



Site Development Review Application

416 Ferry St - PO Box 339

Dayton OR 97114

Ph # (503) 864-2221

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www.daytonoregon.govcityofdayton@daytonoregon.gov

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		

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

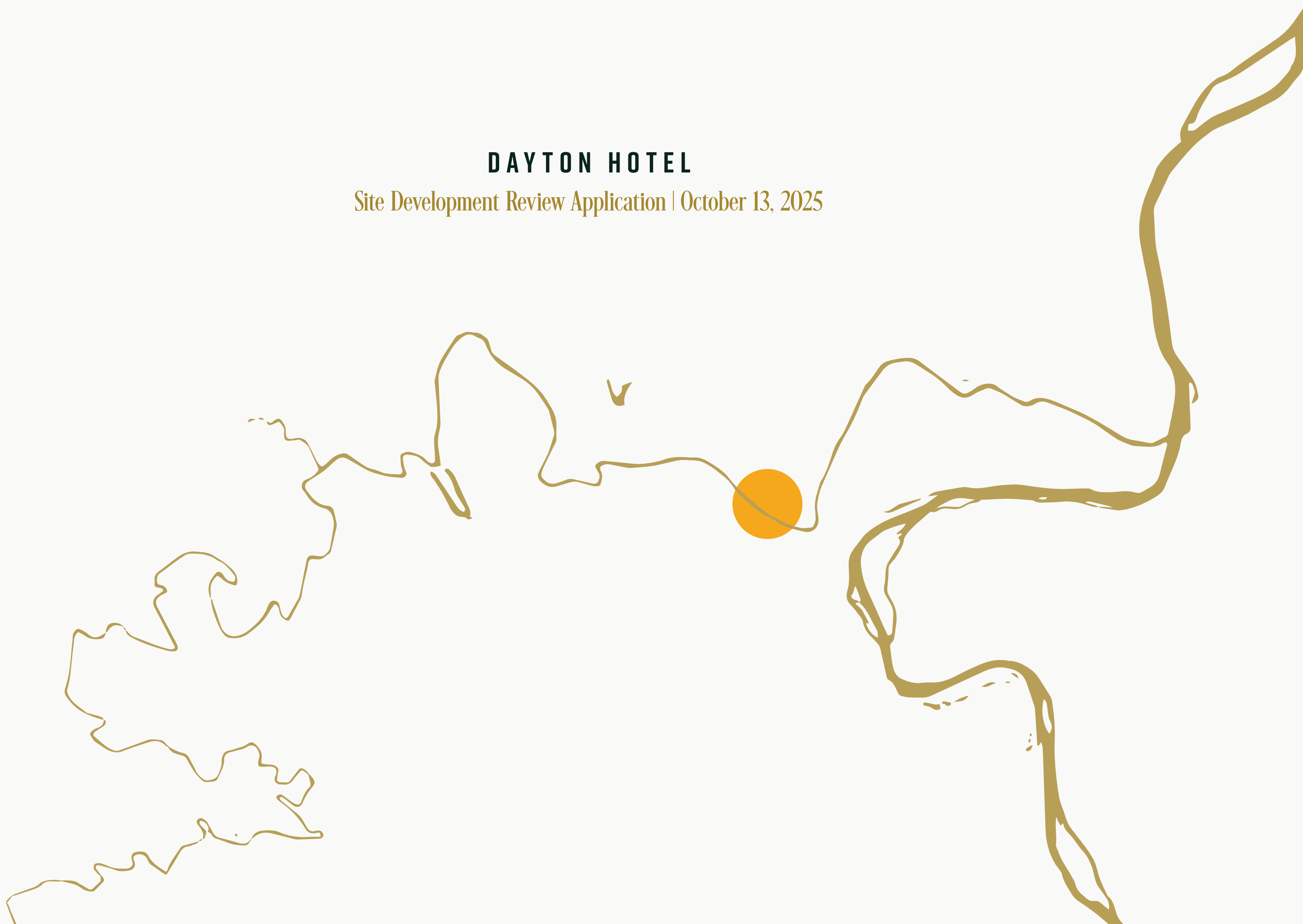
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☐ Planning ☐ Engineering ☐ Surveyor ☐ Other

Name: _____ Physical Address: _____
Firm: _____ City: _____ ST: _____ Zip: _____
Mailing Address: _____ Telephone #: _____
City: _____ ST: _____ Zip: _____ Cell Phone #: _____
Email Address: _____

DAYTON HOTEL

Site Development Review Application | October 13, 2025



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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 five-story, 96-key, full-service hotel that encompasses approximately 92,000 GSF. The proposed building is centrally located on Ferry Street across from Courthouse Square Park, within the community and commercial core of Dayton. Designed as a welcoming destination in the heart of wine country, the hotel features a restaurant, cocktail and coffee bar that extend onto a street-facing arcade and patio, along with a rooftop bar, meeting space, and a pool. The applicant requests consideration of the following application for Site Development Review.

