILLING OR POTENTIALLY REPLACEMENT PRIOR TO PLACEMENT OF PEA GRAVEL AND PLANTING TO ENSURE STORM FACILITY FUNCTIONS DRAINS AS DESIGNED.

(X) KEY NOTES

1 CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE — (X CXXX)
2 INSTALL SEDIMENT FENCE — (X CXXX)
3 INSTALL WHEEL WASH — (X CXXX)
4 INSTALL CONCRETE WASHOUT — (X CXXX)
5 INSTALL INLET PROTECTION — (X CXXX)

SHEET LEGEND

- PROPERTY LINE
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR
- EXTENT OF DISTURBANCE
- STRAW WATTLE — (X CXXX)
- SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY). — (X CXXX)
- TREE PROTECTION FENCING — (X CXXX)
- SD > SD > TEMPORARY PIPED DISCHARGE
- INLET PROTECTION — (X CXXX)
- CHECK DAM IN DITCHES AND SWALES — (X CXXX)
- CONCRETE WASHOUT — (X CXXX)
- WHEEL WASH — (X CXXX)
- DRAINAGE FLOW ARROW
- CONSTRUCTION ENTRANCE — (X CXXX)
- JUTE MATTING — (X CXXX)
- EROSION CONTROL BLANKET — (X CXXX)
- TEMPORARY EROSION CONTROL SEEDING — (X CXXX)
- PIPE OUTFALL — (X CXXX)

SCALE 1 INCH = 20 FEET
20 0 20 40

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Full Design Team Roster on Sheet A0.02

Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

Revisions

Sheet Status
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Sheet Title
ESCP - DEMOLITION AND CLEARING PLAN

Sheet Number
EC1.10

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Current Issue Date
05/23/2025

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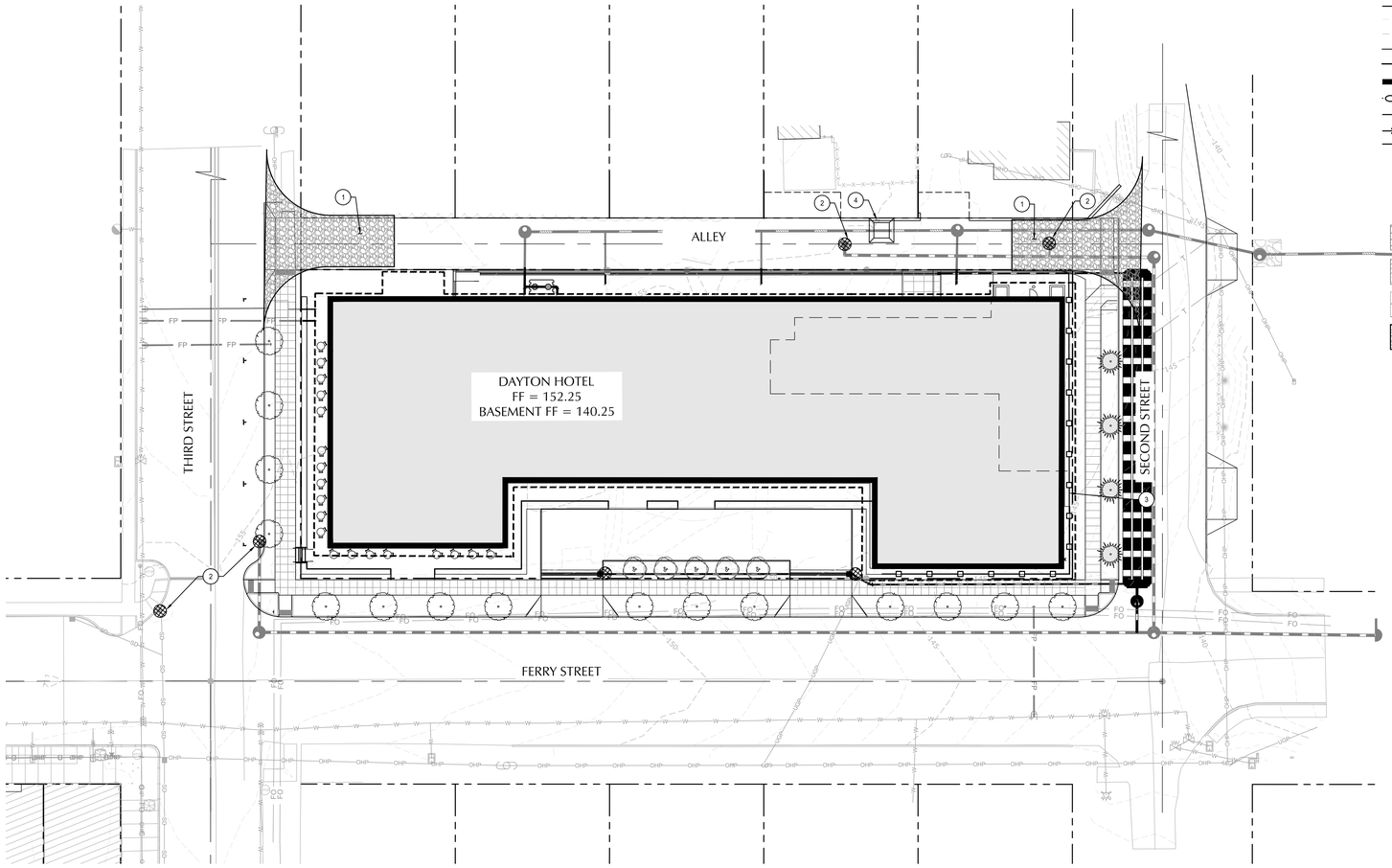

KEY NOTES

1. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE. (X/XXX)
2. INSTALL INLET SEDIMENT PROTECTION. (X/XXX)
3. INSTALL SEDIMENT FENCE. (X/XXX)
4. INSTALL CONCRETE WASHOUT
5. INSTALL STRAW WATTLES ON SLOPES GREATER THAN 33%
6. INSTALL ORANGE CONSTRUCTION/TREE PROTECTION FENCING.
7. FOR FULL EROSION CONTROL ON PUBLIC STREETS, SEE OFFSITE PLAN SET
8. PIPE OUTFALL
9. INSTALL CHECK DAM
10. INSTALL CHECK DAM
11. INSTALL JUTE MATTING ON SLOPES GREATER THAN 25%
12. INSTALL EROSION CONTROL SEEDING.
13. INSTALL EROSION CONTROL BLANKET C32 BD OR APPROVED EQUAL.

SHEET LEGEND

- PROPERTY LINE
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- EXTENT OF DISTURBANCE
- STRAW WATTLE (X/XXX)
- SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY). (X/XXX)
- TREE PROTECTION FENCING (X/XXX)
- TEMPORARY PIPED DISCHARGE
- INLET PROTECTION (X/XXX)
- CHECK DAM IN DITCHES AND SWALES (X/XXX)
- CONCRETE WASHOUT (X/XXX)
- DRAINAGE FLOW ARROW
- JUTE MATTING (X/XXX)
- EROSION CONTROL BLANKET (X/XXX)
- TEMPORARY EROSION CONTROL SEEDING (X/XXX)
- CONSTRUCTION ENTRANCE (X/XXX)
- PIPE OUTFALL (X/XXX)

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Original Issue

Revisions

Sheet Status
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Sheet Title
ESCP - UTILIITIES, ROADS, & VERTICAL CONSTRUCTION PLAN

Sheet Number
EC1.20

Current Issue
100% DESIGN DEVELOPMENT

Current Issue Date
05/23/2025

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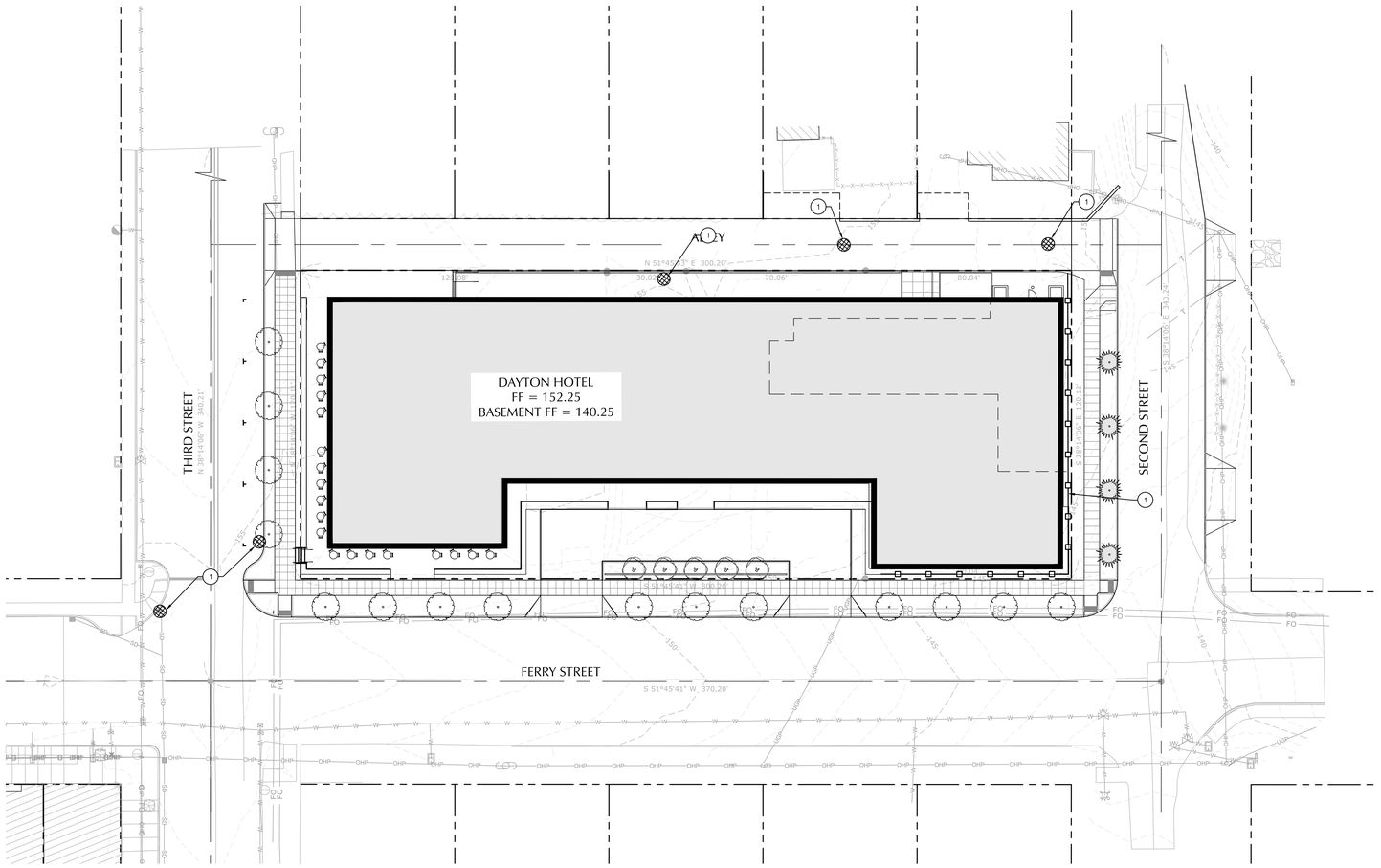

SHEET NOTES

1. . XXXX

KEY NOTES

1 REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES DURING SITE FINAL STAIBILIZATION

SHEET LEGEND

- PROPERTY LINE
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- EXTENT OF DISTURBANCE
- SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY).
- INLET PROTECTION
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE

SCALE 1 INCH = 20 FEET
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ESCP - FINAL STABILIZATION PLAN

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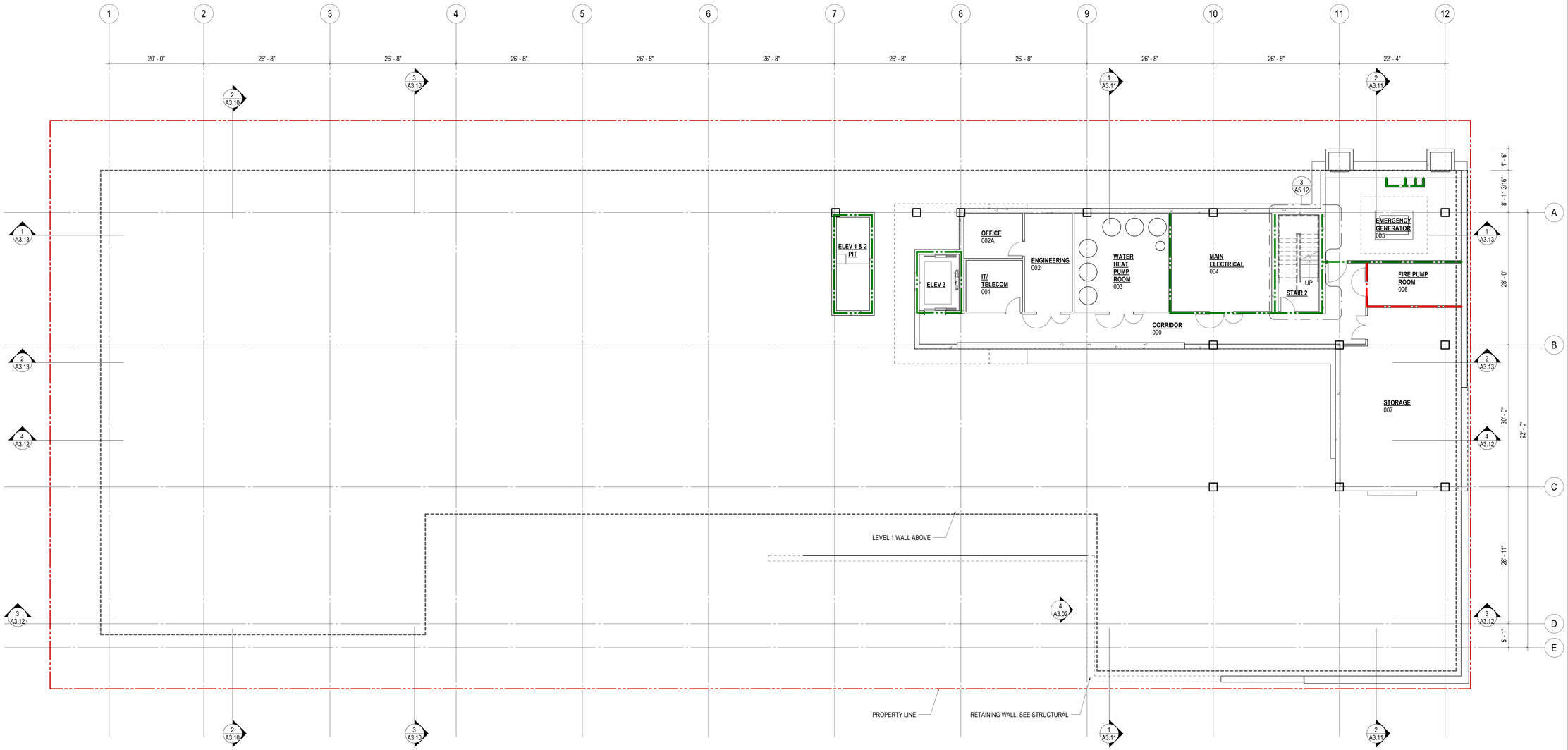

1 A2.00 PLAN, FLOOR - BASEMENT

1/8" = 1'-0"

GENERAL NOTES - PLAN

1. REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
2. REFER TO A0 SERIES FOR CODE ANALYSIS INFORMATION AND LIFE SAFETY DRAWINGS FOR OCCUPANCY, MEANS OF EGRESS, LOCATION OF EXISTS, EXTENT OF RATED ASSEMBLIES AND FLOOR AREAS.
3. DIMENSIONS ARE TO FACE OF INTERIOR PARTITION ASSEMBLY UNO.
4. AT EXTERIOR WALLS SEE ENLARGED DETAILS FOR DIMENSION POINTS.
5. REFER TO SHEET **A3.XX** FOR SECTIONS AND ELEVATIONS.
6. REFER TO SHEET A4.00 FOR EXTERIOR ASSEMBLIES.
7. REFER TO A5 SERIES SHEETS FOR DIMENSIONS AND PARTITION TYPES AT ELEVATORS AND STAIRS.
8. REFER TO A6 SERIES SHEETS, ENLARGED PLANS, FOR PARTITON TYPES AND DIMENSIONS NOT SHOWN ON A2 SERIES SHEETS.
9. REFER TO SHEET A8.01 FOR PARTITION TYPE SCHEDULE.
10. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN FACES OF FINISH.
11. REFER TO SHEET **A8.XX** FOR DOOR SCHEDULE.
12. REFER TO SHEET **AX.XX** FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
13. REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
14. WALLS TYPES TO BE **FA/0/3** UNO.
15. GUESTROOM DEMISING WALL TYPE TO BE **JB/1/3** UNO.
16. ALL INTERIOR DOORS ARE 6" FROM PERPENDICULAR WALL UNO.
17. ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE UNO.
18. ALL INTERIOR WALLS ABUTTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION UNO.
19. FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS **AX.XX** AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ADJACENT SPACES.
20. REFER TO SPECIFICATION SECTION **01120** FOR MATERIAL FINISH LEGEND.
21. REFER TO A10 SERIES FOR INTERIOR FLOOR AND WALL FINISHES.
22. ALL WALLS ABOVE GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
23. SEE SHEET A0.20 FOR TYPICAL MOUNTING HEIGHTS OF DEVICES AND ACCESSORIES. FOR DEVICES AND ACCESSORIES NOT NOTED ON ELEVATION, REFER TO NOTES ON PLANS FOR LOCATION.
24. **ALL MDF AND IDF ROOMS TO HAVE FIRE RETARDANT TREATED PLYWOOD ON ALL WALLS - 2'-0" AFF TO 10'-0" AFF. REFER TO ELECTRICAL & TECHNOLOGY DRAWINGS.**
25. **REFER TO AX.XX FOR EQUIPMENT AND ACCESSORY SCHEDULES.**
26. VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
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28. ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT TREATED.
29. ALL DASHED ITEMS ARE OFOI UNO.
30. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, FIRE PROTECTION, & FOOD SERVICE DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILT ELEMENTS.
31. REFER TO A7 SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP/ ALIGNMENTS.
32. BRACED FRAME COLUMNS AND BEAMS TO RECEIVE FIRE RESISTIVE MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X854.

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Full Design Team Roster on Sheet A0.02

Client and Project Information

TWIN TOWERS, LLC
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Original Issue

Revisions

TRUE NORTH 38 DEGREES
PROJECT NORTH

0' 2' 4' 8' 16'

Sheet Status

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Sheet Title

PLAN, FLOOR - LEVEL 0

Sheet Number

A2.00

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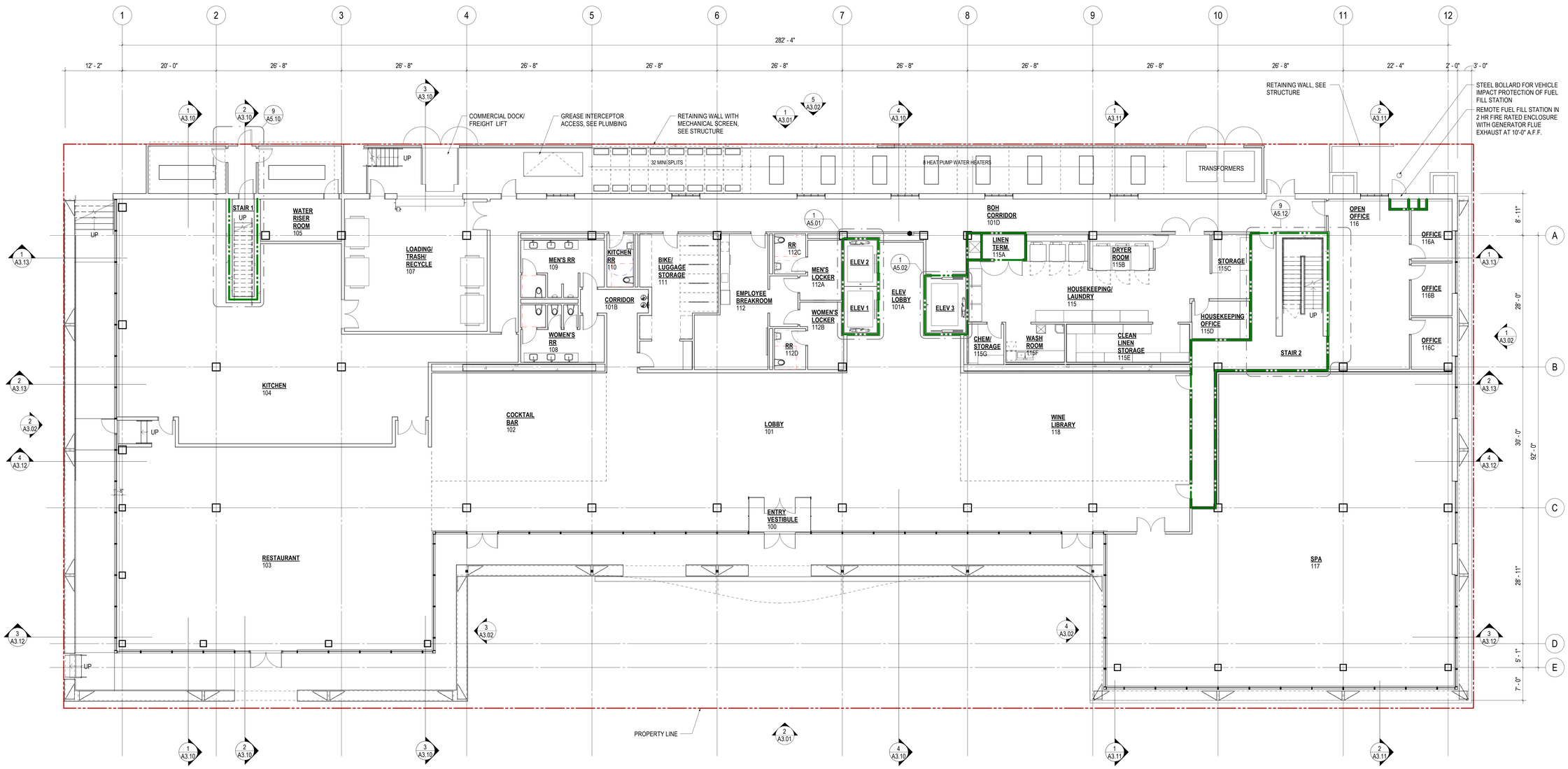

1 A2.01 PLAN, FLOOR - LEVEL 1

1/8" = 1'-0"

GENERAL NOTES - PLAN

1. REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
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Revisions

TRUE NORTH 38 DEGREES
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PLAN, FLOOR - LEVEL 1

Sheet Number

A2.01

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Current Issue Date

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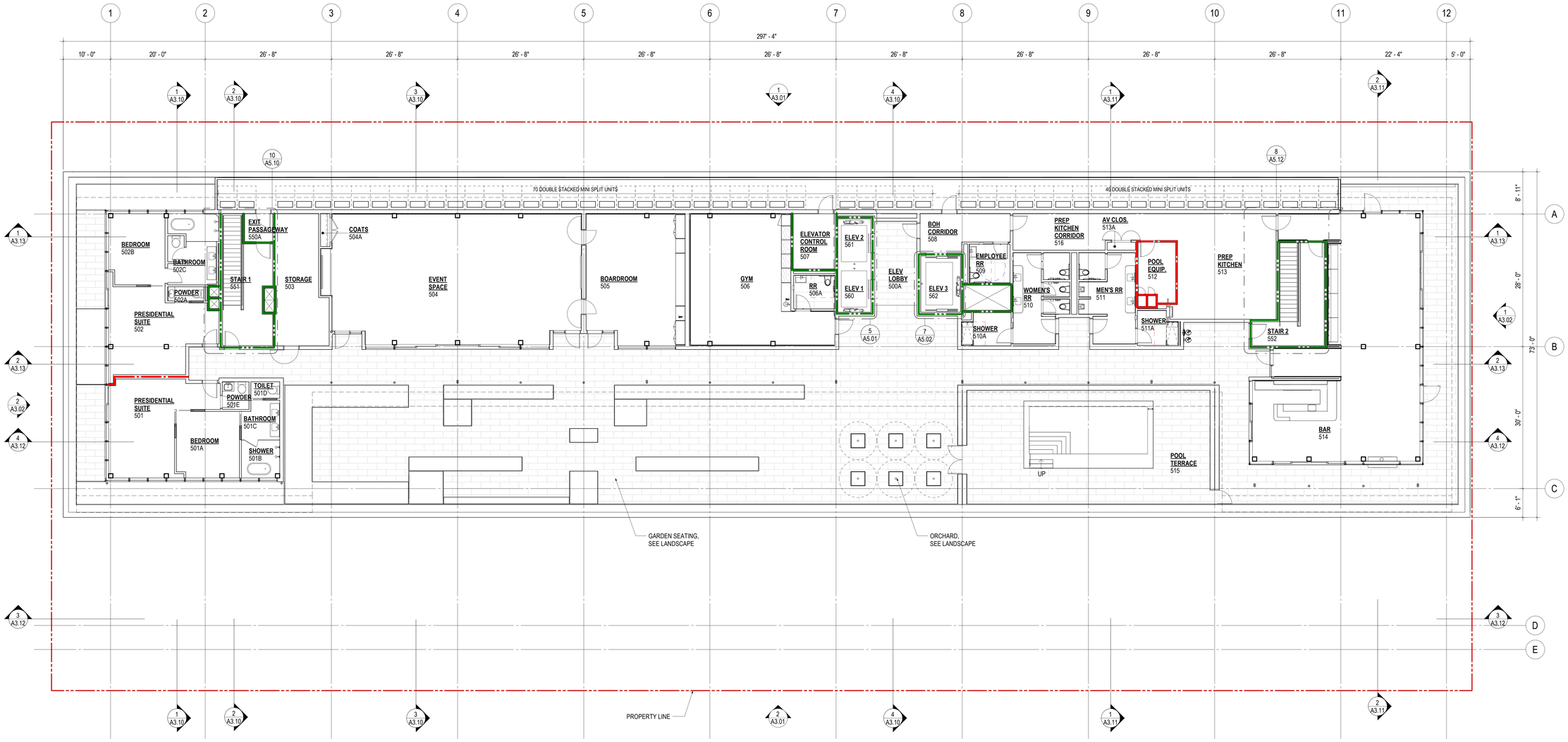

PLAN, FLOOR - LEVEL 5

1/8" = 1'-0"

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Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

Revisions

TRUE NORTH
38 DEGREES
PROJECT NORTH

0' 2' 4' 8' 16'

Sheet Status

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Sheet Title

PLAN, FLOOR - LEVEL 5

Sheet Number

A2.05

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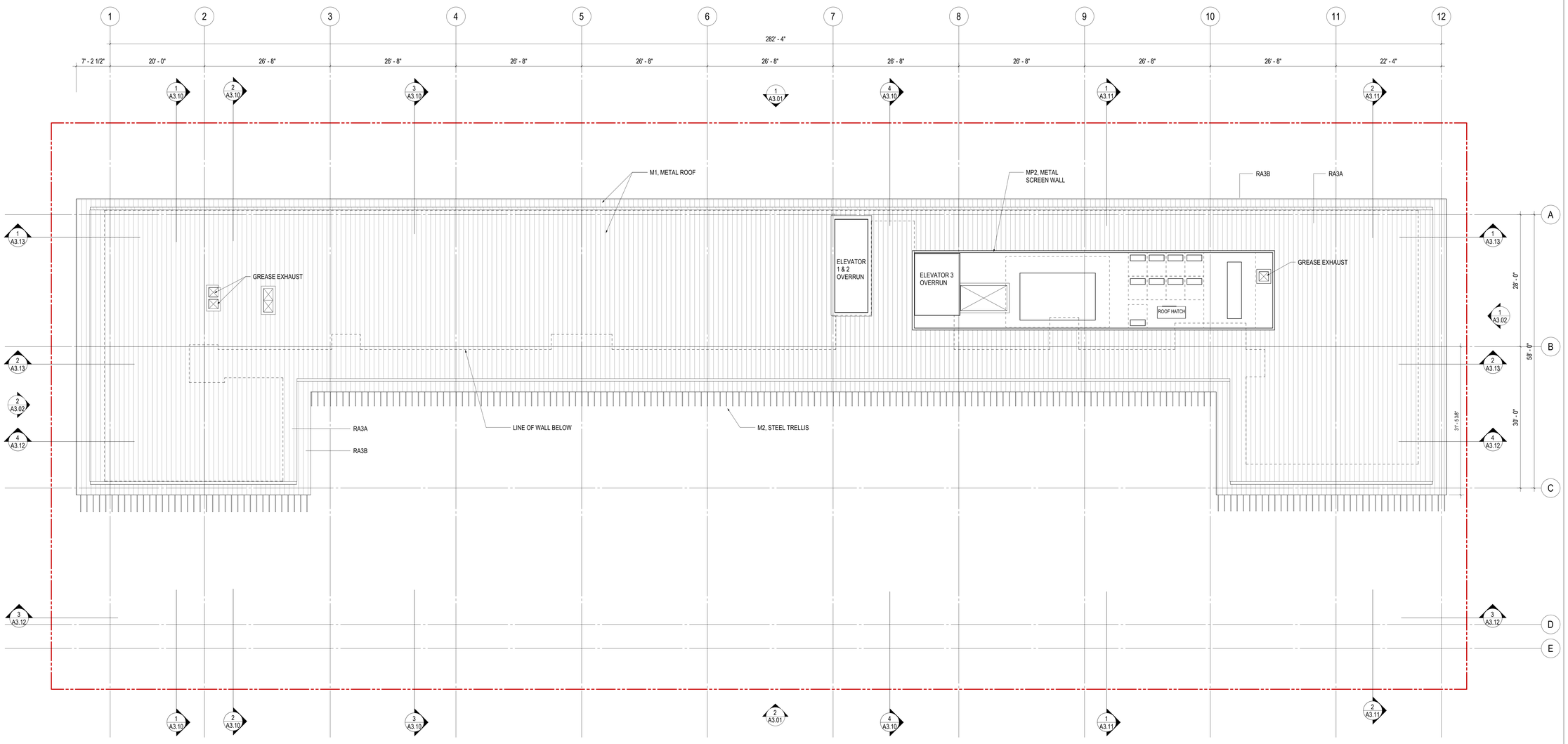

1 A2.07 PLAN, FLOOR - MECHANICAL MEZZANINE

1/8" = 1'-0"

GENERAL NOTES - PLAN

1. REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
2. REFER TO A0 SERIES FOR CODE ANALYSIS INFORMATION AND LIFE SAFETY DRAWINGS FOR OCCUPANCY, MEANS OF EGRESS, LOCATION OF EXISTS, EXTENT OF RATED ASSEMBLIES AND FLOOR AREAS.
3. DIMENSIONS ARE TO FACE OF INTERIOR PARTITION ASSEMBLY UNO.
4. AT EXTERIOR WALLS SEE ENLARGED DETAILS FOR DIMENSION POINTS.
5. REFER TO SHEET **A3.XX** FOR SECTIONS AND ELEVATIONS.
6. REFER TO SHEET A4.00 FOR EXTERIOR ASSEMBLIES.
7. REFER TO A5 SERIES SHEETS FOR DIMENSIONS AND PARTITION TYPES AT ELEVATORS AND STAIRS.
8. REFER TO A6 SERIES SHEETS, ENLARGED PLANS, FOR PARTITON TYPES AND DIMENSIONS NOT SHOWN ON A2 SERIES SHEETS.
9. REFER TO SHEET A8.01 FOR PARTITION TYPE SCHEDULE.
10. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN FACES OF FINISH.
11. REFER TO SHEET **A8.XX** FOR DOOR SCHEDULE.
12. REFER TO SHEET **AX.XX** FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
13. REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
14. WALLS TYPES TO BE **FA/0/3** UNO.
15. GUESTROOM DEMISING WALL TYPE TO BE **JB/1/3** UNO.
16. ALL INTERIOR DOORS ARE 6" FROM PERPENDICULAR WALL UNO.
17. ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE UNO.
18. ALL INTERIOR WALLS ABUTTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION UNO.
19. FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS **AX.XX** AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ADJACENT SPACES.
20. REFER TO SPECIFICATION SECTION **01120** FOR MATERIAL FINISH LEGEND.
21. REFER TO A10 SERIES FOR INTERIOR FLOOR AND WALL FINISHES.
22. ALL WALLS ABOVE GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
23. SEE SHEET A0.20 FOR TYPICAL MOUNTING HEIGHTS OF DEVICES AND ACCESSORIES. FOR DEVICES AND ACCESSORIES NOT NOTED ON ELEVATION, REFER TO NOTES ON PLANS FOR LOCATION.
24. **ALL MDF AND IDF ROOMS TO HAVE FIRE RETARDANT TREATED PLYWOOD ON ALL WALLS - 2'-0" AFF TO 10'-0" AFF. REFER TO ELECTRICAL & TECHNOLOGY DRAWINGS.**
25. **REFER TO AX.XX FOR EQUIPMENT AND ACCESSORY SCHEDULES.**
26. VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
27. PROVIDE REINFORCEMENT IN PARTITION FOR ANCHORAGE OF CASEWORK, MILLWORK, MONITORS AND OTHER SUPPORTED ITEMS.
28. ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT TREATED.
29. ALL DASHED ITEMS ARE OFOI UNO.
30. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, FIRE PROTECTION, & FOOD SERVICE DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILT ELEMENTS.
31. REFER TO A7 SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP/ ALIGNMENTS.
32. BRACED FRAME COLUMNS AND BEAMS TO RECEIVE FIRE RESISTIVE MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X854.

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Full Design Team Roster on Sheet A0.02

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PLAN, FLOOR - MECH & ROOF

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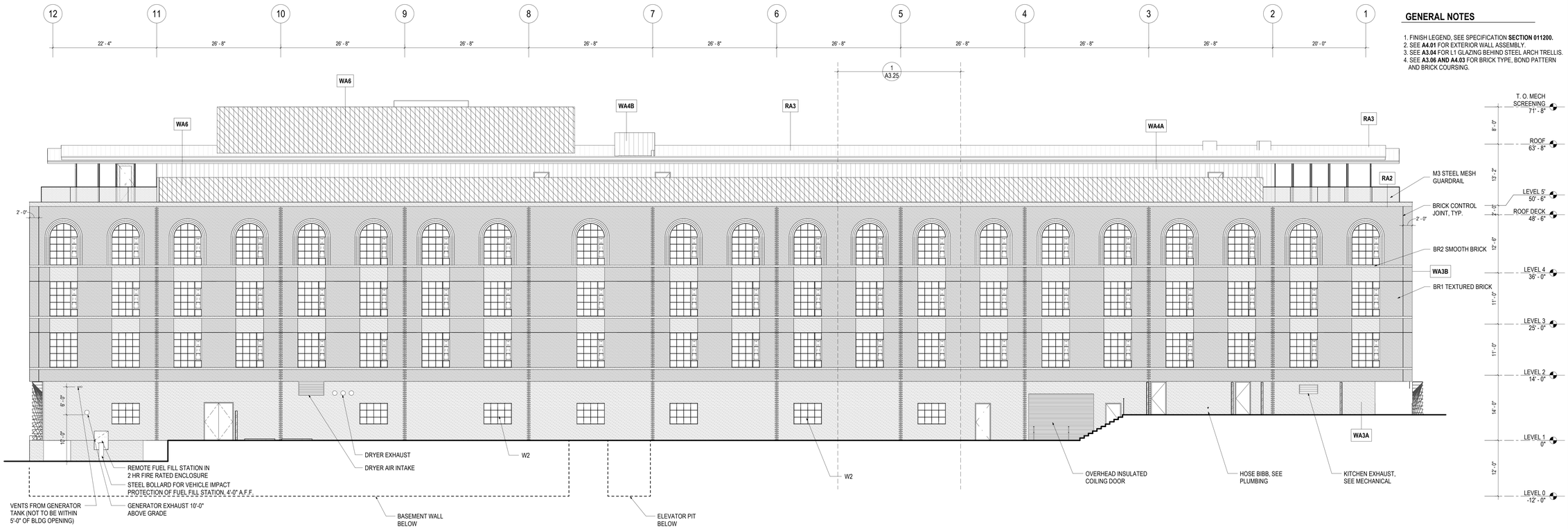
EXTERIOR MATERIAL LEGEND

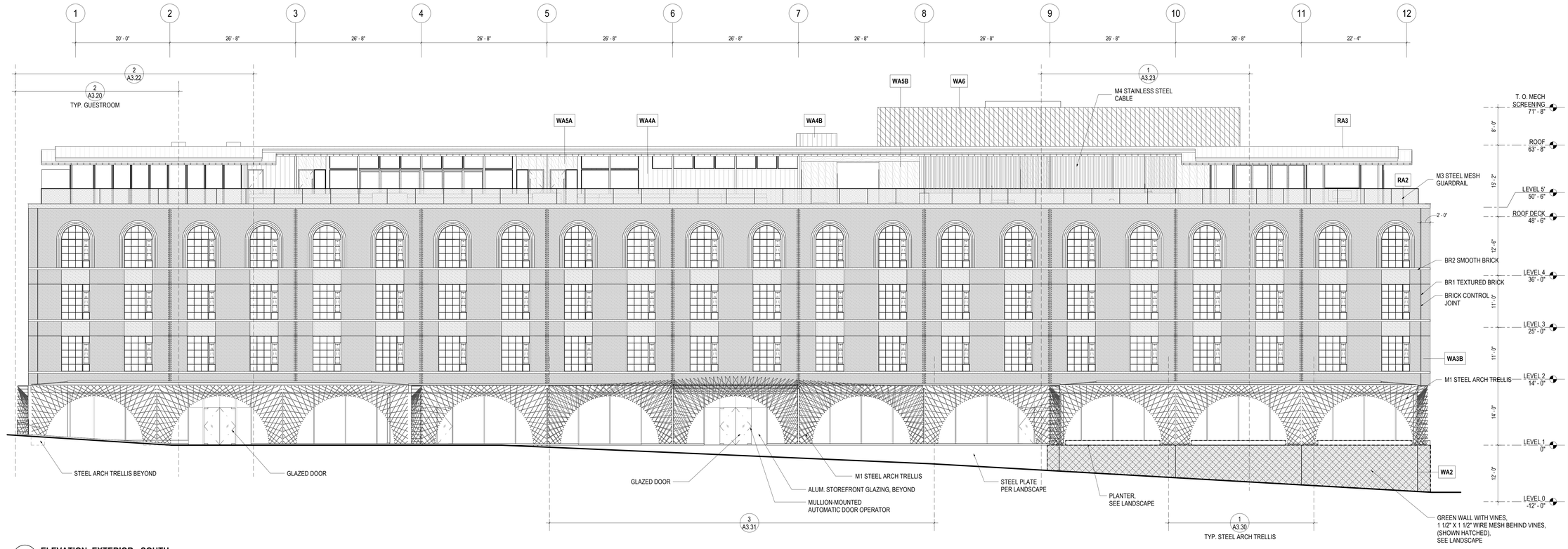
- BR1 TEXTURED BRICK
- BR2 SMOOTH BRICK
- MP1 STANDING SEAM METAL PANEL
- MP2 PERFORATED METAL PANEL SCREENING
- WS1 T&G WOOD SIDING

GENERAL NOTES

1. FINISH LEGEND, SEE SPECIFICATION **SECTION 011200.**
2. SEE **A4.01** FOR EXTERIOR WALL ASSEMBLY.
3. SEE **A3.04** FOR L1 GLAZING BEHIND STEEL ARCH TRELLIS.
4. SEE **A3.06 AND A4.03** FOR BRICK TYPE, BOND PATTERN AND BRICK COURSING.



1 A3.01 **ELEVATION, EXTERIOR - NORTH**
1/8" = 1'-0"



2 A3.01 **ELEVATION, EXTERIOR - SOUTH**
1/8" = 1'-0"

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ELEVATIONS, EXTERIOR

Sheet Number
A3.01

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05/23/2025

EXTERIOR MATERIAL LEGEND

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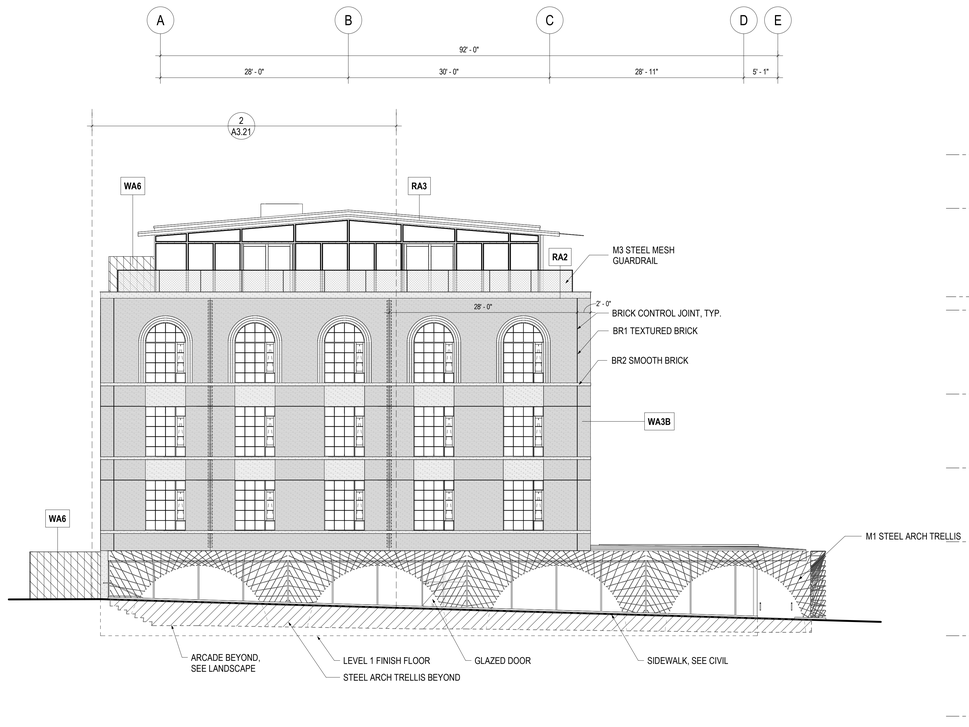
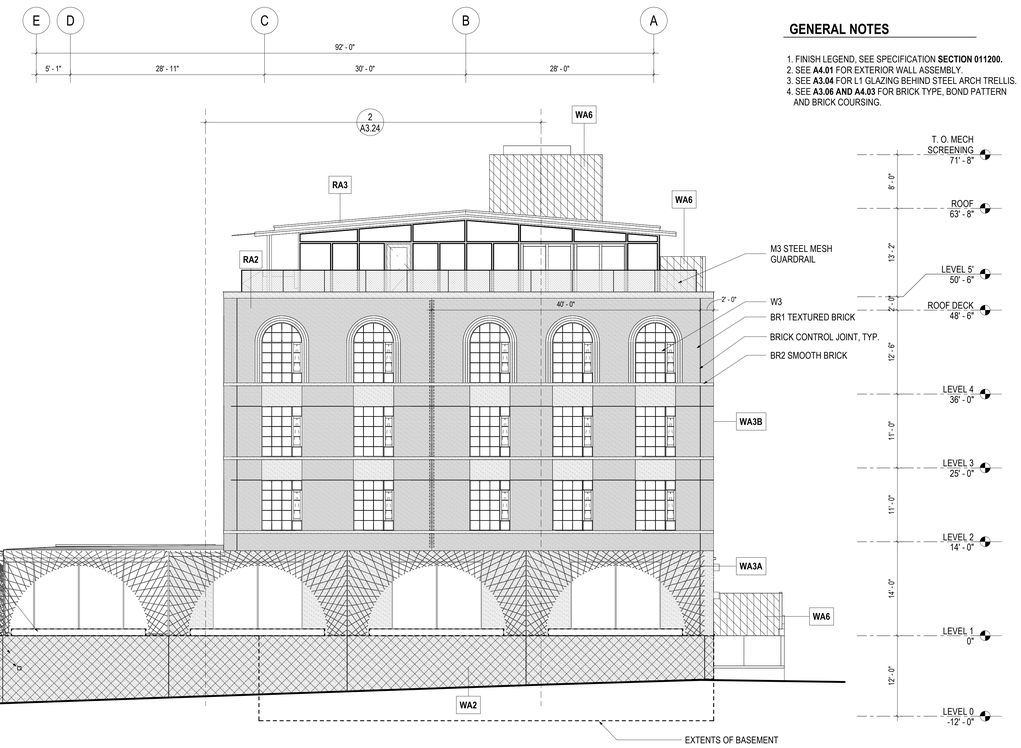
- MP1 STANDING SEAM METAL PANEL
- MP2 PERFORATED METAL PANEL SCREENING
- WS1 T&G WOOD SIDING

GENERAL NOTES

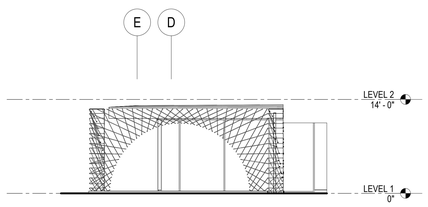
1. FINISH LEGEND, SEE SPECIFICATION **SECTION 011200.**
2. SEE **A4.01** FOR EXTERIOR WALL ASSEMBLY.
3. SEE **A3.04** FOR L1 GLAZING BEHIND STEEL ARCH TRELLIS.
4. SEE **A3.06 AND A4.03** FOR BRICK TYPE, BOND PATTERN AND BRICK COURSING.