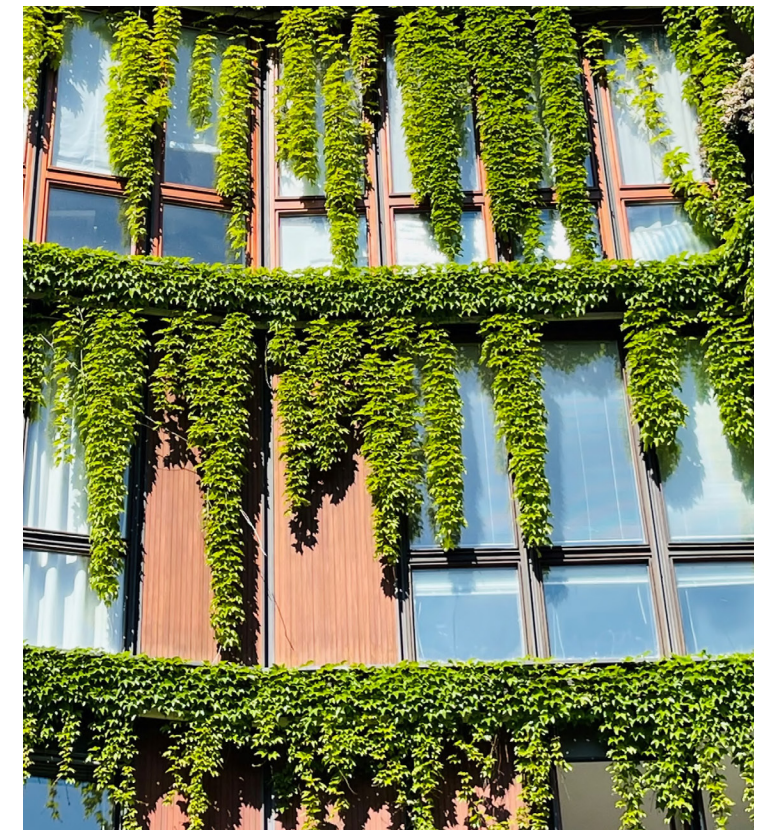
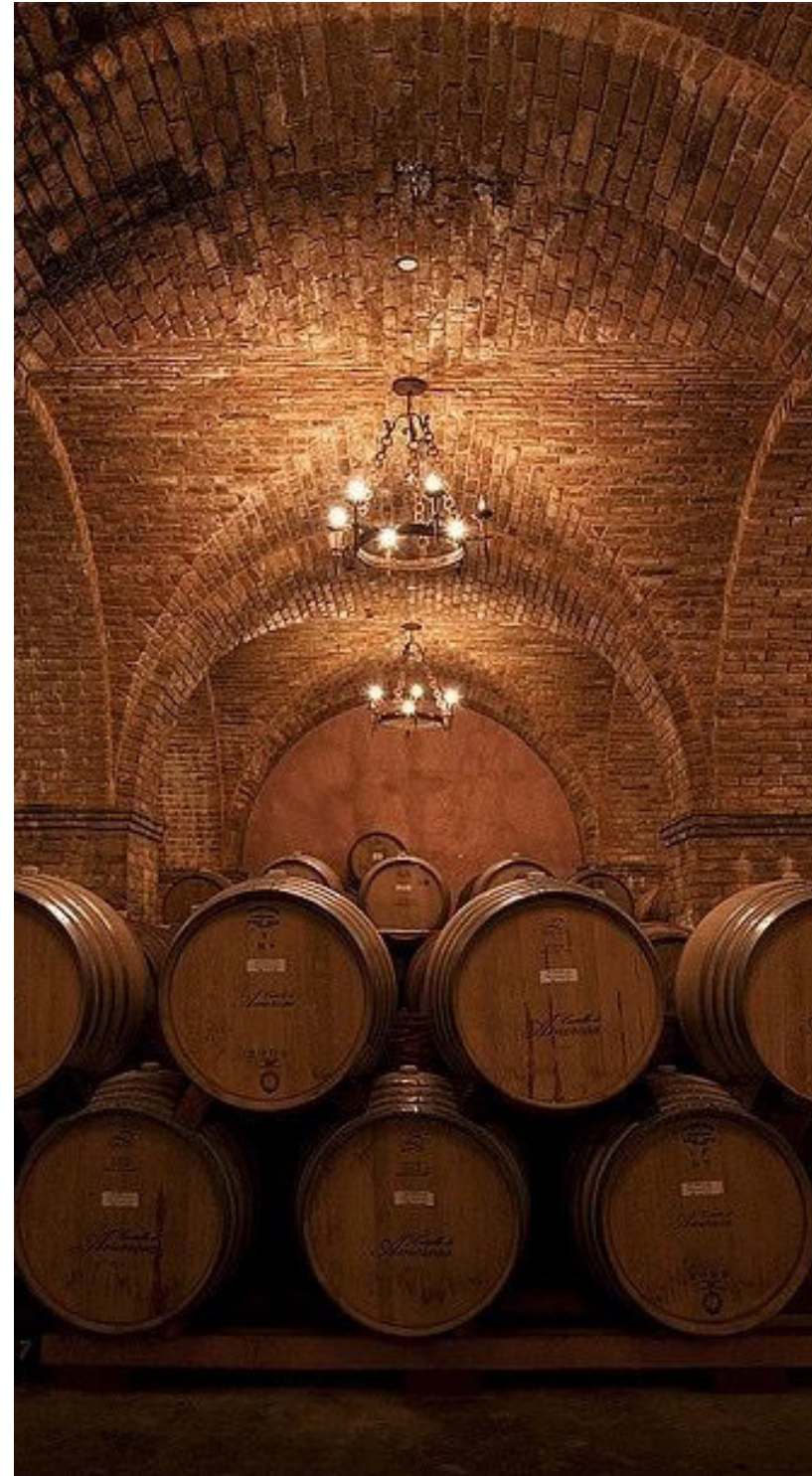
Design Concept

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.