2 A3.02 **ELEVATION, EXTERIOR - WEST**
1/8" = 1'-0"

1 A3.02 **ELEVATION, EXTERIOR - EAST**
1/8" = 1'-0"



3 A3.02 **ELEVATION, EXTERIOR - RESTAURANT EAST**
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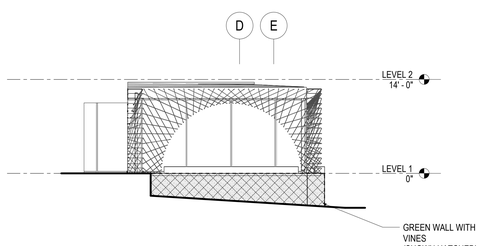
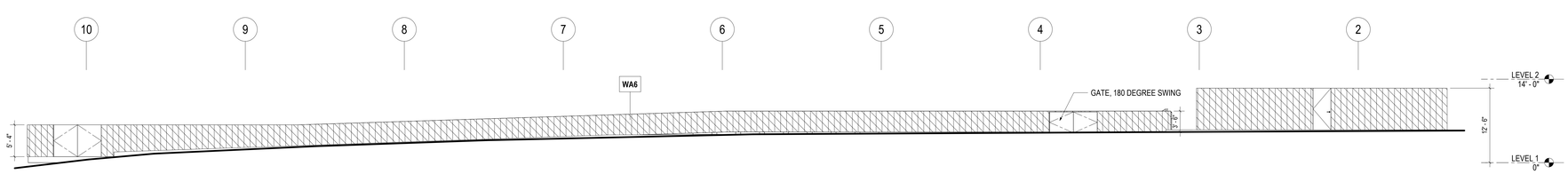


4 A3.02 **ELEVATION, EXTERIOR - SPA WEST**
1/8" = 1'-0"



5 A3.02 **ELEVATION, EXTERIOR - L1 SCREENING NORTH**
1/8" = 1'-0"

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ELEVATIONS, EXTERIOR

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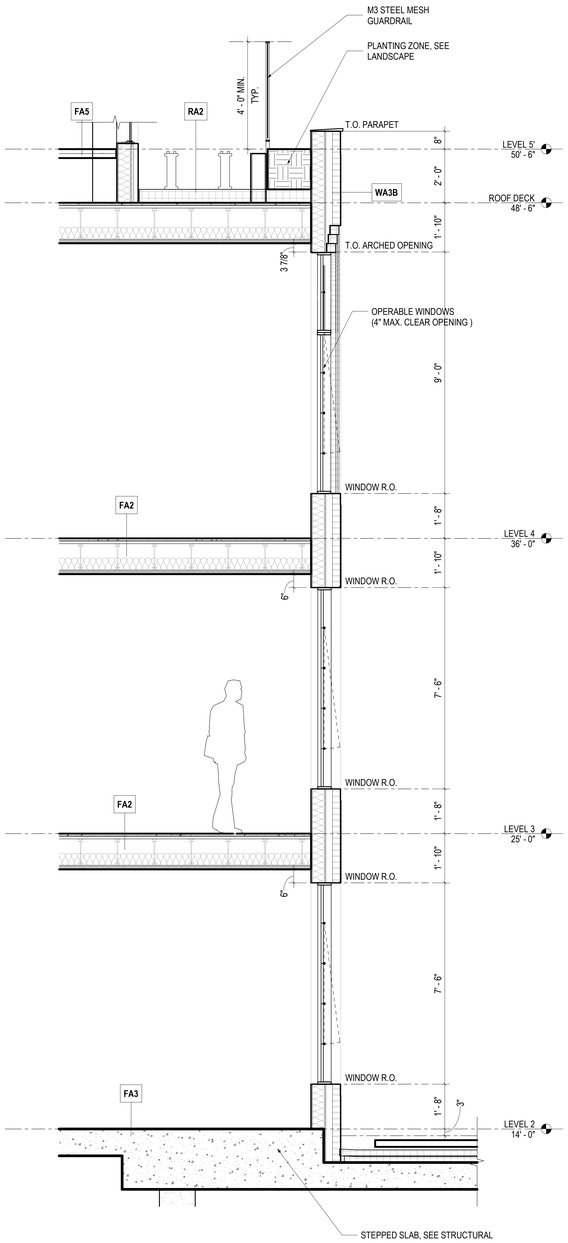
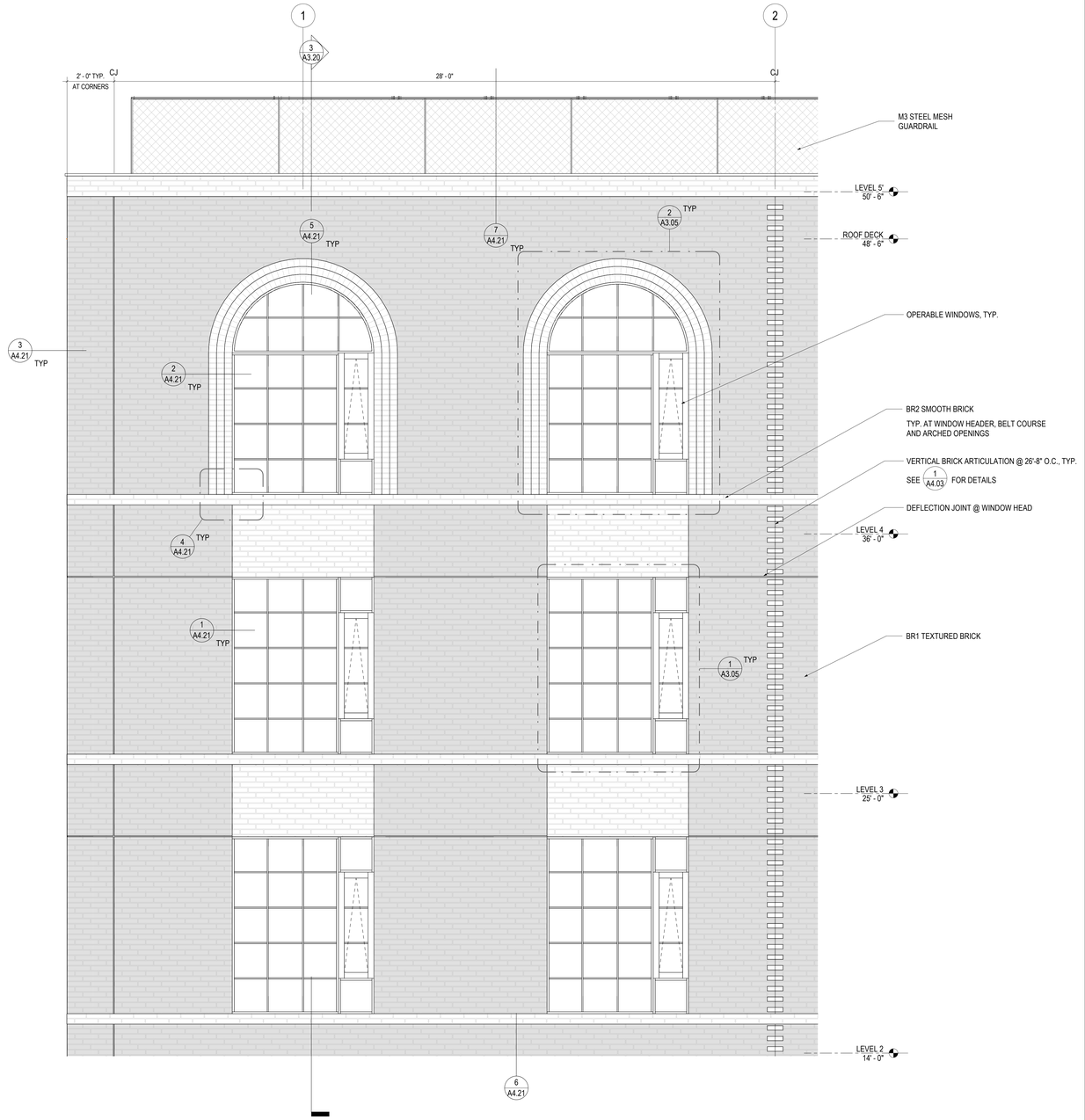


3 A3.20 **SECTION, ENLARGED - TYPICAL GUESTROOM**
1/2" = 1'-0"



2 A3.20 **ELEVATION, ENLARGED - TYPICAL GUESTROOM**
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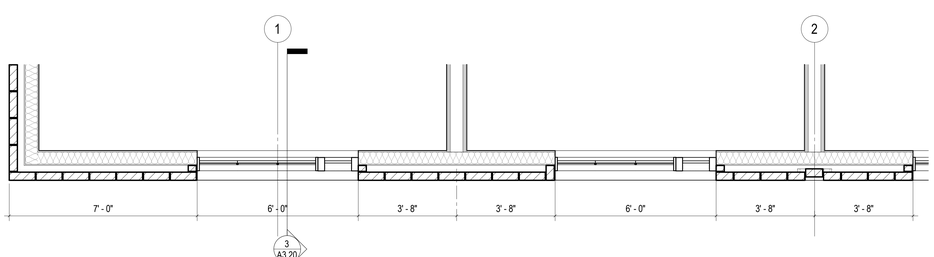

1 A3.20 **PLAN, ENLARGED - TYPICAL GUESTROOM**
1/2" = 1'-0"

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ENLARGED ELEVATION, PLAN & WALL SECTION - TYPICAL GUESTROOM

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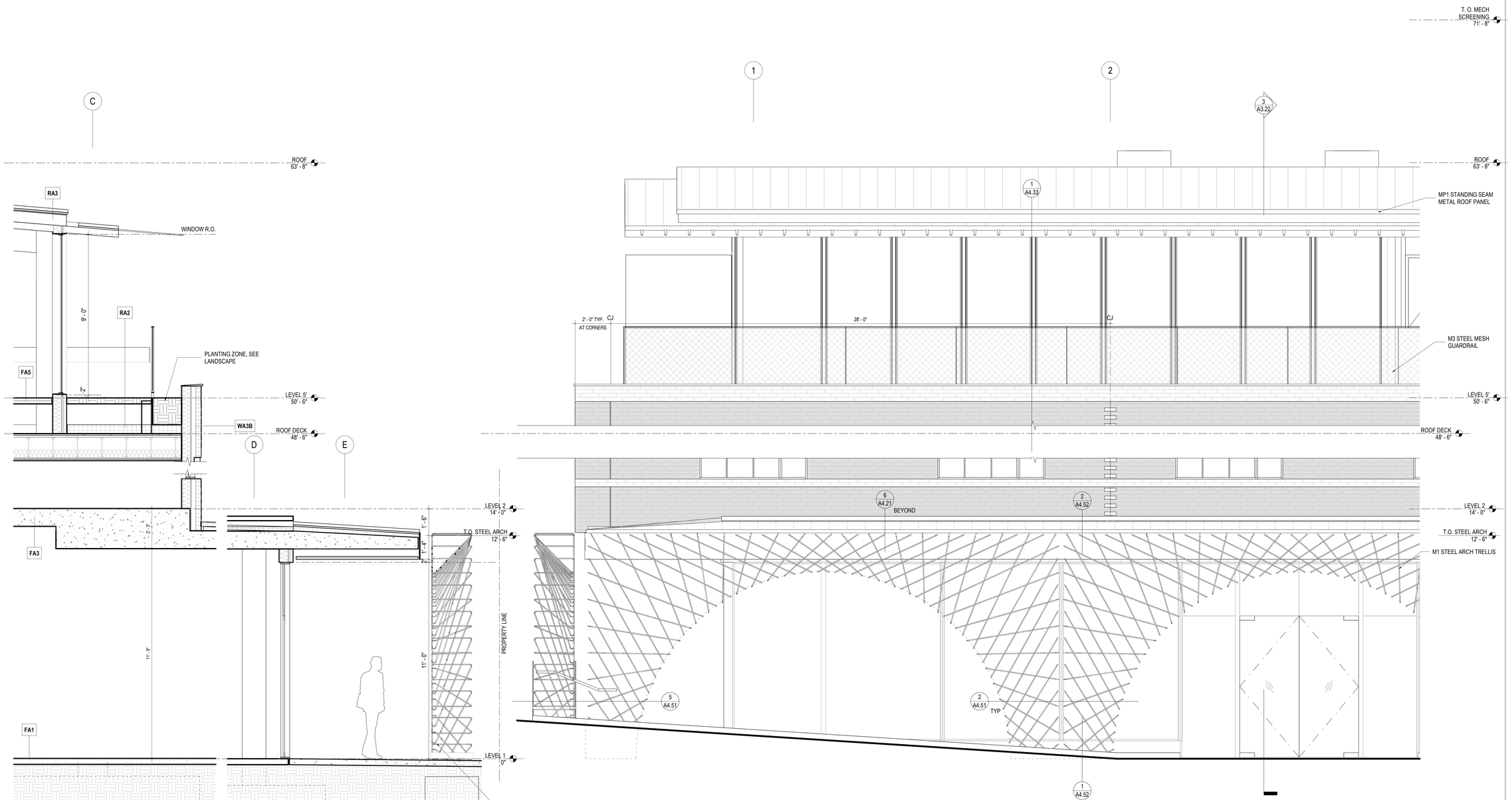

3 A3.22 **SECTION, ENLARGED - SOUTHWEST**
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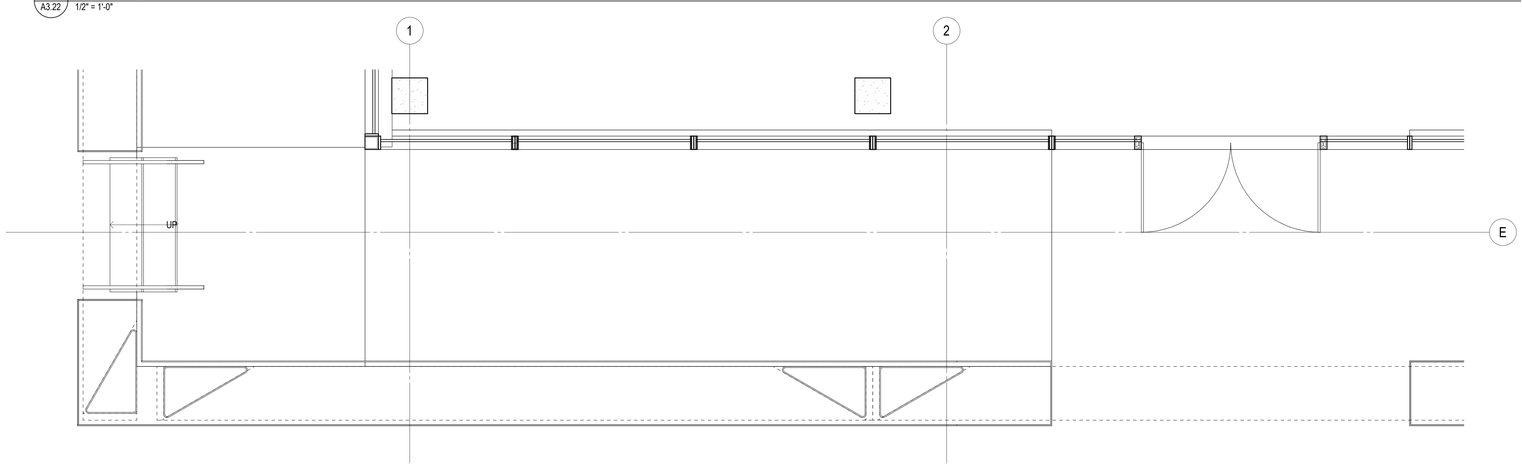

2 A3.22 **ELEVATION, ENLARGED - SOUTHWEST**
1/2" = 1'-0"

1 A3.22 **PLAN, ENLARGED - SOUTHWEST**
1/2" = 1'-0"

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ENLARGED ELEVATION, PLAN & WALL SECTION - SOUTHWEST

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A3.22

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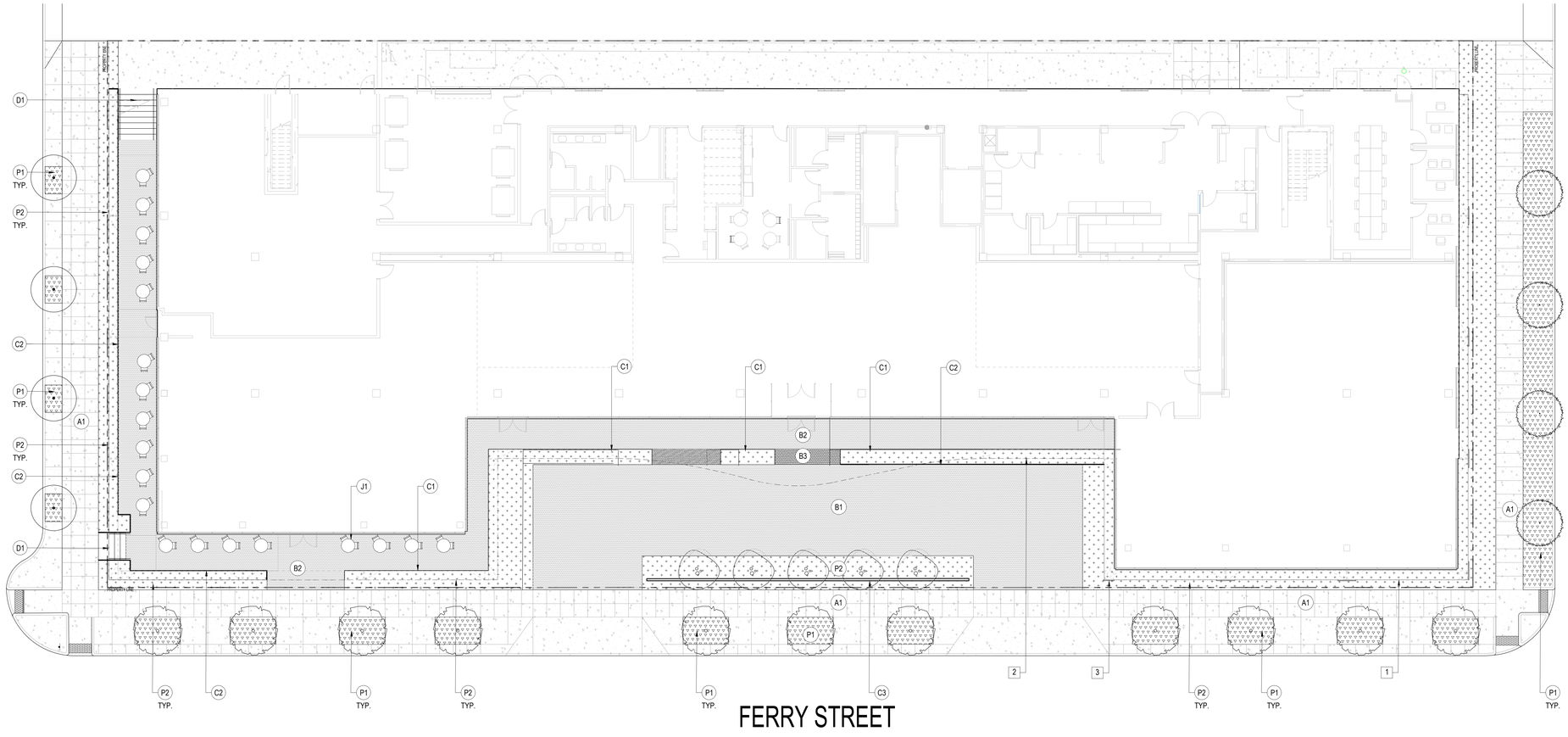

PLAN NORTH

SCALE: 1" = 10'-0"
0 5 10 20

MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVING - SEE CIVIL
  - MED. BROOM FINISH, SAWCUT JOINTS
- B1 STONE PAVING - VEHICULAR
  - 4" X 4"
  - GRANITE, ROUGH COBBLE FINISH
  - MORTAR SET ON REINFORCED CONCRETE BASE
- B2 STONE PAVING - PEDESTRIAN
  - 4" X 4" , FLAMED FINISH
  - SAND SET
- B3 STONE PAVING - PEDESTRIAN
  - 4" X 4" , FLAMED FINISH
  - CONTRAST COLOR
  - SAND SET

WALLS, STAIRS, RAILINGS, AND CURBS

- C1 STEEL PLATE TOE RAIL
  - 3/8" THICKNESS
  - 4" REVEAL ABOVE ADJACENT GRADE
  - BLACKENED FINISH
- C2 STEEL PLATE WALL
  - 3/8" THICKNESS
  - HEIGHT VARIES, 30" MAX.
  - 4" MIN REVEAL ABOVE ADJACENT GRADE
  - BLACKENED FINISH
- C3 STEEL PLATE SIGNAGE WALL
  - 42" HEIGHT, 1" THICKNESS
  - BLACKENED FINISH
  - INTEGRATED SIGNAGE, TBD
- D1 CONCRETE STAIRS AND HANDRAILS
  - 15" TREAD, 5"-5/12"RISER, SEE PLAN
  - SANDED FINISH
  - 3/8" THK. X 2"W FLAT BAR
  - TOP RAIL AND UPRIGHTS
  - GALV AND PAINTED FINISH

SITE FURNISHINGS (FOR REFERENCE)

- J1 TABLES AND CHAIRS - SEE ARCHITECTURE

MATERIALS LEGEND

PROPERTY LINE

TYP. TYPICAL

NEW MULTI-STEM TREE
- 1" CAL MIN. EACH STEM

NEW STREET TREE
- 2.5" CAL MIN.

PLANTING
ET BASED AUTOMATIC IRRIGATION, 12" DEPTH TOPSOIL

- P1 STREETSCAPE PLANTING
  - 3" DEPTH MULCH
- P2 HOTEL ENVIRONMENT + ARCADE PLANTING
  - 3" DEPTH MULCH

KEY NOTES

1. INTEGRATED PLANTERS AT TOP OF WALL/ ARCADE COLUMN BASE.
2. EXTENT OF OVERHEAD TRELLIS ARCADE STRUCTURE, SEE ARCHITECTURE.
3. VINE ARMATURE AT GRADE POWDER COATED MESH PANEL SEE ARCHITECTURE

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2" 1" 0"

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Full Design Team Roster on Sheet A0.02

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MATERIALS PLAN _SITE

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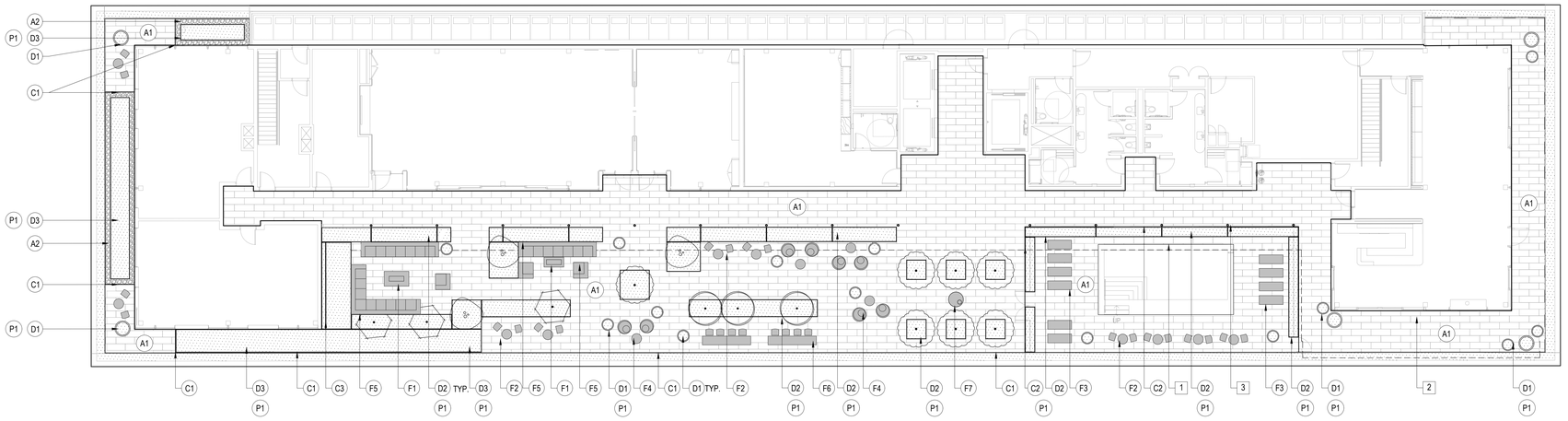

PLAN NORTH

SCALE: 1" = 10'-0"
0 5 10 20

MATERIALS SCHEDULE

PAVEMENTS

- A1 PORCELAIN PAVER
  - 16" X 48", ADJUSTABLE PEDESTAL
  - COLOR & FINISH TBD
  - SEE ARCHITECTURE
- A2 STONE BALLAST

WALLS, STAIRS, RAILINGS, AND CURBS

- C1 PERIMETER GUARDRAIL
  - S.S 316, #4 FINISH
  - 2MM S.S. 315 CABLE MESH,
  - 1 X 2 TOP RAIL
  - 48" HEIGHT
  - SEE ARCHITECTURE
- C2 POOL FENCE AND GATE
  - PER CODE REQUIREMENT
  - S.S 316, #4 FINISH
  - 48" HEIGHT AND 60"HEIGHT GATE
  - SEE ARCHITECTURE
- C3 CABLE SYSTEM FOR VINES
  - 4 MM S.S. WIRE STRAND ROPE WITH HARDWARE & SWAGED ENDS
  - BASIS OF DESIGN: JAKOB INOX.

SITE FURNISHINGS

- D1 FIBERGLASS PLANTER
  - 3' DIA & SQ., BASIS OF DESIGN: TOURNESOL
- D2 FIBERGLASS PLANTER
  - 36" & 42" HT, VARIED WIDTH/LENGTH BASIS OF DESIGN: TOURNESOL
- D3 FIBERGLASS PLANTER
  - 18" DEPTH, VARIED WIDTH/LENGTH SET ON ROOF BUILD UP BASIS OF DESIGN: TOURNESOL
- F1 FIRE TABLE
  - BASIS OF DESIGN: PALOFORM
- F2 TABLES + CHAIRS
  - BASIS OF DESIGN: LANDSCAPE FORM
  - FUEL: PROPANE TANK
- F3 CHAISE LOUNGE
- F4 SPECIAL LOUNGER, POUF
  - BASIC OF DESIGN, PAOLA LENTI
- F5 BENCH SOFA
  - SUNBRELLA OUTDOOR FABRIC
  - COORDINATE WITH ARCHITECTURE
- F6 BAR + STOOLS
  - BASIS OF DESIGN: LANDSCAPE FORMS
- F7 WATER FEATURE: BUBBLER TABLE
  - 18" HT, STONE, RECIRCULATING

MATERIALS LEGEND

TYP. TYPICAL

NEW TREE
- 2" CAL MIN. / 12'-14' HEIGHT

NEW MULTI-STEM TREE
- 3/4" CAL MIN. EACH STEM

PLANTING
ET BASED AUTOMATIC IRRIGATION

- P1 ROOF GARDEN PLANTING

1 SHEET NOTES

1. RAISED POOL WITH LOUNGE SHELF BY OTHERS
2. SEE ARCHITECTURE FOR EXTERIOR FURNISHINGS AT BAR AND FURNITURE COORE
3. CABLE SYSTEM AT COVERED WALK PER ARCHITECTURE.

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MATERIALS PLAN _LEVEL 5

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L1.03

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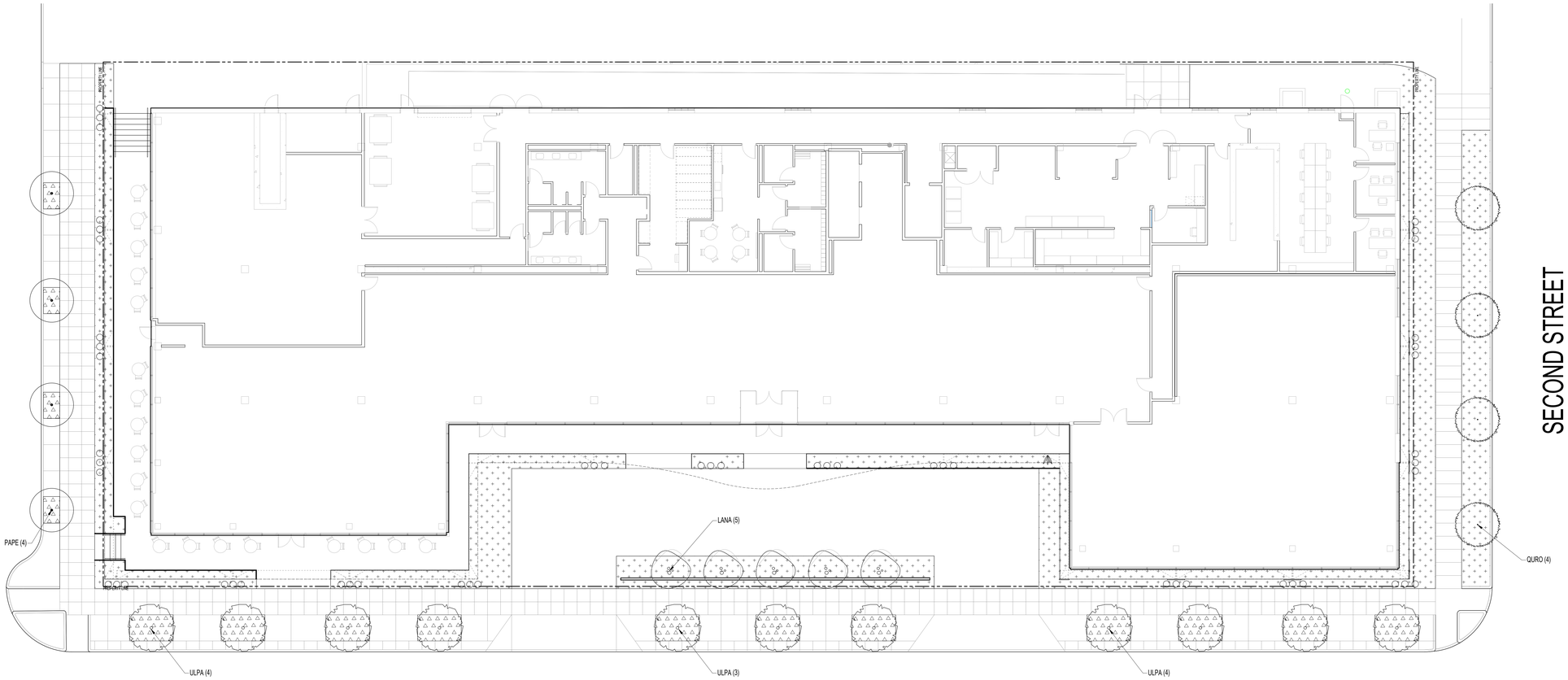

PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	CONTAINER CLASS	SPACING	NOTES
SHRUBS, FERNS, GRASSES, PERENNIALS, AND GROUNDCOVERS							
HOTEL ENVIRONMENT PLANTING							
		CONVALLARIA MAJALIS	LILY OF THE VALLEY				
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD	CG # 3	36" O.C	
		ACHILLEA MILLEFOLIUM	COMMON YARROW	12" SPRD	CG # 1, CG # 3	18" O.C	
		STACHYS BYZANTINA	LAMB'S EAR		4" POT		
		IRIS TENAX	OREGON IRIS	12" SPRD	CG #1, #2	18" O.C	
		CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	15" HT.; 3 CANES	CG #5	24" O.C.	
		SESLERIA NITIDA	BLUE BRISTLE GRASS		CG #1, #2		
		CAMAS QUAMASH	COMMON CAMAS		BULB		
		LONICERA PILEATA	BOX LEAF HONEYSUCKLE		CG #5		
		HYDRANGEA QUERCIFOLIA ' PEE WEE'	OAKLEAF HYDRAGEA		CG #5		
		VIBURNUM OPULUS	GUELDER-ROSE		CG #5		
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		CG #5		
		PHORMIUM TENAX	FLAX		CG # 3		
STREETSCAPE PLANTING							
		CAREX MORROWII	JAPANESE SEDGE	12" SPRD	CG # 1	18" O.C	
		LIRIOPE MUSCARI	LILY TURF	12" SPRD	CG # 1	18" O.C	
		HEBE 'HINERUA'	HINERA HEBE	12" SPRD.	CG # 3	24" O.C	
		RUBUS CALYCINOIDES	CREEPING RASPBERRY		CG # 1		
		LONICERA PILEATA	BOX LEAF HONEYSUCKLE		CG # 3		
		ABELIA X GRANDIFLORA 'SHERWOODII'	DWARF GLOSSY ABELIA		CG # 3		
		VIBRURNUM DAVIDII 'NANA'	DWARF DAVID VIBURNUM		CG # 3		
VINE PLANTING							
		CLEMATIS SPP.	CLEMATIS	6' HT.		AS SHOWN	
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	6' HT.		AS SHOWN	
		ROSA SPP.	CLIMBING ROSE	6' HT.		AS SHOWN	

TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT.X SPRD.)	CONTAINER CLASS	DROUGHT TOLERANT	NOTES
	LANA	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1 " CAL PER STEM; 7-8 HT	AS SHOWN	5				MULTI-STEM

STREET TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT.X SPRD.)	CONTAINER CLASS	DROUGHT TOLERANT	NOTES
	ULPA	ULMUS PARVIFOLIA	CHINESE ELM	2.5" CAL	AS SHOWN	11	50' HT X 30' SPRD			
	PAPE	PAROTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD	2.5" CAL		4				EVENLY BRANCHED
	QURO	QUERCUS ROBUR 'FASTIGIATA'	UPRIGHT ENGLISH OAK	2.5" CAL		4				EVENLY BRANCHED

PLAN NORTH

SCALE: 1" = 10'-0"
0 5 10 20

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

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Suite 200
Portland, OR 97205
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www.zgf.com

ZGF Project Number P26574

Consultant

PLACE
735 NW 18th Avenue
Portland, OR 97209
503.334.2080
www.place.la

Full Design Team Roster on Sheet A0.02

Client and Project Information

TWIN TOWERS, LLC
DAYTON HOTEL
403 3RD ST
DAYTON, OR 97114

Original Issue

Revisions

Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
PLANTING PLAN_SITE

Sheet Number
L3.01

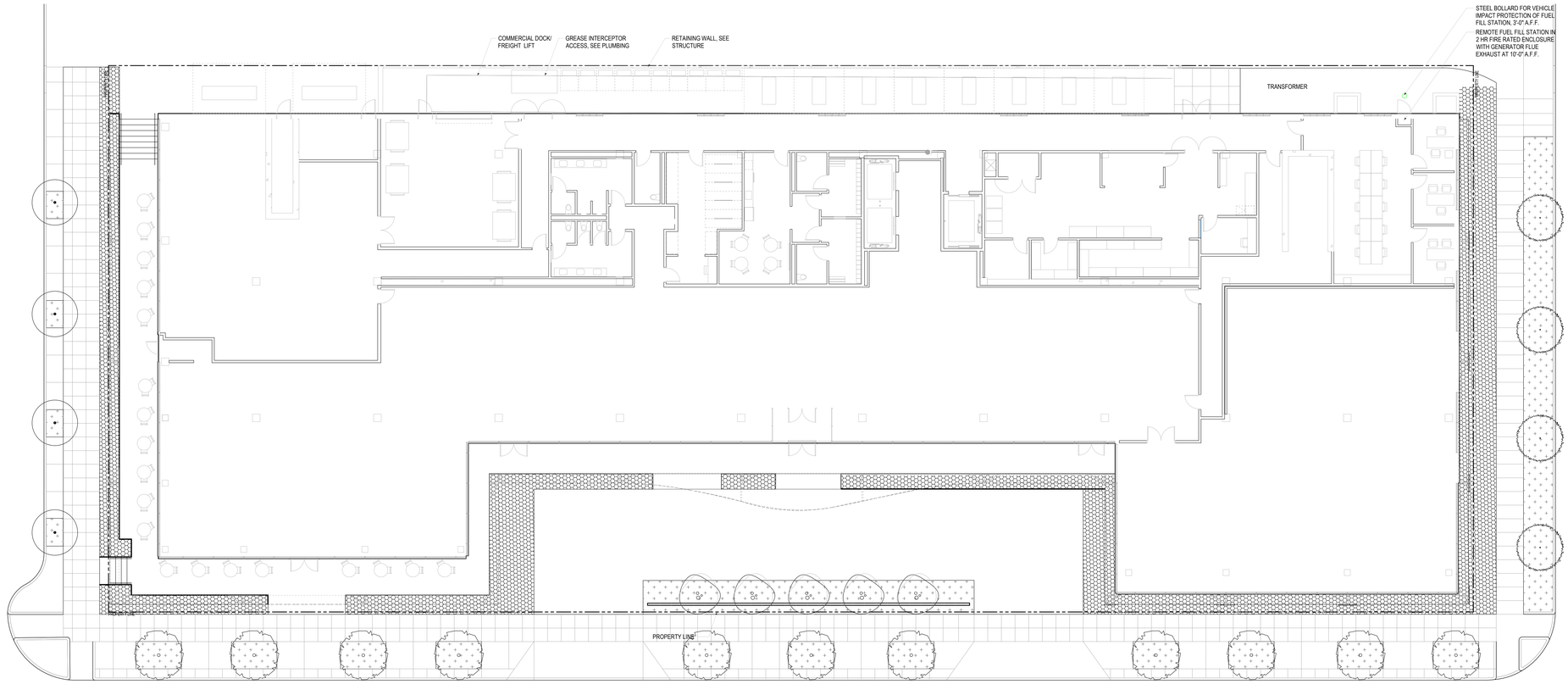
Current Issue
100% DESIGN DEVELOPMENT

Current Issue Date
05/23/2025

5/9/2025 6:53:00 PM

Sheet Size: 36 x 48

0" 1" 2"



PLAN NORTH

SCALE: 1" = 10'-0"

0 5 10 20

IRRIGATION LEGEND

LOW VOLUME POP-UP IRRIGATION

DRIP IRRIGATION

STORMWATER PLANTING

PVC SCHEDULE 40 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-12	1"
13-30	1.5"
31-50	2"

IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MODEL	DETAIL/ SHEET
POC	POINT OF CONNECTION	DCVA: FEBCO 850 OR EQ. W/ BLACK CARSON 1730 VALVE BOX. SEE CIVIL FOR METER.	
C	CONTROLLER: INTERIOR S.S. WALL MOUNT	HUNTER- HCC W/ TWO-WIRE EZDS, HC FLOW METER & WIRELESS RAIN-CLICK SENSOR	
	BRONZE GATE/ ISOLATION VALVE (LINE SIZE)	NIBCO T-113-(BHW OR -K) FULL PORT W/ BRONZE HANDLE	
	REMOTE CONTROL VALVE	HUNTER ICV-101G & ICV-151G	
	DRIP REMOTE CONTROL VALVE	HUNTER ICZ-101-LF	
	QUICK COUPLER VALVE WITH KEY	HUNTER HQ-44LRC 1" 2-PIECE BODY	
	LATERAL LINE - SIZE PER SCHEDULE	CRESLINE NW, JM EAGLE, OR EQUAL.	
	1.5" SCHEDULE 40 PVC MAINLINE, UNLESS OTHERWISE NOTED	CRESLINE NW, JM EAGLE, OR EQUAL.	
	4" SCHEDULE 40 PVC SLEEVE, UNLESS OTHERWISE NOTED	CRESLINE, JM EAGLE, OR EQUAL.	
XX.XX / 1 | X"	VOLUME IN GAL/MIN / ZONE NUMBER | VALVE SIZE	ZONING AREAS APPROXIMATE BASED ON PROPOSED PLANTING.	

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0" 1" 2"

Sheet Size: 36 x 48

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Full Design Team Roster on Sheet A0.02

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DAYTON, OR 97114

Original Issue

Revisions

Sheet Status

NOT FOR CONSTRUCTION

Sheet Title

IRRIGATION PLAN_SITE

Sheet Number

L4.01

Current Issue

100% DESIGN DEVELOPMENT

Current Issue Date

05/23/2025

Appendix

DOCUMENTS

- Expected Development Schedule
- Titles and Deeds

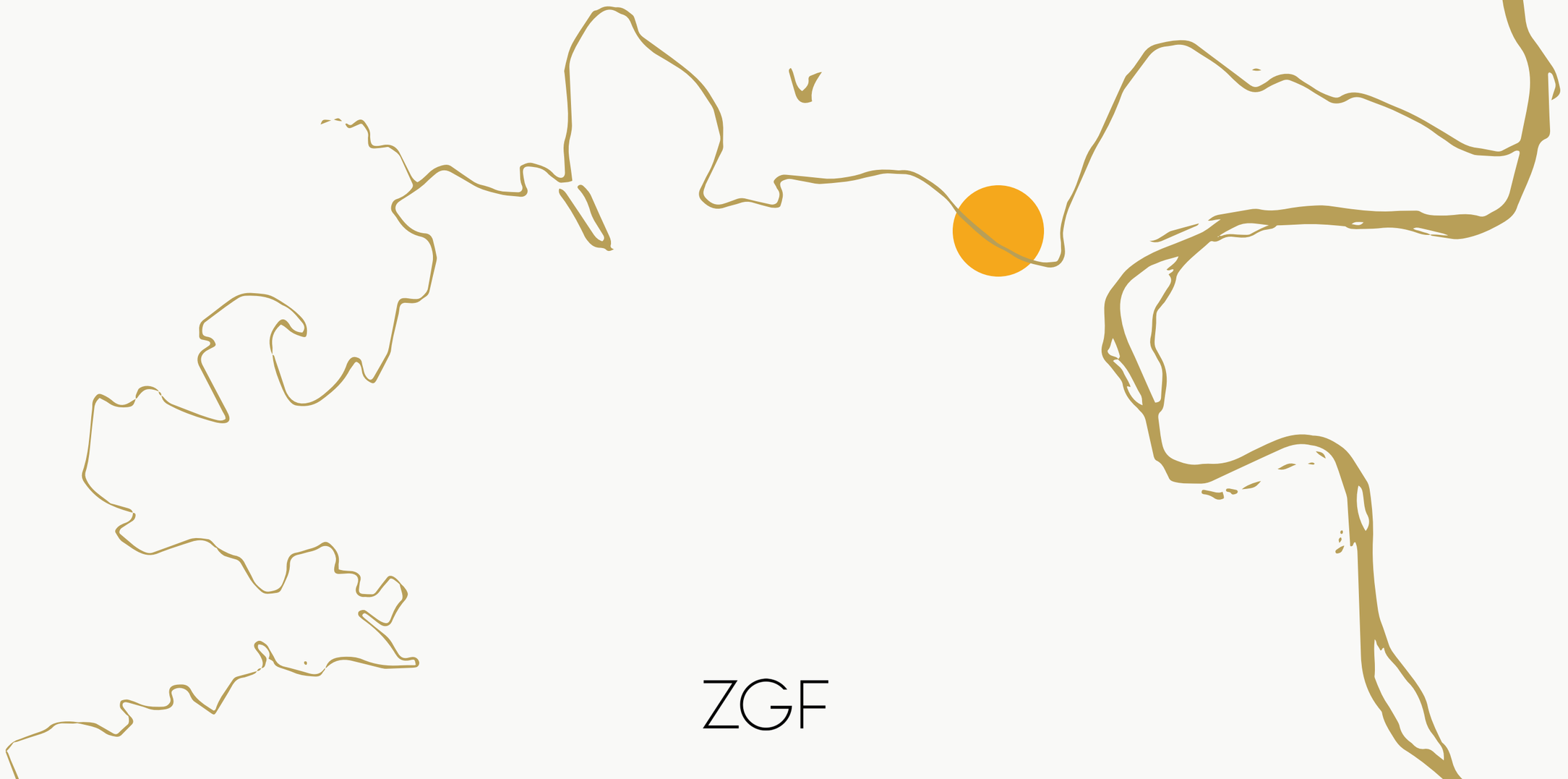
EXPECTED DEVELOPMENT SCHEDULE

★ Deliverable/Milestone
● Meeting
◀ Decision Point

		2025 MAR 3	10	17	24	31	APR 7	14	21	28	MAY 5	12	19	26	JUN 2	9	16	23	30	JUL 7	14	21	28	AUG 4	11	18	25	SEP 1	8	15	22	29	OCT 6	13	20	27	NOV 3	10	17	24	DEC 1	8	15	22	29	2026 JAN 5	12	19	26	FEB 2	9	16	23	MAR 2	9	16	23	30	APR 6	13	20	27	M	J	J	A	S	O	N	D	2027 J	F	M	A	M
Design Development		13 Weeks																																																																																					
50% DD Deadline	4/11/2025						★ 50%																																																																																												
R&H Pricing Period								4 weeks																																																																																											
Design Workshop											●																																																																																					
100% DD Deadline	5/23/2025													★ 100%																																																																																					
R&H Pricing Period														4 weeks																																																																																					
Site Development Review									13 weeks																																																																																						
Apply for Site Development Review	4/18/2025								★																																																																																				
Completeness Check									21 days																																																																																								
Review Period (Per City Planner)													60 days																																																																																				
Notice of Public Hearing																			★																																																																												
Appeal Filing Deadline	15 Days After Decision																		◀		★																																																																										
Construction Documents															24 Weeks																																																																																					
25% CD Deadline	7/3/2025																			★ 25%																																																																															
50% CD Deadline	8/15/2025																												★ 50%																																																																			
75% CD Deadline	9/26/2025																																	★ 75%																																																									
100% CD Deadline	11/7/2025																																										★ 100%																																																					
Construction Administration																		

DAYTON HOTEL

Major Variance Application | May 28, 2025



ZGF

7.2.111.05.G

ZONING CODE LANGUAGE

*"7.2.111.05.G **Building Orientation***
Buildings on corner lots shall have a corner entrance not more than 20 feet from the corner of the building and contain architectural features that emphasize the corner (e.g., chamfered/rounded edge, windows, molding, art)."

MAJOR VARIANCE REQUEST

We are requesting a major variance due to constraint of our site as the grading at the corner of 3rd and Ferry Street does not allow for an accessible entrance to be placed closer than 28′-8 1/4″ from the corner. This is a major variance request because the difference is larger than 10% than the code requirement.

Please reference our plan diagram on **Exhibit MV 1.02** that shows the constraints. **Exhibit MV 1.03** shows the civil grading plan that indicates our proposed grading in more detail.

There is more than 10′ of grade difference from one corner of our site to the other which limits where we can reasonably set our finish floor elevation. In order to accommodate accessible routes from the sidewalk to our building along Ferry Street we've set our finish floor elevation to be 152.25′. We are also limited on how much we can slope our walkway under the arcade. We are unable to place the door any closer to the corner of the building without significantly impacting accessibility and the ability to bring people from the sidewalk into our building.

We have emphasized the corner of the building as a cohesive and intentional expression through a combination of thoughtful programming, design, and massing. By placing the restaurant at the corner, we ensure that this area remains active and engaging throughout the day, enhancing the sense of vibrancy on the street. The addition of an arcade not only allows restaurant seating to extend outdoors but also introduces a bespoke architectural feature that brings greenery up the facade, softening the building's edge. Finally, by stepping the building down at the corner, we create a distinct and welcoming gesture that gives the corner special prominence within the overall form.

Please reference **Exhibit MV 1.04** that shows this corner.

RESPONSE TO APPLICABILITY

Per 7.3.108.03 Applicability, none of the items listed apply to our project.

RESPONSE TO CRITERIA

Per 7.3.108.05 Criteria And Procedure, the following circumstances substantially exist:

"A. There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty."

Moving the door 8′-1/4″ closer to the corner of the building is not feasible and does not allow for an ADA accessible entrance into the restaurant due to our grading constraints on the site. Therefore, we believe this requirement is an unnecessary hardship for the project. Modifying the requirement of the code is the minimum relief to relieve the hardship.

"B. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, buildings, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions."

Please refer to our variance request text for more information regarding the exceptional grading challenges at this corner. This condition does not apply generally to the land or buildings in the same zone.

"C. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises."

Allowing the door to be 8′-1/4″ further from the corner is not a materially detriment to the public.

"D. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner."

This variance allows for *all* people to better utilize our building and site as it helps us provide an ADA accessible entrance that is at grade with our finish floor elevation and the elevation of the adjacent sidewalk.

"E. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the property of the applicant."

Granting this application will only positively affect the health and safety of people working or residing in the neighborhood.

"F. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone."

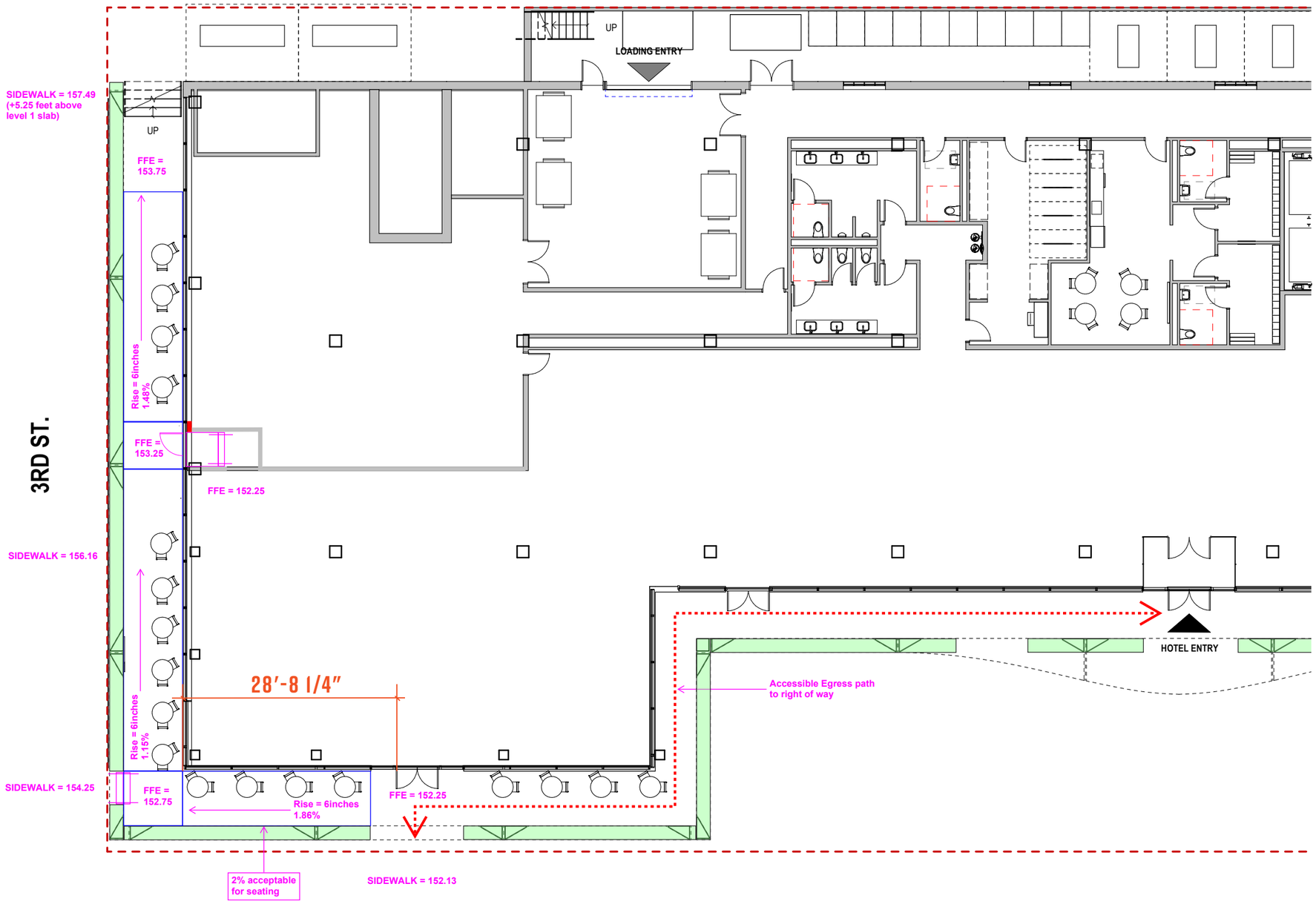
We have studied many options to get the door within the 20′ requirement, and this is as close as we have been able to place it.