View from 3rd & Ferry Street



View of main building entry from Ferry Street



View from 2nd & Ferry Street

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 3.11 & 3.12 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 3.13 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 3.14 & 3.15 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 - 3.10 for our response to the applicable provisions of the underlying zone.

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.	Our project complies with the General Development Standards of Section 7.2.3 and also 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, minimized and avoided. Light and glare have been considered through careful selection of lighting fixtures. Noise and odor are mitigated through how we have laid out the program of the building. For example 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.

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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 trellis arcade holds the street edge for the entirety of Ferry Street. Behind the arcade, the building steps back by a depth of 37’-1” for 220’-0” of length to allow for a welcome plaza. This is 73% of the building’s length along Ferry Street. The welcome plaza is primarily focused on guest arrival to the site, surrounded by the trellis arcade and enhanced by landscape plantings. 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 and trellis arcade. 2. The space adjoins a sidewalk The space is directly connected to the public sidewalk, by multiple paths, 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 areas for the restaurant and bar, a pool area with a variety of seating types, garden seating nooks, and benches for people to wait for transportation. It also functions as a natural gathering space for guests, including those dining at the restaurant, waiting for rides, checking in, or meeting others.
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 3.16 .
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.

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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 a pedestrian plaza and is connected to the sidewalk with a covered accessible ADA compliant pathway. Please reference Exhibit 3.11 for entrance locations and Exhibit 3.12 showing pedestrian circulation patterns. Please reference Exhibit 2.03 and Drawings 2.01 & L.1.01 showing the design intent for this space. The welcome plaza is primarily focused on guest arrival to the site, surrounded by the trellis arcade and enhanced by landscape plantings. 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 and trellis arcade. 2. The space adjoins a sidewalk The space is directly connected to the public sidewalk, by multiple paths, 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 areas for the restaurant and bar, a pool area with a variety of seating types, garden seating nooks, and benches for people to wait for transportation. It also functions as a natural gathering space for guests, including those dining at the restaurant, waiting for rides, checking in, or meeting others.
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 either a canopy or an arcade and trellis structure. Please reference Exhibits 2.02, 2.03 & 3.17 for renderings depicting this.
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 adverse impact to the community by providing parking on other sites. The hotel will utilize a valet system, where guests and visitors will drop off and pick up their cars at the main hotel entrance along Ferry Street. This is described in detail in our parking plan on Exhibits 3.14 & 3.15. The loading dock and loading dock entrance is located off of the alley to the north of the building. 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.

CODE SECTION	CODE LANGUAGE	RESPONSE / PROPOSAL
Central Business Area Overlay (CBO) Zone Requirements		
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.	Please reference Exhibits 3.14 & 3.15 for our parking plan. Off-street parking described in this plan conforms to dimensional and landscape standards of section 7.2.303.
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).	A corner entrance has been provided 6’-9” from the corner of the building. Please reference Exhibits 3.11 & 3.18 and Drawing A2.01 showing this. 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, cocktail bar and coffee bar 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. The code only requires us to utilize “architectural features” to emphasize the corner and lists examples of those. It does not say that these are the sole means for complying with this item.
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 Ferry Street 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.	The building does not exceed the 65 foot height limit. Please reference Exhibits 3.19 & 3.20 showing this. The only element that exceeds the 65’ height limit is the elevator shaft housing which is allowed by 7.2.202.01.B.

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). A roof eave protrudes minimally into the step-back on the north and east. Sections 7.2.308.05 and 7.2.308.06 specifically identify eaves as building features that are acceptable projections into front and side yards. While this is not a projection into a yard, we hope that the eaves can be interpreted similarly to this step-back item. To view the effect of the eaves on the design of the building, specifically from the vantage point of the corner at 2nd and Ferry Street, and a diagram showing the extent of the protrusion into the step-back please reference Exhibit 3.21.
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.	Our design utilizes brick detailing to create 26’-8” wide bays within the façade. These bays are expressed through a smooth brick set back from the textured brick used in the majority of the façade, creating a vertical band that is offset from the adjacent wall plane. This articulation continues at the ground floor, where the bay width aligns with the size of the arch trellis, reinforcing the rhythm across all levels of the building. While our bays are slightly narrower than the 30-foot dimension noted in the code and reflected in nearby historic buildings, they remain proportionally consistent and legible. The zoning standard requires that front elevations be articulated “not less than once every 30 feet,” and our design provides articulation more frequently than that minimum threshold. The resulting 26’-8” bays establish a repeating pattern that is visually compatible with the 30-foot rhythm seen in the historic context. In this way, the façade maintains continuity with the character of Dayton’s historic building patterns while also creating a strong pedestrian scale and architectural rhythm that meets the intent of the standard. Please reference Exhibit 3.22 showing the elevation with dimensions and Exhibits 3.23 & 3.24 for more details and photos showing this. Additionally, the code allows for “other detailing” as a means to satisfy this requirement and our proposal aligns with the historic precedent found within the Central Business Area in Dayton. The historic buildings along Ferry Street between 3rd and 4th Streets are visually divided into bays by control joints, change of paint color and brick detailing, including offset brick coursing. Historic photos of the Opera House building at 4th and Ferry show similar use of brick to “break the wall plane”. Please reference Exhibit 3.25 showing this.