"G. The variance request is not the result of a deliberate action or knowing violation on the part of the applicant."

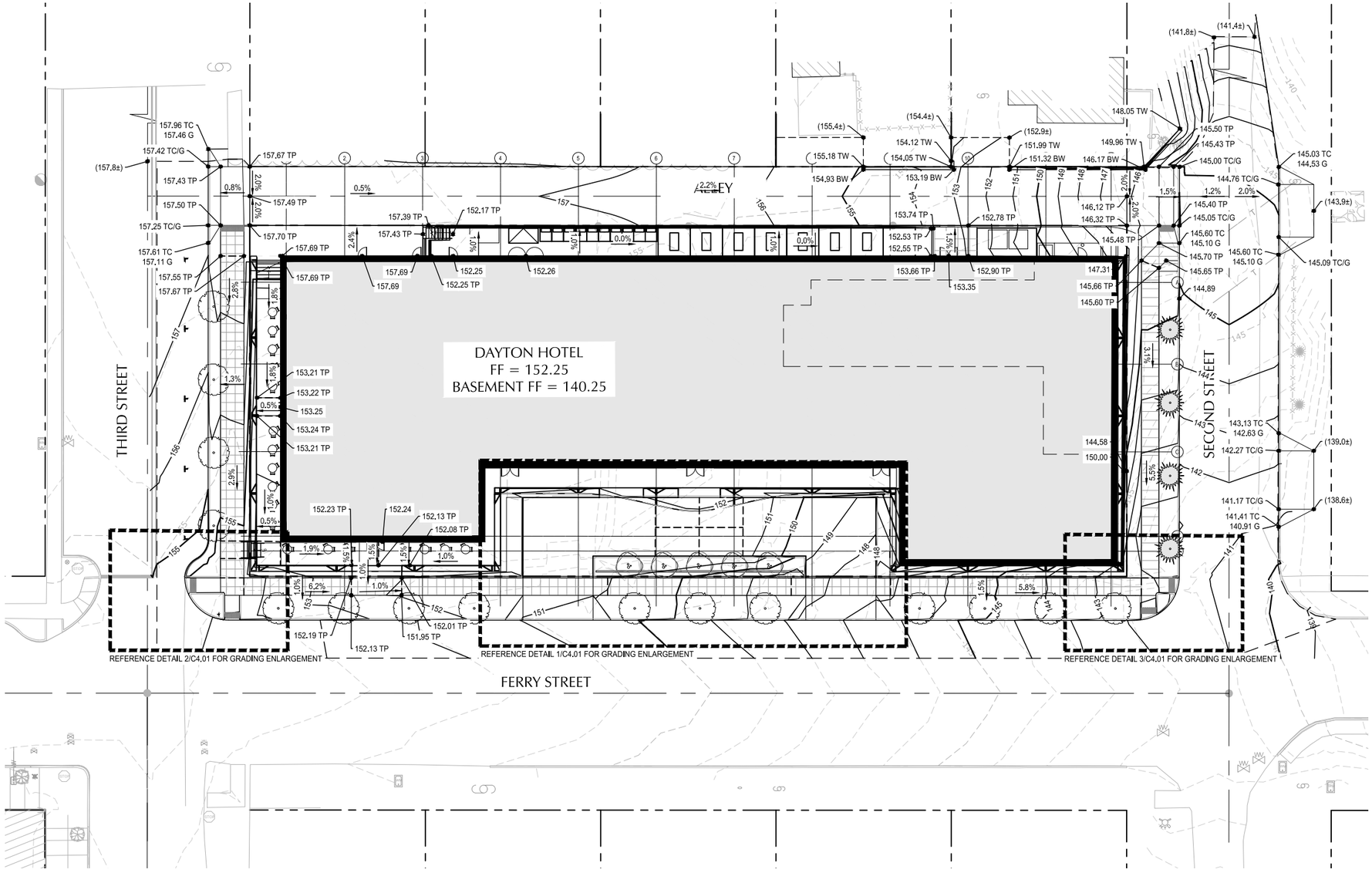
Confirmed.

Thank you for your consideration of our request.

GRADING DIAGRAM



GRADING PLAN



SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY. SPOT ELEVATIONS SHALL HOLD OVER SLOPES AND CONTOURS.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT 2010 ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. TOP OF CURB GRADES ARE 6" ABOVE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
5. FINISH GRADES AT DOORWAYS ARE ½" BELOW BUILDING FINISH FLOOR ELEVATIONS.
6. GRADING IN PUBLIC RIGHT-OF-WAY SHOWN FOR REFERENCE ONLY. SEE PUBLIC IMPROVEMENT PLANS FOR DETAILS.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X% →	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%] →	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

BOW	BACK OF WALK
BW	SURFACE GRADE AT BOTTOM OF WALL, (NOT BOTTOM OF FOOTING)
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	SURFACE GRADE AT TOP WALL

(XXX.X±) — EXISTING GRADE (MATCH WHERE APPLICABLE)

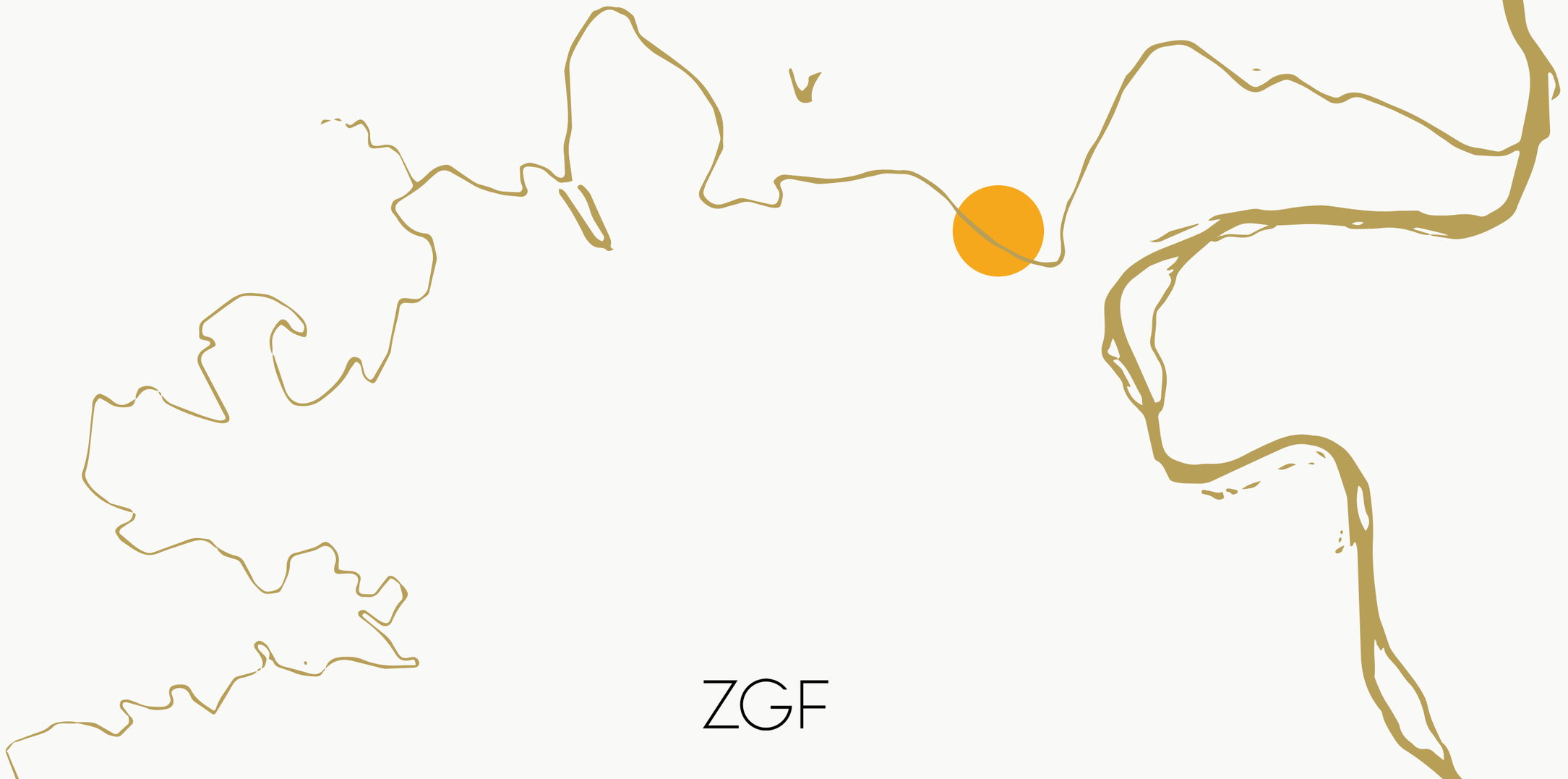
SHEET LEGEND

- (49) — EX. CONTOUR MINOR
- (50) — EX. CONTOUR MAJOR
- 49 — CONTOUR MINOR (FG)
- 50 — CONTOUR MAJOR (FG)
- GRADE BREAK

PLANTED ARCADE AT 3RD & FERRY STREET

DAYTON HOTEL

Minor Variance Application | May 28, 2025



ZGF

7.2.202.01.B

ZONING CODE LANGUAGE

"7.2.202.01 ***Building Height Limitations*** *Projections above the maximum building height. The following structures may project above the maximum building height:*

A. Architectural features such as chimneys, spires, domes, towers, antenna, flagpoles, and other similar features not used for human occupancy.

B. Rooftop mechanical equipment such as heating, ventilation, and air conditioning (HVAC) equipment, solar energy systems, mini wireless communication facilities, and elevator shaft housing."

MINOR VARIANCE REQUEST

The building does not exceed the 65 foot height limit. This variance requests permission to allow for mechanical screening to be considered as part of the mechanical equipment exception of 7.2.202.01.B.

We have been told by the City Planner that mechanical screening is not specifically included in the building height limitation exemption, which means that equipment on the roof is exempt but not the means to screen it as required by section 7.2.111.07.G Building Design. This requirement states *"Rooftop mechanical equipment as described in section 7.2.202.01.B shall be setback and screened so as to not be visible to a person standing within an adjacent, at-grade public right of way, park, or open space."*

While the mechanical equipment on our project will not likely be seen from most adjacent, at-grade public right of way, park, or open spaces, it may be seen from 3rd Street as shown in **Exhibit MV 2.02**. Please reference **Exhibit MV 2.03**. for drawings showing view angles from all other adjacent at-grade locations.

The ability to screen the mechanical equipment also provides fall protection for maintenance that may be required throughout the lifetime of the building. While roof tie-offs may be used in lieu of a mechanical screen, working within a screened area is much easier and safer for those doing the maintenance.

Please reference **Exhibit MV 2.04 & MV 2.05** that show screening locations.

RESPONSE TO APPLICABILITY

Per 7.3.108.03 Applicability, none of the items listed apply to our project.

RESPONSE TO CRITERIA

Per 7.3.108.05 Criteria And Procedure, the following circumstances substantially exist:

"A. There are unnecessary, unreasonable hardships or practical difficulties which can be relieved only by modifying the requirements of the Code, and is the minimum relief to relieve the hardship. Adverse economic impact shall not be considered an unreasonable hardship or practical difficulty."

Allowing mechanical equipment as an exception to building height limit but not allowing the screening to block it from view is unreasonable.

"B. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to the land, buildings, or uses in the same zone; however, non-conforming land, uses, or structures in the vicinity shall not in themselves constitute such circumstances or conditions."

This appears to be a contradiction in the code which applies to all land, buildings and uses in this zone.

"C. That granting the application will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises."

Allowing mechanical screening to be included as an exemption does not materially detriment the public welfare. It improves the neighborhood by screening the mechanical equipment from view.

"D. That such variance is necessary for the preservation and enjoyment of the substantial property rights of petitioner."

This variance allows for better working conditions for the people who maintain the property.

"E. That the granting of the application will not, under the circumstances of the particular case, adversely affect the health or safety of persons working or residing in the neighborhood of the property of the applicant."

Granting this application will only positively affect the health and safety of people working or residing in the neighborhood.

"F. The degree of variance from the standard is the minimum necessary to permit development of the property for uses allowed in the applicable zone."

We have moved as much mechanical equipment off of the roof of our building as possible. The only equipment that remains is what is required to be there for proper operation of our hotel.

"G. The variance request is not the result of a deliberate action or knowing violation on the part of the applicant."

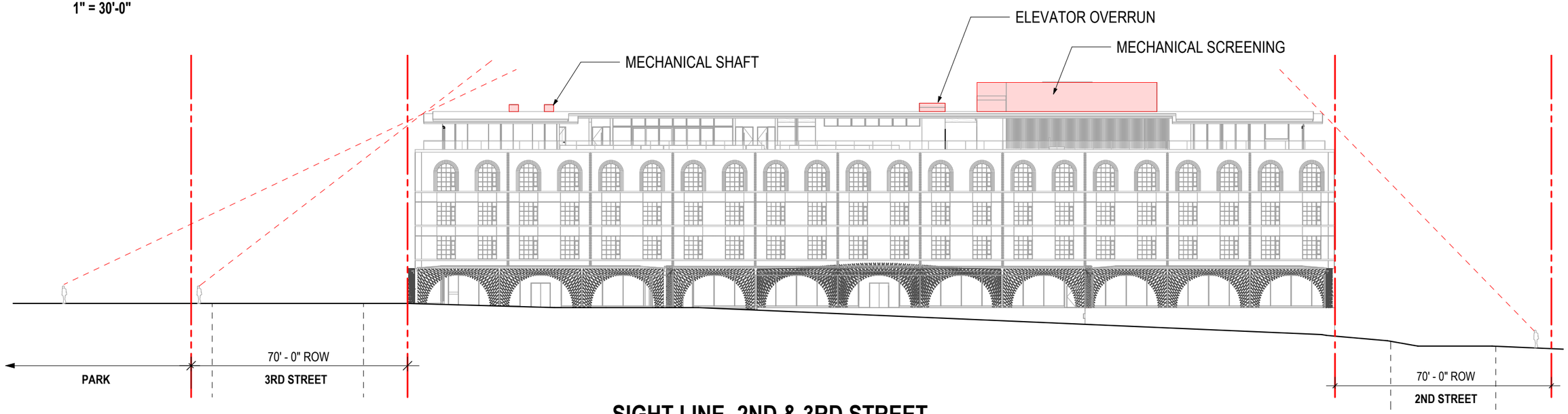
Confirmed.

Thank you for your consideration of our request.

VIEW FROM 3RD STREET LOOKING TOWARDS FERRY STREET

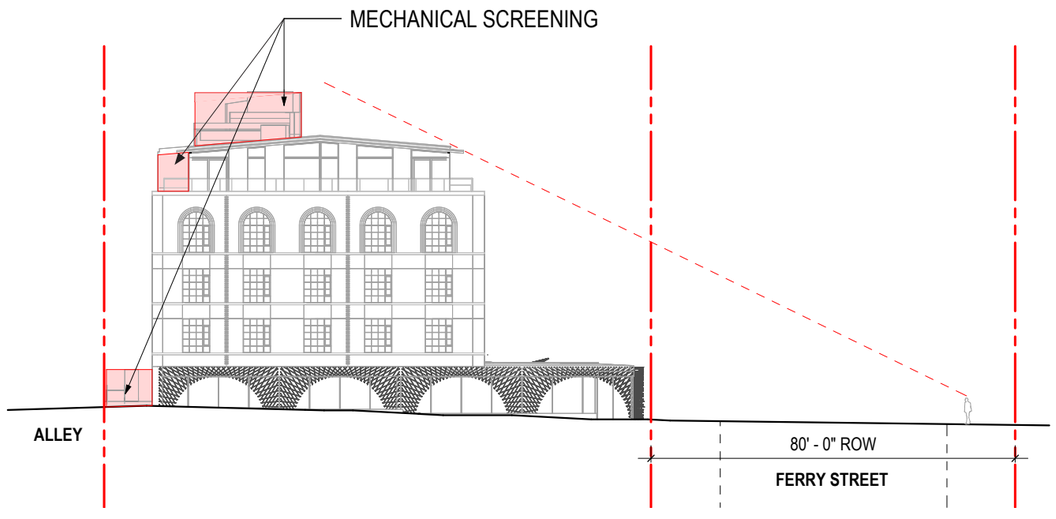
VIEW FROM 3RD STREET LOOKING TOWARDS FERRY

1" = 30'-0"



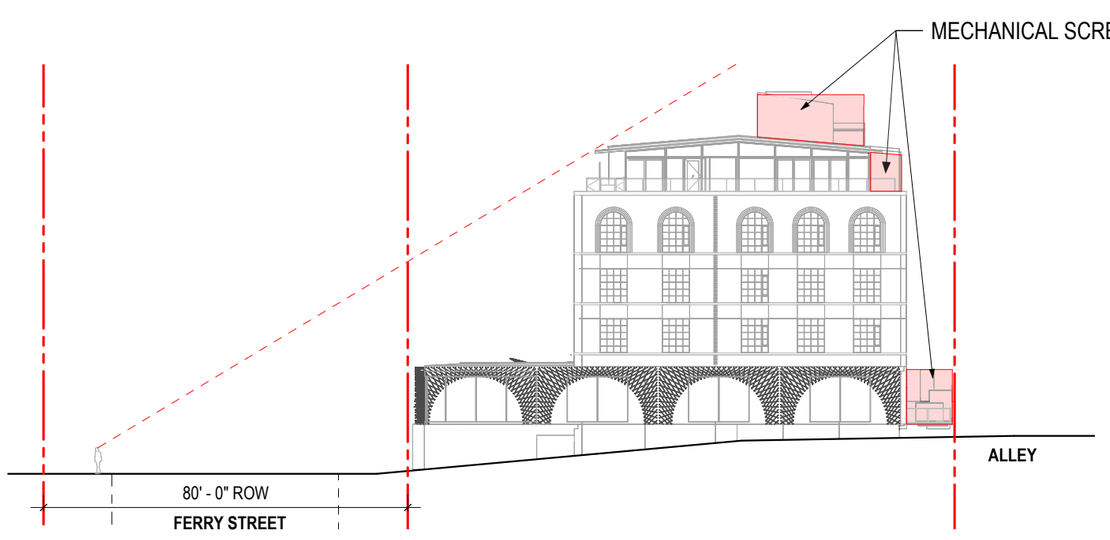
SIGHT LINE- 2ND & 3RD STREET

SOUTH ELEVAITON



SIGHT LINE - FERRY STREET - 1

WEST ELEVATION



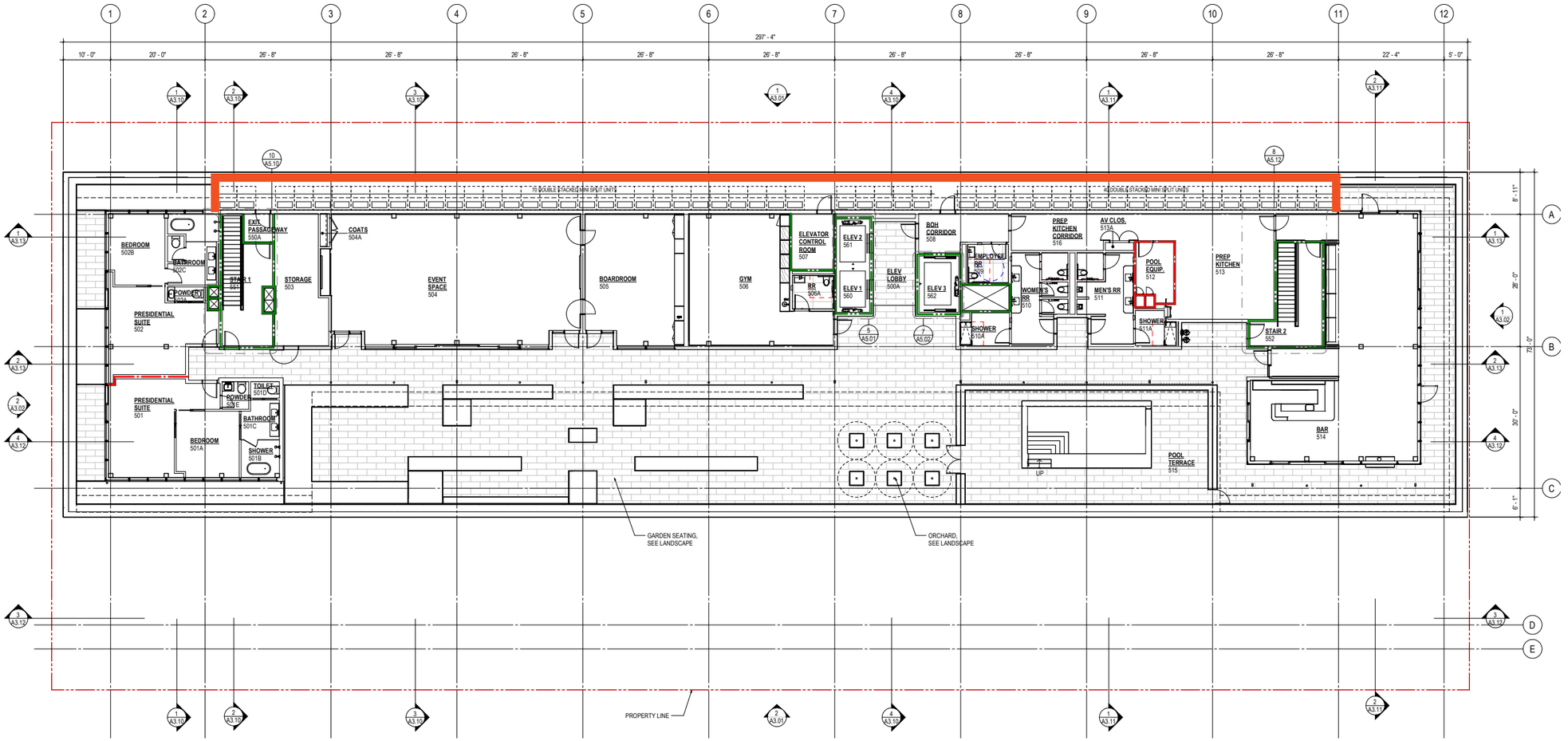
SIGHT LINE - FERRY STREET - 2

EAST ELEVATION

MECHANICAL SCREEN LOCATION

(OUTSIDE OF BUILDING HEIGHT LIMIT)

SCREENING

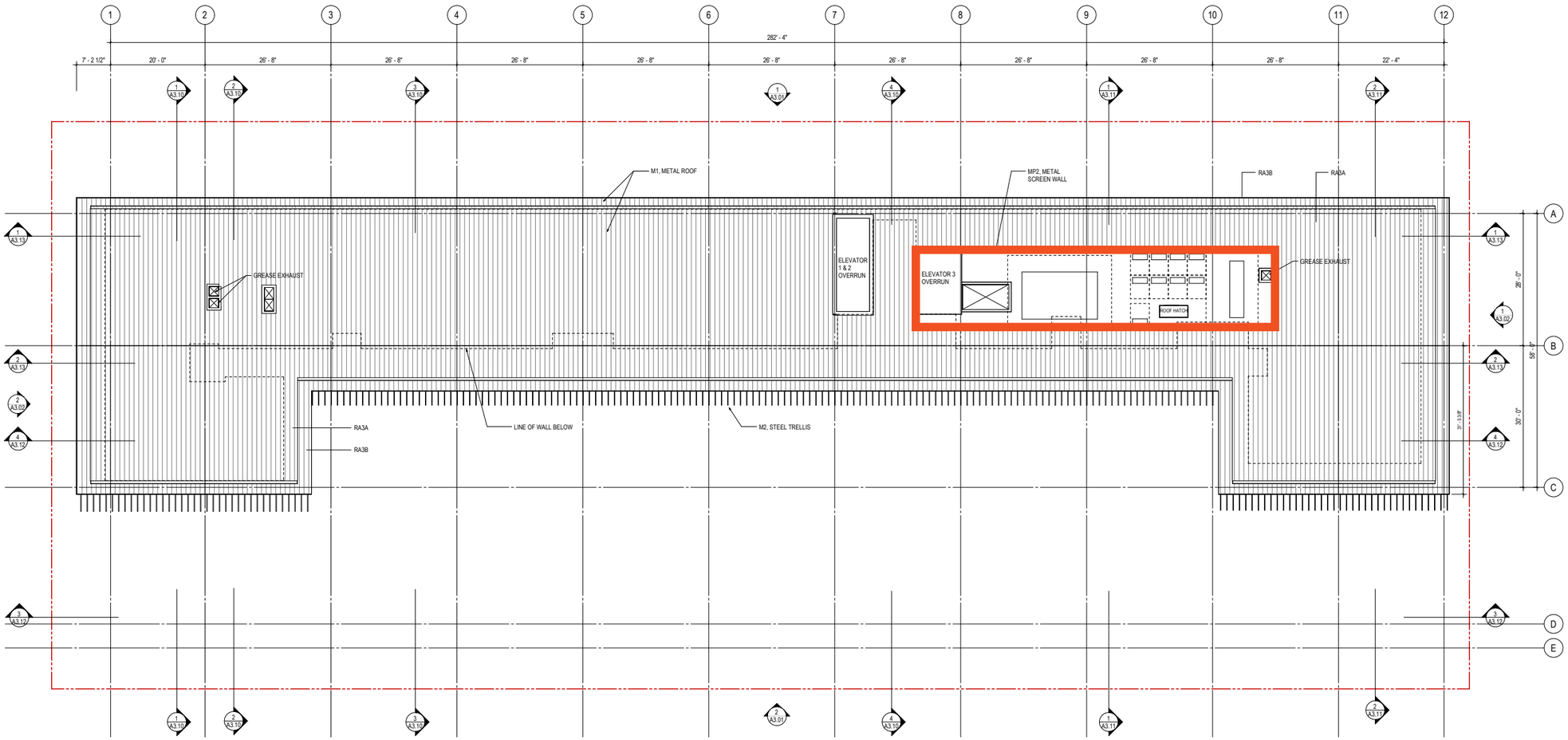


LEVEL 5

MECHANICAL SCREEN LOCATION

(OUTSIDE OF BUILDING HEIGHT LIMIT)

SCREENING



ROOF

ORDINANCE NO. 660
CITY OF DAYTON, OREGON

AN ORDINANCE OF THE DAYTON CITY COUNCIL AMENDING THE DAYTON ZONING MAP.

WHEREAS, on December 4, 2023, Twin Towers, LLC applied a quasi-judicial zone change to change the zoning designation of three properties shown on the zoning map in Exhibit A from Commercial Residential (CR) to Commercial (C); and

WHEREAS, on February 8, 2024, public notice for ZC 2023-06 was provided to the Department of Land Conservation and Development with a description of the proposed amendment; and

WHEREAS, on February 7, 2024, written notice of the March 14, 2024, public hearing at the Planning Commission and the April 1, 2024, hearing at City Council was mailed; and

WHEREAS, on March 14, 2024, the Dayton Planning Commission conducted the first of two required public hearings for ZC 2023-06 at which time interested parties were provided full opportunity to be present and heard; and

WHEREAS, on April 1, 2024, the Dayton City Council conducted the second required public hearing for ZC 2023-06 at which time interested parties were provided full opportunity to be present and heard on the proposed amendments to the Dayton Zoning Map.

NOW, THEREFORE, THE CITY OF DAYTON ORDAINS AS FOLLOWS:

Section 1: The City Council of the City of Dayton does hereby adopt the staff report dated April 1, 2024, including the findings of fact, and supporting documentation contained in the staff report.

Section 2: The City Council of the City of Dayton does hereby amend the Dayton Zoning Map as included under "Exhibit A" of this Ordinance.

Section 3: This Ordinance is effective 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Dayton on this 3rd day of June 2024.

Mode of Enactment:

Date of first reading: April 1, 2024 In full _____ or by title only XX

Date of second reading: June 3, 2024 In full _____ or by title only XX

XX No Council member present at the meeting requested that the ordinance be read in full.

_____ A copy of the ordinance was provided to each Council member; three copies were provided for public inspection in the office of the City Recorder no later than one week before the first reading of the Ordinance.

Final Vote:

In Favor: Frank, Mackin, Maguire, and Sandoval-Perez

Opposed:

Absent:

Abstained:

Annette Frank
Annette Frank, Mayor

6/11/2024
Date of Signing

ATTESTED BY:

Rocio Vargas
Rocio Vargas, City Recorder

6/3/2024
Date of Enactment

Attachment: Exhibit A

EXHIBIT A

STAFF REPORT

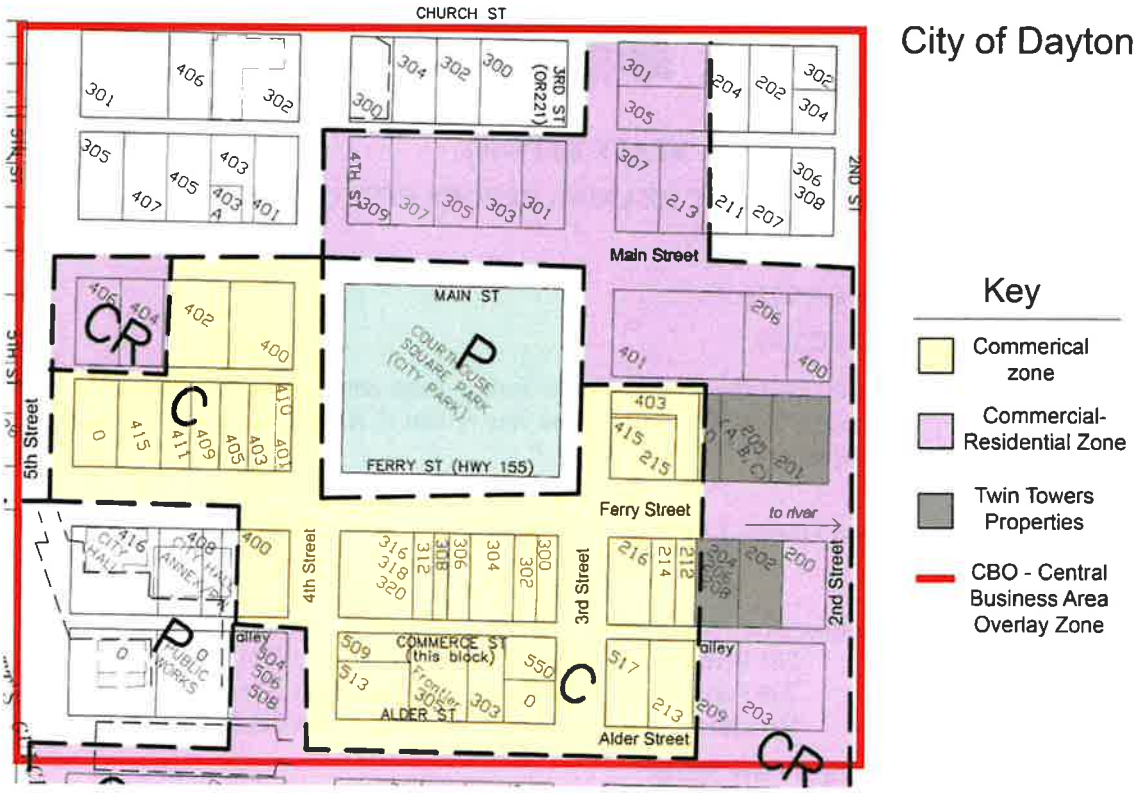
ZC 2023-06 PUBLIC HEARING BEFORE CITY COUNCIL

HEARING DATE:	April 1, 2024
FILE NUMBER:	ZC 2023-06
SUBJECT:	Public Hearing to consider a zoning map amendment to change the subject property from the Commercial Residential (CR) to the Commercial (C) zoning designation.
APPLICANT/ OWNERS:	Twin Towers, LLC
SUBJECT PROPERTIES:	North of Ferry Street: 201 Ferry Street, Assessor's Map 04S-03W-17DA Lot 3000 205 Ferry Street, Assessor's Map 04S-03W-17DA Lot 3101 No address, Assessor's Map 04S-03W-17DA Lot 3200 South of Ferry Street: 145 Ferry Street, Assessor's Map 04S-03W-17DA Lot 5800 204 Ferry Street. Assessor's Map 04S-03W-17DA Lot 5900
APPROVAL CRITERIA:	Dayton Land Use Development Code, Section 7.3.111.03, A – E.
EXHIBITS:	A. Proposed Map Amendment B. Applicant's Submittal C. Engineering Comments D. Case File 03-01 enacting CR Zoning District

I. REQUESTED ACTION

A request to change the zoning of the subject property described above from the current Commercial Residential (CR) zoning designation to Commercial (C). The Applicant provided the map in Figure 1 to describe the request. The properties subject to the request are shown in gray in the Applicant's exhibit:

Figure 1: Applicant's Zoning Exhibit



II. SITE DESCRIPTION

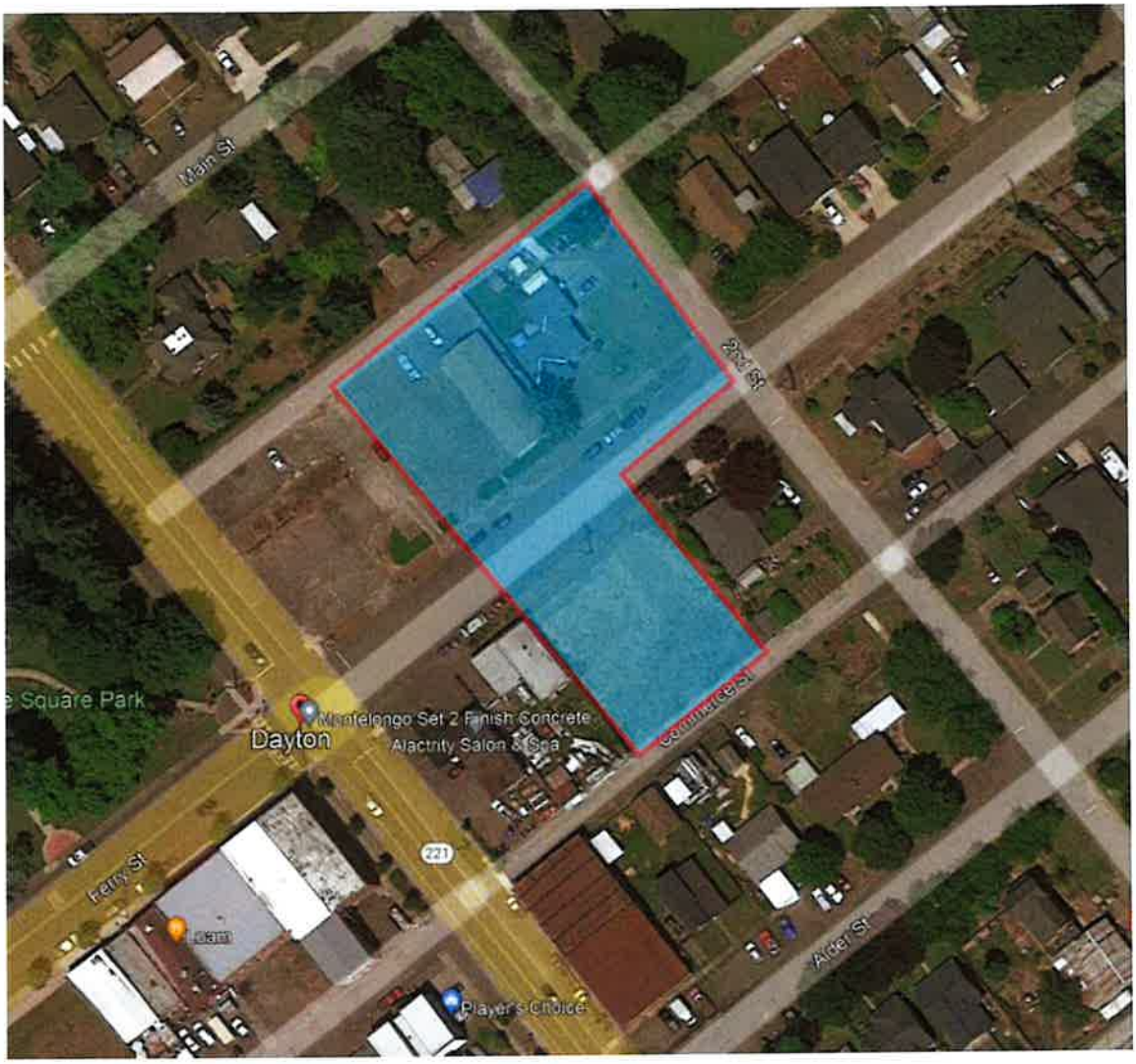
The request involves property on the north and south sides of Ferry Street between 2nd and 3rd Street. The entire area included in the request is within the Central Business Area Overlay (CBO) and borders the existing Commercial (C) district to the west.

The area to the north of Ferry Street contains residential uses and is adjacent to residential uses to the north and east. The adjacent property to the west is within the existing Commercial district and is vacant. The Applicant received preliminary approval for a property line adjustment application to consolidate the lots on the north side of Ferry Street into a single lot extending from 2nd to 3rd Street.

The area to the south of Ferry Street is vacant and contains two discrete lots. Adjacent areas to the south and east are developed with residential uses. Adjacent properties to the west are developed with commercial uses within the existing Commercial zoning district.

The Commercial Residential zone was enacted in 2003 by City Case File 03-01 (Exhibit D). Before 2003, the subject properties were included in the Commercial zoning district. The proposed zone change request would return the area to the previous historic zoning designation.

Figure 2: Aerial View of Subject Properties



III. PROCESS

Section 7.3.111.01 of the DLUDC explains how zone changes shall be reviewed under the procedures for Type III review specified in Section 7.3.202.02. A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. Staff and the Planning Commission have advisory roles. Type III reviews of zone changes are limited to applications affecting 5 or fewer adjacent parcels or less than 10 acres of land. As previously discussed, with the Applicant's approved lot consolidation, the request involves a total of 3 lots. Approval criteria for Zone Changes are found in Section 7.3.111.03.

The application was received by the City on December 4, 2023. The Applicant was notified of the items needed to complete the application on January 2, 2024. The Applicant submitted additional information on January 10, 2024 to address the applicable review criteria. Written notice of the March 14, 2024, public hearing at the Planning Commission and the April 1, 2024, hearing at City Council was mailed on February 7. On February 8, 2024, staff submitted the required 35-day notice to the Department of Land Conservation

and Development. At the March 14 Planning Commission meeting the Commission held the first public hearing on the application and voted unanimously to recommend that City Council approve the application as presented in this staff report.

IV. FINDINGS ADDRESSING APPROVAL CRITERIA

7.3.111.01 Process

Zone changes shall be reviewed in accordance with the Type III review procedures specified in Section 7.3.201. Type III reviews shall be limited to zone changes affecting 5 or fewer adjacent parcels ownerships or less than 10 acres of land. Zone changes affecting more than 5 adjacent parcels ownerships or more than 10 acres shall be considered legislative actions and subject to a Type IV review process.

Findings: The Applicant's preliminary submittal included title information on properties outside the boundaries of the application within the existing Commercial District. The Applicant has also received preliminary approval (PLA 23-07) to consolidate the lots to the north of Ferry Street into a single lot occupying the entire block between 2nd and 3rd Streets. The property to the south of Ferry Street includes two discrete lots – Lots 144 and 145 of the Dayton Town Plat. Therefore, with the anticipated recording of the approved lot consolidation, the proposal involves three lots under the same ownership consisting of less than 10 acres. The Type III process applies and a Type IV legislative Zone Change is not required.

7.3.111.02 Application And Fee

An application for a zone change shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 7.3.204.

Findings: The application was received by the City on December 4, 2023. The Applicant was notified of the items needed to complete the application on January 2, 2024. The Applicant submitted additional information on January 10, 2024. Written notice of the March 14, 2024, public hearing at the Planning Commission and the anticipated April 1 hearing at City Council was mailed at least 20 days before the hearing date to the applicant and owners of property within 200 feet of the boundaries of the properties subject to the request. On February 8, 2024, staff issued the required 35-day notice to the Department of Land Conservation and Development.

7.3.111.03 Criteria For Approval

Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

A. *The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.*

Findings: The proposal involves changing the zoning of the subject area from one commercial zoning designation (Commercial Residential) to another commercial zoning designation (Commercial) on land designated for Commercial use in the Comprehensive Plan. The proposed Commercial zoning designation is appropriate for the Commercial land use designation. Chapter 8.5 of the Comprehensive Plan includes several economic policies related to commercial development. Staff extrapolated information relevant to Comprehensive Plan policies in Chapter 8.5 from the Applicant's submitted written statement. Staff find the following policies applicable to the application:

> *1. The City shall promote diversification of the City's economy by designating sufficient lands for commercial and industrial uses.*

Findings: The area subject to the application is proposed to remain in the Commercial land use designation. Therefore, the proposal does not change the land available for Commercial use. Staff find this policy is satisfied.

2. The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge and aid the special needs of rural communities for the purposes of improving the economy of Dayton.

Findings: The proposal has no impact on the City's efforts to support and cooperate with appropriate regional, State, and Federal agencies. This policy does not appear to be relevant to this application.

3. The City shall actively pursue measures and incentives to encourage the retention and expansion of existing firms and attract new commercial and industrial businesses to locate in Dayton.

Findings: While not specifically directed in response to this policy, the Applicant included the following in their written statements addressed generally to the economic policies in Chapter 8.5 of the Comprehensive Plan:

Twin Towers desires to change from Commercial Residential to Commercial because of the flexibility allowed in commercial zone development. A high-quality development aligns with the policies found in Section 8.5 of the Dayton Comprehensive Plan. The focus will be on hospitality-based concepts including a flagship hotel. This will accomplish Dayton objectives, including but not limited to amplifying the central business district as the primary retail center of the of the community, provide a focal point for both residents and visitors and increase employment opportunities within the City's downtown. As a hotel of this scale does not yet exist in the City of Dayton, it will diversify and improve the City's economy.

Staff incorporates the Applicant's statement as evidence that the proposal can potentially encourage a new hospitality-oriented firm to locate in Dayton. This policy is satisfied.

4. The City shall encourage, and establish regulations supporting, the location of wineries and their attendant businesses in the community.

Findings: No specific development is proposed as part of the application. The Applicant's written statement suggests that under Commercial zoning, the subject properties would be more attractive to wine-attendant businesses, and cites some examples of how wine-attendant businesses could be restricted in the existing Commercial Residential zone:

For example, if the parcels remain designated as Commercial Residential, a wine tasting room that retails wine would be a conditional use, or a rooftop bar would be excluded per the code. It would also require the project to apply for a Conditional Use Permit, which is not desired.

Before 2003, the subject properties were zoned Commercial. The Commercial Residential was applied to the subject area in 2003. The stated purpose of the Commercial Residential zone is *to provide areas for the development of a mixture of single-family, multi-family, and manufactured homes, and limited retail and service commercial uses.* Commercial uses that do not comply with the permitted uses in DLUDC 7.2.105.02.B, such as taverns, bars, and similar establishments are allowed with a Conditional Use Permit, as are wineries with retail sales. While the regulations within the Commercial Residential zone do not specifically discourage or prohibit wineries and wine attendant businesses within the community, the primary stated purpose of the zone is to provide area for residential development and limit retail and commercial service uses. Staff observes that wineries and wine attendant businesses typically involve retail and commercial service uses, therefore the City Council can find that the Commercial zone is more encouraging of wineries and wine attendant businesses and better satisfies this policy than the existing Commercial Residential zone. This policy is satisfied.

5. The City shall ensure necessary public services are available, are of sufficient capacity and adequately maintained to provide for growth and development of identified commercial and industrial property.

Findings: As previously discussed, the application does not involve physical development at this time. The City Engineer submitted comments on the application indicating that public services are available to serve

the site but the adequacy of public services for serving future development will be evaluated through Site Development Review. That review will result in conditions of approval requiring public facilities to be provided or upgraded where they are found to be insufficient to support the development. Staff also observes that the similarity between the allowed uses in the existing Commercial Residential and the requested Commercial district, in the absence of any specific development proposed, supports the conclusion that necessary services are available to serve uses permitted in the Commercial zone. The proposal is consistent with this policy.

6. Development shall be controlled in such a way that the maximum utilization of public utilities can be achieved.

Findings: As previously discussed, the application does not involve physical development at this time and new development will be evaluated through Site Development Review. That review will result in conditions of approval requiring public facilities to be provided or upgraded where they are found to be insufficient to support the development. Therefore, through the Site Development Review Process, the proposal can be found to be consistent with this policy.

7. Commercial development shall take into consideration traffic safety and compatibility with respect to Ferry Street, Highway 18 and Highway 221. The City shall confer with the Oregon Department of Transportation regarding development along or near these streets.

Findings: Commercial development within the subject area shall take into consideration traffic safety and compatibility concerning Ferry Street, Highway 18, and Highway 221 through Site Development Review. The application does not involve changing the Commercial land use designation of the property, therefore the proposal does not affect this policy.

8. The City shall promote the continued function and preservation of the central business district as the primary retail center of the community. This general policy statement shall be supported by the following policies:

- *The City shall designate Commercial zoned land located south of Church Street, east of Fifth Street, north of Alder Street and west of Second Street as the Central Business District (CBD).*
- *Competing commercial activity outside the CBD, especially linear "strip" commercial development, shall be discouraged.*
- *Downtown development and redevelopment, renovation of existing structures, and preservation of historic structures in the CBD shall be encouraged.*
- *High quality development in the CBD shall be encouraged through separate design standards and the design review process.*

Findings: The City recently implemented new design standards in the CBO district consistent with this policy. Those standards will apply to the rezoned properties as they do now. As previously discussed, the purpose of the Commercial Residential district prioritizes residential development over retail and commercial uses. Therefore, the application of the Commercial zone to this property better satisfies the policy than the existing Commercial Residential zone.

B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Findings: Future commercial uses within the requested Commercial zone will be reviewed as part of future Site Development Review applications to, in part, ensure that permitted uses can be accommodated on the property without exceeding its physical capacity. This criterion can be met.

C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

Findings: Future commercial uses within the requested Commercial zone will be reviewed for compliance with the development requirements of the code as part of future Site Development Review. This criterion can be met.

D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Findings: The applicant is not proposing development as part of this application. Therefore, staff is relying on historical information to determine the adequacy of public facilities to serve potential future development in the requested Commercial district. As previously discussed, the public facilities serving the site were originally planned and sited to serve the Commercial district before the Commercial Residential zone was enacted and applied to the properties. Further, the use standards in the Commercial Residential zone allow all commercial uses not otherwise permitted in the Commercial Residential with a Conditional Use permit. Therefore, because of the similarity in the uses and intensity of uses allowed in the requested Commercial zone when compared to the uses allowed in the existing Commercial Residential zone, staff finds that public facilities are adequate to serve future commercial use. The comments submitted by the City Engineer on the application stated that there do not appear to be any issues with streets or utilities that would preclude the zone change. Finally, development within the Commercial zone requires Site Development Review. Therefore, the adequacy of public facilities, services, and transportation networks will be evaluated in the course of that review to ensure that any needed facilities are provided concurrently with the development of the property when it is proposed. This criterion can be met.

E. For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

Findings: The proposal does not involve a residential zone change. This criterion does not apply.

7.3.111.04 Zone Change Conditions

A. Imposition of Conditions. Approval of a zone change application may be conditioned to require provisions for buffering or provision of off-site public facilities. In order to impose conditions on a zone change, findings must be adopted showing that:

1. The zone change will allow uses more intensive than allowed in the current zone; and

2. The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property; and

3. Conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties; and

Findings: As previously discussed, the existing Commercial Residential zone allows for similar range and intensity of uses as are allowed in the requested Commercial zone. The residential use currently allowed in the Commercial Residential zone will no longer be permitted outright in the Commercial zone. Staff observed that the area was originally zoned Commercial before the Commercial Residential zone was applied. The City Engineer has verified that public services are in place to serve future development. The adequacy of public facilities, services, and transportation networks will be evaluated as part of future Site Development Review. Comments from the City Engineer also describe the improvements the Applicant should anticipate providing as a condition of future development. Additional conditions of approval addressing Criteria 1-3 above are not warranted for this decision but should be anticipated with future development.

B. Conditions. Conditions that could meet the criteria in A., include, but are not limited to:

1. Dedication of right-of-way for public streets, utility easements, etc.; including additional right-of-way consistent with the requirements of an approved Transportation Plan.

2. *Improvement of private roadways or public streets, including bike paths, curbs, and sidewalks.*
3. *Provision of storm drainage facilities.*
4. *Extension of public sewer, storm drain, and water service including oversizing to permit development on other lands.*
5. *Provision of fire suppression facilities and equipment.*
6. *Provision of transit and traffic control facilities.*
7. *Special building setbacks, orientation, landscaping, fencing, berming, and retention of natural vegetation.*
8. *Special locations for truck loading, parking, access routes, or any outdoor activity that could impact adjacent property.*
9. *Financial contributions to public agencies to offset increased costs for providing services or facilities related to the intensification of the use of the property.*

Findings: As previously discussed, the application does not include physical development. Therefore, there is no nexus to require these conditions as part of this application. Comments from the City Engineer describe the improvements the Applicant should anticipate providing as a condition of future development. Conditions for the purposes described in Sections B. 1 through 9 are not warranted at this time.

V. CONCLUSION

The application satisfies the approval criteria for a Zone Change under DLUDC 7.3.111.03.

VI. CITY COUNCIL ACTION – Sample Motions

A City Councilor may make a motion to either:

1. Adopt the staff report and recommend the City Council approve the Zone Change. A sample motion is:

   I move the City Council to adopt the staff report and approve Zone Change 2023-06.

2. Adopt a revised staff report with changes by the City Council and recommend the City Council approve the revised amendments. A sample motion is:

   I move the City Council to adopt a revised staff report with the following revisions…state the revisions…and recommend the City Council approve the revised amendments.

3. Recommend the City Council deny the proposed amendments. A sample motion is:

   I move that the City Council deny the proposal for the following reasons…and state the reasons for the denial.

4. Continue the hearing to a date/time certain. A sample motion is:

   I move the City Council to continue the hearing to a date (state the date) and time (state the time) to obtain additional information and state the information to be obtained.

EXHIBIT A

City of Dayton

Key

- Commerical zone
- Commercial-Residential Zone
- Twin Towers Properties — **To be added to Commercial District**
- CBO - Central Business Area Overlay Zone

Paul M. Falsetto Architect

EXHIBIT B

Twin Towers, LLC
7401 SW Washo Ct. Suite 200
Tualatin, OR 97062

December 1, 2023

City of Dayton, Planning
PO Box 339
Dayton, OR 97114

Re: Application for Zone Change

Twin Towers LLC is proposing a zoning change for 3 properties currently zoned Commercial Residential (CR). We request that the zone be changed to a Commercial (C) zone, for purposes of developing a greater amount and type of commercial spaces in Dayton's downtown core. These three properties directly abut Courthouse Square Park and will allow for an increase in commercial space available in the area that is best set up for such development.

The proposed zone will allow for development of a future hotel. A development of this type complies with requirements in the Code and is consistent with the Dayton Comprehensive Plan land use classification.

We understand that Dayton currently has adequate public facilities and services to support additional commercial capacity in the downtown core. We do not anticipate an additional Commercial (C) zone exceeding demand.

The zone change proposed will allow for continuity in meeting land use and code requirements in the future development of the properties identified in this application. However, Twin Towers LLC is not proposing a formal development plan at this time. This will be proposed at a later date and subject to review for adequate public facilities, services and transportation networks in advance of development commencing.

Sincerely,

W. Marschall

Wayne Marschall
Manager
Twin Towers, LLC

City of Dayton

Planning Department

416 Ferry St - PO Box 339
Dayton OR 97114
Phone # (503) 864-2221
Fax # (503) 864-2956
www.daytonoregon.gov
cityofdayton@daytonoregon.gov

Zone Change Application

For City of Dayton use:

Date Application Received: 12/1/23	Received By:	File Number:
Public Hearing Date:		Fee Amount: $2,000
Application Completed Date:	Application Approval Date:	

Name of Applicant: Twin Towers, LLC

Physical Address: 7401 SW Washo Ct. Suite 200 City: Tualatin ST: OR Zip: 97062

Mailing Address: Same as above City: ST: Zip:

Telephone Number: 971-241-2076 Cell Number: Same

Email Address: kellyjhaverkate@gmail.com

By signing below I certify that all the information and required documents are in all respects true and correct to best of my knowledge. I further understand that issuance of a permit based upon this application will not excuse me from complying with all City, County and State rules and regulations. I agree that it is my responsibility to comply with any conditions set forth in the approval, or any statutory requirements related to this request. Furthermore, I understand that I will be responsible to reimburse the City for any costs incurred on my behalf for planning, engineering, legal services, and city staff time over the base fee as related to my request.

Applicant Signature: W. Marschall Date: 11/22/2023

Parcel/Property # 1

Site Address or Location: 403 3rd St. Dayton, OR 97114 (All properties included in concurrent Property Line Adjustment application.)

Nearest Cross Street: 3rd and Ferry Streets

Map & Tax Lot Number: R4317DA 03300, 03500, 03200, 03400 03101,03000, Square Footage or Acreage: 35,880 Sq Ft

Current Zoning: CR Proposed Zoning: C

Property Owner (If different) from Applicant: Same as applicant

Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

For Office Use

Fee $2,000	Deposit:	Amount Paid: $2,000	Date Paid: 12/1/23	Receipt # 15963
Approved by: ☐ City Manager	☐ City Planner	☐ Public Works Director	☐ City Engineer	☐ Fire Marshall/Chief
Applicant Notification Date:	Comments:			
Additional Services Amount Billed:	Paid:	☐ Planner		
☐ Engineer	☐ Staff Time	☐ Other		
Notes:				

SITE/LOCATION INFORMATION

Parcel/Property #2

Site Address or Location: 145 Ferry St. Dayton, OR 97114 (Vacant lot, no structures)

Nearest Cross Street: 2nd & Ferry Streets

Map & Tax Lot Number: R4317DA 05800 Square Footage or Acreage: 7,200 Sq Ft

Plan Designation: Current zoning CR Zoning: Requested zoning C

Property Owner: Same as applicant

Address: 7401 W Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #3

Site Address or Location: 204 Ferry St Dayton, OR 97114 (Vacant lot, no structures)

Nearest Cross Street: 2nd and Ferry Streets

Map & Tax Lot Number: R4317DA 05900 Square Footage or Acreage: 7,200 Sq ft.

Plan Designation: Current zoning CR Zoning: Requested zoning C

Property Owner: Same as applicant

Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #4

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature: _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #5

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature: _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

City of Dayton

Key

- Commerical zone
- Commercial-Residential Zone
- Twin Towers Properties
- CBO - Central Business Area Overlay Zone

Paul M. Falsetto Architect

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 20, 2023
Title Number: 615158AM
Title Officer: Carlee Novak
Fee: $200.00

Your Reference No. 145 Ferry Street

We have searched the status of record title as to the following described property:

Lot 145, ORIGINAL TOWN OF DAYTON, Yamhill County, Oregon.

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 18, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:
Taxes assessed under Code No. 8.0 Account No. 115734 Map No. R4317DA 05800
NOTE: The 2023-2024 Taxes: $2,489.11, are Paid

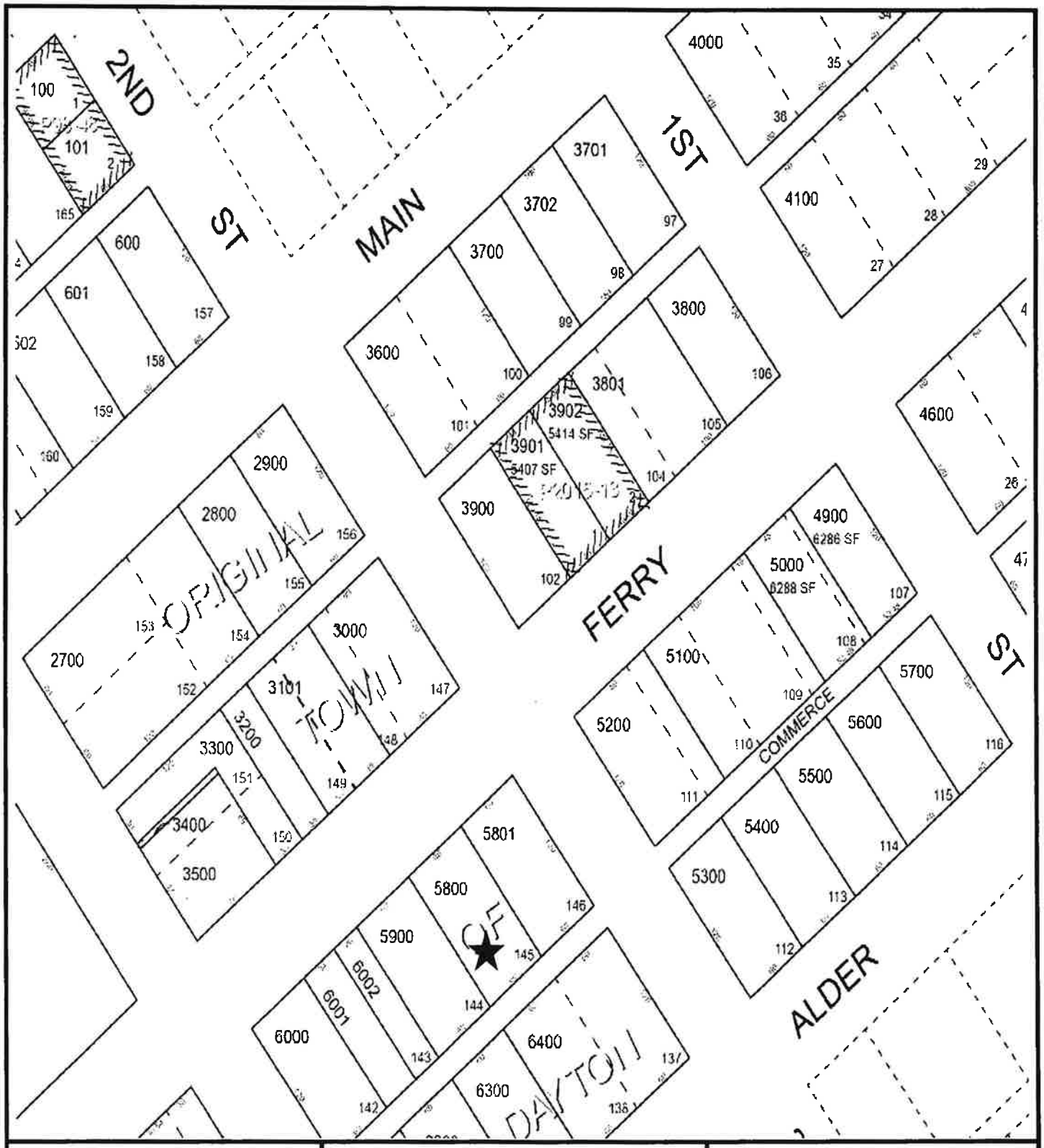
1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Effect, if any, of a Easement,
   From: Curtis A. and Mary F. Huber
   To: Thomas C. Torrrence
   Recorded: December 1, 1977
   Instrument No.:Film: 125 Page: 33

   Amended by instrument,
   Recorded: May 31, 2019
   Instrument No.: 2019-06919
4. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"



AmeriTitle

145 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615167AM
Title Officer: Michele Harris
Fee: $200.00

Your Reference No. 201 Ferry Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:
Tax Information:

Taxes assessed under Code No. 8.0 Account No. 115422 Map No. 04S-03W-17DA 3000
NOTE: The 2023-2024 Taxes: $2,446.42, are Paid

1. City liens, if any, of the City of Dayton.
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

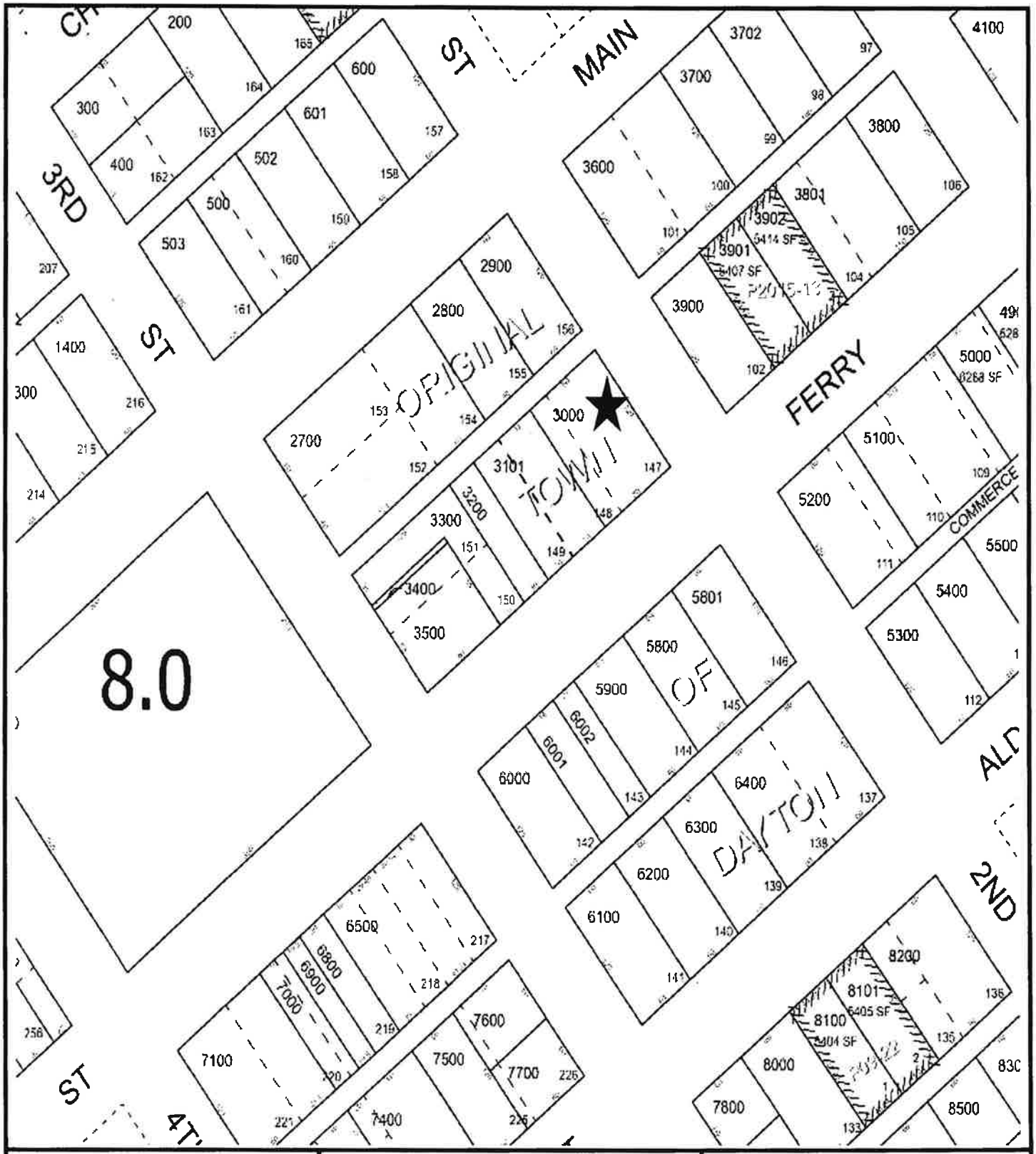
THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 615167AM

PARCEL1: Lot 147 in the TOWN OF DAYTON in Yamhill County, Oregon.
PARCEL 2: A portion of Lot 148 in the TOWN OF DAYTON in Yamhill County, Oregon, more particularly described as follows:
COMMENCING on the North line of Ferry Street at the corner of Lots 147 and 148; thence Southwesterly along the North line of Ferry Street, 20 feet; thence Northwesterly and parallel to the line between Lots 147 and 148,120 feet to the most Northerly line of salt Lot 148; thence Northeasterly along said Northerly line of said Lot 148, 20 feet to the most Northeasterly corner of said Lot148; thence Southeasterly along the line between Lots147 and 148, 120 feet to the place of beginning.



AmeriTitle

R4317DA 3000, 201 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

To: FSBO

Attn: Kelly Haverkate – Property Manager

Your File No.: 205 Ferry Street

Date: November 21, 2023
Order No. 615166AM
Reference: 205 Ferry Street
Dayton, OR 97114

We have enclosed our Status of Record Report pertaining to order number 615166AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Carlee Novak

carlee.novak@ameritle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615160AM
Title Officer: Holly Noble
Fee: $200.00

Your Reference No. 204 Ferry Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon limited liability

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Recorded: December 10, 1977
   Instrument No.: Volume: 125 Page: 33
4. Ordinance 629 City of Dayton, Oregon, including the terms and provisions thereof,
   Recorded: January 11, 2016
   Instrument No.: 2016-00345
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument
   Recorded: May 31, 2019
   Instrument No.: 2019-06919
   Book: , Page:
6. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

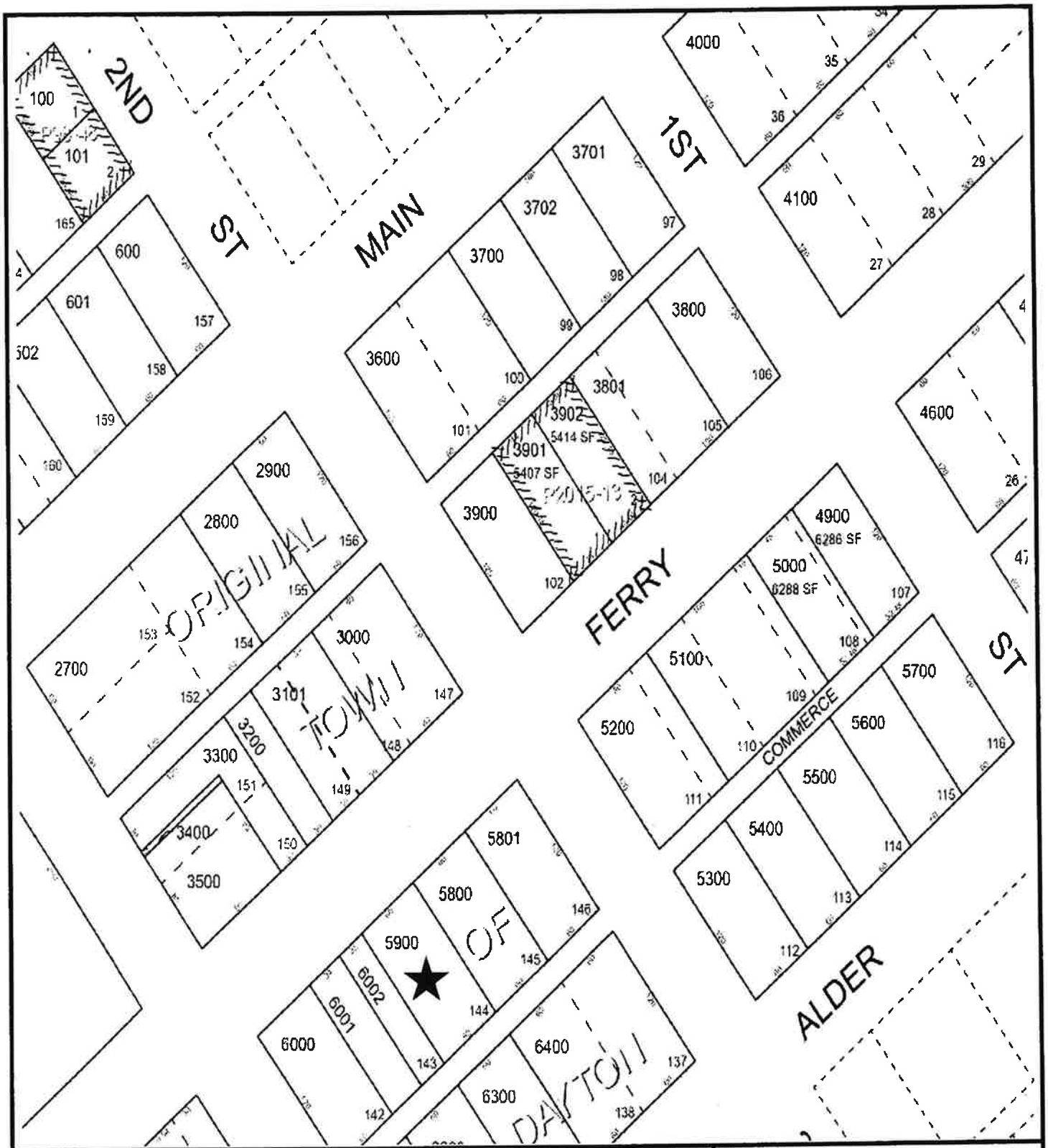
THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 615160AM

Lot 144, TOWN OF DAYTON, County of Yamhill, State of Oregon.



AmeriTitle

R4317DA 5900, 204 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 22, 2023
Title Number: 615166AM
Title Officer: Carlee Novak
Fee: $200.00

Your Reference No. 205 Ferry Street

We have searched the status of record title as to the following described property:

A portion of Lots 148 and 149 of the ORIGINAL TOWN OF DAYTON, in the City of Dayton at the most Southerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127 , Page 1645, Deed and Mortgage Records, said point also being the most Easterly corner of a tract of land sold by Yamhill County to C. C. Munford et ux., in Deed recorded August 3, 1970 in Film Volume 80, Page 996, Deed and Mortgage Records and the True Point of Beginning of the property to be described herein; thence Northwesterly along the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Lot 149, ORIGINAL TOWN OF DAYTON and on the South line of a 20 foot wide alley; thence Northeasterly along the North line of Lots 149 and 148. ORIGINAL TOWN OF DAYTON, a distance of 31 feet to a point; thence Southerly parallel with the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street and the South line of Lots 148 and 149, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to the True Point of Beginning.
ALSO, the following described tract of land:
A tract of land in the City of Dayton, in Yamhill County, Oregon, and being a portion of Lot 148 in the Town of Dayton, more particularly described as follows:
BEGINNING at the most Westerly corner of that tract of land conveyed to Austin D. Cottam et ux. , by Deed recorded June 17, 1976 in Film Volume 112, Page 1936, Deed and Mortgage Records, said point also being the most Northerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, and the True Point of Beginning of the property to be described herein; thence Southeasterly along the line common to the said Cottam and Griffith tracts, a distance of 120 feet to the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street, a distance of 39 feet to a point; thence Northwesterly parallel with the line common to the said Cottam and Griffith tracts, a distance of 120 feet to a point on the North line of Lot 148 In the Town of Dayton and on the South line of a 20 foot wide alley; thence Northwesterly along the North line of Lot 148, a distance of 39 feet to the True Point of Beginning, the property described herein also being known as the Easterly 39 feet of even width of the said Griffith property, as described in Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records.

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:
Taxes assessed under Code No. 8.0 Account No. 403780 Map No. R4317DA 03101
NOTE: The 2023-2024 Taxes: $2,881.11, are Paid

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Agreement for Easement, including the terms and provisions thereof,
   Recorded: June 1, 1997
   Instrument No.: Film: 213 Page: 1464
4. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: Oregon Department of Environmental Quality
   Recorded: January 25, 2011
   Instrument No.: 2011-01160
5. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

AmeriTitle

205 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615161AM
Title Officer: Whitney Estes
Fee: $200.00

Your Reference No. 403 3rd Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon Limited Liability Company

and dated as of **November 21, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:
Taxes assessed under Code No. 8.0 Account No. 115440 Map No. R4317DA 03200
NOTE: The 2023-2024 Taxes: $138.37, are Paid

Taxes assessed under Code No. 8.0 Account No. 115459 Map No. R4317DA 03300
NOTE: The 2023-2024 Taxes: $530.54, are Paid

Taxes assessed under Code No. 8.0 Account No. 115468 Map No. R4317DA 03400
NOTE: The 2023-2024 Taxes: $17.30, are Paid

Taxes assessed under Code No. 8.0 Account No. 115477 Map No. R4317DA 03500
NOTE: The 2023-2024 Taxes: $294.29, are Paid

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

4. Reservation of Oil, gas, minerals, or other hydrocarbons and geothermal resources, including the terms and provisions contained therein, in deed from Chevron U.S.A. Inc., a California corporation.
   Recorded: March 15, 1978
   Instrument No.: Film Volume: 138 Page: 97
   The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: The Secretary of Housing and Urban Development, his/her successors and assigns
   Recorded: June 1, 1997
   Instrument No.: Film Volume: 213 Page: 1464
6. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: Oregon Department of Environmental Quality
   Recorded: January 25, 2011
   Instrument No.: 2011-01160
7. Rights of tenants under existing leases or tenancies.
8. Personal property taxes, if any.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system by recorded lot and block.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

EXHIBIT 'A'

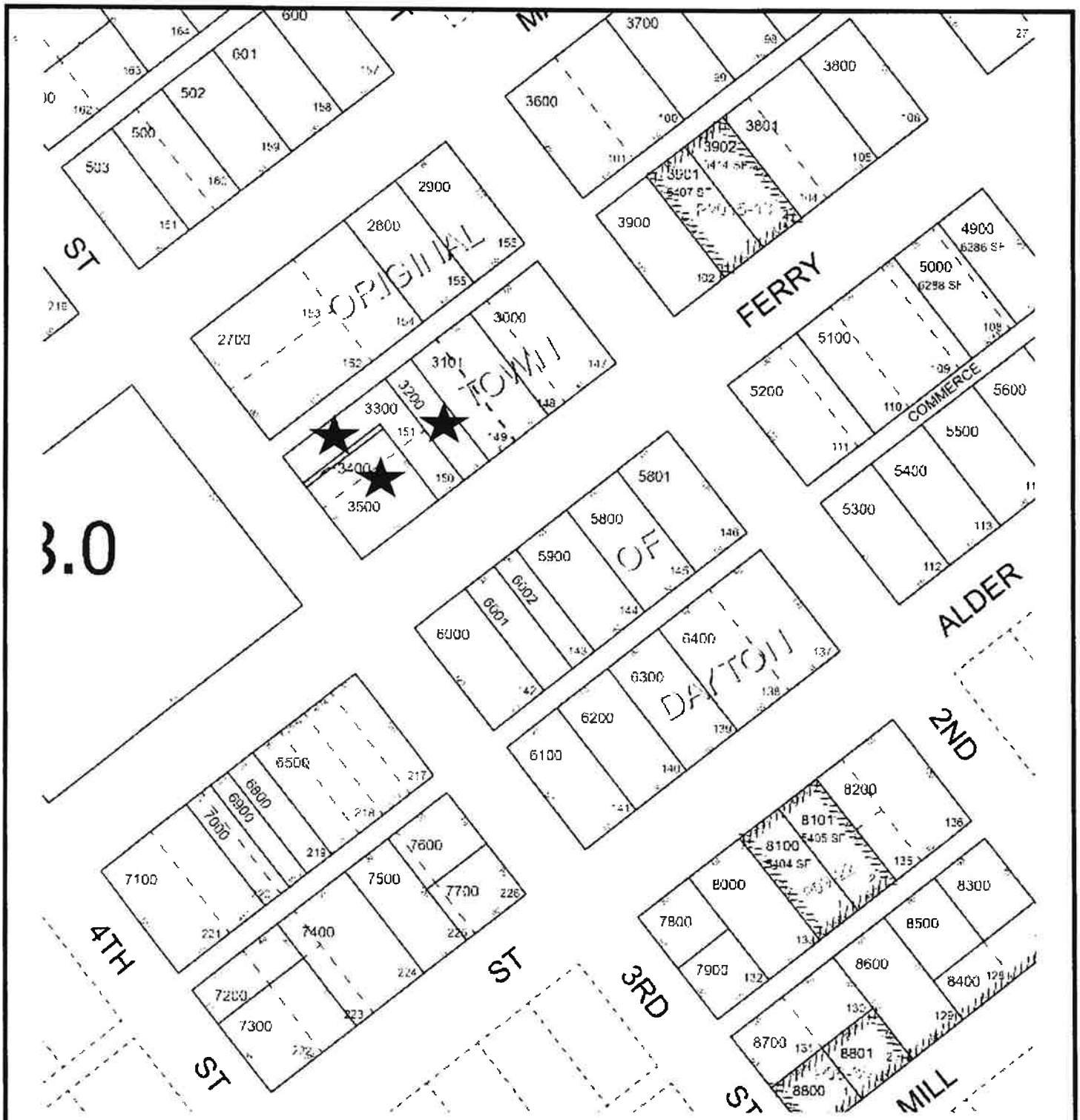
File No. 615161AM

PARCEL 1: The South Half of Lot 149, ORIGINAL TOWN OF DAYTON in Yamhill County, State of Oregon.

PARCEL 2: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet to the Southwesterly line of Lot 151; thence Northwesterly 30 feet to the Northwest corner of Lot 151; thence Northeasterly along the Northwesterly line of Lot 151, 120 feet to the Northeasterly corner of said Lot; thence Southeasterly along the Northeasterly line of Lot 151 and 150, 120 feet to the Northeasterly corner of Lot 150; thence Southwesterly along the Southeasterly line of Lot 150, 30 feet to the Point of Beginning, the same being a piece of land 30 feet in width across the Northeasterly end of Lots 150 and 151 and along the Northwesterly side of Lot 151, all in the Town of DAYTON in Yamhill County, Oregon.

PARCEL 3: A portion of Lots 150 and 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, described as follows;
BEGINNING at the Southwesterly corner of Lot 150 in the CITY OF DAYTON, in Yamhill County, Oregon, and running thence Northwesterly 85 feet along the Easterly line of Third Street in said City of Dayton; thence Northeasterly parallel with the Northerly line of said Ferry Street, 90 feet; running thence Southeasterly, parallel with the said Easterly line of Third Street 85 feet to the said Northerly line of Ferry Street and thence Southwesterly along the said Northerly line of Ferry Street to the point of beginning, being a part of Lots 150 and 151 of the said CITY OF DAYTON, Yamhill County, Oregon.

PARCEL 4: A portion of Lot 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, being more particularly described as follows;
BEGINNING at a point 30 feet Southeasterly from the most Westerly corner of Lot 151 in said ORIGINAL TOWN OF DAYTON; thence Southeasterly 5 feet along the Easterly line of 3rd Street; thence Northeasterly, parallel with the Northerly line of Ferry Street 90 feet; thence Northwesterly 5 feet; thence Southwesterly, parallel with the Northerly line of Ferry Street, 90 feet to the Point of Beginning.



AmeriTitle

R4317DA 3300. 3500. 3200. 3400, 403 3rd Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

After recording, return to
(File No. 4-00011)

Jamieson Law Firm
2121 Front Street NE
Salem, OR 97301

Until a change is requested, all tax statements shall be sent to the following address:

No change

Yamhill County Official Records **201906919**
DMR-DDMR
Stn=3 SUTTONS **05/31/2019 03:20:00 PM**
3Pgs $15.00 $11.00 $5.00 $60.00 **$91.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Brian Van Bergen - County Clerk

STATUTORY QUITCLAIM DEED

(93.865)

Twin Towers, LLC, an Oregon limited liability company, as successor in interest to Thomas C. Torrence, Grantor, releases and quitclaims to Barton Scott Meaders and Tracie Leann Meaders, successors in interest to Curtis A. and Mary F. Huber, Grantee, all of Grantor's right, title and interest in and to the easement benefitting Grantor's property described on Exhibit A, burdening Grantees' property described on Exhibit A, and recorded on December 1, 1977 at Book 125, Page 033, Deed Records of Yamhill County, Oregon (the "Property").

The true and actual consideration for this transfer in terms of dollars is $0; however, the true and actual consideration consists, in whole or part, of other property or value given.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 24th day of May, 2019.

TWIN TOWERS, LLC,
an Oregon limited liability company

By: W. Marschall
Wayne Marschall, Manager

NOTE: FIRST AMERICAN TITLE IS RECORDING THIS DOCUMENT AS AN ACCOMMODATION TO CLIENT ONLY AND WILL NOT ASSUME ANY RESPONSIBILITY AS TO ITS VALIDITY.

FIRST AMERICAN - 3244425

After recording, return to
(File No. 4-00011)

Jamieson Law Firm
Attn: Eric Jamieson
3550 Liberty Street S., Suite 290
Salem, OR 97302

Until a change is requested, all tax statements shall be sent to the following address:

Twin Towers, LLC
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202122094

00625973202100220940030033

$91.00

11/08/2021 12:52:13 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
$15.00 $5.00 $11.00 $60.00

STATUTORY WARRANTY DEED

(ORS 93.850)

Dayton Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Twin Towers, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Yamhill County, State of Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 1: Lot 147 in the TOWN OF DAYTON in Yamhill County, Oregon.

PARCEL 2: A portion of Lot 148 in the TOWN OF DAYTON in Yamhill County, Oregon, more particularly described as follows:

COMMENCING on the North line of Ferry Street at the corner of Lots 147 and 148; thence Southwesterly along the North line of Ferry Street, 20 feet; thence Northwesterly and parallel to the line between Lots 147 and 148, 120 feet to the most Northerly line of salt Lot 148; thence Northeasterly along said Northerly line of said Lot 148, 20 feet to the most Northeasterly corner of said Lot 148; thence Southeasterly along the line between Lots 147 and 148, 120 feet to the place of beginning.

The true and actual consideration for this transfer in terms of dollars is $0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer by Grantor to the owner of Grantor.

SUBJECT TO:

1. Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of

persons in possession thereof.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.

4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.

5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 3rd day of November, 2021.

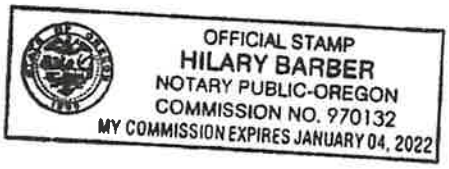
DAYTON PROPERTIES, LLC,
an Oregon limited liability company

By: _____
Eric W. Jamieson, Manager

Notary jurat on following page

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on November 3, 2021, by Eric W. Jamieson as Manager of Dayton Properties, LLC.



Hilary Barber
NOTARY PUBLIC FOR OREGON
My Commission Expires: 01/04/22

STATUTORY WARRANTY DEED

Ticor Title Insurance Company

915282 LF

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Gene H. Belt

Grantee: Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:
Twin Towers, LLC
7401 SW Washo Ct., Ste 200
Tualatin OR 97062-8343

After Recording return to:
Twin Towers, LLC
7401 SW Washo Ct., Ste 200
Tualatin OR 97062-8343

Escrow No. 915282 LLF
Title No. 915282

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK
200727223

$26.00

00289692200700272230010012

12/28/2007 03:12:17 PM

DMR-DDMR Cnt=1 Stn=2 ANITA
$5.00 $10.00 $11.00

GENE H. BELT, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Yamhill** County, Oregon, to wit:

Lot 144, TOWN OF DAYTON, County of Yamhill, State of Oregon.

The said property is free from encumbrances except:

1 Rights of the public in and to that portion lying within streets, roads and highways.

2 TOGETHER WITH an easement created by instrument recorded December 1, 1977 in Film Volume 125, Page 33, Deed and Mortgage Records of Yamhill County, Oregon.

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. 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.

The true consideration for this conveyance is **$150,000.00**. (Here comply with the requirements of ORS 93.030).

Dated this 28 day of December, 2007.

Gene H. Belt

Gene H. Belt

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 28 day of December 2007 by:

Gene H. Belt

Linda L. Finn
Notary Public
My Commission Expires: 2/6/2008

OFFICIAL SEAL
LINDA L FINN
NOTARY PUBLIC - OREGON
COMMISSION NO. 375793
MY COMMISSION EXPIRES FEB. 6, 2008

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Nelson L. Hoopman

Grantee: Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:
Twin Towers, LLC
7401 SW Washo Ct., Suite 200
Tualatin OR 97062

After Recording return to:
Twin Towers, LLC
7401 SW Washo Ct.; Suite 200
Tualatin OR 97062

Escrow No. 904939 LLF
Title No. 904939

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK
200720568
$36.00
00281758200700205680030039
09/18/2007 10:17:56 AM
DMR-DDMR Cnt=1 Stn=2 ANITA
$15.00 $10.00 $11.00

Ticor Title Insurance Company

904939 LF

NELSON L. HOOPMAN, ALSO KNOWN AS NELSON HOOPMAN AND GINATH HOOPMAN, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Yamhill** County, Oregon, to wit:

See Attached Legal Description

The said property is free from encumbrances except: Rghts of the public in and to that portion lying within streets, roads and highways; Reservations, including the terms and provisions thereof in Deed recorded March 15, 1978, FV 138, Pg 97, Deed and Mortgage Records; Utility Easement recorded June 1, 1987, FV 213, Pg 1464, Deed and Mortgage Records.
2007/2008 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **$500,000.00**. (Here comply with the requirements of ORS 93.030).

Dated this 17th day of September, 2007.

Nelson Hoopman
Nelson L. Hoopman

Ginath Hoopman
Ginath Hoopman

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 17th day of September, 2007 by:

Nelson L. Hoopman and Ginath Hoopman

Linda L. Finn
Notary Public
My Commission Expires: 2/6/2008

OFFICIAL SEAL
LINDA L FINN
NOTARY PUBLIC - OREGON
COMMISSION NO. 375793
MY COMMISSION EXPIRES FEB. 6, 2008

YAMHILL TITLE PLANT
829 N. Hwy 99 West
P.O. Box 267 • McMinnville OR 971280267
(503) 472-6101 • FAX: (503) 434-5311

REFERENCE ORDER NUMBER: 904939

PARCEL 1: A portion of Lots 148 and 149 of the ORIGINAL TOWN OF DAYTON, in the City of Dayton at the most Southerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, said point also being the most Easterly corner of a tract of land sold by Yamhill County to C. C. Munford et ux., in Deed recorded August 3, 1970 in Film Volume 80, Page 996, Deed and Mortgage Records and the True Point of Beginning of the property to be described herein; thence Northwesterly along the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Lot 149, ORIGINAL TOWN OF DAYTON and on the South line of a 20 foot wide alley; thence Northeasterly along the North line of Lots 149 and 148, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to a point; thence Southerly parallel with the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street and the South line of Lots 148 and 149, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to the True Point of Beginning.

ALSO, the following described tract of land:

A tract of land in the City of Dayton, in Yamhill County, Oregon, and being a portion of Lot 148 in the Town of Dayton, more particularly described as follows:

BEGINNING at the most Westerly corner of that tract of land conveyed to Austin D. Cottam et ux., by Deed recorded June 17, 1976 in Film Volume 112, Page 1936, Deed and Mortgage Records, said point also being the most Northerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, and the True Point of Beginning of the property to be described herein; thence Southeasterly along the line common to the said Cottam and Griffith tracts, a distance of 120 feet to the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street, a distance of 39 feet to a point; thence Northwesterly parallel with the line common to the said Cottam and Griffith tracts, a distance of 120 feet to a point on the North line of Lot 148 In the Town of Dayton and on the South line of a 20 foot wide alley; thence Northwesterly along the North line of Lot 148, a distance of 39 feet to the True Point of Beginning, the property described herein also being known as the Easterly 39 feet of even width of the said Griffith property, as described in Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records.

PARCEL 2: The South Half of Lot 149, ORIGINAL TOWN OF DAYTON in Yamhill County, State of Oregon.

PARCEL 3: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet to the Southwesterly line of Lot 151; thence Northwesterly 30 feet to the Northwest corner of Lot 151; thence Northeasterly along the Northwesterly line of Lot 151, 120 feet to the Northeasterly corner of said Lot; thence Southeasterly along the Northeasterly line of Lot 151 and 150, 120 feet to the Northeasterly

corner of Lot 150; thence Southwesterly along the Southeasterly line of Lot 150, 30 feet to the Point of Beginning, the same being a piece of land 30 feet in width across the Northeasterly end of Lots 150 and 151 and along the Northwesterly side of Lot 151, all in the Town of DAYTON in Yamhill County, Oregon.

PARCEL 4: A portion of Lots 150 and 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, described as follows:

BEGINNING at the Southwesterly corner of Lot 150 in the CITY OF DAYTON, in Yamhill County, Oregon, and running thence Northwesterly 85 feet along the Easterly line of Third Street in said City of Dayton; thence Northeasterly parallel with the Northerly line of said Ferry Street, 90 feet; running thence Southeasterly, parallel with the said Easterly line of Third Street 85 feet to the said Northerly line of Ferry Street and thence Southwesterly along the said Northerly line of Ferry Street to the point of beginning, being a part of Lots 150 and 151 of the said CITY OF DAYTON, Yamhill County, Oregon.

PARCEL 5: A portion of Lot 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, being more particularly described as follows:

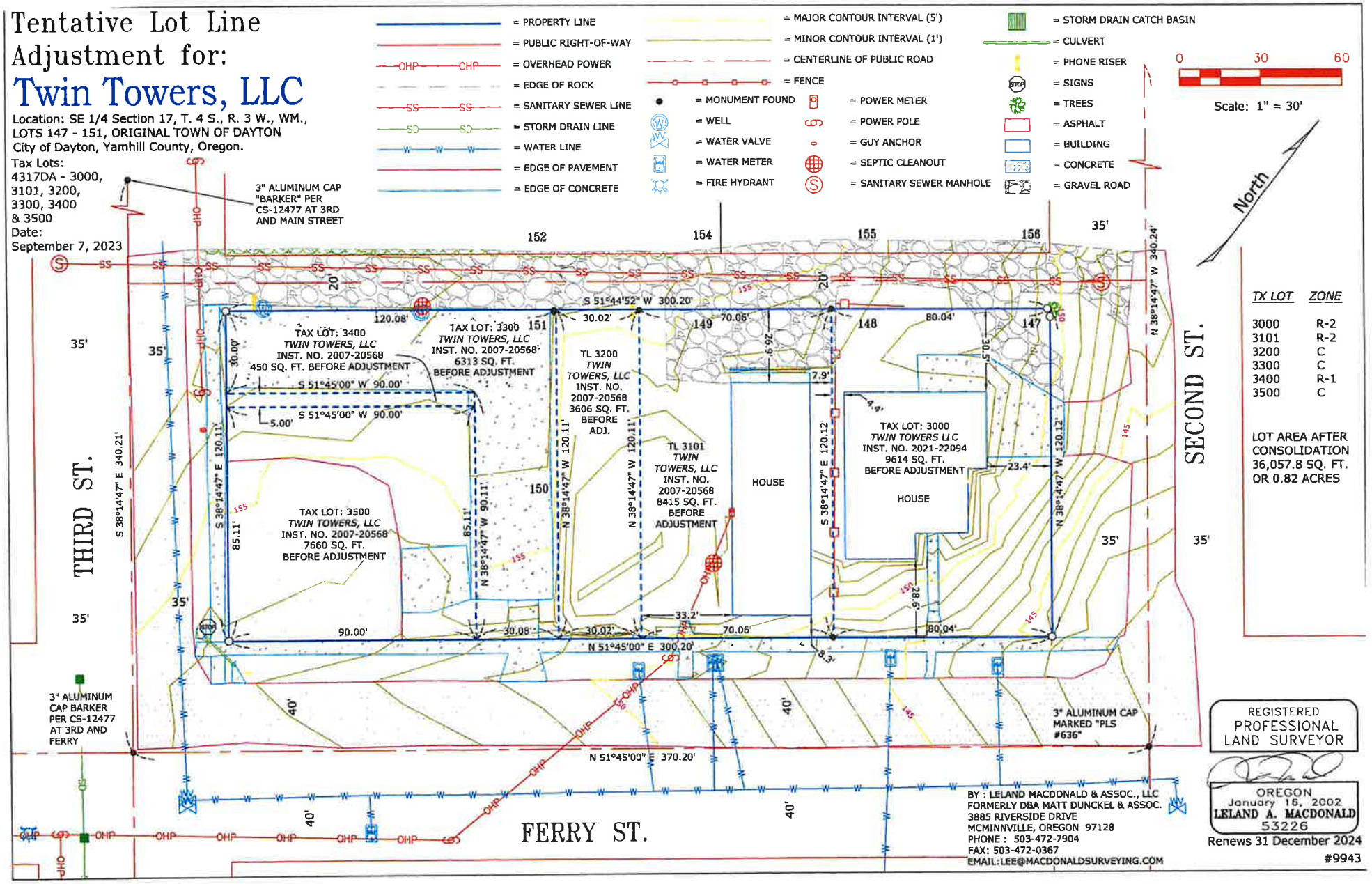
BEGINNING at a point 30 feet Southeasterly from the most Westerly corner of Lot 151 in said ORIGINAL TOWN OF DAYTON; thence Southeasterly 5 feet along the Easterly line of 3rd Street; thence Northeasterly, parallel with the Northerly line of Ferry Street 90 feet; thence Northwesterly 5 feet; thence Southwesterly, parallel with the Northerly line of Ferry Street, 90 feet to the Point of Beginning.

Tentative Lot Line Adjustment for:

Twin Towers, LLC

Location: SE 1/4 Section 17, T. 4 S., R. 3 W., WM.,
LOTS 147 - 151, ORIGINAL TOWN OF DAYTON
City of Dayton, Yamhill County, Oregon.

Tax Lots:
4317DA - 3000,
3101, 3200,
3300, 3400
& 3500
Date:
September 7, 2023



TX LOT	ZONE
3000	R-2
3101	R-2
3200	C
3300	C
3400	R-1
3500	C

LOT AREA AFTER CONSOLIDATION
36,057.8 SQ. FT.
OR 0.82 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226
Renews 31 December 2024

#9943

BY : LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3885 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128
PHONE : 503-472-7904
FAX: 503-472-0367
EMAIL:LEE@MACDONALDSURVEYING.COM

RENEWS 31 DECEMBER 2024

Leland MacDonald & Assoc.
3885 Riverside Drive
McMinnville, OR 97128
Phone: (503) 472-7904
Fax: (503) 472-0367

25 October 2023

Description of Real property for: Consolidation of Tax Lots 3000, 3101, 3200, 3300, 3400 and 3500

Lots 147, 148, 149, 150 and 151, ORIGINAL TOWN OF DAYTON, located in Section 17 Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a 1" copper survey disk marking the southerly corner of said Lot 150; thence North 51°45'00" East 300.20 feet to a 1" copper survey disk marking the east corner of said Lot 147; thence North 38°14'47" West 120.12 feet (passing an iron rod at 117.12 feet) to the north corner of said Lot 147; thence South 51°44'52" West 300.20 feet (passing an iron rod at 1.00 feet) to a 1" copper survey disk marking the west corner of said Lot 151; thence South 38°14'47" East 120.11 feet to the POINT OF BEGINNING.