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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 3.26 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 3.27 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 change in brick type to provide belt-course at each level. 2. A 18” concrete curb bulkhead/kickplate that provides a visual base for the storefront, helping to anchor the large expanses of glass and balance the composition. 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 Exhibit 3.28 and Drawings A3.01 & A3.02 showing these items.

CODE SECTION

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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 and canopy covering along the ground floor to provide pedestrian shelter. It exists along 63.6% of the building’s ground floor elevation where it abuts a sidewalk or the pedestrian plaza. In addition, the walkway from the sidewalk to the main building entry is covered. Please reference Exhibits 3.11 & 3.17 showing this and Drawing 2.02 showing extent of canopy.
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 & 3.24 for renderings showing this. 2. 60.5% of the ground floor building elevations facing a street are comprised of transparent windows. Please reference Exhibit 3.29. 3. 30.2% of the non-ground floor building elevations are comprised of transparent windows. Please reference Exhibit 3.29.
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.	Our building contributes a total of 159’-3” of flat roof along Ferry Street. This is 53% of our site length and brings the percentage of frontage on Ferry Street with a flat roof up from 44% to 57% (562’ + 159’-3” = 721’-3”, 721’-3”/1260’ = 57%). While there is an upper roof that contains a very shallow gabled shape, it only occupies 140’-9” of the frontage on Ferry Street. Because the form does not occur at the edge facing 3rd street, the sloped shape is imperceptible from the street below. The building is surrounded by a parapet. Please refer to Exhibits 2.02, 2.04 & 3.30 and Drawings A3.01 and A3.02 showing this.
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 3.31.

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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 a textured brick that is detailed with flat bricks and offsets to break down the scale and add variety to the facade. 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. Please reference Exhibit 3.33 that shows a mock up with the brick selection with texture. 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 landscape plan (Drawing L1.01 and L3.01) for landscape design.