Basis of Bearings for this description is County Survey – 12477.

END DESCRIPTION

This summarizes missing information requested January 2, 2024, from a Zone Change application filed December 1, 2023.

1. Clarify the number of adjacent parcels included in the Zone Change application:

We are requesting a Zoning Change from Commercial Residential to Commercial for the following tax lots:

- TL 4317DA 03101
- TL 4217DA 03000

In addition to these two tax lots, Twin Towers requests a change for TL 4317DA 03200 as it currently falls within the Commercial Residential Zone. However, the Zone Consolidation application, dated December 1, 2023, will consolidate it with tax lots TL 4317DA 03300, 03400, and 03500 which fall within the Commercial Zone. As a result of the consolidation, our request is for three (3) tax lots.

2.a. Complete responses to the Zone Change approval criteria.

7.3.111.03.A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Twin Towers desires to change from Commercial Residential to Commercial because of the flexibility allowed in commercial zone development. A high-quality development aligns with the policies found in Section 8.5 of the Dayton Comprehensive Plan. The focus will be on hospitality-based concepts including a flagship hotel. This will accomplish Dayton objectives, including but not limited to amplifying the central business district as the primary retail center of the of the community, provide a focal point for both residents and visitors and increase employment opportunities within the City's downtown. As a hotel of this scale does not yet exist in the City of Dayton, it will diversify and improve the City's economy.

7.3.111.03.B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Development plans are currently in conceptual phase. Since the permitted uses in both Commercial Residential and Commercial zones are similar, changing the parcels to a Commercial zone will result in no greater impact to the physical capacity of the site than the uses currently allowed in the Commercial Residential zone.

7.3.111.03.C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

There are conditional uses and exclusions within the Commercial Residential zone that would limit Twin Towers' ability to build a hotel with appropriate functions to attract high-quality retail operators and enhance the downtown core. For example, if the parcels remain designated as Commercial Residential, a wine tasting room that retails wine would be a conditional use, or a rooftop bar would be excluded per the code. It would also require the project to apply for a Conditional Use Permit, which is not desired.

7.3.111.03.D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Twin Towers will work with the City Engineer to address potential capacity issues. Some of those potential issues that have been identified include:

- Water and sewer system improvements which conform with city standards as applicable.
- Sewer system improvements that conform with city standards as applicable.
- Storm drainage which conforms to city standards as well as limiting storm runoff.
- Off-street and pedestrian improvements.

2.b. Further, a Zone Change is not needed to increase the commercial space available in the Dayton's downtown core, nor is it required to develop a hotel. Section 7.2.105.04 lists the Conditional Uses that are allowed in the Commercial Residential zone which includes commercial activities which do not comply with the provisions of 7.2.105.02.B.

Understood. We respectfully request a Zone Change to prevent the future need for a conditional use permit for the use of a hotel on these tax lots.

When the City adopted the Commercial Residential zone in 2003, it acknowledged in the *Exhibit "A" Findings* report that the change would allow for single family residences to remain conforming as part of the development code. As implied from the report, the creation of the Commercial Residential zone was to allow for residential sites adjacent to the commercial core the opportunity to develop commercially. The findings, while not limited to, place emphasis on the allowance of a home to be converted to commercial use and not on new construction within the zone.

The report says that the change to Commercial Residential will "provide greater flexibility for current property owners" (VI.B). This same benefit does not apply to the tax lots that we are requesting the change for as we do not plan to keep the existing residential buildings in place as part of our plan. Nor is the intended use of a hotel a permitted use within Commercial Residential as it is only conditional.

The report also acknowledges that the "CR zone is somewhat more restrictive than the Commercial zone" (V.D.) We hope to remove these additional restrictions to our project with the rezoning of the tax lots.

EXHIBIT C

Curt Fisher

From:	Denny Muchmore <dmuchmore@westech-eng.com>
Sent:	Monday, December 18, 2023 7:40 PM
To:	Curt Fisher; John Lindow, Dayton PW (jlindow@DaytonOregon.gov); Don Cutler, Dayton PW (dcutler@daytonoregon.gov)
Cc:	Rochelle Roaden, Dayton (rroaden@daytonoregon.gov)
Subject:	Zone Change Application, Ferry 2nd-3rd, Land Use Application Review Comments & Proposed/Suggested
Attachments:	Utility map excerpts, 3rd & Ferry ZC-PLA.pdf; Zone change limits, 3rd & Ferry.pdf

External: Please report suspicious email to security@wesd.org

John, Don & Curt,
We assume you will forward the information below to other City staff as applicable, once you have reviewed it and added any additional comments you may have.

At the zone change stage, our review is typically limited to verification as to whether the zone change will allow for the orderly extension of urban services *(ie. verification as to whether adequate facilities either exist or can be provided in conjunction with development)*. Overall, there does not appear to be any issues from a street or utility viewpoint that would preclude the zone change of this property.

If the Planning staff, Planning Commission or City Council wishes to impose conditions of approval, or address variances based on information that we may not be aware of, we assume that this will be coordinated with Public Works as part of the land use process.

Background Information.
The property proposed for zone change is generally located along Ferry Street between 2nd & 3rd Street *(both sides of the street)*.

Excerpts from the City utility maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and utilities.

The proposed zone change consists the following eight (8) tax lots.

- TL 4317DA-03000 *(201 Ferry Street)*.
- TL 4317DA-03101 *(205 Ferry Street)*.
- TL 4317DA-03200 *(no address)*.
- TL 4317DA-03300 *(no address)*.
- TL 4317DA-03400 *(no address)*.
- TL 4317DA-03500 *(no address)*.
- TL 4317DA-05800 *(202 Ferry Street)*.
- TL 4317DA-05900 *(204-210 Ferry Street)*.

A tentative development layout was not submitted for reference on how the applicant anticipates the property might be developed following zone change.

Existing Plats, Easements, etc.
Our maps show that this property is included within the plat for the original town of Dayton.

- Title Report.

- While title reports were provided with the zone change application, copies of the recorded easements referenced in those title reports were not provided. As such, we were not able to determine how the existing easements on or to the benefit of these properties which might affect future development.
- We suggest that the City require a current title report and copies of all referenced documents be submitted in conjunction with any development application.

Previous Land Use Approvals.
We are not aware of any previous land use approvals relating to this property *(at least during our tenure)*.

Streets & Utilities.
Since street & utility improvements are typically not included as conditions to an zone change approval, the following are general informational comments only *(ie. to illustrate how it is currently anticipated that the existing infrastructure will need to be upgraded and/or extended to provide service to this property)*.

All streets required to fronting on, or which provide access to and through this property will need to be improved to City standards at the time of development.

- Streets –
  - Currently, the streets fronting this property include 3rd Street, Ferry Street and 2nd Street.
  - The developer should anticipate that a certain level of improvements to the existing 3rd Street *(ie. widening with new curbs & sidewalks)* and to the existing 2nd Street *(full street & sidewalk improvements)* will be required in conjunction with future development.
    - While the exact extent of these improvements will not be known until a development application is submitted, it is anticipated that full street improvements will likely be required to 2nd Street between Ferry & Main Street in order to provide safe access to and from this property from the surrounding street grid. Pedestrian access will be required from the site to 3rd Street, Ferry Street and 2nd Street, and a pedestrian crossing at 2nd & Ferry will also likely be required in conjunction with the future development.

In summary, it appears that adequate vehicular and pedestrian access can be constructed to provide service to this zone change property, although it appears that it will require some offsite street and/or pedestrian improvements.

- Water - It appears that waterline improvements will need to be provided along 2nd Street in order to provide a looped system around this block to provide reliable fire flows to the site.
  - At the time of development of the zone change property, the developer will be responsible to provide water system improvements which conform with City standards as applicable.

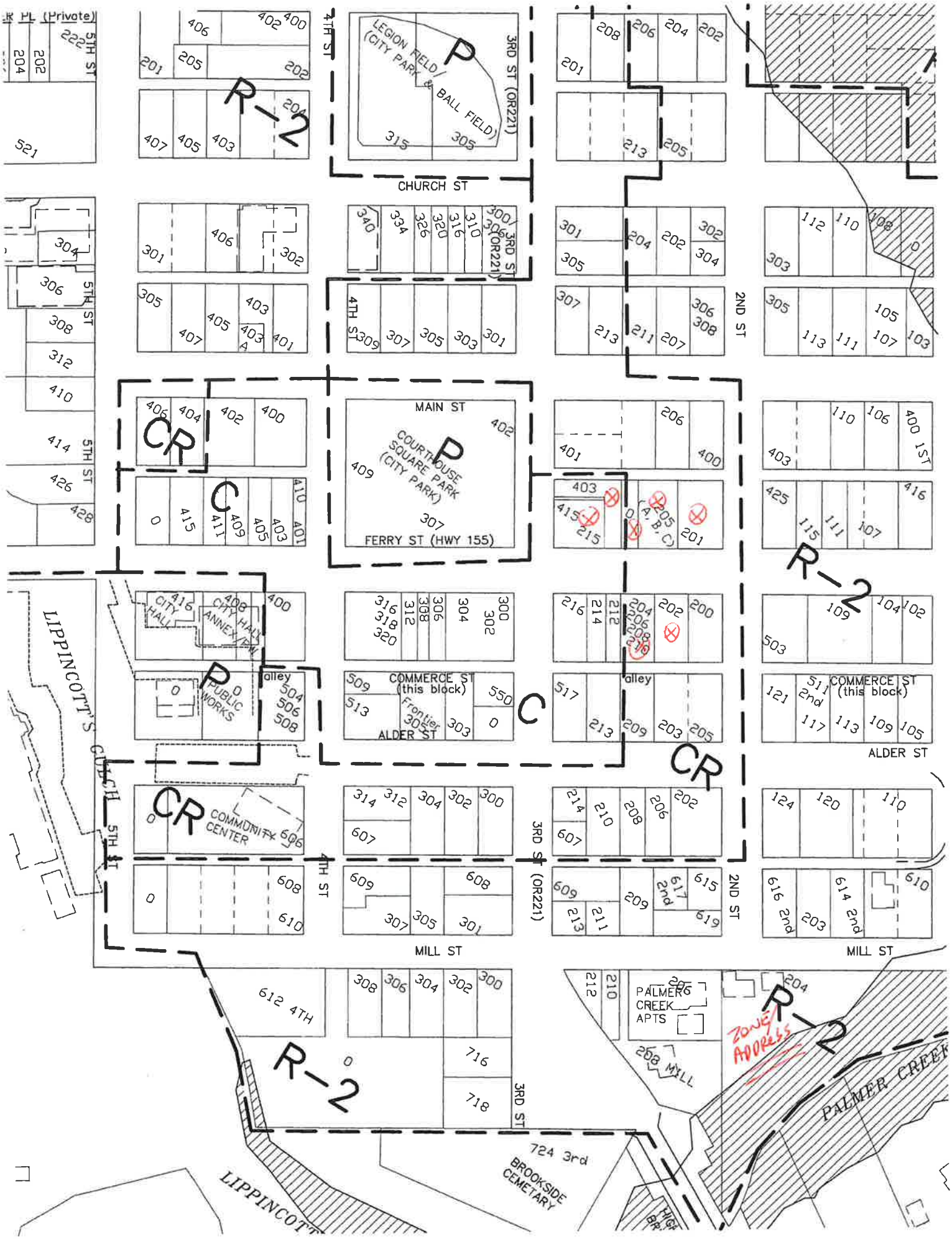
- Sewer –It appears that the existing sewer along the alley can be upgraded to provide gravity sewer service capacity for the site, although offsite improvements downstream toward 1st Street may be required depending on the condition of the downstream sewers *(which condition will need to be verified in conjunction with the design for the future development)*.
  - At the time of development of the zone change property, the developer will be responsible to provide sewer system improvements which conform with City standards as applicable.

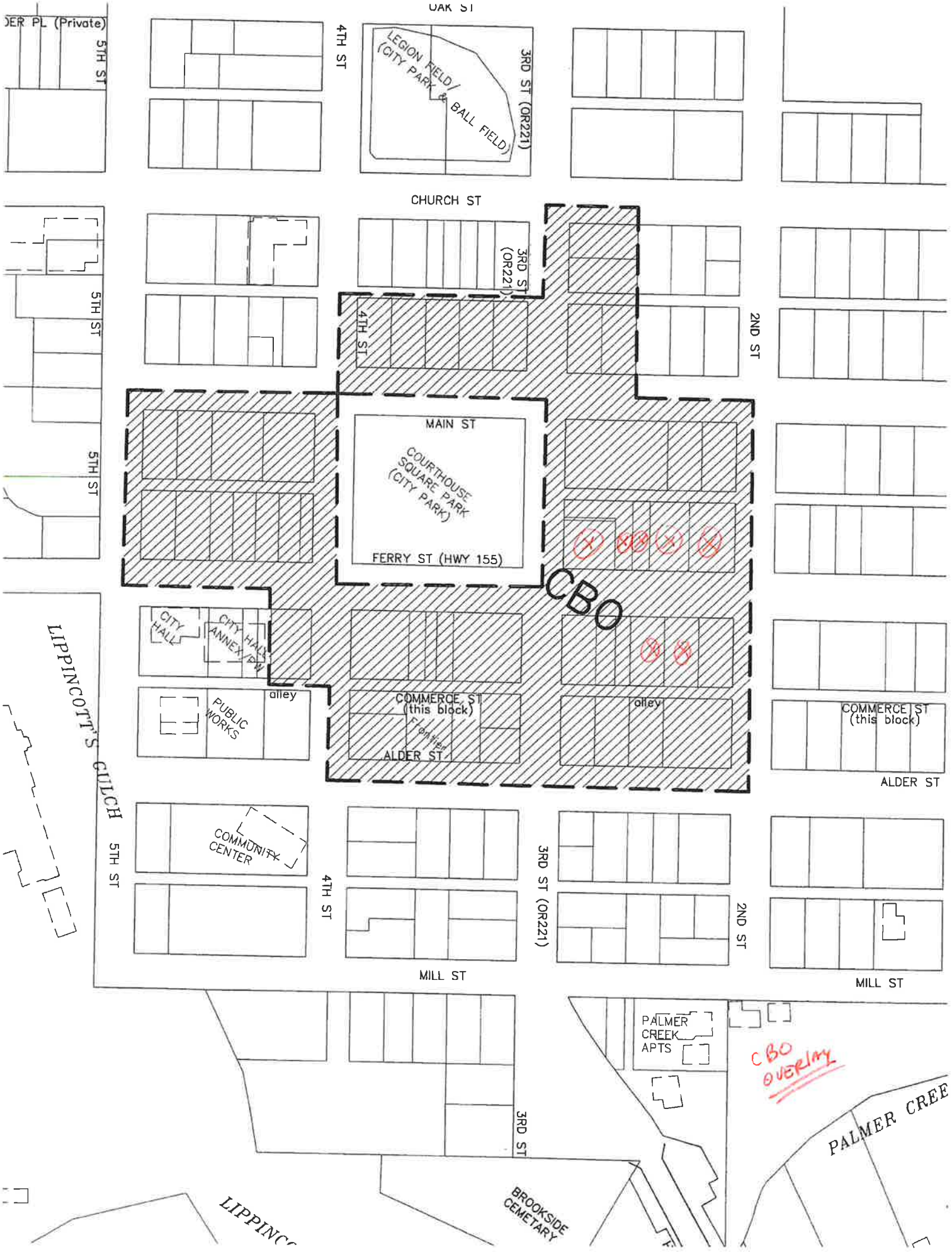
- Storm – Storm drainage improvements will be required in conjunction with future development in order to provide for drainage along Ferry Street down to the new storm improvements currently being constructed at 1st & Ferry. The property slopes generally toward the south toward Ferry Street.
  - With any development, the developer will be responsible to develop a storm drainage system which conforms with City standards as applicable.
  - Detention may be required with the future development of this property, to limit storm runoff to existing conditions, unless adequate capacity is provided by the new storm drainage improvements.

If you have any questions or need additional information regarding this review, please contact us to discuss.

Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc., 3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302
503-585-2474 ph 503-585-3986 fax 503-931-8708 cell
dmuchmore@westech-eng.com Celebrating 55 Years of Service 1968 - 2023

ORIGINAL TOWN OF DAYTON (1865)
LEGION FIELD (CITY PARK & BALL FIELD)
DAYTON REPLAT 175-176
CHURCH ST
3RD ST (OR221)
4TH ST
5TH ST
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
Frontier
ALDER ST
CS13824 (2022 PLAT)
2011-16 COMMUNITY CENTER
LIPPINCOTT'S GULCH
MILL ST
LIPPINCOTTS PURCHASE (SEE ORIG DAYTON PLAT) (1865)
92-40
PALMER CREEK APTS
BROOKSIDE CEMETARY
2001-11
2001-10
2000-46
2018-21
2018-20
2015-13
2009-22
2006-35
plat index


R (Private)
5TH ST
4TH ST
3RD ST (OR221)
2ND ST
CHURCH ST
MAIN ST
FERRY ST (HWY 155)
COMMERCE ST (this block)
ALDER ST
MILL ST
LEGION FIELD (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
PALMER CREEK APTS
BROOKSIDE CEMETARY
LIPPINCOTT'S CUTOFF
PALMER CREEK
ZONE ADDRESS
R-2
C
CR
P


OAK ST
)ER PL (Private)
5TH ST
4TH ST
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
CHURCH ST
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CBO
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
CBO OVERLAY
PALMER CREE
BROOKSIDE CEMETARY
LIPPINC

4317DB
4317DA
4317DD
317
CHURCH ST
MAIN ST
FERRY ST (HWY 155)
ALDER ST
MILL ST
COMMERCE ST (this block)
4TH ST
5TH ST
3RD ST (OR221)
2ND ST
LEGION FIELD / (CITY PARK & BALL FIELD)
00100
00200
COURTHOUSE SQUARE PARK (CITY PARK)
02600
CITY HALL 00500
CITY ANNEX/PW 00400
300 HALL 00200
00100
alley
00700 PUBLIC WORKS
00800
00600
01000 COMMUNITY CENTER
00900
01100
01200
07200
07400 Planter
07500
07600
07700
07300
06000
06001
06002
05900
05800
05801
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01001
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01101
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01700
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02601
02500
02400
02300
02200
02100
02604
02603
02602
PALMER CREEK APTS
01400
01201
01300
02700 BROOKSIDE CEMETARY
LIPPINCOTT
LIPPINCOTT'S GULCH
PALMER CREEK
TAXMAP & TAX LOT
01500
01601
01602
HIGH BR
00300
00400
00200
00201
00100
00101
00503
00500
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00601
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01700
01600
01500
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01302
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01300
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04505
04503
04500
01200
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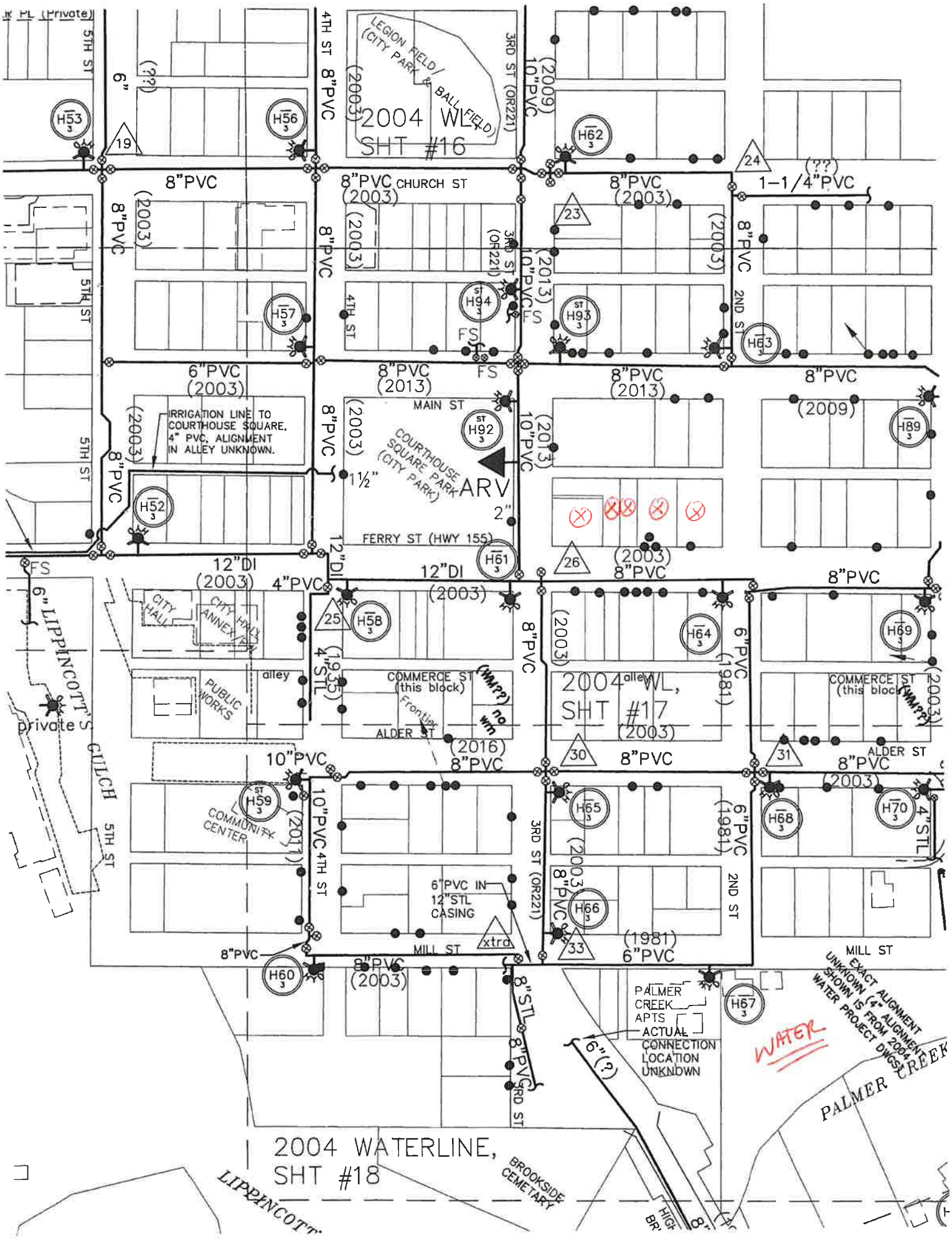
01300
01400
01800
01700
01600
01500

OAK ST
ER PL (Private)
5TH ST
04400
4TH ST
01400
01600
01800
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
CHURCH ST
06900
02100
01100
4TH ST
2ND ST
07100
07200
MAIN ST
02600
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
02700
CITY HALL
CITY HALL ANNEX/PW
00100
PUBLIC WORKS
alley
00800
07000
06900
06700
06600
COMMERCE ST (this block)
Frontier
ALDER ST
06000
alley
COMMERCE ST (this block)
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
01200
PALMER CREEK APTS
Historic property index
PALMER CREEK
02700
BROOKSIDE CEMETARY
LIPPINC


2004 WL, SHT #16
2004 WL, SHT #17
2004 WATERLINE, SHT #18
LEGION FIELD (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
IRRIGATION LINE TO COURTHOUSE SQUARE, 4" PVC, ALIGNMENT IN ALLEY UNKNOWN.
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
COMMERCE ST (this block)
ALDER ST
MAIN ST
CHURCH ST
FERRY ST (HWY 155)
MILL ST
3RD ST (OR221)
4TH ST
5TH ST
2ND ST
6" LIPPINCOTT'S GULCH private
6"PVC IN 12"STL CASING
PALMER CREEK APTS
ACTUAL CONNECTION LOCATION UNKNOWN
EXACT ALIGNMENT UNKNOWN (4" ALIGNMENT SHOWN IS FROM 2004 WATER PROJECT DWGS)
WATER
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT
ARV
FS
xtra
no wm

5TH ST
4TH ST
3RD ST (OR221)
2ND ST
LEGION FIELD (CITY PARK & BALL FIELD)
CHURCH ST
MAIN ST
FERRY ST (HWY 155)
COURTHOUSE SQUARE PARK (CITY PARK)
IRRIGATION LINE TO COURTHOUSE SQUARE, 4" PVC, ALIGNMENT IN ALLEY UNKNOWN.
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
ALDER ST
MILL ST
COMMUNITY CENTER
Frontier
6" LIPPINCOTT'S GULCH
Private
8"PVC
10"PVC
12"DI
4"PVC
6"PVC
4"STL
6"PVC IN 12" STL CASING
8" or 10"
12"
PALMER CREEK APTS
ACTUAL CONNECTION LOCATION UNKNOWN
EXACT ALIGNMENT UNKNOWN (4" ALIGNMENT SHOWN IS FROM 2004 WATER PROJECT DWGS)
FUTURE WATER
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT
H52
H53
H56
H57
H58
H59
H60
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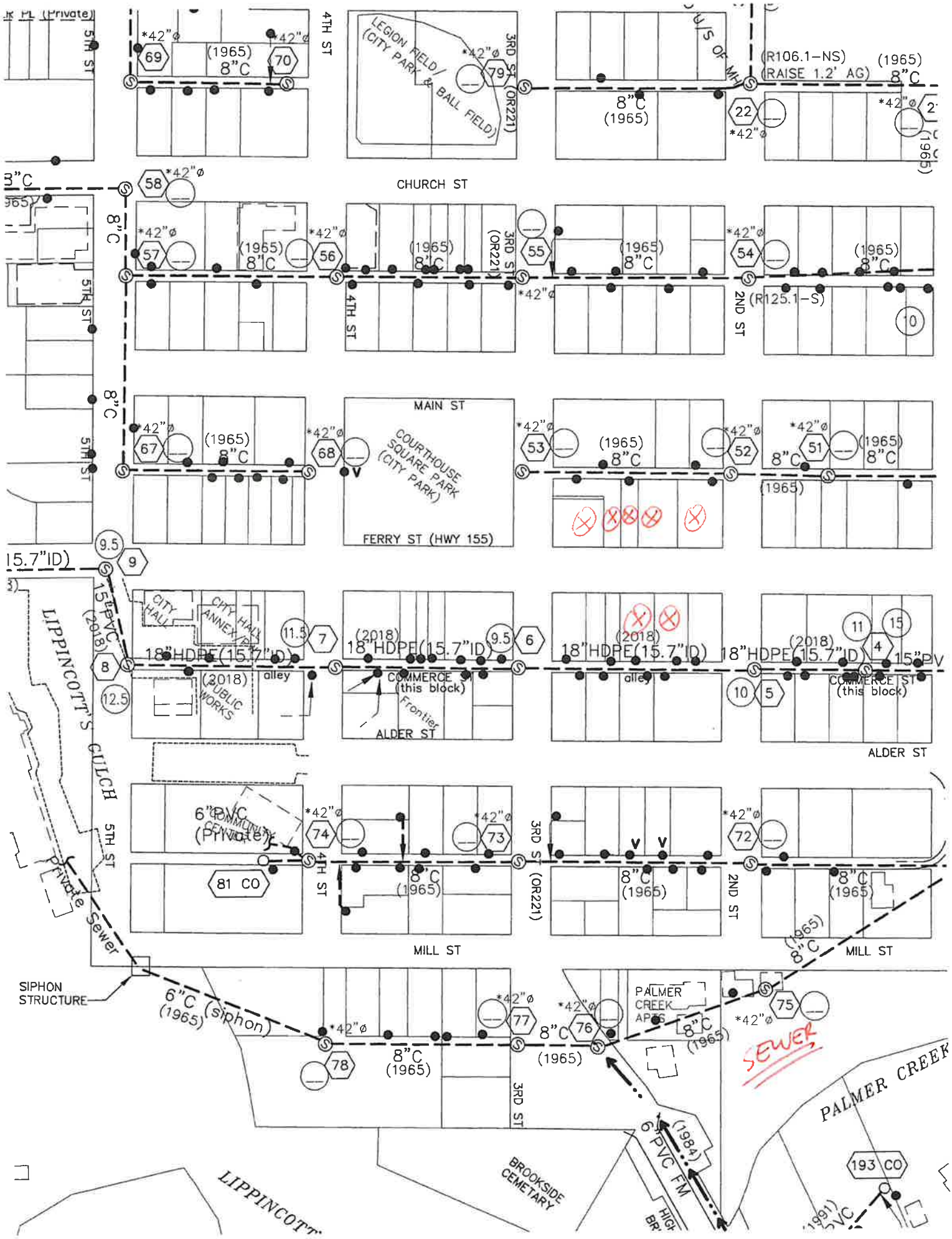
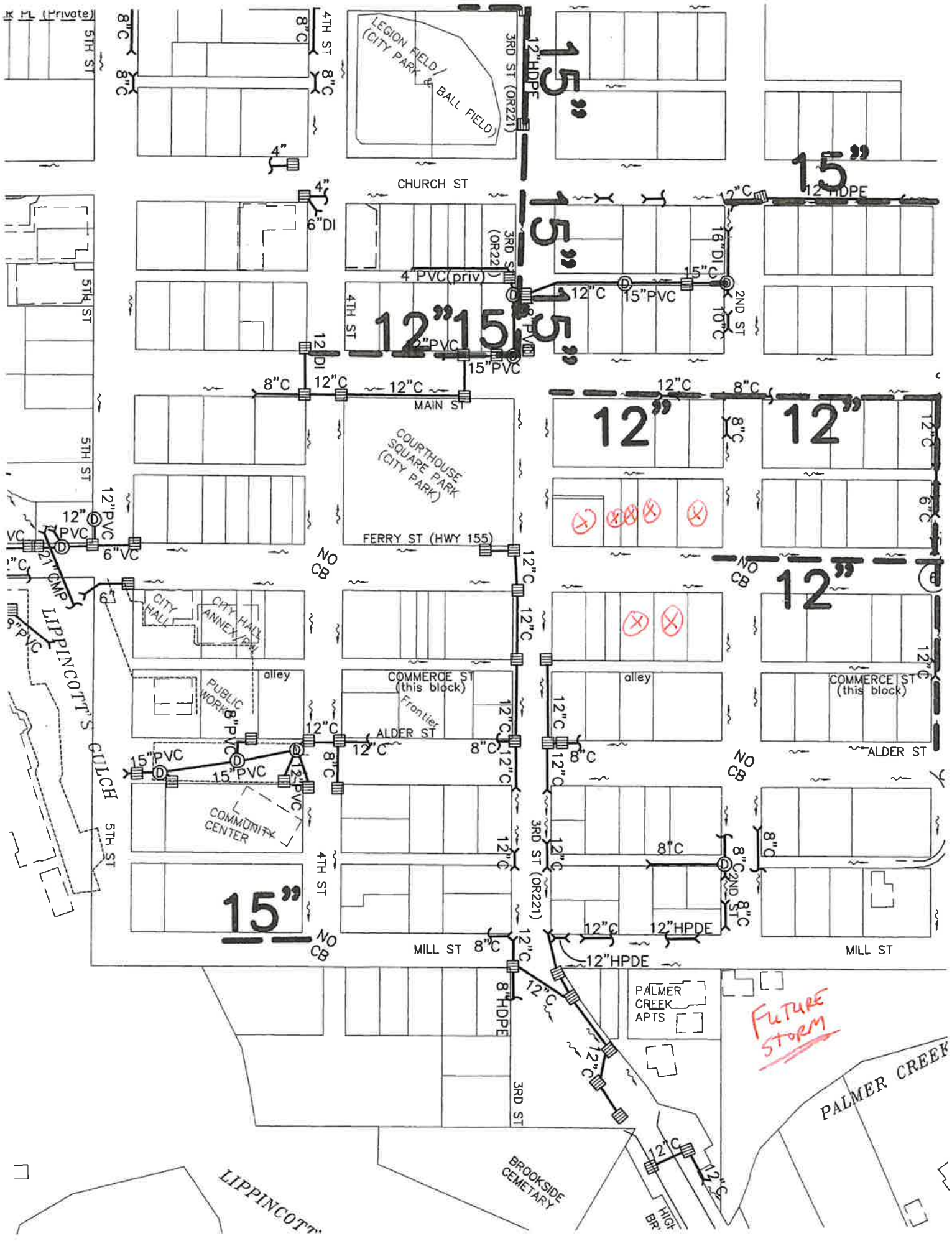
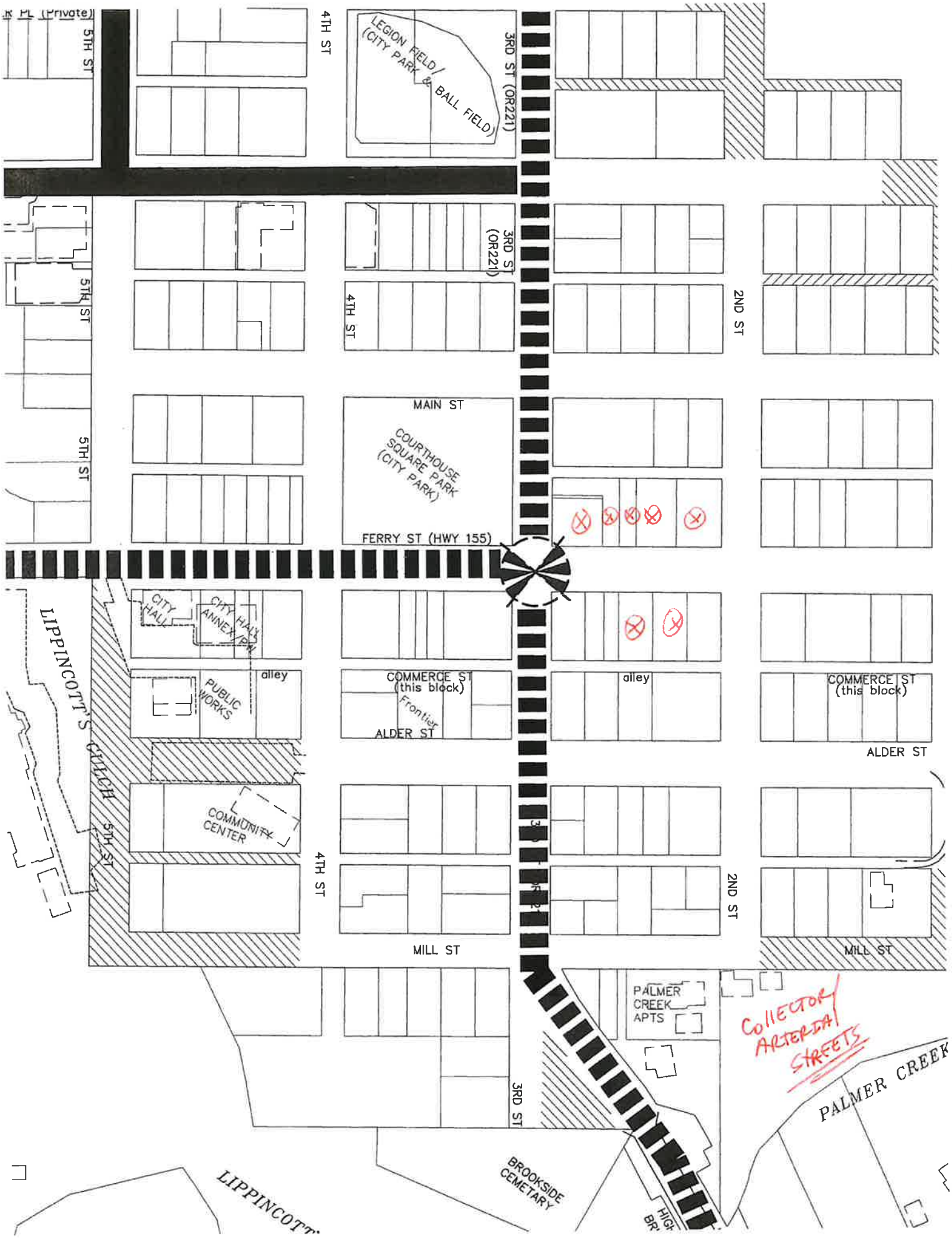
ARV

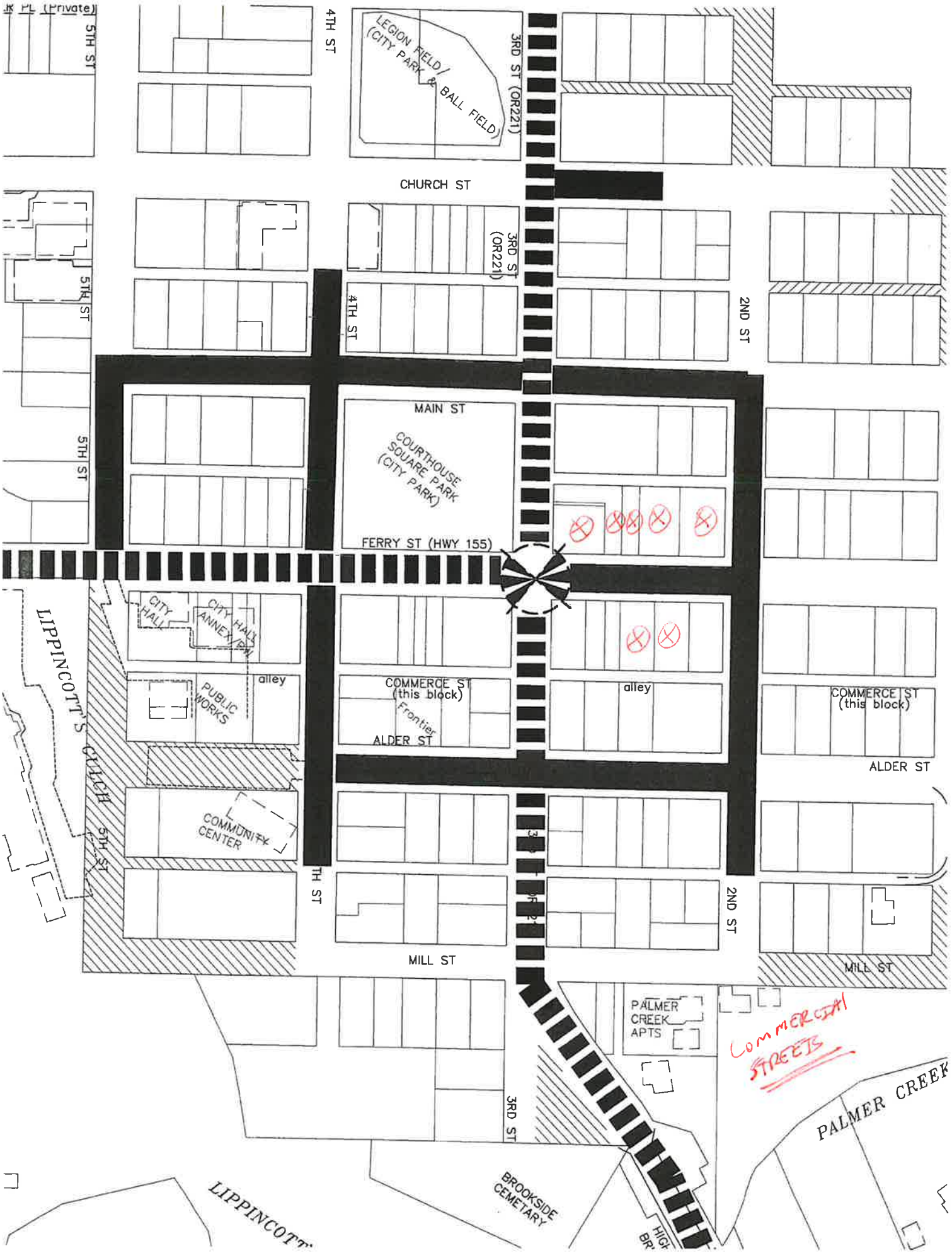

CHURCH ST
MAIN ST
FERRY ST (HWY 155)
ALDER ST
MILL ST
4TH ST
3RD ST (OR221)
2ND ST
5TH ST
LEGION FIELD (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
COMMERCE ST (this block)
Frontier
alley
LIPPINCOTT'S GULCH
Private Sewer
SIPHON STRUCTURE
6"C (1965) (siphon)
6"PVC (Private)
PALMER CREEK APTS
PALMER CREEK
SEWER
BROOKSIDE CEMETERY
LIPPINCOTT
6"PVC FM (1984)
(R106.1-NS) (RAISE 1.2' AG)
(R125.1-S)
18"HDPE(15.7"ID)
15"PVC (2018)
8"C (1965)
*42"ø
81 CO
193 CO

5TH ST
8"C
4TH ST
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
12"HDPE
4"
CHURCH ST
6"DI
(2018)
4" PVC(priv)
12"C
16"DI
15"C
2ND ST
10"C
12"PVC
15"PVC
8"PVC
12"DI
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
NO CB
6"VC
21"CMP
LIPPINCOTT'S GULCH
CITY HALL
CITY HALL ANNEX/FD
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
106' LIDAR CONTOUR (APPROX LOCATION)
STORM
PALMER CREEK
BROOKSIDE CEMETARY
3RD ST


5TH ST
4TH ST
3RD ST (OR221)
2ND ST
LEGION FIELD (CITY PARK & BALL FIELD)
CHURCH ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
FUTURE STORM
PALMER CREEK
LIPPINCOTT'S GULCH
LIPPINCOTT
BROOKSIDE CEMETARY
NO CB
12"HDPE
15"PVC
4 PVC(priv)
21"CMP
15"
12"

LEGION FIELD (CITY PARK & BALL FIELD)
4TH ST
3RD ST (OR221)
CHURCH ST
5TH ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
2ND ST
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
612 4TH
716
718
724 3rd
BROOKSIDE CEMETARY
PALMER CREEK APTS
208 MILL
PALMER CREEK
STREET LIGHTS


PL (Private)
5TH ST
4TH ST
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX (PW)
PUBLIC WORKS
alley
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
LIPPINCOTT'S GULCH
PALMER CREEK APTS
COLLECTOR/ ARTERIAL STREETS
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT


5TH ST
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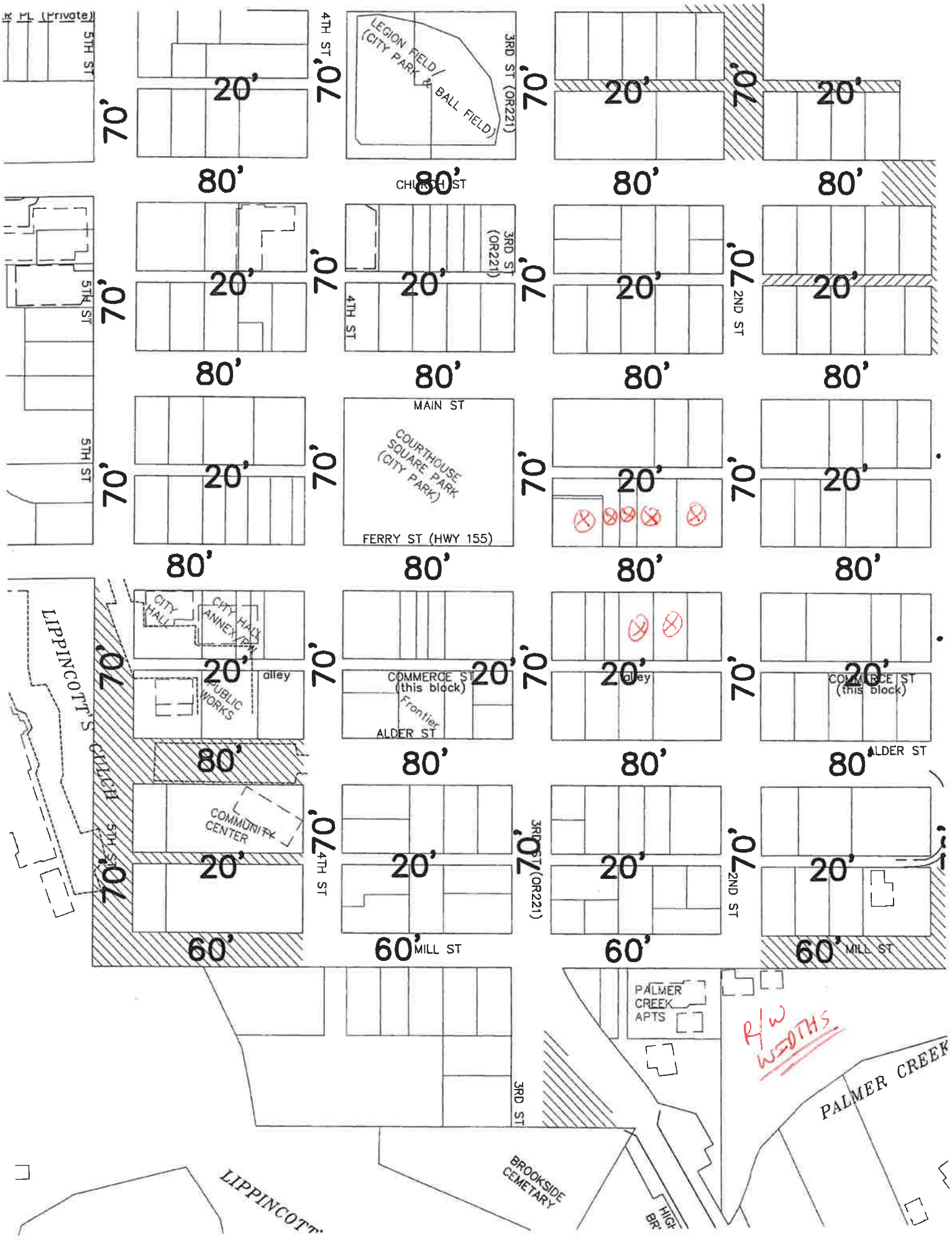
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
CHURCH ST
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
LIPPINCOTT'S GULCH
PALMER CREEK APTS
COMMERCIAL STREETS
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT


5TH ST
4TH ST
3RD ST (OR221)
2ND ST
CHURCH ST
LEGION FIELD (CITY PARK & BALL FIELD)
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
LIPPINCOTT'S GULCH
PALMER CREEK APTS
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT
70'
80'
60'
20'
R/W WIDTHS

K PL (Private)
5TH ST
4TH ST
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
ACQUIRED 2023
CHURCH ST
2ND ST
ACQUIRED 1865
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
ACQUIRED
ACQUIRED 1976
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
ACQUIRED
ACQUIRED
COMMUNITY CENTER
ACQUIRED 2009
MILL ST
PALMER CREEK APTS
CITY OWNED PROPERTY
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT

EXHIBIT D

ORDINANCE #555
CITY OF DAYTON, OREGON

Title: ***An Ordinance Amending the Dayton Zoning Map***

WHEREAS, on October 6, 2003, the City Council of the City of Dayton, Oregon, sat in Regular Session to conduct City business; and

WHEREAS, on August 12, 2003, the Planning Commission conducted a public hearing to consider the proposed amendments to the Dayton Zoning Map, identified as part of an application within Planning File Case No. 03-01; and

WHEREAS, notice of the said public hearing was duly given pursuant to the Land Use & Development Code of the City of Dayton and the public was given a full opportunity to be present and heard on the matter; and

WHEREAS, on August 12, 2003, the Planning Commission met to consider the proposed action, received the recommendation of City staff and voted to recommend City Council approval of the proposed amendment to the Dayton Zoning Map; and

WHEREAS, on September 15, 2003, the City Council of the City of Dayton conducted a public hearing on the matter; and

WHEREAS, notice of the said public hearings were duly given pursuant to the Land Use & Development Code of the City of Dayton; and

WHEREAS, on September 15, 2003, the City Council met to consider the proposed action, received the recommendations of the Planning Commission, testimony by the public and considered the information provided by City staff.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAYTON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Dayton does hereby APPROVE the change in the zoning on tax lots shown in Exhibit A, and by this reference made a part hereof, from Commercial (C) to Commercial/Residential (C/R); and

Section 2. The City Council of the City of Dayton does hereby adopt those certain findings of fact in support of the decision attached hereto as EXHIBIT "B" and by this reference made a part hereof.