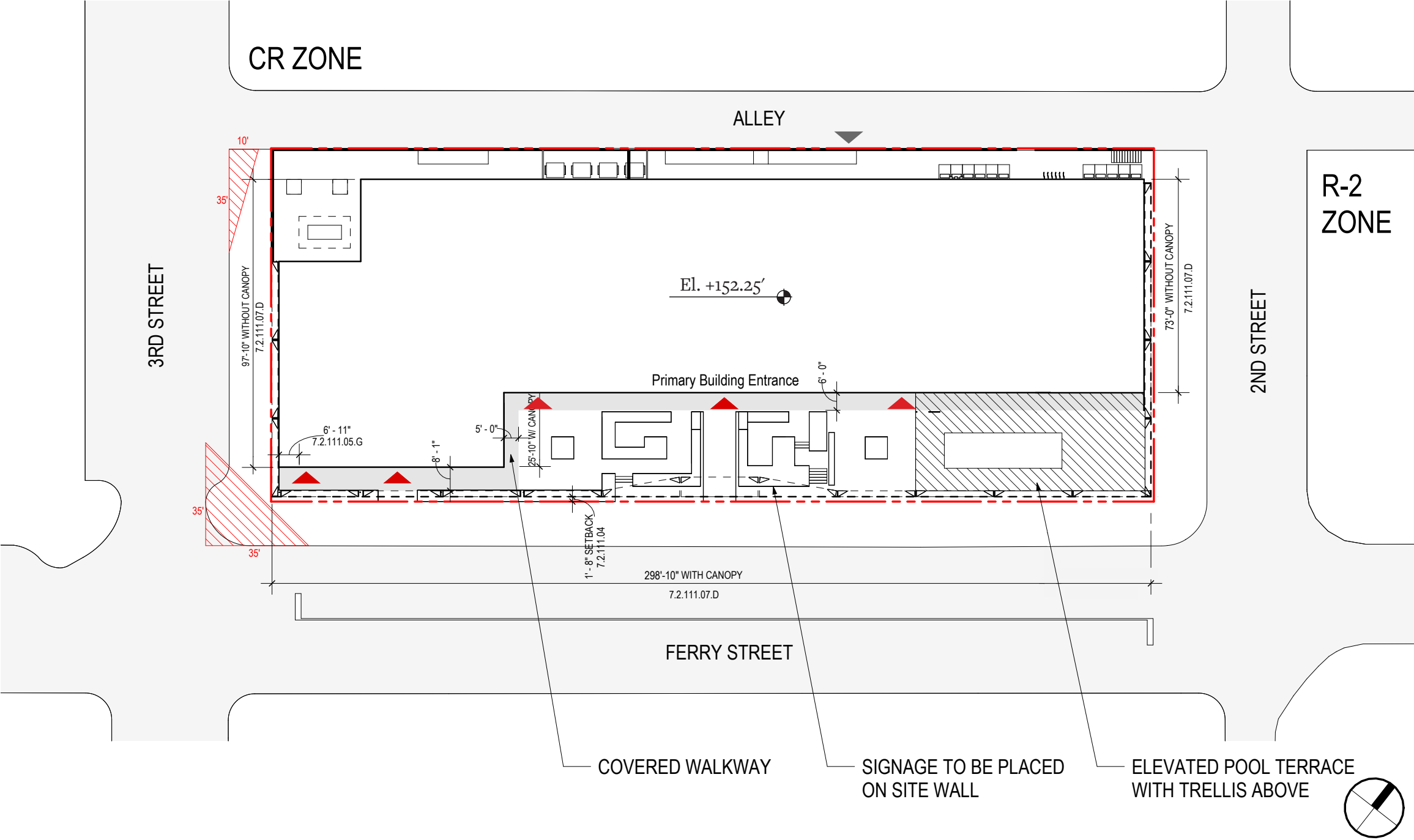
SITE PLAN DIAGRAM

1" = 40'-0"

PEDESTRIAN SHELTERS:

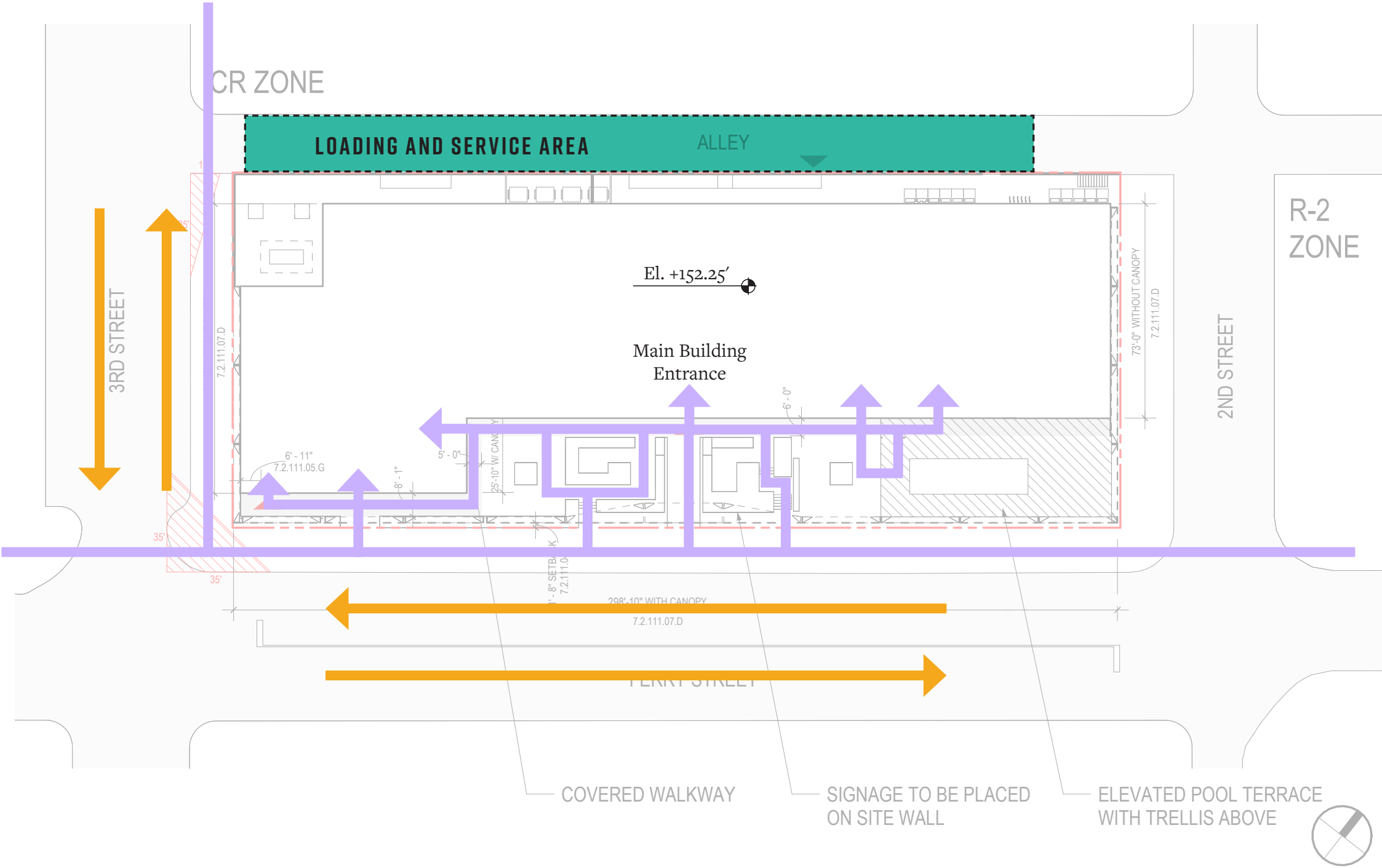
ALONG 3RD STREET, FERRY STREET
AND 2ND STREET, **51.4% (<60%)** OF
THE GROUND FLOOR ELEVATIONS HAS
A CANOPY.

-  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



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.

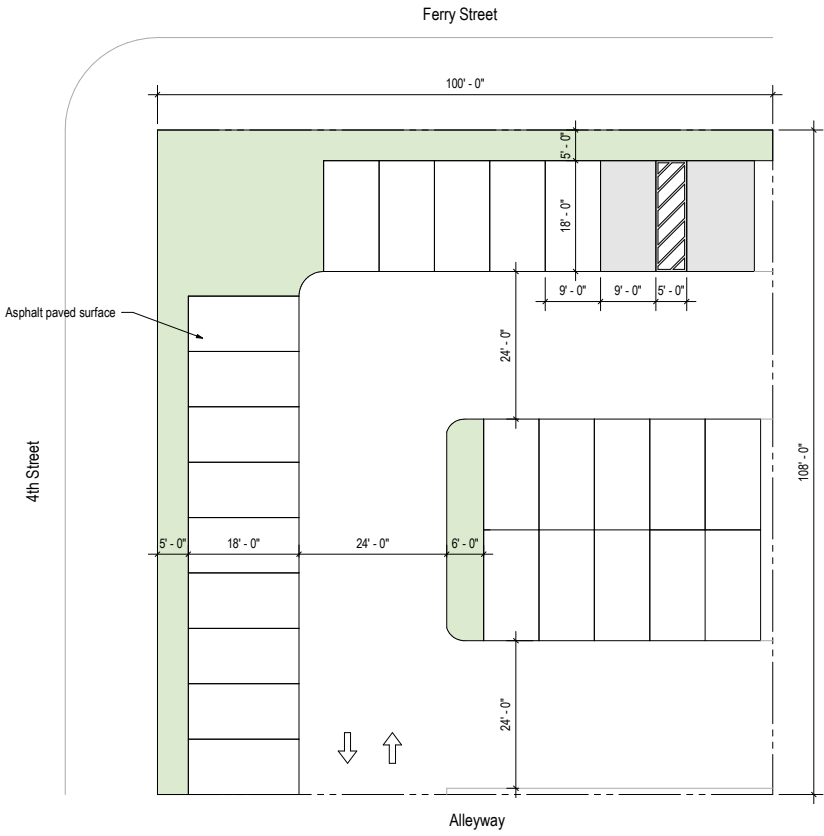
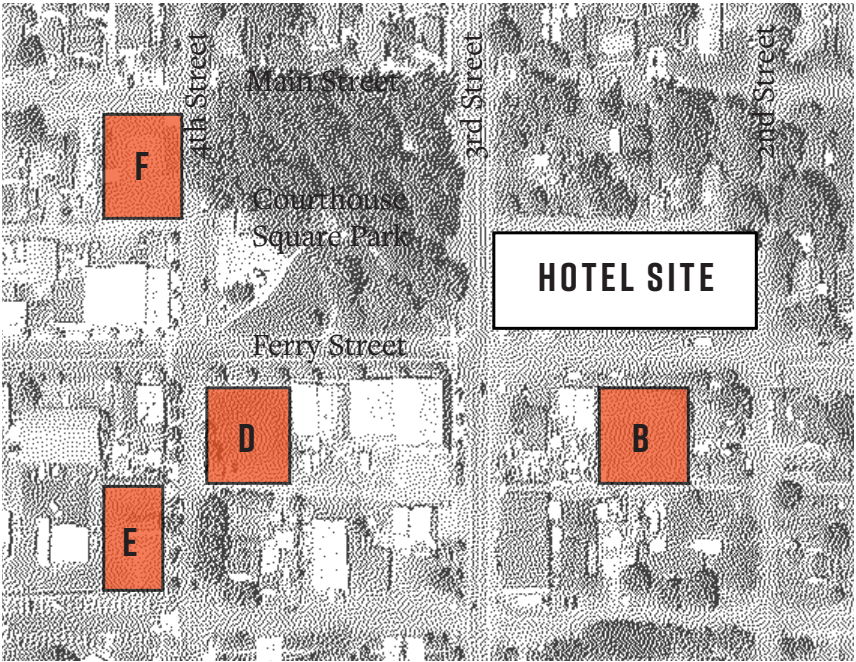
The owner is currently in conversation with the City of Dayton to secure a permanent parking solution. In the interim, we plan to temporarily utilize the owner's other sites for parking. This will provide roughly 107 parking spaces. Please reference the diagram to the right for our planned temporary 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 along Ferry Street.