PASSED AND APPROVED THIS 3rd day of November, 2003.

Mode of Enactment:

Date of first reading October 6, 2003 In full ___ or by title only xx

Date of second reading November 3, 2003 In full ___ or by title only xx

x No council member present at the meeting requested that the ordinance be read in full.

___ A copy of the ordinance was provided for each council member; three copies were provided for public inspection in the office of the city recorder not later than one week before the first reading of the ordinance; and notice of the availability of copies is given by written posting at the city hall and two other public places in the city or by advertisement in a newspaper of general circulation in the city.

Final Vote:

In favor COLEMAN, HAVERKATE, JONES, MCBRIDE

Opposed NONE

Absent BRONS, RING

Abstained WINDISH

Georgia M. Windish

Georgia M Windish, Mayor

November 3, 2003
Date of Signing

Attested by:

Sue C Hollis

Sue C. Hollis
City Administrator/Recorder

November 3, 2003
Date of Enactment

Attachment

WKS4\ORDINANCES\ORD.554

ATTACHMENT A

TAX LOTS CURRENTLY ZONED COMMERCIAL(C) IN THE CITY OF DAYTON, OREGON AND PROPOSED TO BE CHANGED TO COMMERCIAL/RESIDENTIAL (C/R)

R4317AD

400
500
600
800
900
1000

R4317DD

800
900
1000
1300
1390
1500
1600

R4317DA

300
400
500
503
1100
1101
1200
1300
1400
1700
1800
2700
2800
2900
3000
3101
3200
5800
5801
5900
6300
6400
7800
7900
8000
8100
8200

EXHIBIT "A"
DAYTON CITY COUNCIL FINDINGS
Planning File No. Zone Change 03-01

I. NATURE OF THE APPLICATION

This matter comes before the Dayton City Council on the application of the City of Dayton to amend the Dayton Zoning Map by re-zoning certain properties from Commercial (C) to Commercial Residential (CR).

II. GENERAL INFORMATION

A. Location and Site Description

The proposal affects a number of existing Commercial zoned properties surrounding the designated Dayton downtown. Specific parcels are identified in Attachment "A."

B. Background Information

The proposal would amend the Zoning Map by re-zoning the property identified in Attachment "A" from Commercial (C) to Commercial Residential (CR).

III. PUBLIC HEARING

A. Planning Commission Action

A public hearing was duly held on this application before the Dayton Planning Commission on August 12, 2003. At the hearing, City Planning File Zone Change 03-01 was made a part of the record. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the Dayton Planning Commission voted to recommend the City Council adopt the proposed revisions to the Dayton Zoning Map. The Dayton Planning Commission found the proposed Zone Change request complies with the applicable decision criteria. The Commission directed staff to prepare an Order of Recommendation.

B. City Council Action

A public hearing was held before the City Council on September 15, 2003. At that hearing,

City Planning File No. Zone Change 03-01 was made a part of the record. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing. At the conclusion of the hearing, the City Council deliberated on the issue and voted to adopt the proposed revisions to the Dayton Zoning Map for the properties shown in Attachment "A." The City Council found the proposed revisions comply with the applicable decision criteria. Staff was directed to prepare the adopting ordinance.

V. FINDINGS OF FACT-GENERAL

The Dayton City Council, after careful consideration of the testimony and evidence in the record, adopts the following general Findings of Fact:

A. The applicant is the City of Dayton.

B. The proposal affects a number of existing Commercial zoned properties surrounding the designated Dayton downtown. Specific parcels are identified in Attachment "A."

C. The proposal would amend the Zoning Map by re-zoning the property identified in Attachment "A" from Commercial (C) to Commercial Residential (CR).

D. The decision criteria for the proposed amendment are found in the Dayton Land Use and Development Code, Section 7.3.111 (Zone Change).

V. APPLICATION SUMMARY

A. The subject parcels are currently zoned designated "General Commercial" in the Dayton Comprehensive Plan and zoned Commercial. A significant number of these parcels contain single family residences, many of them designated historic resources.

B. Within the Commercial zone however, these homes are considered nonconforming. This presents a particular problem to the owners. Under current regulations, the homes may be maintained and repaired but may not be expanded without authorization of a Nonconforming Use application. In this situation, the owners are offered no guarantee of approval. Further, in the event the home is converted to a commercial use, the building cannot be reconverted back to a residence if the commercial activity fails. With this combination of factors, there is little incentive to maintain or improve upon existing homes. This is detrimental to both the property owner and City.

C. In response, the City created a Commercial Residential (CR) zone as part of the

new Development Code. This is a mixed-use zone allowing both a variety of residential uses and limited commercial development that could be compatible with residential uses. The specific intent of the zone is to allow the owners of land adjacent to the community's commercial core and opportunity to develop land commercially if such a demand exists, or, maintain the home as a residence with full authority to expand or modify the structure. In addition, the regulations would allow conversion between commercial and residential uses without penalty. The only stipulation is the use must comply with applicable provisions on setbacks, parking, building height and so forth.

D. Affected property owners will lose some of their development rights as the CR zone is somewhat more restrictive than the Commercial zone. For example, a service station may be conditionally permitted in the Commercial zone but is prohibited in the CR zone. However, t here is a benefit to being able to maintain the existing home and the zone provides a transition between adjacent residential uses and the core commercial area. During the Commission work session held in June, it was apparent the property owners saw the zone change as beneficial.

E. Since the change was initiated by the City, the zone change is a Type IV legislative action and requires a hearing before the Commission and City Council. The Commission provides a recommendation and the Council makes the final decision.

VI. CRITERIA AND FINDINGS - ZONE CHANGE

A. The action would change the zoning from Commercial to Commercial Residential for certain properties identified in Attachment "A." A zone change is subject to the provisions in Dayton Land Use and Development Code, Section 7.3.111. Subsection 7.311.03 establishes the specific decision criteria. These criteria and findings are noted as follows:

1. Section 7.311.03.A - The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

   FINDINGS: The Plan offers policies regarding transportation, public facilities, economics and urbanization which are related to the proposal. Each policy is reviewed separately, below:

   a. Transportation: *Transportation policies seek to minimize adverse impacts on land uses while meeting accepted standards of safety and*

design. This action neither adds nor detracts from potential traffic generation. In all likelihood a number of homes will not be converted to commercial uses thereby reducing traffic impacts on the whole. The existing street system is more than adequate to accommodate the zone change and potential uses.

b. Public facilities: *In general, the Comprehensive Plan seeks to ensure that adequate facilities either are available, or can be made available at the time of development.* Sewer, water and private utility facilities are available and currently serve the subject properties. Additional system improvements are not required, although improvements may be required as each parcel redevelops.

c. Economics: *In general, Plan policies call for the diversification of the City economy, specifically through designating sufficient land for commercial and industrial use. The City should promote the central business district. Adequate facilities are also required.* A completed Buildable Lands Inventory indicated a total of 18.45 acres are required to meet the commercial land needs to the year 2015. There are approximately 32.04 acres of commercial land within the City. This action does not alter the ability of the City to provide commercial land. In effect, the CR zone is a separate type of commercial zoning that provides a transition between the commercial core and surrounding residential zoning. The core commercial area is not affected and will likely be enhanced as subject property owners have new incentive to maintain their property.

d. Land Use and Urbanization: *This component seeks to provide an orderly and efficient transition from rural to urban land use.* The subject properties are located within the City limits, have access to the public street system and public facilities and services are available to the site. Urbanization issues are not affected by the proposal

As a final note, pursuant to Section 7.1.103.02, the CR zone is consistent with the General Commercial designation of the subject properties.

2. Section 7.311.03.B. - The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

FINDINGS: Many of the parcels are currently developed with either commercial or residential uses. These parcels can be developed for uses

permitted in the zone and have a greater potential development as the CR zone would also allow residences.

3. Section 7.311.03.C. - Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

   FINDINGS: As previously noted, a number or parcels are currently developed. Since the CR zone also allows residential uses, the development potential increases.

4. Section 7.311.03.D. - Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

   FINDINGS: As previously noted, facilities are currently in place to serve the properties.

5. Section 7.311.03.E. - For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

   FINDINGS: This criterion does not apply as the proposed CR zone is not a residential designated zone pursuant to Section 7.1.03.02.

B. In summary, the zone change would establish the CR zone on the subject properties, provide greater flexibility for current property owners and produce incentives to maintain existing properties, especially those with historic significance.

VII. CONCLUSION

The Dayton City Council concludes the proposed Zone change, amending the Dayton Zoning Map, is consistent with the decision criteria contained in the Land Use and Development Code.

VIII. ORDER

It is hereby found that the proposed Zone Change, affecting property listed in ATTACHMENT "A," complies with the decision criteria in the Land Use and Development Code for the reasons stated above.

THEREFORE, it is the decision of the Dayton City Council to approve the proposed amendment to the Dayton Zoning Map.

EXHIBIT A

STAFF REPORT

ZC 2023-06 PUBLIC HEARING BEFORE CITY COUNCIL

HEARING DATE: April 1, 2024

FILE NUMBER: ZC 2023-06

SUBJECT: Public Hearing to consider a zoning map amendment to change the subject property from the Commercial Residential (CR) to the Commercial (C) zoning designation.

APPLICANT/ OWNERS: Twin Towers, LLC

SUBJECT PROPERTIES: North of Ferry Street:
201 Ferry Street, Assessor's Map 04S-03W-17DA Lot 3000
205 Ferry Street, Assessor's Map 04S-03W-17DA Lot 3101
No address, Assessor's Map 04S-03W-17DA Lot 3200

South of Ferry Street:
145 Ferry Street, Assessor's Map 04S-03W-17DA Lot 5800
204 Ferry Street. Assessor's Map 04S-03W-17DA Lot 5900

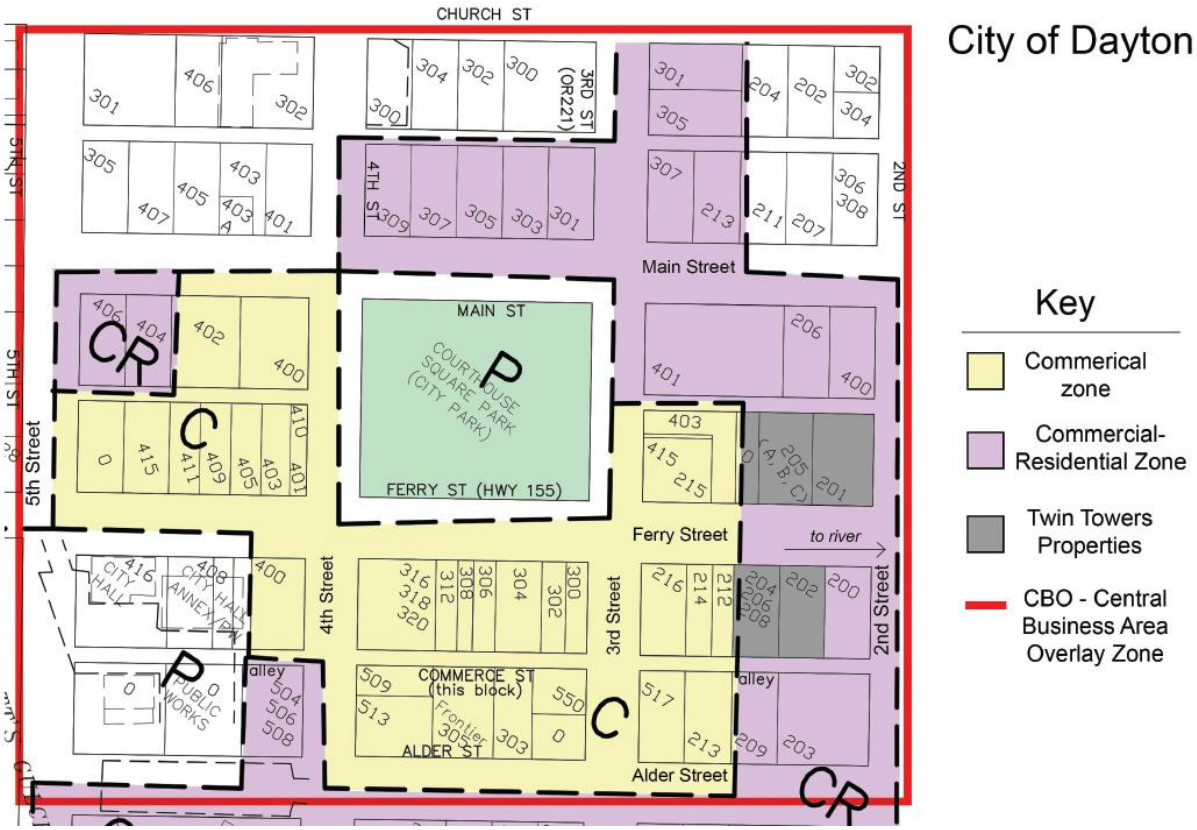
APPROVAL CRITERIA: Dayton Land Use Development Code, Section 7.3.111.03, A – E.

EXHIBITS:
A. Proposed Map Amendment
B. Applicant's Submittal
C. Engineering Comments
D. Case File 03-01 enacting CR Zoning District

I. REQUESTED ACTION

A request to change the zoning of the subject property described above from the current Commercial Residential (CR) zoning designation to Commercial (C). The Applicant provided the map in Figure 1 to describe the request. The properties subject to the request are shown in gray in the Applicant's exhibit:

Figure 1: Applicant's Zoning Exhibit



II. SITE DESCRIPTION

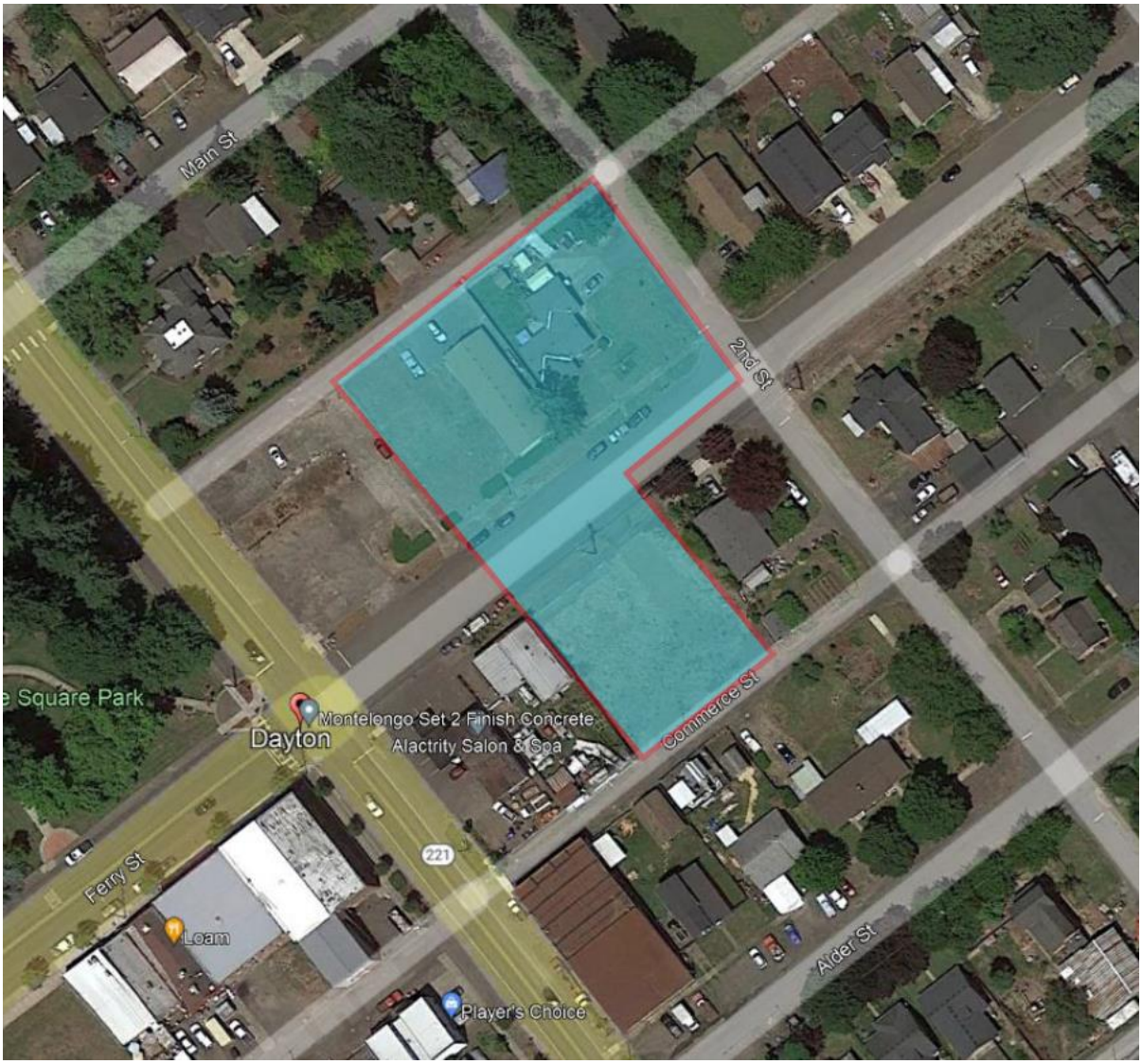
The request involves property on the north and south sides of Ferry Street between 2nd and 3rd Street. The entire area included in the request is within the Central Business Area Overlay (CBO) and borders the existing Commercial (C) district to the west.

The area to the north of Ferry Street contains residential uses and is adjacent to residential uses to the north and east. The adjacent property to the west is within the existing Commercial district and is vacant. The Applicant received preliminary approval for a property line adjustment application to consolidate the lots on the north side of Ferry Street into a single lot extending from 2nd to 3rd Street.

The area to the south of Ferry Street is vacant and contains two discrete lots. Adjacent areas to the south and east are developed with residential uses. Adjacent properties to the west are developed with commercial uses within the existing Commercial zoning district.

The Commercial Residential zone was enacted in 2003 by City Case File 03-01 (Exhibit D). Before 2003, the subject properties were included in the Commercial zoning district. The proposed zone change request would return the area to the previous historic zoning designation.

Figure 2: Aerial View of Subject Properties



III. PROCESS

Section 7.3.111.01 of the DLUDC explains how zone changes shall be reviewed under the procedures for Type III review specified in Section 7.3.202.02. A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. Staff and the Planning Commission have advisory roles. Type III reviews of zone changes are limited to applications affecting 5 or fewer adjacent parcels or less than 10 acres of land. As previously discussed, with the Applicant's approved lot consolidation, the request involves a total of 3 lots. Approval criteria for Zone Changes are found in Section 7.3.111.03.

The application was received by the City on December 4, 2023. The Applicant was notified of the items needed to complete the application on January 2, 2024. The Applicant submitted additional information on January 10, 2024 to address the applicable review criteria. Written notice of the March 14, 2024, public hearing at the Planning Commission and the April 1, 2024, hearing at City Council was mailed on February 7. On February 8, 2024, staff submitted the required 35-day notice to the Department of Land Conservation

and Development. At the March 14 Planning Commission meeting the Commission held the first public hearing on the application and voted unanimously to recommend that City Council approve the application as presented in this staff report.

IV. FINDINGS ADDRESSING APPROVAL CRITERIA

7.3.111.01 Process

Zone changes shall be reviewed in accordance with the Type III review procedures specified in Section 7.3.201. Type III reviews shall be limited to zone changes affecting 5 or fewer adjacent parcels ownerships or less than 10 acres of land. Zone changes affecting more than 5 adjacent parcels ownerships or more than 10 acres shall be considered legislative actions and subject to a Type IV review process.

Findings: The Applicant's preliminary submittal included title information on properties outside the boundaries of the application within the existing Commercial District. The Applicant has also received preliminary approval (PLA 23-07) to consolidate the lots to the north of Ferry Street into a single lot occupying the entire block between 2nd and 3rd Streets. The property to the south of Ferry Street includes two discrete lots – Lots 144 and 145 of the Dayton Town Plat. Therefore, with the anticipated recording of the approved lot consolidation, the proposal involves three lots under the same ownership consisting of less than 10 acres. The Type III process applies and a Type IV legislative Zone Change is not required.

7.3.111.02 Application And Fee

An application for a zone change shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 7.3.204.

Findings: The application was received by the City on December 4, 2023. The Applicant was notified of the items needed to complete the application on January 2, 2024. The Applicant submitted additional information on January 10, 2024. Written notice of the March 14, 2024, public hearing at the Planning Commission and the anticipated April 1 hearing at City Council was mailed at least 20 days before the hearing date to the applicant and owners of property within 200 feet of the boundaries of the properties subject to the request. On February 8, 2024, staff issued the required 35-day notice to the Department of Land Conservation and Development.

7.3.111.03 Criteria For Approval

Zone change proposals shall be approved if the applicant provides evidence substantiating the following:

A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Findings: The proposal involves changing the zoning of the subject area from one commercial zoning designation (Commercial Residential) to another commercial zoning designation (Commercial) on land designated for Commercial use in the Comprehensive Plan. The proposed Commercial zoning designation is appropriate for the Commercial land use designation. Chapter 8.5 of the Comprehensive Plan includes several economic policies related to commercial development. Staff extrapolated information relevant to Comprehensive Plan policies in Chapter 8.5 from the Applicant's submitted written statement. Staff find the following policies applicable to the application:

1. The City shall promote diversification of the City's economy by designating sufficient lands for commercial and industrial uses.

Findings: The area subject to the application is proposed to remain in the Commercial land use designation. Therefore, the proposal does not change the land available for Commercial use. Staff find this policy is satisfied.

2. The City shall support and cooperate with appropriate regional, State and Federal agencies that acknowledge and aid the special needs of rural communities for the purposes of improving the economy of Dayton.

Findings: The proposal has no impact on the City's efforts to support and cooperate with appropriate regional, State, and Federal agencies. This policy does not appear to be relevant to this application.

3. The City shall actively pursue measures and incentives to encourage the retention and expansion of existing firms and attract new commercial and industrial businesses to locate in Dayton.

Findings: While not specifically directed in response to this policy, the Applicant included the following in their written statements addressed generally to the economic policies in Chapter 8.5 of the Comprehensive Plan:

Twin Towers desires to change from Commercial Residential to Commercial because of the flexibility allowed in commercial zone development. A high-quality development aligns with the policies found in Section 8.5 of the Dayton Comprehensive Plan. The focus will be on hospitality-based concepts including a flagship hotel. This will accomplish Dayton objectives, including but not limited to amplifying the central business district as the primary retail center of the of the community, provide a focal point for both residents and visitors and increase employment opportunities within the City's downtown. As a hotel of this scale does not yet exist in the City of Dayton, it will diversify and improve the City's economy.

Staff incorporates the Applicant's statement as evidence that the proposal can potentially encourage a new hospitality-oriented firm to locate in Dayton. This policy is satisfied.

4. The City shall encourage, and establish regulations supporting, the location of wineries and their attendant businesses in the community.

Findings: No specific development is proposed as part of the application. The Applicant's written statement suggests that under Commercial zoning, the subject properties would be more attractive to wine-attendant businesses, and cites some examples of how wine-attendant businesses could be restricted in the existing Commercial Residential zone:

For example, if the parcels remain designated as Commercial Residential, a wine tasting room that retails wine would be a conditional use, or a rooftop bar would be excluded per the code. It would also require the project to apply for a Conditional Use Permit, which is not desired.

Before 2003, the subject properties were zoned Commercial. The Commercial Residential was applied to the subject area in 2003. The stated purpose of the Commercial Residential zone is *to provide areas for the development of a mixture of single-family, multi-family, and manufactured homes, and limited retail and service commercial uses.* Commercial uses that do not comply with the permitted uses in DLUDC 7.2.105.02.B, such as taverns, bars, and similar establishments are allowed with a Conditional Use Permit, as are wineries with retail sales. While the regulations within the Commercial Residential zone do not specifically discourage or prohibit wineries and wine attendant businesses within the community, the primary stated purpose of the zone is to provide area for residential development and limit retail and commercial service uses. Staff observes that wineries and wine attendant businesses typically involve retail and commercial service uses, therefore the City Council can find that the Commercial zone is more encouraging of wineries and wine attendant businesses and better satisfies this policy than the existing Commercial Residential zone. This policy is satisfied.

5. The City shall ensure necessary public services are available, are of sufficient capacity and adequately maintained to provide for growth and development of identified commercial and industrial property.

Findings: As previously discussed, the application does not involve physical development at this time. The City Engineer submitted comments on the application indicating that public services are available to serve

the site but the adequacy of public services for serving future development will be evaluated through Site Development Review. That review will result in conditions of approval requiring public facilities to be provided or upgraded where they are found to be insufficient to support the development. Staff also observes that the similarity between the allowed uses in the existing Commercial Residential and the requested Commercial district, in the absence of any specific development proposed, supports the conclusion that necessary services are available to serve uses permitted in the Commercial zone. The proposal is consistent with this policy.

6. Development shall be controlled in such a way that the maximum utilization of public utilities can be achieved.

Findings: As previously discussed, the application does not involve physical development at this time and new development will be evaluated through Site Development Review. That review will result in conditions of approval requiring public facilities to be provided or upgraded where they are found to be insufficient to support the development. Therefore, through the Site Development Review Process, the proposal can be found to be consistent with this policy.

7. Commercial development shall take into consideration traffic safety and compatibility with respect to Ferry Street, Highway 18 and Highway 221. The City shall confer with the Oregon Department of Transportation regarding development along or near these streets.

Findings: Commercial development within the subject area shall take into consideration traffic safety and compatibility concerning Ferry Street, Highway 18, and Highway 221 through Site Development Review. The application does not involve changing the Commercial land use designation of the property, therefore the proposal does not affect this policy.

8. The City shall promote the continued function and preservation of the central business district as the primary retail center of the community. This general policy statement shall be supported by the following policies:

- *The City shall designate Commercial zoned land located south of Church Street, east of Fifth Street, north of Alder Street and west of Second Street as the Central Business District (CBD).*
- *Competing commercial activity outside the CBD, especially linear "strip" commercial development, shall be discouraged.*
- *Downtown development and redevelopment, renovation of existing structures, and preservation of historic structures in the CBD shall be encouraged.*
- *High quality development in the CBD shall be encouraged through separate design standards and the design review process.*

Findings: The City recently implemented new design standards in the CBO district consistent with this policy. Those standards will apply to the rezoned properties as they do now. As previously discussed, the purpose of the Commercial Residential district prioritizes residential development over retail and commercial uses. Therefore, the application of the Commercial zone to this property better satisfies the policy than the existing Commercial Residential zone.

B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Findings: Future commercial uses within the requested Commercial zone will be reviewed as part of future Site Development Review applications to, in part, ensure that permitted uses can be accommodated on the property without exceeding its physical capacity. This criterion can be met.

C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

Findings: Future commercial uses within the requested Commercial zone will be reviewed for compliance with the development requirements of the code as part of future Site Development Review. This criterion can be met.

D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Findings: The applicant is not proposing development as part of this application. Therefore, staff is relying on historical information to determine the adequacy of public facilities to serve potential future development in the requested Commercial district. As previously discussed, the public facilities serving the site were originally planned and sited to serve the Commercial district before the Commercial Residential zone was enacted and applied to the properties. Further, the use standards in the Commercial Residential zone allow all commercial uses not otherwise permitted in the Commercial Residential with a Conditional Use permit. Therefore, because of the similarity in the uses and intensity of uses allowed in the requested Commercial zone when compared to the uses allowed in the existing Commercial Residential zone, staff finds that public facilities are adequate to serve future commercial use. The comments submitted by the City Engineer on the application stated that there do not appear to be any issues with streets or utilities that would preclude the zone change. Finally, development within the Commercial zone requires Site Development Review. Therefore, the adequacy of public facilities, services, and transportation networks will be evaluated in the course of that review to ensure that any needed facilities are provided concurrently with the development of the property when it is proposed. This criterion can be met.

E. For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

Findings: The proposal does not involve a residential zone change. This criterion does not apply.

7.3.111.04 Zone Change Conditions

A. Imposition of Conditions. Approval of a zone change application may be conditioned to require provisions for buffering or provision of off-site public facilities. In order to impose conditions on a zone change, findings must be adopted showing that:

1. The zone change will allow uses more intensive than allowed in the current zone; and

2. The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property; and

3. Conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties; and

Findings: As previously discussed, the existing Commercial Residential zone allows for similar range and intensity of uses as are allowed in the requested Commercial zone. The residential use currently allowed in the Commercial Residential zone will no longer be permitted outright in the Commercial zone. Staff observed that the area was originally zoned Commercial before the Commercial Residential zone was applied. The City Engineer has verified that public services are in place to serve future development. The adequacy of public facilities, services, and transportation networks will be evaluated as part of future Site Development Review. Comments from the City Engineer also describe the improvements the Applicant should anticipate providing as a condition of future development. Additional conditions of approval addressing Criteria 1-3 above are not warranted for this decision but should be anticipated with future development.

B. Conditions. Conditions that could meet the criteria in A., include, but are not limited to:

1. Dedication of right-of-way for public streets, utility easements, etc.; including additional right-of-way consistent with the requirements of an approved Transportation Plan.

2. *Improvement of private roadways or public streets, including bike paths, curbs, and sidewalks.*
3. *Provision of storm drainage facilities.*
4. *Extension of public sewer, storm drain, and water service including oversizing to permit development on other lands.*
5. *Provision of fire suppression facilities and equipment.*
6. *Provision of transit and traffic control facilities.*
7. *Special building setbacks, orientation, landscaping, fencing, berming, and retention of natural vegetation.*
8. *Special locations for truck loading, parking, access routes, or any outdoor activity that could impact adjacent property.*
9. *Financial contributions to public agencies to offset increased costs for providing services or facilities related to the intensification of the use of the property.*

Findings: As previously discussed, the application does not include physical development. Therefore, there is no nexus to require these conditions as part of this application. Comments from the City Engineer describe the improvements the Applicant should anticipate providing as a condition of future development. Conditions for the purposes described in Sections B. 1 through 9 are not warranted at this time.

V. CONCLUSION

The application satisfies the approval criteria for a Zone Change under DLUDC 7.3.111.03.

VI. CITY COUNCIL ACTION – Sample Motions

A City Councilor may make a motion to either:

1. Adopt the staff report and recommend the City Council approve the Zone Change. A sample motion is:

   I move the City Council to adopt the staff report and approve Zone Change 2023-06.

2. Adopt a revised staff report with changes by the City Council and recommend the City Council approve the revised amendments. A sample motion is:

   I move the City Council to adopt a revised staff report with the following revisions…state the revisions…and recommend the City Council approve the revised amendments.

3. Recommend the City Council deny the proposed amendments. A sample motion is:

   I move that the City Council deny the proposal for the following reasons…and state the reasons for the denial.

‘ 4. Continue the hearing to a date/time certain. A sample motion is:

   I move the City Council to continue the hearing to a date (state the date) and time (state the time) to obtain additional information and state the information to be obtained.

EXHIBIT A

City of Dayton

Key

- Commerical zone
- Commercial-Residential Zone
- Twin Towers Properties — **To be added to Commercial District**
- CBO - Central Business Area Overlay Zone

Paul M. Falsetto Architect

EXHIBIT B

Twin Towers, LLC
7401 SW Washo Ct. Suite 200
Tualatin, OR 97062

December 1, 2023

City of Dayton, Planning
PO Box 339
Dayton, OR 97114

Re: Application for Zone Change

Twin Towers LLC is proposing a zoning change for 3 properties currently zoned Commercial Residential (CR). We request that the zone be changed to a Commercial (C) zone, for purposes of developing a greater amount and type of commercial spaces in Dayton's downtown core. These three properties directly abut Courthouse Square Park and will allow for an increase in commercial space available in the area that is best set up for such development.

The proposed zone will allow for development of a future hotel. A development of this type complies with requirements in the Code and is consistent with the Dayton Comprehensive Plan land use classification.

We understand that Dayton currently has adequate public facilities and services to support additional commercial capacity in the downtown core. We do not anticipate an additional Commercial (C) zone exceeding demand.

The zone change proposed will allow for continuity in meeting land use and code requirements in the future development of the properties identified in this application. However, Twin Towers LLC is not proposing a formal development plan at this time. This will be proposed at a later date and subject to review for adequate public facilities, services and transportation networks in advance of development commencing.

Sincerely,

W. Marschall

Wayne Marschall
Manager
Twin Towers, LLC

Zone Change Application

416 Ferry St - PO Box 339
Dayton OR 97114
Phone # (503) 864-2221
Fax # (503) 864-2956
www.daytonoregon.gov
cityofdayton@daytonoregon.gov

For City of Dayton use:

Date Application Received: 12/1/23	Received By:	File Number:
Public Hearing Date:		Fee Amount: $2,000
Application Completed Date:	Application Approval Date:	

Name of Applicant: Twin Towers, LLC

Physical Address: 7401 SW Washo Ct. Suite 200 City: Tualatin ST: OR Zip: 97062

Mailing Address: Same as above City: ST: Zip:

Telephone Number: 971-241-2076 Cell Number: Same

Email Address: kellyjhaverkate@gmail.com

By signing below I certify that all the information and required documents are in all respects true and correct to best of my knowledge. I further understand that issuance of a permit based upon this application will not excuse me from complying with all City, County and State rules and regulations. I agree that it is my responsibility to comply with any conditions set forth in the approval, or any statutory requirements related to this request. Furthermore, I understand that I will be responsible to reimburse the City for any costs incurred on my behalf for planning, engineering, legal services, and city staff time over the base fee as related to my request.

Applicant Signature: W. Marschall Date: 11/22/2023

Parcel/Property # 1

Site Address or Location: 403 3rd St. Dayton, OR 97114 (All properties included in concurrent Property Line Adjustment application.)

Nearest Cross Street: 3rd and Ferry Streets

Map & Tax Lot Number: R4317DA 03300, 03500, 03200, 03400 03101,03000, Square Footage or Acreage: 35,880 Sq Ft

Current Zoning: CR Proposed Zoning: C

Property Owner (If different) from Applicant: Same as applicant

Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

For Office Use

Fee: $2,000	Deposit:	Amount Paid: $2,000	Date Paid: 12/1/23	Receipt # 15963
Approved by: ☐ City Manager	☐ City Planner	☐ Public Works Director	☐ City Engineer	☐ Fire Marshall/Chief
Applicant Notification Date:	Comments:			
Additional Services Amount Billed:	Paid:	☐ Planner		
☐ Engineer	☐ Staff Time	☐ Other		
Notes:				

SITE/LOCATION INFORMATION

Parcel/Property #2

Site Address or Location: 145 Ferry St. Dayton, OR 97114 (Vacant lot, no structures)

Nearest Cross Street: 2nd & Ferry Streets

Map & Tax Lot Number: R4317DA 05800 Square Footage or Acreage: 7,200 Sq Ft

Plan Designation: Current zoning CR Zoning: Requested zoning C

Property Owner: Same as applicant

Address: 7401 W Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #3

Site Address or Location: 204 Ferry St Dayton, OR 97114 (Vacant lot, no structures)

Nearest Cross Street: 2nd and Ferry Streets

Map & Tax Lot Number: R4317DA 05900 Square Footage or Acreage: 7,200 Sq ft.

Plan Designation: Current zoning CR Zoning: Requested zoning C

Property Owner: Same as applicant

Address: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062

Phone: 503-612-1563 Email Address: wayne.marschall@thestollergroup.com

Property Owner Signature: W. Marschall Date: 11/22/2023

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #4

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature: _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

Parcel/Property #5

Site Address or Location: _____

Nearest Cross Street: _____

Map & Tax Lot Number: _____ Square Footage or Acreage: _____

Plan Designation: _____ Zoning: _____

Property Owner: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ Email Address: _____

Property Owner Signature: _____ Date: _____

I/We the above signed Property Owner(s), consent to the zone change of our property as shown on the attached plan map.

City of Dayton

Key

- Commerical zone
- Commercial-Residential Zone
- Twin Towers Properties
- CBO - Central Business Area Overlay Zone

Paul M. Falsetto Architect

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 20, 2023
Title Number: 615158AM
Title Officer: Carlee Novak
Fee: $200.00

Your Reference No. 145 Ferry Street

We have searched the status of record title as to the following described property:

Lot 145, ORIGINAL TOWN OF DAYTON, Yamhill County, Oregon.

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 18, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:
Taxes assessed under Code No. 8.0 Account No. 115734 Map No. R4317DA 05800
NOTE: The 2023-2024 Taxes: $2,489.11, are Paid

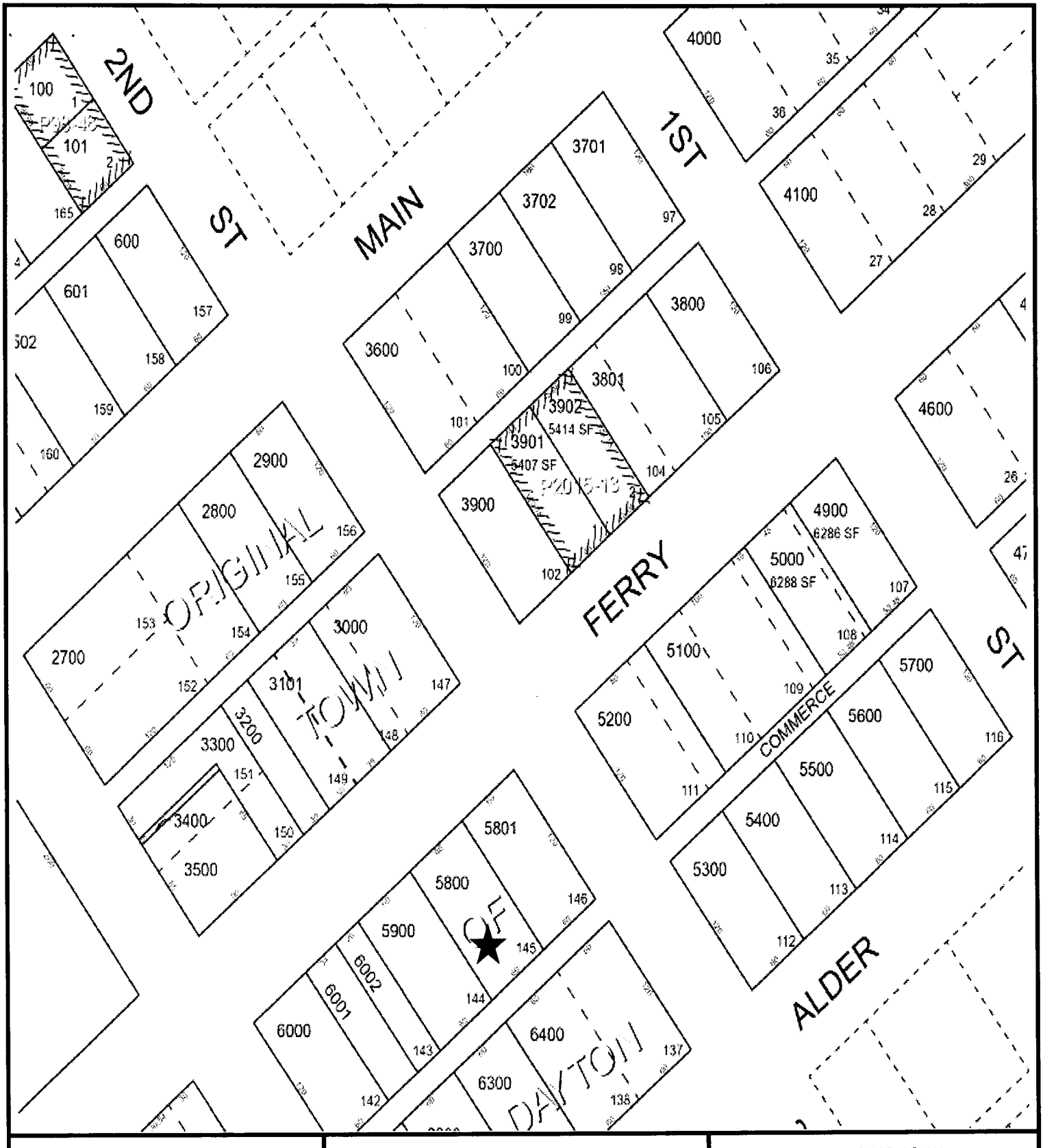
1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Effect, if any, of a Easement,
   From: Curtis A. and Mary F. Huber
   To: Thomas C. Torrrence
   Recorded: December 1, 1977
   Instrument No.:Film: 125 Page: 33

   Amended by instrument,
   Recorded: May 31, 2019
   Instrument No.: 2019-06919
4. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"



AmeriTitle

145 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615167AM
Title Officer: Michele Harris
Fee: $200.00

Your Reference No. 201 Ferry Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:
Tax Information:

Taxes assessed under Code No. 8.0 Account No. 115422 Map No. 04S-03W-17DA 3000
NOTE: The 2023-2024 Taxes: $2,446.42, are Paid

1. City liens, if any, of the City of Dayton.
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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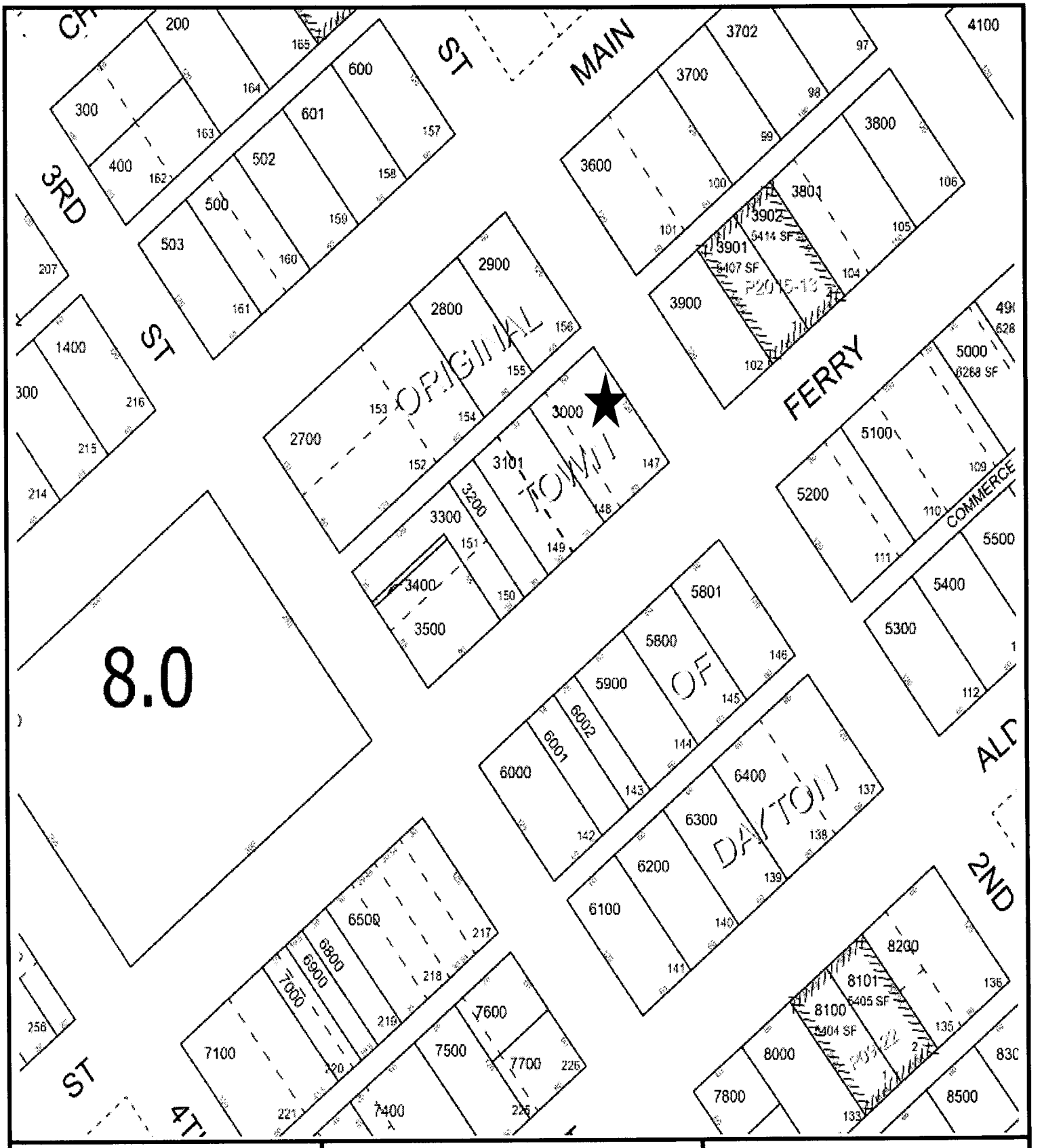
"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 615167AM

PARCEL1: Lot 147 in the TOWN OF DAYTON in Yamhill County, Oregon.
PARCEL 2: A portion of Lot 148 in the TOWN OF DAYTON in Yamhill County, Oregon, more particularly described as follows:
COMMENCING on the North line of Ferry Street at the corner of Lots 147 and 148; thence Southwesterly along the North line of Ferry Street, 20 feet; thence Northwesterly and parallel to the line between Lots 147 and 148,120 feet to the most Northerly line of salt Lot 148; thence Northeasterly along said Northerly line of said Lot 148, 20 feet to the most Northeasterly corner of said Lot148; thence Southeasterly along the line between Lots147 and 148, 120 feet to the place of beginning.



AmeriTitle

R4317DA 3000, 201 Ferry Street
Dayton, OR 97114

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AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

To: FSBO

Attn: Kelly Haverkate – Property Manager

Your File No.: 205 Ferry Street

Date: November 21, 2023
Order No. 615166AM
Reference: 205 Ferry Street
Dayton, OR 97114

We have enclosed our Status of Record Report pertaining to order number 615166AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Carlee Novak

carlee.novak@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615160AM
Title Officer: Holly Noble
Fee: $200.00

Your Reference No. 204 Ferry Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon limited liability

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Recorded: December 10, 1977
   Instrument No.: Volume: 125 Page: 33
4. Ordinance 629 City of Dayton, Oregon, including the terms and provisions thereof,
   Recorded: January 11, 2016
   Instrument No.: 2016-00345
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument
   Recorded: May 31, 2019
   Instrument No.: 2019-06919
   Book: , Page:
6. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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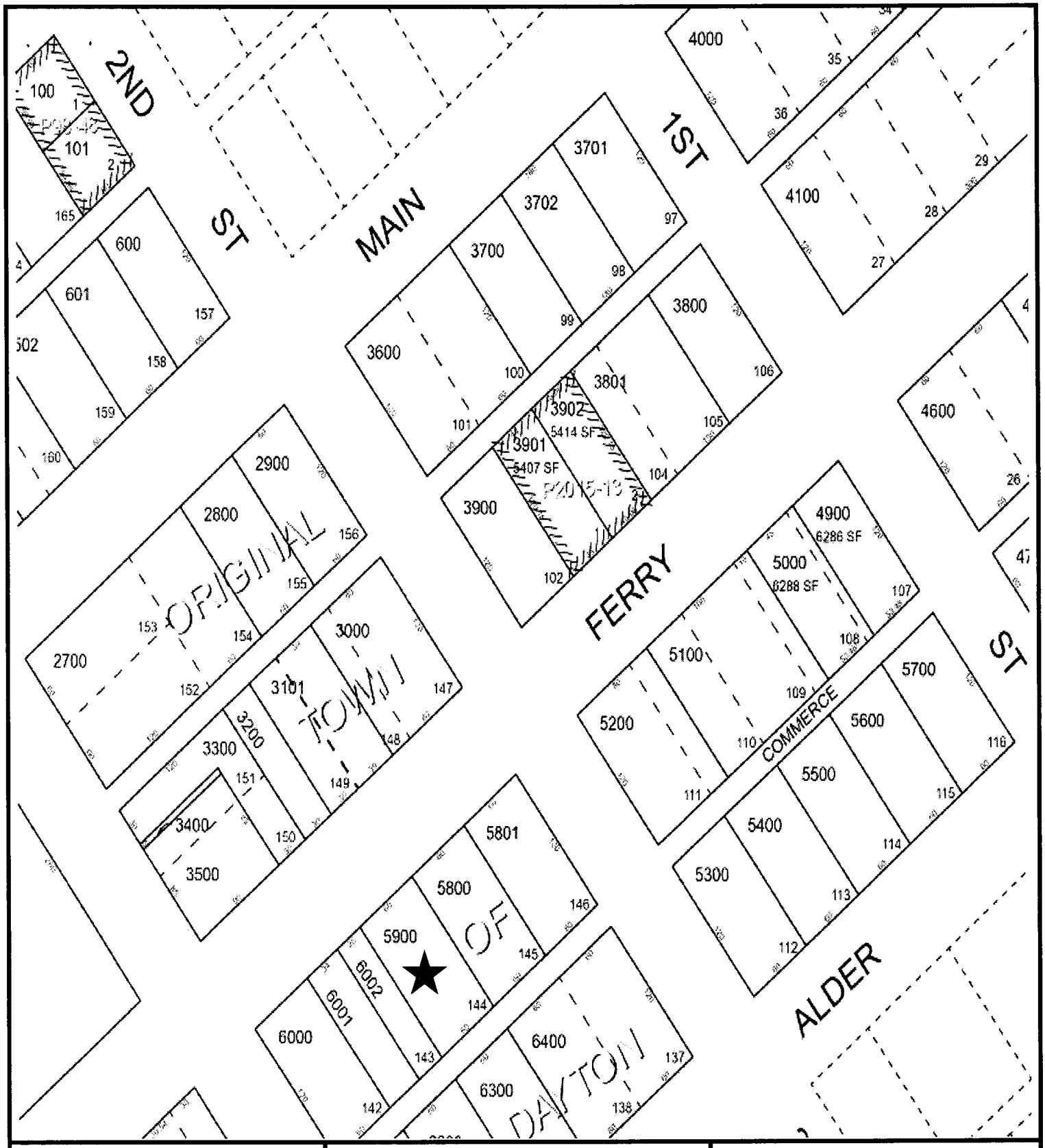
"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 615160AM

Lot 144, TOWN OF DAYTON, County of Yamhill, State of Oregon.