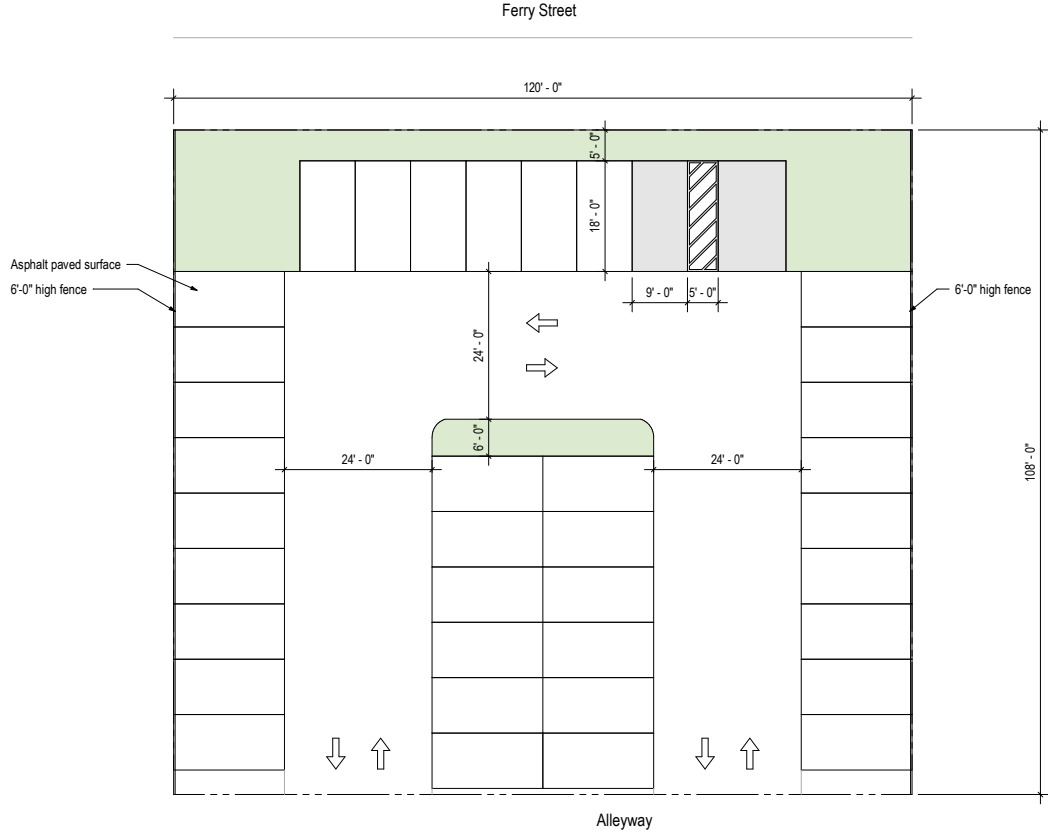
As part of the temporary plan, each of these sites will be constructed and the owner will record easements for parking, prior to occupancy of the hotel.