AmeriTitle

R4317DA 5900, 204 Ferry Street
Dayton, OR 97114

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AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 22, 2023
Title Number: 615166AM
Title Officer: Carlee Novak
Fee: $200.00

Your Reference No. 205 Ferry Street

We have searched the status of record title as to the following described property:

A portion of Lots 148 and 149 of the ORIGINAL TOWN OF DAYTON, in the City of Dayton at the most Southerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127 , Page 1645, Deed and Mortgage Records, said point also being the most Easterly corner of a tract of land sold by Yamhill County to C. C. Munford et ux., in Deed recorded August 3, 1970 in Film Volume 80, Page 996, Deed and Mortgage Records and the True Point of Beginning of the property to be described herein; thence Northwesterly along the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Lot 149, ORIGINAL TOWN OF DAYTON and on the South line of a 20 foot wide alley; thence Northeasterly along the North line of Lots 149 and 148. ORIGINAL TOWN OF DAYTON, a distance of 31 feet to a point; thence Southerly parallel with the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street and the South line of Lots 148 and 149, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to the True Point of Beginning.
ALSO, the following described tract of land:
A tract of land in the City of Dayton, in Yamhill County, Oregon, and being a portion of Lot 148 in the Town of Dayton, more particularly described as follows:
BEGINNING at the most Westerly corner of that tract of land conveyed to Austin D. Cottam et ux. , by Deed recorded June 17, 1976 in Film Volume 112, Page 1936, Deed and Mortgage Records, said point also being the most Northerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, and the True Point of Beginning of the property to be described herein; thence Southeasterly along the line common to the said Cottam and Griffith tracts, a distance of 120 feet to the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street, a distance of 39 feet to a point; thence Northwesterly parallel with the line common to the said Cottam and Griffith tracts, a distance of 120 feet to a point on the North line of Lot 148 In the Town of Dayton and on the South line of a 20 foot wide alley; thence Northwesterly along the North line of Lot 148, a distance of 39 feet to the True Point of Beginning, the property described herein also being known as the Easterly 39 feet of even width of the said Griffith property, as described in Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records.

Vestee:

Twin Towers, LLC, an Oregon limited liability company

and dated as of **November 17, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

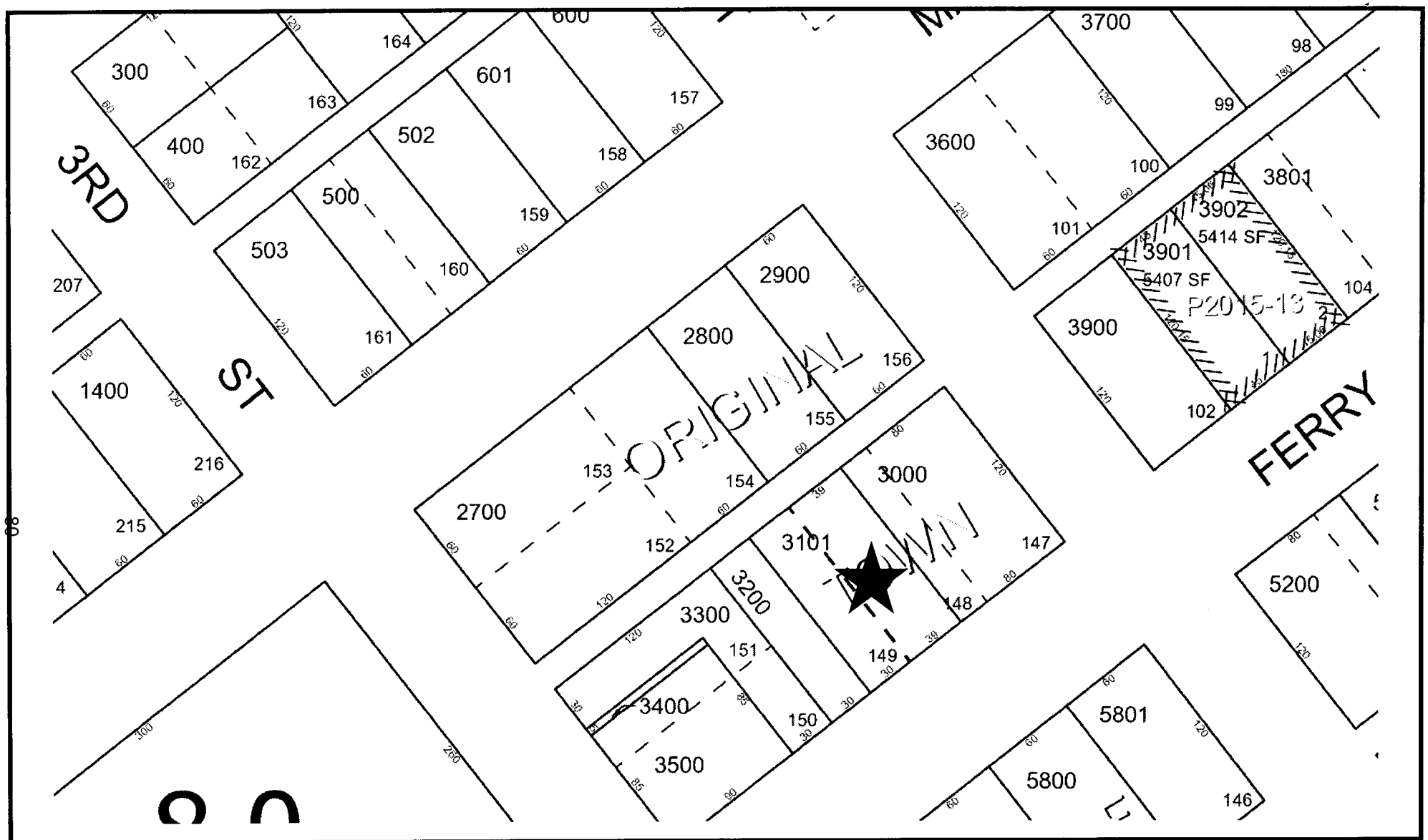
Tax Information:
Taxes assessed under Code No. 8.0 Account No. 403780 Map No. R4317DA 03101
NOTE: The 2023-2024 Taxes: $2,881.11, are Paid

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Agreement for Easement, including the terms and provisions thereof,
   Recorded: June 1, 1997
   Instrument No.: Film: 213 Page: 1464
4. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: Oregon Department of Environmental Quality
   Recorded: January 25, 2011
   Instrument No.: 2011-01160
5. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"



AmeriTitle

205 Ferry Street
Dayton, OR 97114

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

AmeriTitle
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

FSBO

November 21, 2023
Title Number: 615161AM
Title Officer: Whitney Estes
Fee: $200.00

Your Reference No. 403 3rd Street

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Twin Towers, LLC, an Oregon Limited Liability Company

and dated as of **November 21, 2023** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:
Taxes assessed under Code No. 8.0 Account No. 115440 Map No. R4317DA 03200
NOTE: The 2023-2024 Taxes: $138.37, are Paid

Taxes assessed under Code No. 8.0 Account No. 115459 Map No. R4317DA 03300
NOTE: The 2023-2024 Taxes: $530.54, are Paid

Taxes assessed under Code No. 8.0 Account No. 115468 Map No. R4317DA 03400
NOTE: The 2023-2024 Taxes: $17.30, are Paid

Taxes assessed under Code No. 8.0 Account No. 115477 Map No. R4317DA 03500
NOTE: The 2023-2024 Taxes: $294.29, are Paid

1. City liens, if any, of the City of Dayton.
   (No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of $25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

4. Reservation of Oil, gas, minerals, or other hydrocarbons and geothermal resources, including the terms and provisions contained therein, in deed from Chevron U.S.A. Inc., a California corporation.
   Recorded: March 15, 1978
   Instrument No.: Film Volume: 138 Page: 97
   The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: The Secretary of Housing and Urban Development, his/her successors and assigns
   Recorded: June 1, 1997
   Instrument No.: Film Volume: 213 Page: 1464
6. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
   Granted To: Oregon Department of Environmental Quality
   Recorded: January 25, 2011
   Instrument No.: 2011-01160
7. Rights of tenants under existing leases or tenancies.
8. Personal property taxes, if any.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system by recorded lot and block.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

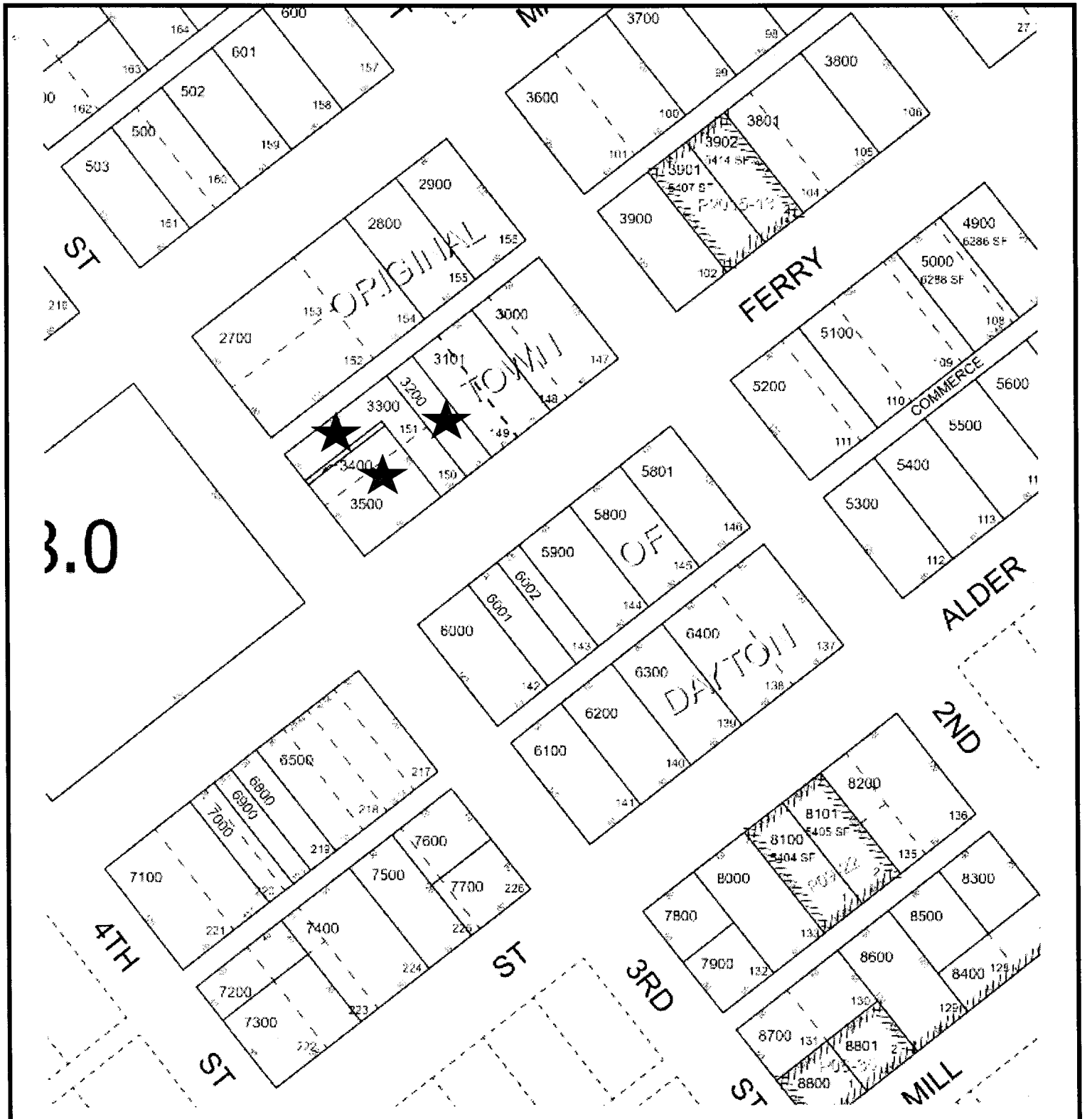
File No. 615161AM

PARCEL 1: The South Half of Lot 149, ORIGINAL TOWN OF DAYTON in Yamhill County, State of Oregon.

PARCEL 2: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet to the Southwesterly line of Lot 151; thence Northwesterly 30 feet to the Northwest corner of Lot 151; thence Northeasterly along the Northwesterly line of Lot 151, 120 feet to the Northeasterly corner of said Lot; thence Southeasterly along the Northeasterly line of Lot 151 and 150, 120 feet to the Northeasterly corner of Lot 150; thence Southwesterly along the Southeasterly line of Lot 150, 30 feet to the Point of Beginning, the same being a piece of land 30 feet in width across the Northeasterly end of Lots 150 and 151 and along the Northwesterly side of Lot 151, all in the Town of DAYTON in Yamhill County, Oregon.

PARCEL 3: A portion of Lots 150 and 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, described as follows;
BEGINNING at the Southwesterly corner of Lot 150 in the CITY OF DAYTON, in Yamhill County, Oregon, and running thence Northwesterly 85 feet along the Easterly line of Third Street in said City of Dayton; thence Northeasterly parallel with the Northerly line of said Ferry Street, 90 feet; running thence Southeasterly, parallel with the said Easterly line of Third Street 85 feet to the said Northerly line of Ferry Street and thence Southwesterly along the said Northerly line of Ferry Street to the point of beginning, being a part of Lots 150 and 151 of the said CITY OF DAYTON, Yamhill County, Oregon.

PARCEL 4: A portion of Lot 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, being more particularly described as follows;
BEGINNING at a point 30 feet Southeasterly from the most Westerly corner of Lot 151 in said ORIGINAL TOWN OF DAYTON; thence Southeasterly 5 feet along the Easterly line of 3rd Street; thence Northeasterly, parallel with the Northerly line of Ferry Street 90 feet; thence Northwesterly 5 feet; thence Southwesterly, parallel with the Northerly line of Ferry Street, 90 feet to the Point of Beginning.



AmeriTitle	**R4317DA 3300. 3500. 3200. 3400, 403 3rd Street Dayton, OR 97114**	THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

After recording, return to
(File No. 4-00011)

Jamieson Law Firm
2121 Front Street NE
Salem, OR 97301

Until a change is requested, all tax statements shall be sent to the following address:

No change

Yamhill County Official Records **201906919**
DMR-DDMR
Stn=3 SUTTONS **05/31/2019 03:20:00 PM**
3Pgs $15.00 $11.00 $5.00 $60.00 **$91.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Brian Van Bergen - County Clerk

STATUTORY QUITCLAIM DEED

(93.865)

Twin Towers, LLC, an Oregon limited liability company, as successor in interest to Thomas C. Torrence, Grantor, releases and quitclaims to Barton Scott Meaders and Tracie Leann Meaders, successors in interest to Curtis A. and Mary F. Huber, Grantee, all of Grantor's right, title and interest in and to the easement benefitting Grantor's property described on Exhibit A, burdening Grantees' property described on Exhibit A, and recorded on December 1, 1977 at Book 125, Page 033, Deed Records of Yamhill County, Oregon (the "Property").

The true and actual consideration for this transfer in terms of dollars is $0; however, the true and actual consideration consists, in whole or part, of other property or value given.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 24th day of May, 2019.

TWIN TOWERS, LLC,
an Oregon limited liability company

By: W. Marschall
Wayne Marschall, Manager

NOTE: FIRST AMERICAN TITLE IS RECORDING THIS DOCUMENT AS AN ACCOMMODATION TO CLIENT ONLY AND WILL NOT ASSUME ANY RESPONSIBILITY AS TO ITS VALIDITY.

FIRST AMERICAN - 3244495

After recording, return to
(File No. 4-00011)

Jamieson Law Firm
Attn: Eric Jamieson
3550 Liberty Street S., Suite 290
Salem, OR 97302

Until a change is requested, all tax statements shall be sent to the following address:

Twin Towers, LLC
7401 SW Washo Court, Suite 200
Tualatin, OR 97062

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202122094

00625973202100220940030033

$91.00

11/08/2021 12:52:13 PM

DMR-DDMR Cnt=1 Stn=6 MILLSA
$15.00 $5.00 $11.00 $60.00

STATUTORY WARRANTY DEED

(ORS 93.850)

Dayton Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Twin Towers, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Yamhill County, State of Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 1: Lot 147 in the TOWN OF DAYTON in Yamhill County, Oregon.

PARCEL 2: A portion of Lot 148 in the TOWN OF DAYTON in Yamhill County, Oregon, more particularly described as follows:

COMMENCING on the North line of Ferry Street at the corner of Lots 147 and 148; thence Southwesterly along the North line of Ferry Street, 20 feet; thence Northwesterly and parallel to the line between Lots 147 and 148, 120 feet to the most Northerly line of salt Lot 148; thence Northeasterly along said Northerly line of said Lot 148, 20 feet to the most Northeasterly corner of said Lot 148; thence Southeasterly along the line between Lots 147 and 148, 120 feet to the place of beginning.

The true and actual consideration for this transfer in terms of dollars is $0; however, the true and actual consideration consists, in whole or part, of other property or value given. This transfer is intended as a tax-free transfer by Grantor to the owner of Grantor.

SUBJECT TO:

1. Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of

persons in possession thereof.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.

4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.

5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 3rd day of November, 2021.

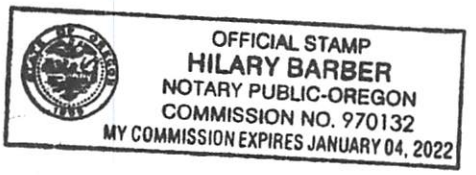
DAYTON PROPERTIES, LLC,
an Oregon limited liability company

By: _____
Eric W. Jamieson, Manager

Notary jurat on following page

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on November 3, 2021, by Eric W. Jamieson as Manager of Dayton Properties, LLC.



Hilary Barber
NOTARY PUBLIC FOR OREGON
My Commission Expires: 01/04/22

STATUTORY WARRANTY DEED

Ticor Title Insurance Company

915282 LF

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Gene H. Belt

Grantee: Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:
Twin Towers, LLC
7401 SW Washo Ct., Ste 200
Tualatin OR 97062-8343

After Recording return to:
Twin Towers, LLC
7401 SW Washo Ct., Ste 200
Tualatin OR 97062-8343

Escrow No. 915282 LLF
Title No. 915282

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK
200727223
$26.00
00289692200700272230010012
12/28/2007 03:12:17 PM
DMR-DDMR Cnt=1 Stn=2 ANITA
$5.00 $10.00 $11.00

GENE H. BELT, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Yamhill** County, Oregon, to wit:

Lot 144, TOWN OF DAYTON, County of Yamhill, State of Oregon.

The said property is free from encumbrances except:

1 Rights of the public in and to that portion lying within streets, roads and highways.

2 TOGETHER WITH an easement created by instrument recorded December 1, 1977 in Film Volume 125, Page 33, Deed and Mortgage Records of Yamhill County, Oregon.

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. 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.

The true consideration for this conveyance is **$150,000.00**. (Here comply with the requirements of ORS 93.030).

Dated this 28 day of December, 2007.

Gene H. Belt
Gene H. Belt

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 28 day of December, 2007 by:

Gene H. Belt

OFFICIAL SEAL
LINDA L FINN
NOTARY PUBLIC - OREGON
COMMISSION NO. 375793
MY COMMISSION EXPIRES FEB. 6, 2008

Linda L Finn
Notary Public
My Commission Expires: 2/6/2008

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Nelson L. Hoopman

Grantee: Twin Towers, LLC

Until a change is requested, all tax statements shall be sent to the following address:
Twin Towers, LLC
7401 SW Washo Ct., Suite 200
Tualatin OR 97062

After Recording return to:
Twin Towers, LLC
7401 SW Washo Ct.; Suite 200
Tualatin OR 97062

Escrow No. 904939 LLF
Title No. 904939

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK
200720568

00281758200700205680030039
$36.00

09/18/2007 10:17:56 AM
DMR-DDMR Cnt=1 Stn=2 ANITA
$15.00 $10.00 $11.00

Title Insurance Company

904939 LF

NELSON L. HOOPMAN, ALSO KNOWN AS NELSON HOOPMAN AND GINATH HOOPMAN, AS TENANTS BY THE ENTIRETY, Grantor, conveys and warrants to TWIN TOWERS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **Yamhill** County, Oregon, to wit:

See Attached Legal Description

The said property is free from encumbrances except: Rghts of the public in and to that portion lying within streets, roads and highways; Reservations, including the terms and provisions thereof in Deed recorded March 15, 1978, FV 138, Pg 97, Deed and Mortgage Records; Utility Easement recorded June 1, 1987, FV 213, Pg 1464, Deed and Mortgage Records.
2007/2008 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **$500,000.00**. (Here comply with the requirements of ORS 93.030).

Dated this 17th day of September, 2007.

Nelson Hoopman
Nelson L. Hoopman

Ginath Hoopman
Ginath Hoopman

State: OR
County: Yamhill

The foregoing instrument was acknowledged before me this 17th day of September, 2007 by:

Nelson L. Hoopman and Ginath Hoopman

OFFICIAL SEAL
LINDA L FINN
NOTARY PUBLIC - OREGON
COMMISSION NO. 375793
MY COMMISSION EXPIRES FEB. 6, 2008

Linda L Finn
Notary Public
My Commission Expires: 2/6/2008

TICOR TITLE INSURANCE COMPANY

YAMHILL TITLE PLANT
829 N. Hwy 99 West
P.O. Box 267 • McMinnville OR 971280267
(503) 472-6101 • FAX: (503) 434-5311

REFERENCE ORDER NUMBER: 904939

PARCEL 1: A portion of Lots 148 and 149 of the ORIGINAL TOWN OF DAYTON, in the City of Dayton at the most Southerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, said point also being the most Easterly corner of a tract of land sold by Yamhill County to C. C. Munford et ux., in Deed recorded August 3, 1970 in Film Volume 80, Page 996, Deed and Mortgage Records and the True Point of Beginning of the property to be described herein; thence Northwesterly along the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Lot 149, ORIGINAL TOWN OF DAYTON and on the South line of a 20 foot wide alley; thence Northeasterly along the North line of Lots 149 and 148, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to a point; thence Southerly parallel with the line common to the said Griffith and Munford tracts, a distance of 120 feet to a point on the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street and the South line of Lots 148 and 149, ORIGINAL TOWN OF DAYTON, a distance of 31 feet to the True Point of Beginning.

ALSO, the following described tract of land:

A tract of land in the City of Dayton, in Yamhill County, Oregon, and being a portion of Lot 148 in the Town of Dayton, more particularly described as follows:

BEGINNING at the most Westerly corner of that tract of land conveyed to Austin D. Cottam et ux., by Deed recorded June 17, 1976 in Film Volume 112, Page 1936, Deed and Mortgage Records, said point also being the most Northerly corner of that tract of land conveyed to Mike Griffith, by Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records, and the True Point of Beginning of the property to be described herein; thence Southeasterly along the line common to the said Cottam and Griffith tracts, a distance of 120 feet to the North line of Ferry Street; thence Southwesterly along the North line of Ferry Street, a distance of 39 feet to a point; thence Northwesterly parallel with the line common to the said Cottam and Griffith tracts, a distance of 120 feet to a point on the North line of Lot 148 In the Town of Dayton and on the South line of a 20 foot wide alley; thence Northwesterly along the North line of Lot 148, a distance of 39 feet to the True Point of Beginning, the property described herein also being known as the Easterly 39 feet of even width of the said Griffith property, as described in Deed recorded March 28, 1978 in Film Volume 127, Page 1645, Deed and Mortgage Records.

PARCEL 2: The South Half of Lot 149, ORIGINAL TOWN OF DAYTON in Yamhill County, State of Oregon.

PARCEL 3: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet to the Southwesterly line of Lot 151; thence Northwesterly 30 feet to the Northwest corner of Lot 151; thence Northeasterly along the Northwesterly line of Lot 151, 120 feet to the Northeasterly corner of said Lot; thence Southeasterly along the Northeasterly line of Lot 151 and 150, 120 feet to the Northeasterly

corner of Lot 150; thence Southwesterly along the Southeasterly line of Lot 150, 30 feet to the Point of Beginning, the same being a piece of land 30 feet in width across the Northeasterly end of Lots 150 and 151 and along the Northwesterly side of Lot 151, all in the Town of DAYTON in Yamhill County, Oregon.

PARCEL 4: A portion of Lots 150 and 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, described as follows:

BEGINNING at the Southwesterly corner of Lot 150 in the CITY OF DAYTON, in Yamhill County, Oregon, and running thence Northwesterly 85 feet along the Easterly line of Third Street in said City of Dayton; thence Northeasterly parallel with the Northerly line of said Ferry Street, 90 feet; running thence Southeasterly, parallel with the said Easterly line of Third Street 85 feet to the said Northerly line of Ferry Street and thence Southwesterly along the said Northerly line of Ferry Street to the point of beginning, being a part of Lots 150 and 151 of the said CITY OF DAYTON, Yamhill County, Oregon.

PARCEL 5: A portion of Lot 151 in the ORIGINAL TOWN OF DAYTON in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a point 30 feet Southeasterly from the most Westerly corner of Lot 151 in said ORIGINAL TOWN OF DAYTON; thence Southeasterly 5 feet along the Easterly line of 3rd Street; thence Northeasterly, parallel with the Northerly line of Ferry Street 90 feet; thence Northwesterly 5 feet; thence Southwesterly, parallel with the Northerly line of Ferry Street, 90 feet to the Point of Beginning.

Tentative Lot Line Adjustment for:

Twin Towers, LLC

Location: SE 1/4 Section 17, T. 4 S., R. 3 W., WM.,
LOTS 147 - 151, ORIGINAL TOWN OF DAYTON
City of Dayton, Yamhill County, Oregon.

Tax Lots:
4317DA - 3000,
3101, 3200,
3300, 3400
& 3500
Date:
September 7, 2023

= PROPERTY LINE
= PUBLIC RIGHT-OF-WAY
= OVERHEAD POWER
= EDGE OF ROCK
= SANITARY SEWER LINE
= STORM DRAIN LINE
= WATER LINE
= EDGE OF PAVEMENT
= EDGE OF CONCRETE

= MAJOR CONTOUR INTERVAL (5')
= MINOR CONTOUR INTERVAL (1')
= CENTERLINE OF PUBLIC ROAD
= FENCE
= MONUMENT FOUND
= WELL
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= POWER METER
= POWER POLE
= GUY ANCHOR
= SEPTIC CLEANOUT
= SANITARY SEWER MANHOLE

= STORM DRAIN CATCH BASIN
= CULVERT
= PHONE RISER
= SIGNS
= TREES
= ASPHALT
= BUILDING
= CONCRETE
= GRAVEL ROAD

0 30 60
Scale: 1" = 30'

North

3" ALUMINUM CAP
"BARKER" PER
CS-12477 AT 3RD
AND MAIN STREET

THIRD ST.

SECOND ST.

FERRY ST.

TAX LOT: 3400
TWIN TOWERS, LLC
INST. NO. 2007-20568
450 SQ. FT. BEFORE ADJUSTMENT

TAX LOT: 3300
TWIN TOWERS, LLC
INST. NO. 2007-20568
6313 SQ. FT.
BEFORE ADJUSTMENT

TL 3200
TWIN TOWERS, LLC
INST. NO.
2007-20568
3606 SQ. FT.
BEFORE
ADJ.

TL 3101
TWIN TOWERS, LLC
INST. NO.
2007-20568
8415 SQ. FT.
BEFORE
ADJUSTMENT

TAX LOT: 3000
TWIN TOWERS LLC
INST. NO. 2021-22094
9614 SQ. FT.
BEFORE ADJUSTMENT

TAX LOT: 3500
TWIN TOWERS, LLC
INST. NO. 2007-20568
7660 SQ. FT.
BEFORE ADJUSTMENT

HOUSE

HOUSE

S 51°44'52" W 300.20'
N 51°45'00" E 300.20'
N 51°45'00" E 370.20'
S 51°45'00" W 90.00'
S 38°14'47" E 340.21'
N 38°14'47" W 340.24'
N 38°14'47" W 120.11'
S 38°14'47" E 120.11'
N 38°14'47" W 90.11'
S 38°14'47" E 120.12'
N 38°14'47" W 120.12'

TX LOT	ZONE
3000	R-2
3101	R-2
3200	C
3300	C
3400	R-1
3500	C

LOT AREA AFTER
CONSOLIDATION
36,057.8 SQ. FT.
OR 0.82 ACRES

3" ALUMINUM
CAP BARKER
PER CS-12477
AT 3RD AND
FERRY

3" ALUMINUM CAP
MARKED "PLS
#636"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226
Renews 31 December 2024

#9943

BY : LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3885 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128
PHONE : 503-472-7904
FAX: 503-472-0367
EMAIL:LEE@MACDONALDSURVEYING.COM

RENEWS 31 DECEMBER 2024

Leland MacDonald & Assoc.
3885 Riverside Drive
McMinnville, OR 97128
Phone: (503) 472-7904
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25 October 2023

Description of Real property for: Consolidation of Tax Lots 3000, 3101, 3200, 3300, 3400 and 3500

Lots 147, 148, 149, 150 and 151, ORIGINAL TOWN OF DAYTON, located in Section 17 Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a 1" copper survey disk marking the southerly corner of said Lot 150; thence North 51°45'00" East 300.20 feet to a 1" copper survey disk marking the east corner of said Lot 147; thence North 38°14'47" West 120.12 feet (passing an iron rod at 117.12 feet) to the north corner of said Lot 147; thence South 51°44'52" West 300.20 feet (passing an iron rod at 1.00 feet) to a 1" copper survey disk marking the west corner of said Lot 151; thence South 38°14'47" East 120.11 feet to the POINT OF BEGINNING.

Basis of Bearings for this description is County Survey – 12477.

END DESCRIPTION

This summarizes missing information requested January 2, 2024, from a Zone Change application filed December 1, 2023.

1. Clarify the number of adjacent parcels included in the Zone Change application:

We are requesting a Zoning Change from Commercial Residential to Commercial for the following tax lots:

- TL 4317DA 03101
- TL 4217DA 03000

In addition to these two tax lots, Twin Towers requests a change for TL 4317DA 03200 as it currently falls within the Commercial Residential Zone. However, the Zone Consolidation application, dated December 1, 2023, will consolidate it with tax lots TL 4317DA 03300, 03400, and 03500 which fall within the Commercial Zone. As a result of the consolidation, our request is for three (3) tax lots.

2.a. Complete responses to the Zone Change approval criteria.

7.3.111.03.A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Twin Towers desires to change from Commercial Residential to Commercial because of the flexibility allowed in commercial zone development. A high-quality development aligns with the policies found in Section 8.5 of the Dayton Comprehensive Plan. The focus will be on hospitality-based concepts including a flagship hotel. This will accomplish Dayton objectives, including but not limited to amplifying the central business district as the primary retail center of the of the community, provide a focal point for both residents and visitors and increase employment opportunities within the City's downtown. As a hotel of this scale does not yet exist in the City of Dayton, it will diversify and improve the City's economy.

7.3.111.03.B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Development plans are currently in conceptual phase. Since the permitted uses in both Commercial Residential and Commercial zones are similar, changing the parcels to a Commercial zone will result in no greater impact to the physical capacity of the site than the uses currently allowed in the Commercial Residential zone.

7.3.111.03.C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.

There are conditional uses and exclusions within the Commercial Residential zone that would limit Twin Towers' ability to build a hotel with appropriate functions to attract high-quality retail operators and enhance the downtown core. For example, if the parcels remain designated as Commercial Residential, a wine tasting room that retails wine would be a conditional use, or a rooftop bar would be excluded per the code. It would also require the project to apply for a Conditional Use Permit, which is not desired.

7.3.111.03.D. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Twin Towers will work with the City Engineer to address potential capacity issues. Some of those potential issues that have been identified include:

- Water and sewer system improvements which conform with city standards as applicable.
- Sewer system improvements that conform with city standards as applicable.
- Storm drainage which conforms to city standards as well as limiting storm runoff.
- Off-street and pedestrian improvements.

2.b. Further, a Zone Change is not needed to increase the commercial space available in the Dayton's downtown core, nor is it required to develop a hotel. Section 7.2.105.04 lists the Conditional Uses that are allowed in the Commercial Residential zone which includes commercial activities which do not comply with the provisions of 7.2.105.02.B.

Understood. We respectfully request a Zone Change to prevent the future need for a conditional use permit for the use of a hotel on these tax lots.

When the City adopted the Commercial Residential zone in 2003, it acknowledged in the *Exhibit "A" Findings* report that the change would allow for single family residences to remain conforming as part of the development code. As implied from the report, the creation of the Commercial Residential zone was to allow for residential sites adjacent to the commercial core the opportunity to develop commercially. The findings, while not limited to, place emphasis on the allowance of a home to be converted to commercial use and not on new construction within the zone.

The report says that the change to Commercial Residential will "provide greater flexibility for current property owners" (VI.B). This same benefit does not apply to the tax lots that we are requesting the change for as we do not plan to keep the existing residential buildings in place as part of our plan. Nor is the intended use of a hotel a permitted use within Commercial Residential as it is only conditional.

The report also acknowledges that the "CR zone is somewhat more restrictive than the Commercial zone" (V.D.) We hope to remove these additional restrictions to our project with the rezoning of the tax lots.

EXHIBIT C

Curt Fisher

From: Denny Muchmore <dmuchmore@westech-eng.com>
Sent: Monday, December 18, 2023 7:40 PM
To: Curt Fisher; John Lindow, Dayton PW (jlindow@DaytonOregon.gov); Don Cutler, Dayton PW (dcutler@daytonoregon.gov)
Cc: Rochelle Roaden, Dayton (rroaden@daytonoregon.gov)
Subject: Zone Change Application, Ferry 2nd-3rd, Land Use Application Review Comments & Proposed/Suggested
Attachments: Utility map excerpts, 3rd & Ferry ZC-PLA.pdf; Zone change limits, 3rd & Ferry.pdf

External: Please report suspicious email to security@wesd.org

John, Don & Curt,
We assume you will forward the information below to other City staff as applicable, once you have reviewed it and added any additional comments you may have.

At the zone change stage, our review is typically limited to verification as to whether the zone change will allow for the orderly extension of urban services *(ie. verification as to whether adequate facilities either exist or can be provided in conjunction with development)*. Overall, there does not appear to be any issues from a street or utility viewpoint that would preclude the zone change of this property.

If the Planning staff, Planning Commission or City Council wishes to impose conditions of approval, or address variances based on information that we may not be aware of, we assume that this will be coordinated with Public Works as part of the land use process.

Background Information.
The property proposed for zone change is generally located along Ferry Street between 2nd & 3rd Street *(both sides of the street)*.

Excerpts from the City utility maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and utilities.

The proposed zone change consists the following eight (8) tax lots.

- TL 4317DA-03000 *(201 Ferry Street)*.
- TL 4317DA-03101 *(205 Ferry Street)*.
- TL 4317DA-03200 *(no address)*.
- TL 4317DA-03300 *(no address)*.
- TL 4317DA-03400 *(no address)*.
- TL 4317DA-03500 *(no address)*.
- TL 4317DA-05800 *(202 Ferry Street)*.
- TL 4317DA-05900 *(204-210 Ferry Street)*.

A tentative development layout was not submitted for reference on how the applicant anticipates the property might be developed following zone change.

Existing Plats, Easements, etc.
Our maps show that this property is included within the plat for the original town of Dayton.

- Title Report.

- While title reports were provided with the zone change application, copies of the recorded easements referenced in those title reports were not provided. As such, we were not able to determine how the existing easements on or to the benefit of these properties which might affect future development.
- We suggest that the City require a current title report and copies of all referenced documents be submitted in conjunction with any development application.

Previous Land Use Approvals.
We are not aware of any previous land use approvals relating to this property *(at least during our tenure)*.

Streets & Utilities.
Since street & utility improvements are typically not included as conditions to an zone change approval, the following are general informational comments only *(ie. to illustrate how it is currently anticipated that the existing infrastructure will need to be upgraded and/or extended to provide service to this property)*.

All streets required to fronting on, or which provide access to and through this property will need to be improved to City standards at the time of development.

- Streets –
  - Currently, the streets fronting this property include 3rd Street, Ferry Street and 2nd Street.
  - The developer should anticipate that a certain level of improvements to the existing 3rd Street *(ie. widening with new curbs & sidewalks)* and to the existing 2nd Street *(full street & sidewalk improvements)* will be required in conjunction with future development.
    - While the exact extent of these improvements will not be known until a development application is submitted, it is anticipated that full street improvements will likely be required to 2nd Street between Ferry & Main Street in order to provide safe access to and from this property from the surrounding street grid. Pedestrian access will be required from the site to 3rd Street, Ferry Street and 2nd Street, and a pedestrian crossing at 2nd & Ferry will also likely be required in conjunction with the future development.

In summary, it appears that adequate vehicular and pedestrian access can be constructed to provide service to this zone change property, although it appears that it will require some offsite street and/or pedestrian improvements.

- Water - It appears that waterline improvements will need to be provided along 2nd Street in order to provide a looped system around this block to provide reliable fire flows to the site.
  - At the time of development of the zone change property, the developer will be responsible to provide water system improvements which conform with City standards as applicable.

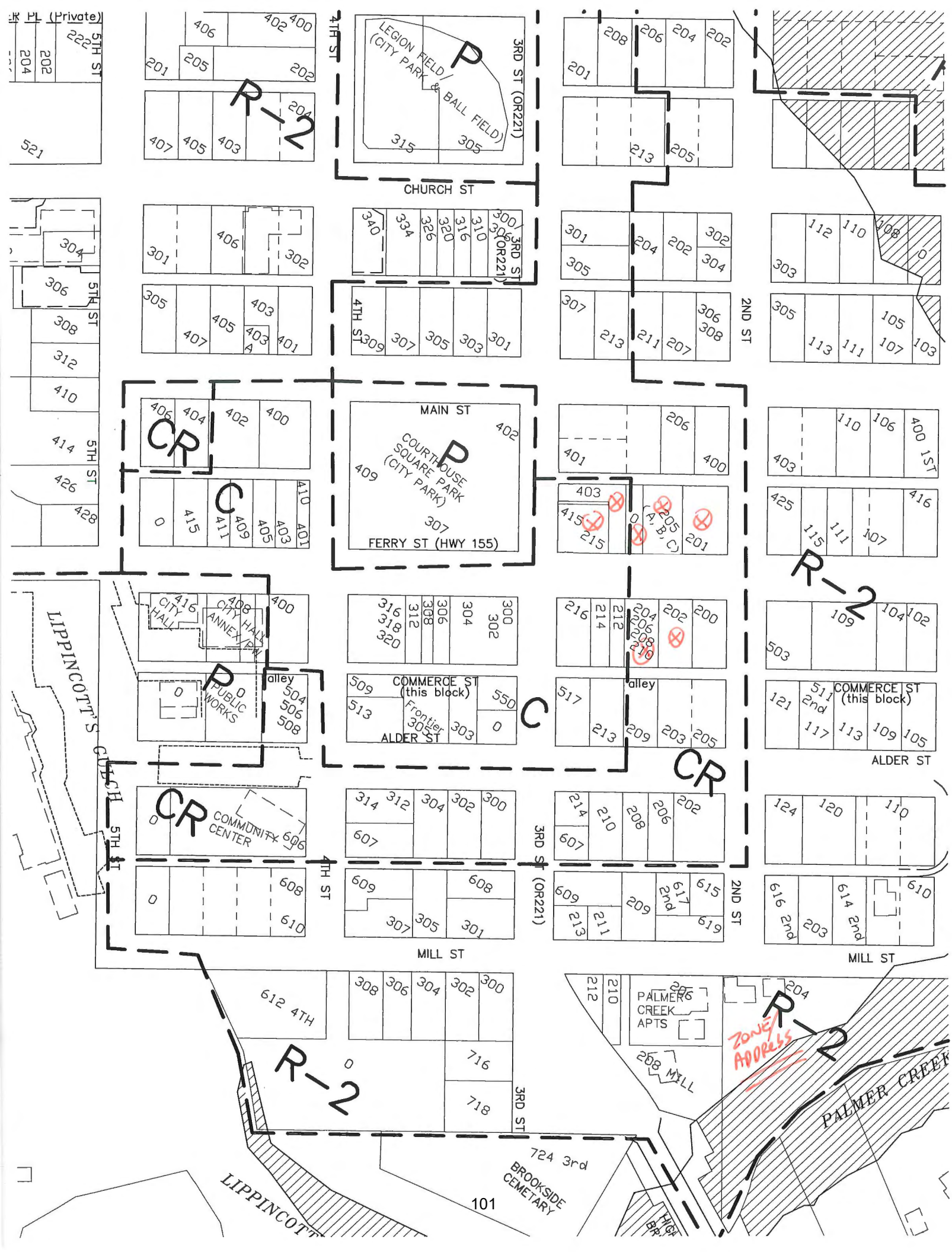
- Sewer –It appears that the existing sewer along the alley can be upgraded to provide gravity sewer service capacity for the site, although offsite improvements downstream toward 1st Street may be required depending on the condition of the downstream sewers *(which condition will need to be verified in conjunction with the design for the future development)*.
  - At the time of development of the zone change property, the developer will be responsible to provide sewer system improvements which conform with City standards as applicable.

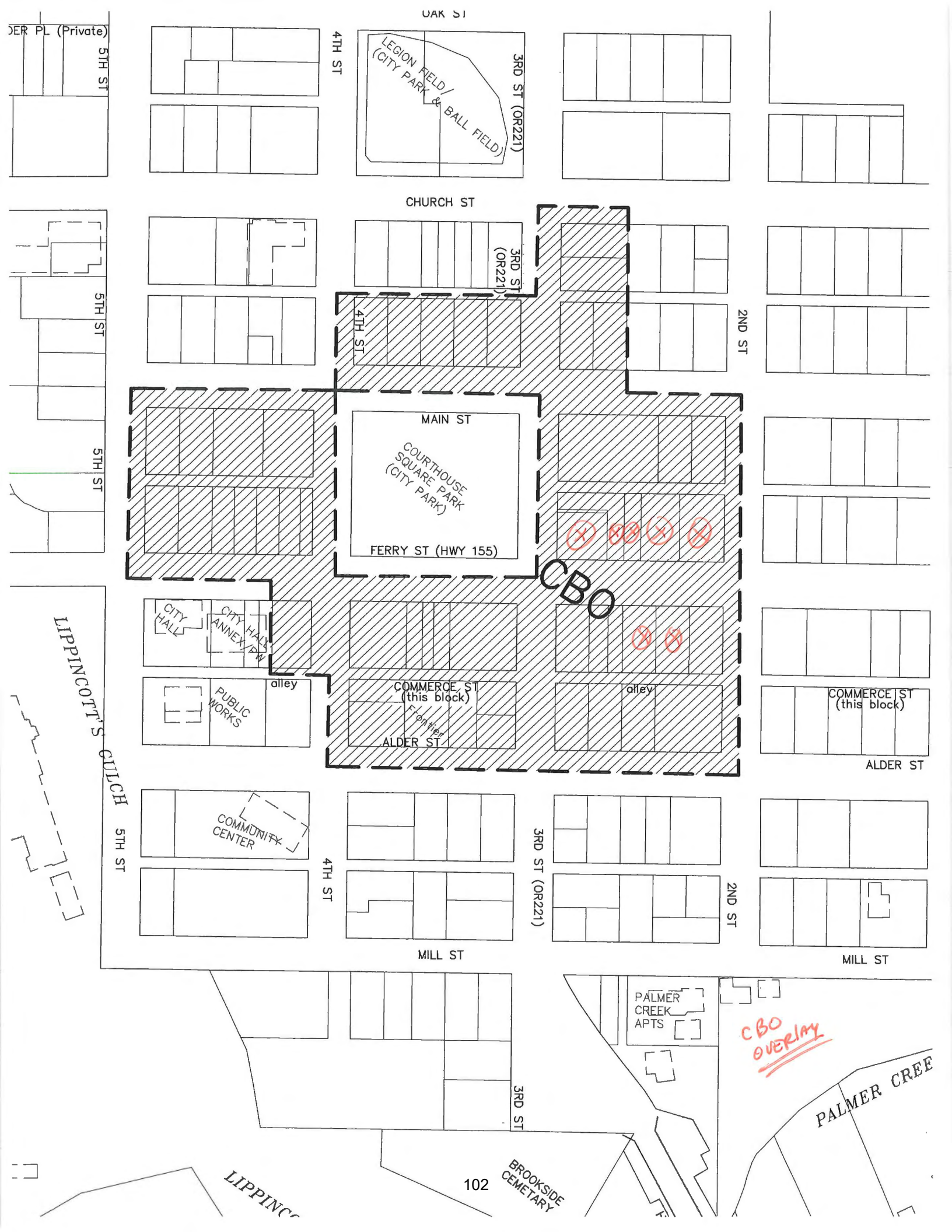
- Storm – Storm drainage improvements will be required in conjunction with future development in order to provide for drainage along Ferry Street down to the new storm improvements currently being constructed at 1st & Ferry. The property slopes generally toward the south toward Ferry Street.
  - With any development, the developer will be responsible to develop a storm drainage system which conforms with City standards as applicable.
  - Detention may be required with the future development of this property, to limit storm runoff to existing conditions, unless adequate capacity is provided by the new storm drainage improvements.

If you have any questions or need additional information regarding this review, please contact us to discuss.

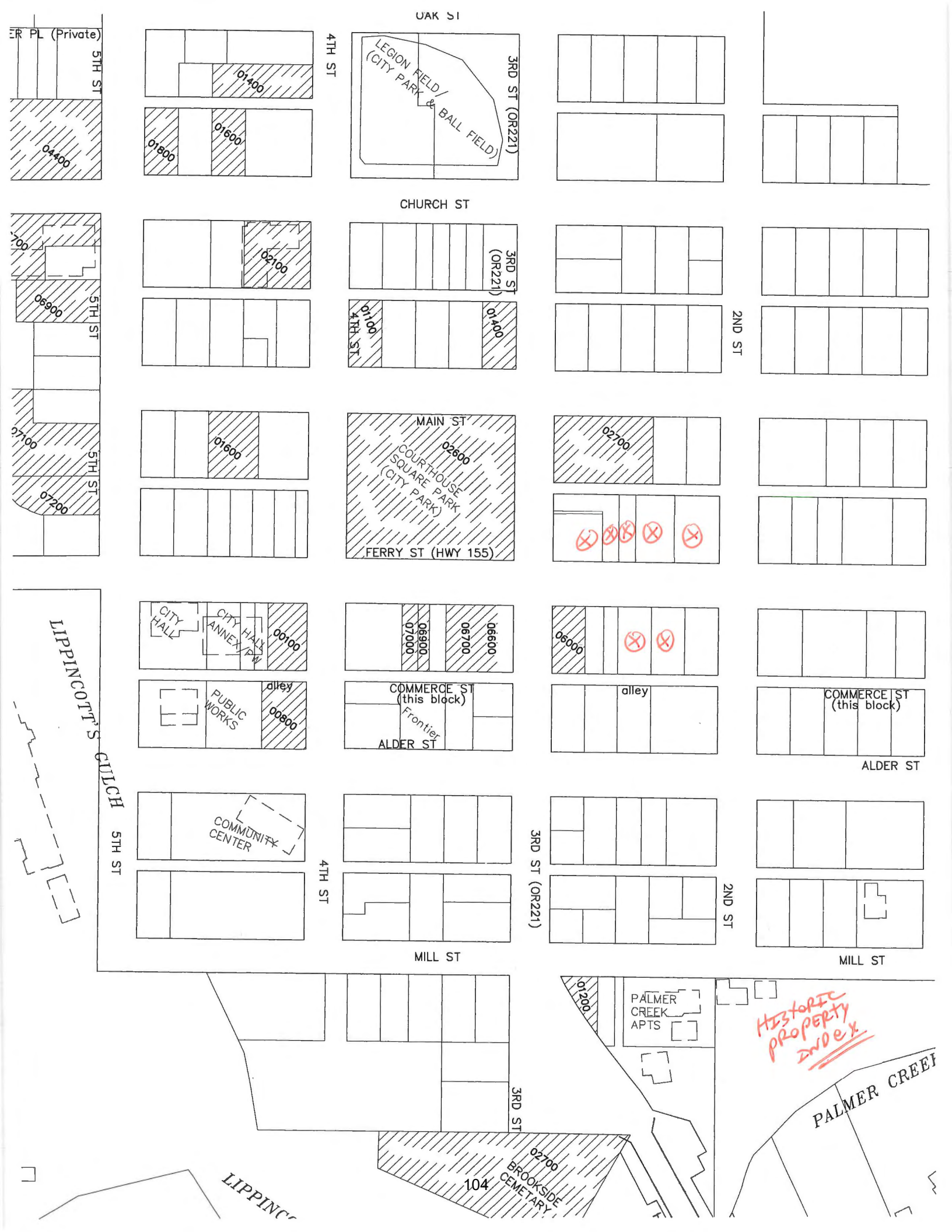
Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc., 3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302
503-585-2474 ph 503-585-3986 fax 503-931-8708 cell
dmuchmore@westech-eng.com Celebrating 55 Years of Service 1968 - 2023

KEEDER PL (Private)
2001 -11
2001 -10
2000 -46
5TH ST
4TH ST
ORIGINAL TOWN OF DAYTON (1865)
LEGION FIELD (CITY PARK & BALL FIELD)
3RD ST (OR221)
DAYTON REPLAT 175-176
82
83
84
CHURCH ST
2018 -21
2018 -20
3RD ST (OR221)
ORIGINAL TOWN OF DAYTON (1865)
2ND ST
4TH ST
5TH ST
92-46
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
2015 -13
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
CS13824 (2022 PLA)
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
2011-16
COMMUNITY CENTER
2009-22
2006-35
MILL ST
LIPPINCOTTS PURCHASE (SEE ORIG DAYTON PLAT) (1865)
92-40
PALMER CREEK APTS
plat index
BROOKSIDE CEMETARY
100


R-2
P
LEGION FIELD (CITY PARK & BALL FIELD)
CHURCH ST
3RD ST (OR221)
4TH ST
5TH ST
2ND ST
CR
C
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
ALDER ST
Frontier
COMMUNITY CENTER
LIPPINCOTT'S GULCH
MILL ST
PALMER CREEK APTS
268 MILL
ZONE ADDRESS
PALMER CREEK
612 4TH
724 3rd
BROOKSIDE CEMETARY
LIPPINCOTT


OAK ST
DER PL (Private)
5TH ST
4TH ST
LEGION FIELD / (CITY PARK & BALL FIELD)
3RD ST (OR221)
CHURCH ST
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CBO
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
CBO OVERLAY
PALMER CREE
BROOKSIDE CEMETARY
LIPPINC

4317DB
4317DA
4317DD
317
CHURCH ST
MAIN ST
FERRY ST (HWY 155)
ALDER ST
MILL ST
COMMERCE ST (this block)
alley
4TH ST
3RD ST (OR221)
2ND ST
5TH ST
LIPPINCOTT GULCH
LEGION FIELD / (CITY PARK & BALL FIELD)
00100
00200
COURTHOUSE SQUARE PARK (CITY PARK)
02600
CITY HALL 00500
CITY HALL ANNEX/PW 00400
00300
00200
00100
PUBLIC WORKS 00700
01000 COMMUNITY CENTER
PALMER CREEK APTS 01400
BROOKSIDE CEMETERY 02700
PALMER CREEK
TAXMAP & TAXLOT
01500
103


OAK ST
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LEGION FIELD/ (CITY PARK & BALL FIELD)
01400
01600
01800
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CHURCH ST
02100
06900
07100
07200
01100
2ND ST
MAIN ST
02600
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
02700
CITY HALL
CITY ANNEX
HALL PW
00100
PUBLIC WORKS
alley
00800
07000
06900
06700
06600
COMMERCE ST (this block)
Frontier
ALDER ST
06000
LIPPINCOTT'S GULCH
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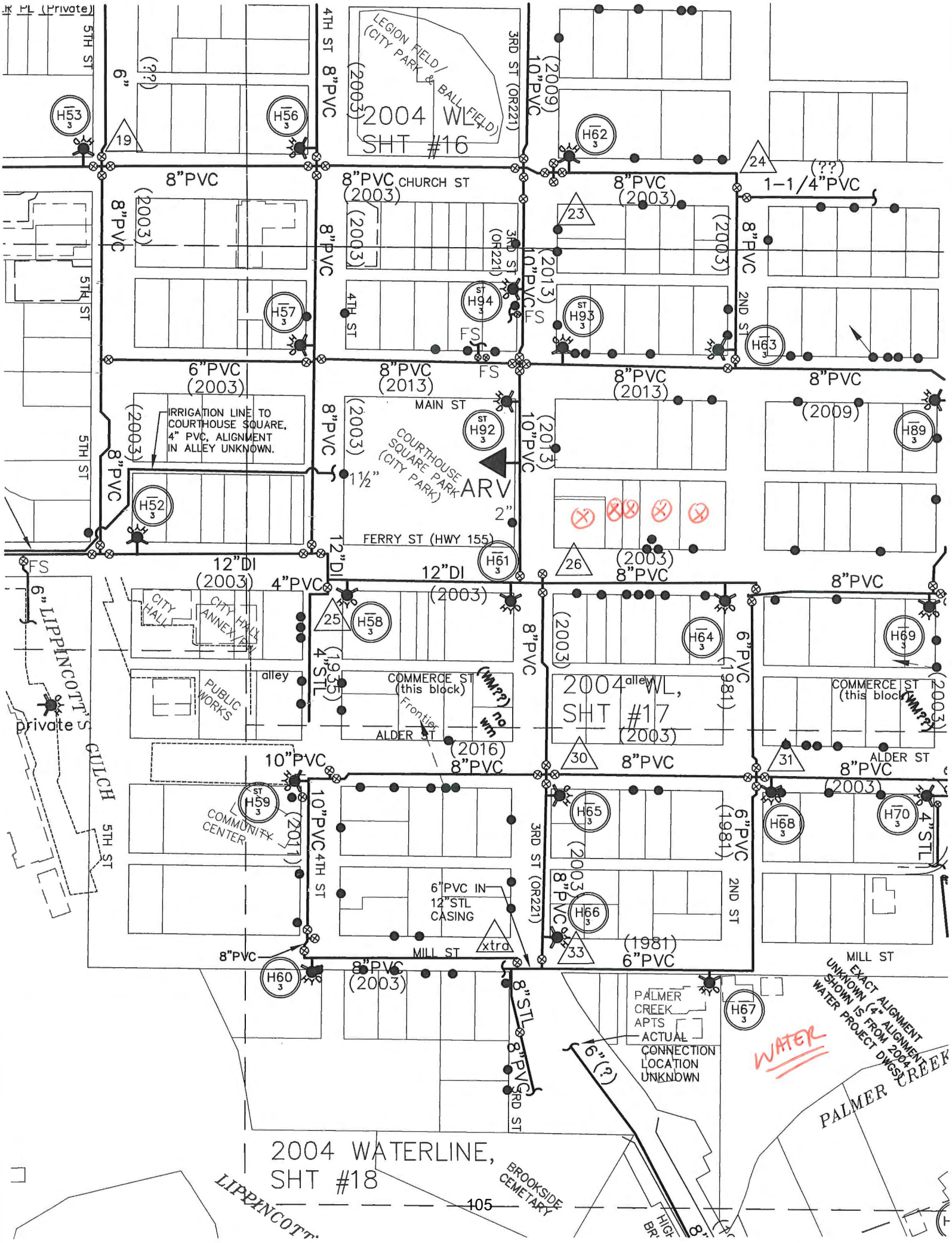
PALMER CREEK APTS
Historic property index
PALMER CREEK
02700
BROOKSIDE CEMETARY


2004 WL SHT #16
2004 WL, SHT #17
2004 WATERLINE, SHT #18
LEGION FIELD (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
IRRIGATION LINE TO COURTHOUSE SQUARE, 4" PVC, ALIGNMENT IN ALLEY UNKNOWN.
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
PALMER CREEK APTS
ACTUAL CONNECTION LOCATION UNKNOWN
EXACT ALIGNMENT UNKNOWN (4" ALIGNMENT SHOWN IS FROM 2004 WATER PROJECT DWGS)
WATER
PALMER CREEK
BROOKSIDE CEMETERY
LIPPINCOTT'S GULCH
5TH ST
4TH ST
3RD ST (OR221)
2ND ST
MAIN ST
FERRY ST (HWY 155)
CHURCH ST
COMMERCE ST (this block)
ALDER ST
MILL ST
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6"PVC IN 12"STL CASING
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8"PVC
10"PVC
12"DI
4"PVC
6"PVC
4"STL
6"STL
8"STL
1-1/4"PVC
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6"
(2003)
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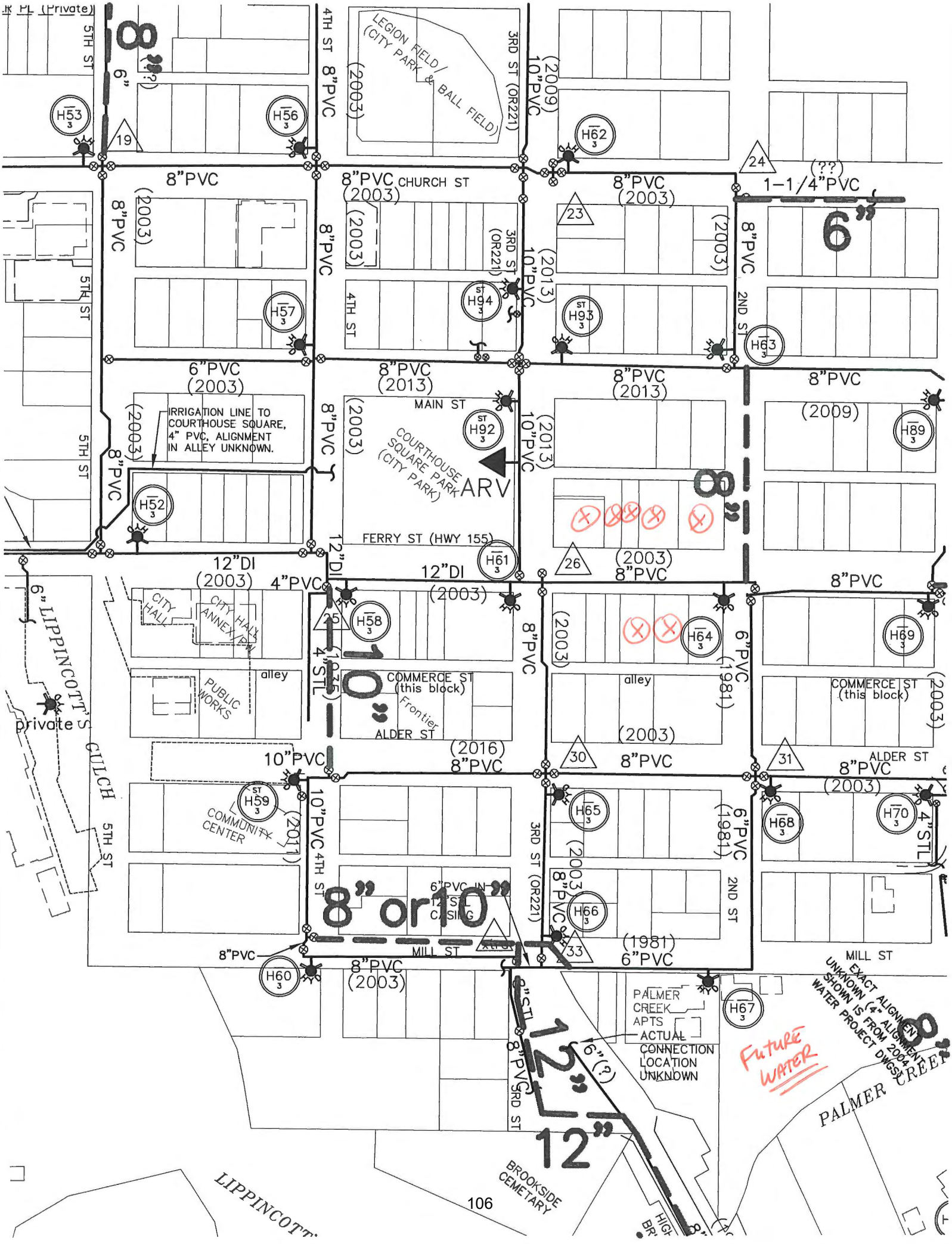
(WM???)
no wm
Frontier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FERRY ST (HWY 155)
COMMERCE ST (this block)
ALDER ST
MILL ST
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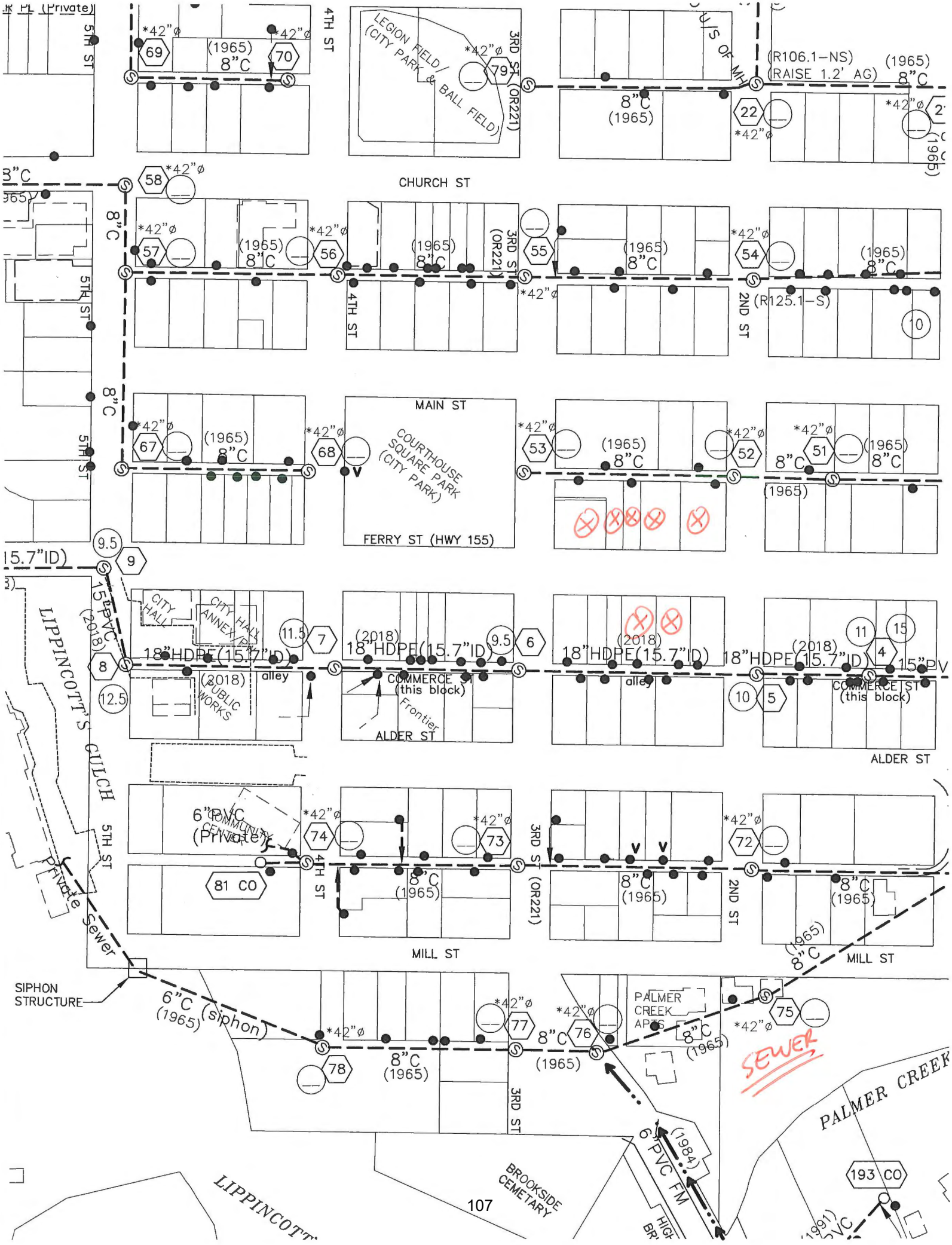
LEGION FIELD (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
IRRIGATION LINE TO COURTHOUSE SQUARE, 4" PVC, ALIGNMENT IN ALLEY UNKNOWN.
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
Frontier
PALMER CREEK APTS
ACTUAL CONNECTION LOCATION UNKNOWN
EXACT ALIGNMENT UNKNOWN (4" ALIGNMENT SHOWN IS FROM 2004 WATER PROJECT DWGS)
Future WATER
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT'S GULCH
private
8"PVC
6"PVC
10"PVC
12"DI
4"PVC
4"STL
6"PVC IN 12" CASING
8" or 10"
12"
(2003)
(2009)
(2013)
(2016)
(2011)
(1981)
(1935)
(??)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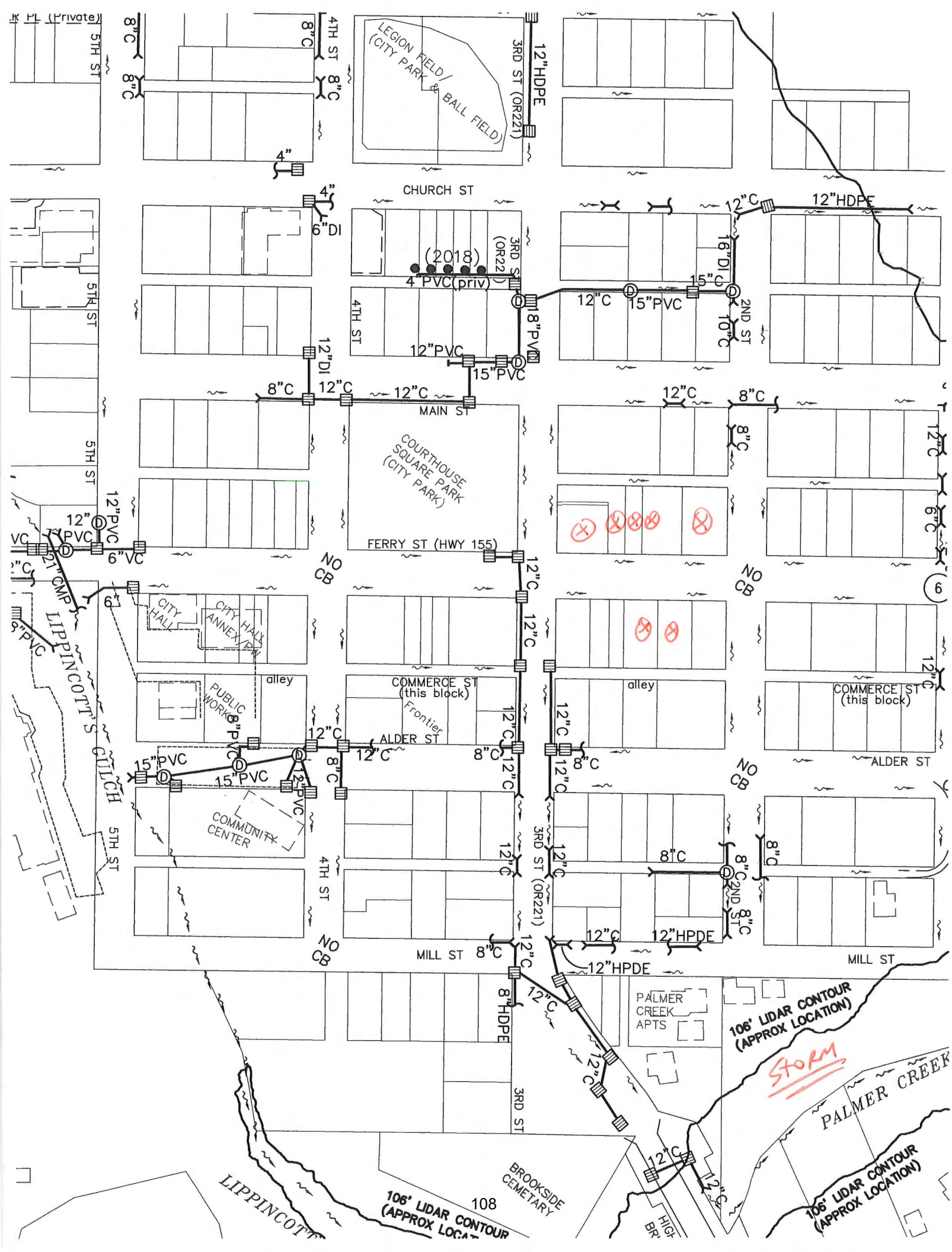
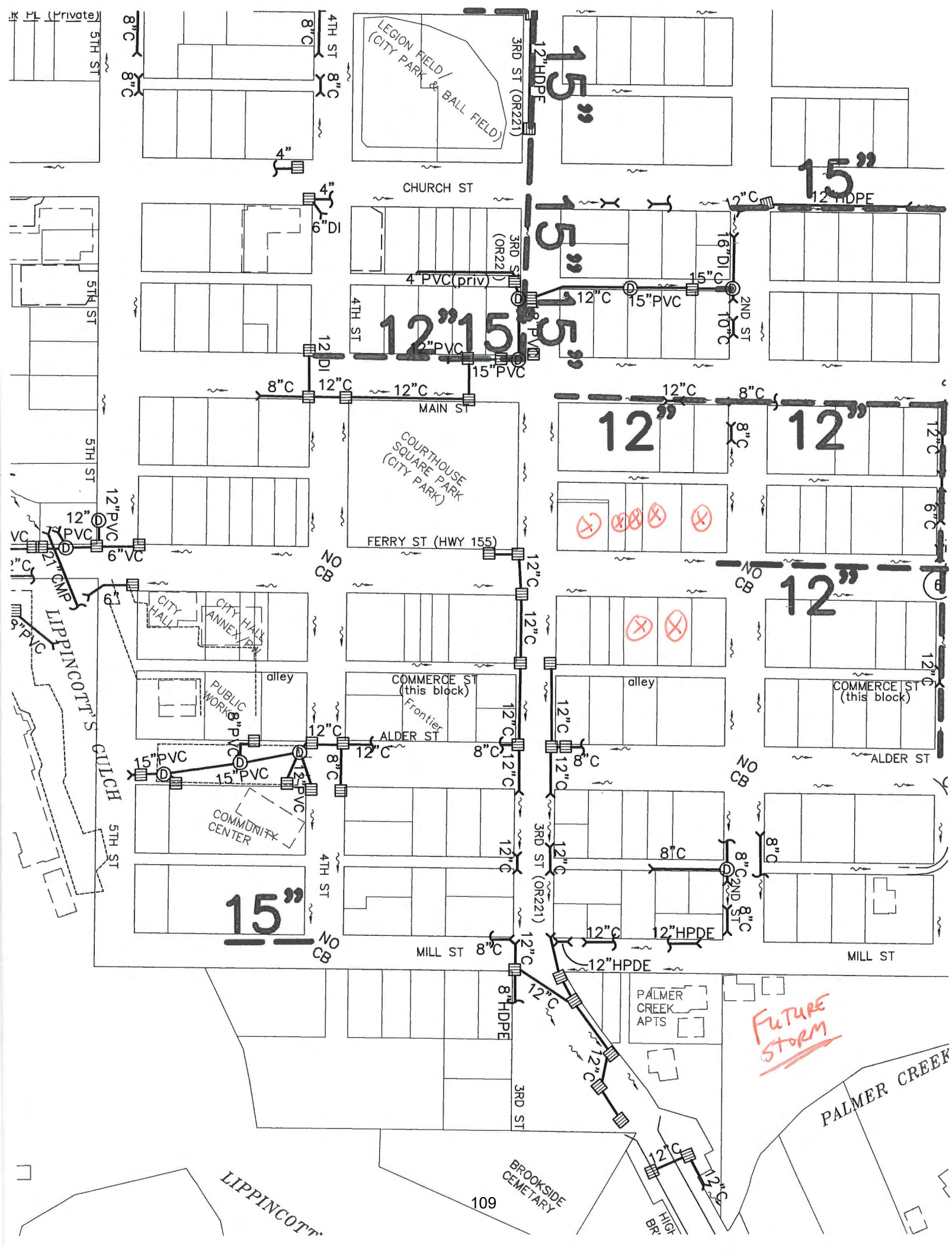
3RD ST (OR221)
2ND ST
CHURCH ST
MAIN ST
FERRY ST (HWY 155)
MILL ST
ALDER ST
COMMERCE ST (this block)
LEGION FIELD / (CITY PARK & BALL FIELD)
COURTHOUSE SQUARE PARK (CITY PARK)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
COMMUNITY CENTER
alley
Frontier
LIPPINCOTT'S GULCH
Private Sewer
SIPHON STRUCTURE
PALMER CREEK APTS
PALMER CREEK
BROOKSIDE CEMETERY
LIPPINCOTT
SEWER
*42"ø
8"C (1965)
6"C (siphon) (1965)
6"PVC (Private)
15"PVC (2018)
18"HDPE(15.7"ID) (2018)
6"PVC FM (1984)
(R106.1-NS) (RAISE 1.2' AG)
(R125.1-S)
81 CO
193 CO


5TH ST
4TH ST
3RD ST (OR221)
2ND ST
LEGION FIELD / (CITY PARK & BALL FIELD)
CHURCH ST
(2018)
4"PVC(priv)
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX/PARK
PUBLIC WORKS
alley
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
LIPPINCOTT'S GULCH
PALMER CREEK
BROOKSIDE CEMETERY
106' LIDAR CONTOUR (APPROX LOCATION)
STORM
NO CB
12"HDPE
15"PVC
18"PVC
16"DI
12"DI
6"DI
12"PVC
6"VC
21"CMP
8"PVC
12"HPDE
8"HDPE
108


PL (Private)
5TH ST
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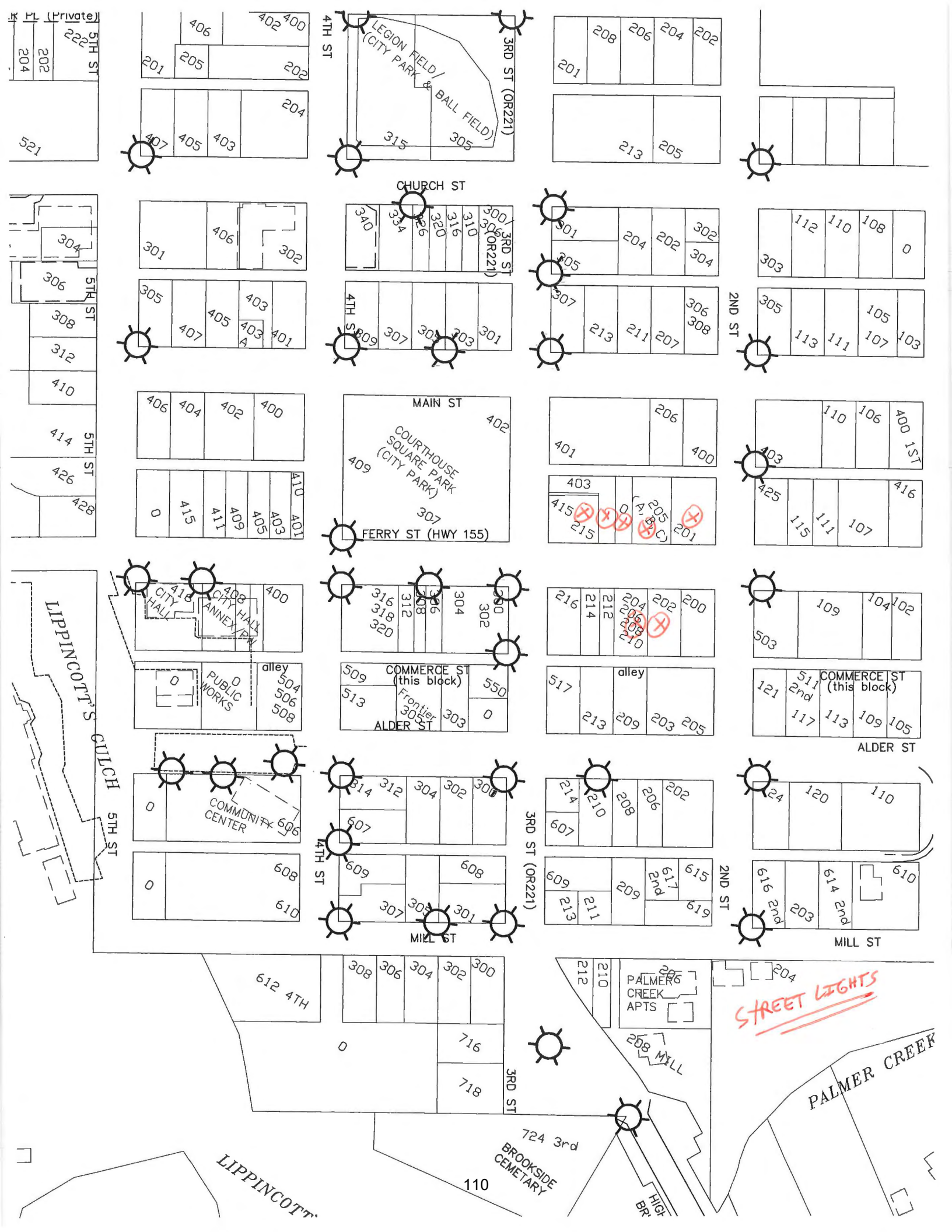
4TH ST
LEGION FIELD / (CITY PARK & BALL FIELD)
3RD ST (OR221)
12"HDPE
15"
CHURCH ST
4"
6"DI
4"PVC(priv)
12"C
15"PVC
16"DI
15"C
2ND ST
10"C
12"PVC
12"
8"PVC
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
NO CB
6"VC
21"CMP
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
FUTURE STORM
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT


5TH ST
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LEGION FIELD (CITY PARK & BALL FIELD)
CHURCH ST
2ND ST
MAIN ST
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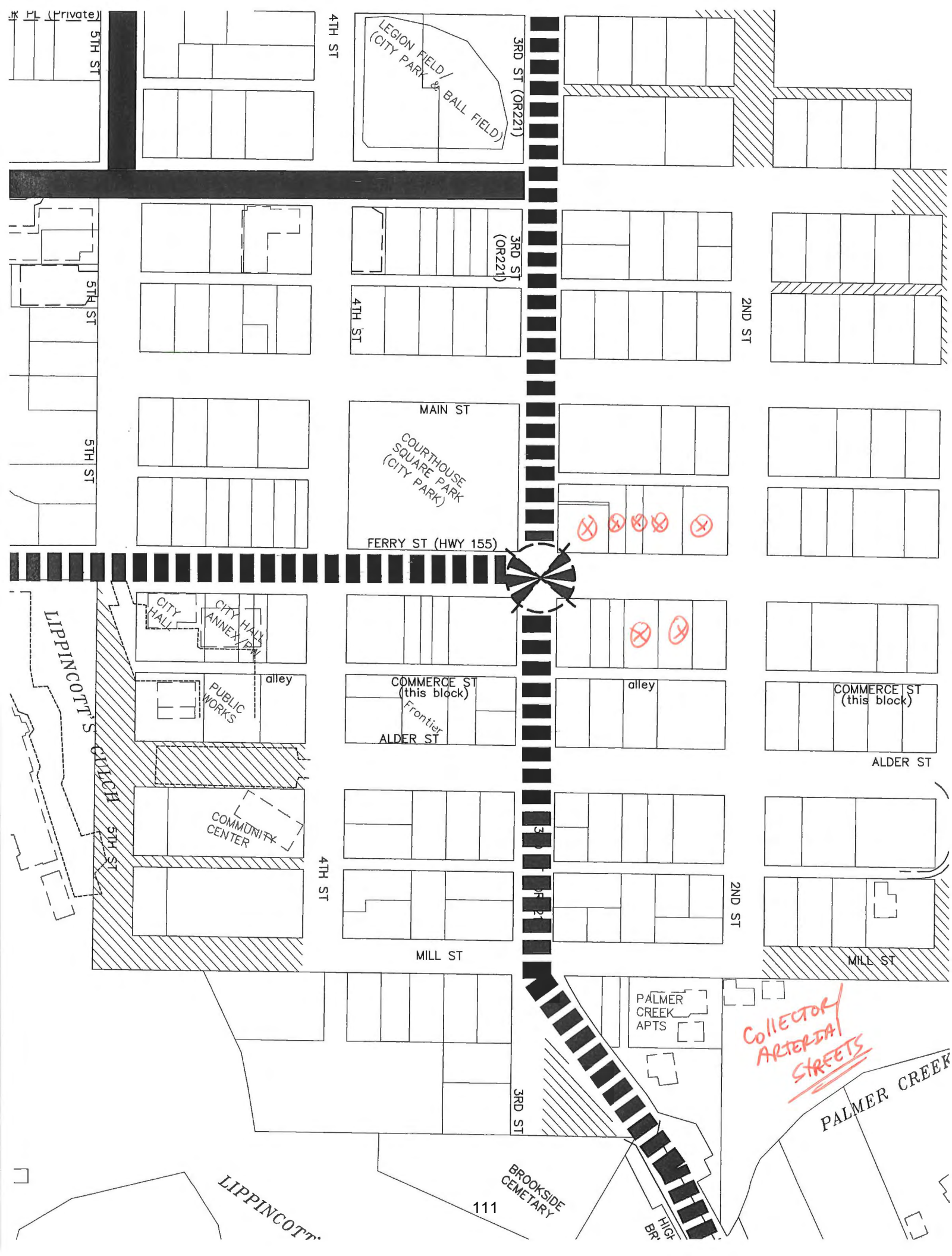
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
PUBLIC WORKS
alley
COMMERCE ST (this block)
ALDER ST
COMMUNITY CENTER
MILL ST
LIPPINCOTT'S GULCH
PALMER CREEK APTS
PALMER CREEK
BROOKSIDE CEMETARY
STREET LIGHTS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5TH ST
4TH ST
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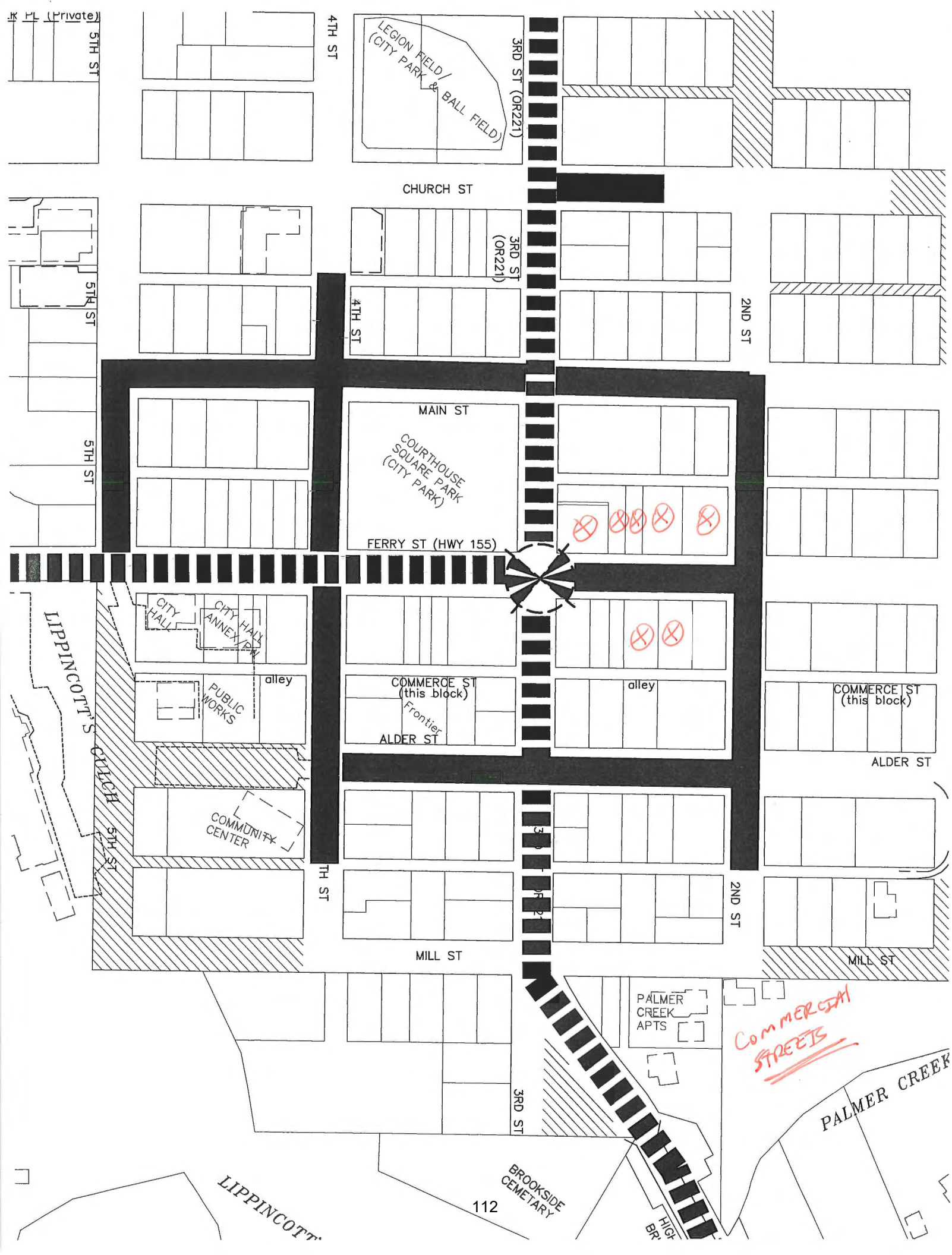
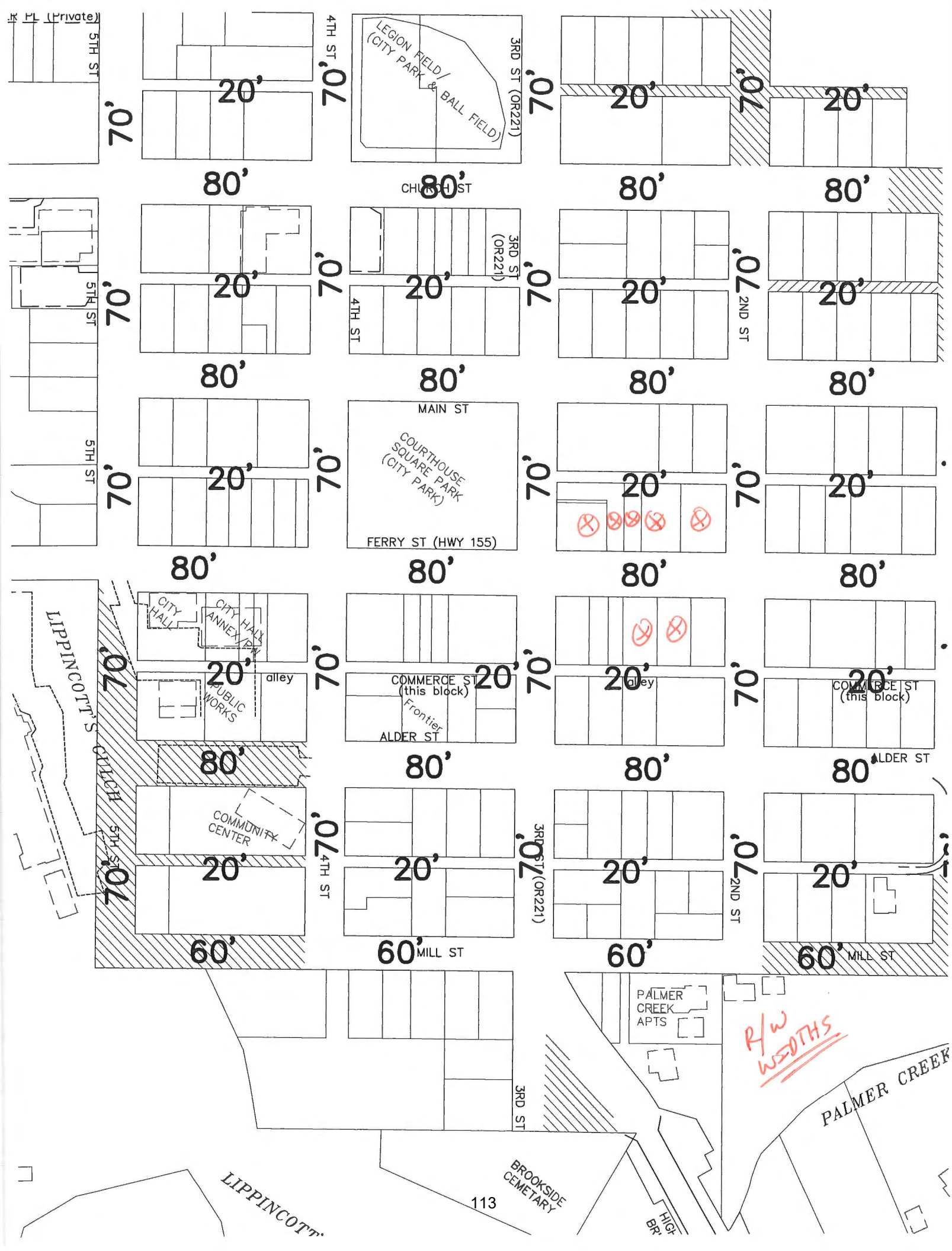
3RD ST (OR221)
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
COLLECTOR/ ARTERIAL STREETS
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT


PL (Private)
5TH ST
4TH ST
LEGION FIELD / (CITY PARK & BALL FIELD)
3RD ST (OR221)
CHURCH ST
2ND ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX/PW
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
COMMUNITY CENTER
MILL ST
PALMER CREEK APTS
Commercial Streets
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT


5TH ST
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2ND ST
LEGION FIELD (CITY PARK & BALL FIELD)
CHURCH ST
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
COMMUNITY CENTER
MILL ST
LIPPINCOTT'S GULCH
PALMER CREEK APTS
PALMER CREEK
BROOKSIDE CEMETARY
R/W WIDTHS
70'
80'
60'
20'

5TH ST
4TH ST
3RD ST (OR221)
LEGION FIELD (CITY PARK & BALL FIELD)
ACQUIRED 2023
CHURCH ST
2ND ST
ACQUIRED 1865
MAIN ST
COURTHOUSE SQUARE PARK (CITY PARK)
FERRY ST (HWY 155)
ACQUIRED
ACQUIRED 1976
CITY HALL
CITY HALL ANNEX
alley
PUBLIC WORKS
COMMERCE ST (this block)
Frontier
ALDER ST
LIPPINCOTT'S GULCH
ACQUIRED
ACQUIRED
COMMUNITY CENTER
ACQUIRED 2009
MILL ST
PALMER CREEK APTS
CITY OWNED PROPERTY
PALMER CREEK
BROOKSIDE CEMETARY
LIPPINCOTT

EXHIBIT D

ORDINANCE #555
CITY OF DAYTON, OREGON

Title: ***An Ordinance Amending the Dayton Zoning Map***

WHEREAS, on October 6, 2003, the City Council of the City of Dayton, Oregon, sat in Regular Session to conduct City business; and

WHEREAS, on August 12, 2003, the Planning Commission conducted a public hearing to consider the proposed amendments to the Dayton Zoning Map, identified as part of an application within Planning File Case No. 03-01; and

WHEREAS, notice of the said public hearing was duly given pursuant to the Land Use & Development Code of the City of Dayton and the public was given a full opportunity to be present and heard on the matter; and

WHEREAS, on August 12, 2003, the Planning Commission met to consider the proposed action, received the recommendation of City staff and voted to recommend City Council approval of the proposed amendment to the Dayton Zoning Map; and

WHEREAS, on September 15, 2003, the City Council of the City of Dayton conducted a public hearing on the matter; and

WHEREAS, notice of the said public hearings were duly given pursuant to the Land Use & Development Code of the City of Dayton; and

WHEREAS, on September 15, 2003, the City Council met to consider the proposed action, received the recommendations of the Planning Commission, testimony by the public and considered the information provided by City staff.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAYTON DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Dayton does hereby APPROVE the change in the zoning on tax lots shown in Exhibit A, and by this reference made a part hereof, from Commercial (C) to Commercial/Residential (C/R); and

Section 2. The City Council of the City of Dayton does hereby adopt those certain findings of fact in support of the decision attached hereto as EXHIBIT "B" and by this reference made a part hereof.

PASSED AND APPROVED THIS 3rd day of **November, 2003.**

Mode of Enactment:

Date of first reading October 6, 2003 In full ___ or by title only xx

Date of second reading November 3, 2003 In full ___ or by title only xx

x No council member present at the meeting requested that the ordinance be read in full.

___ A copy of the ordinance was provided for each council member; three copies were provided for public inspection in the office of the city recorder not later than one week before the first reading of the ordinance; and notice of the availability of copies is given by written posting at the city hall and two other public places in the city or by advertisement in a newspaper of general circulation in the city.

Final Vote:

In favor COLEMAN, HAVERKATE, JONES, MCBRIDE

Opposed NONE

Absent BRONS, RING

Abstained WINDISH

Georgia M. Windish

Georgia M Windish, Mayor

November 3, 2003
Date of Signing

Attested by:

Sue C Hollis

Sue C. Hollis
City Administrator/Recorder

November 3, 2003
Date of Enactment

Attachment

WKS4\ORDINANCES\ORD.554

TAX LOTS CURRENTLY ZONED COMMERCIAL(C) IN THE CITY OF DAYTON, OREGON AND PROPOSED TO BE CHANGED TO COMMERCIAL/RESIDENTIAL (C/R)

R4317AD

400
500
600
800
900
1000

R4317DA

300
400
500
503
1100
1101
1200
1300
1400
1700
1800
2700
2800
2900

R4317DD

800
900
1000
1300
1390
1500
1600

3000
3101
3200
5800
5801
5900
6300
6400
7800
7900
8000
8100
8200

CRZONELOTLIST.ZC00-3