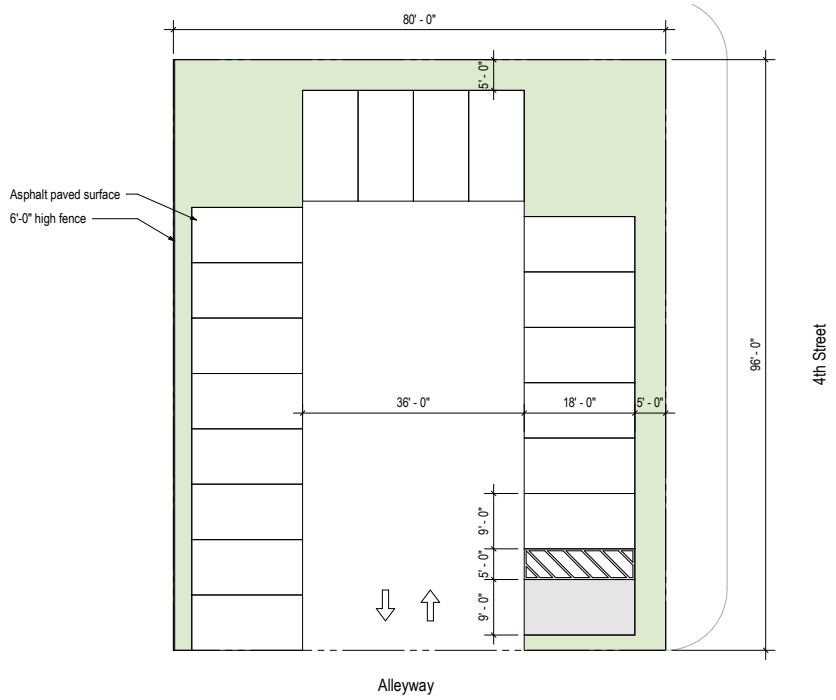
TEMPORARY PARKING PLAN



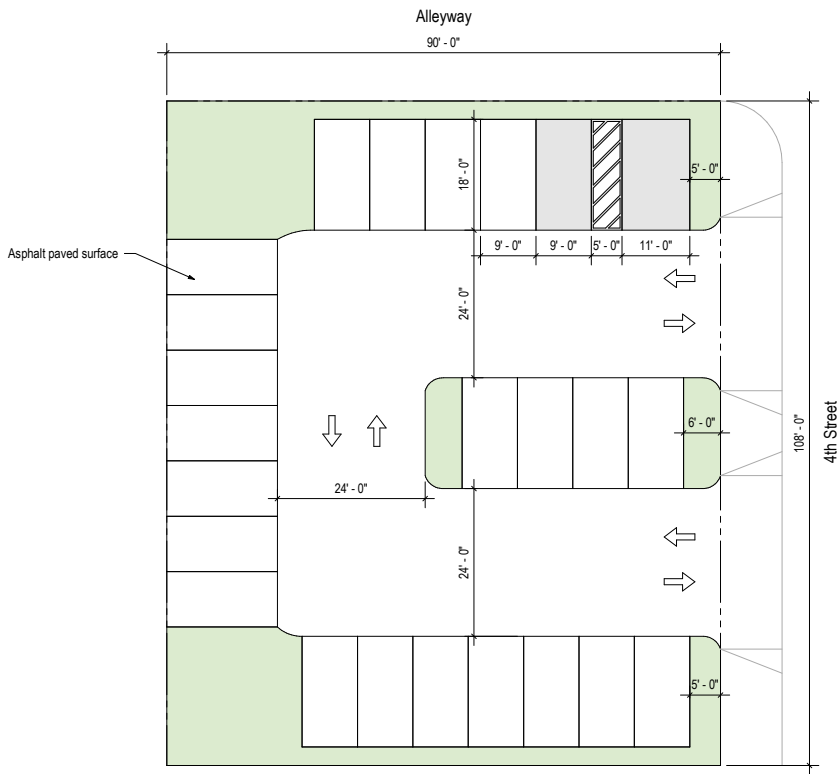
SITE D ~26 Parking Spaces



SITE B ~38 Parking Spaces

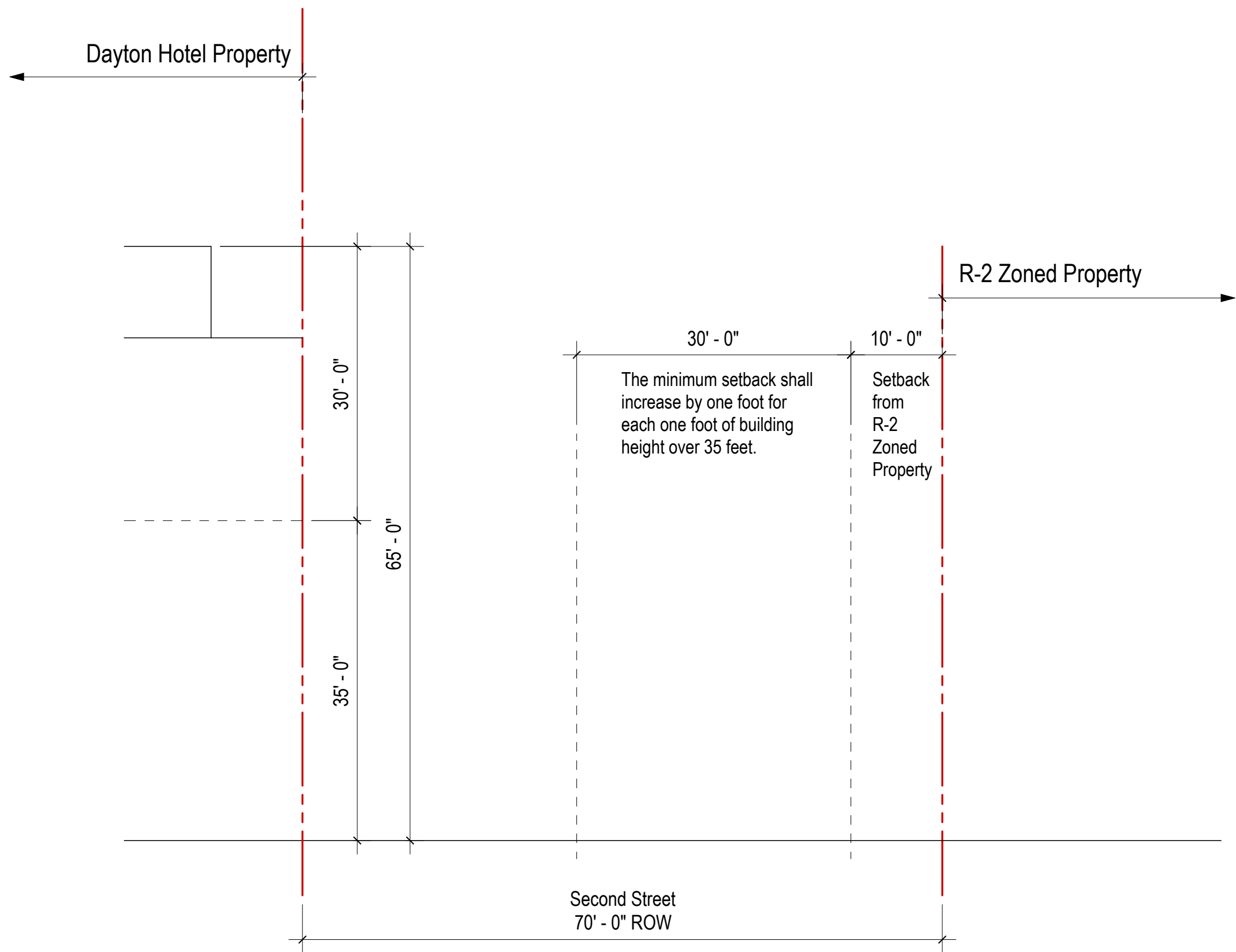


SITE F ~19 Parking Spaces



SITE E ~24 Parking Spaces

SETBACK FROM RESIDENTIAL ZONE



PLANTED ARCADE AT FERRY STREET



PLANTED ARCADE AT 3RD & FERRY STREET

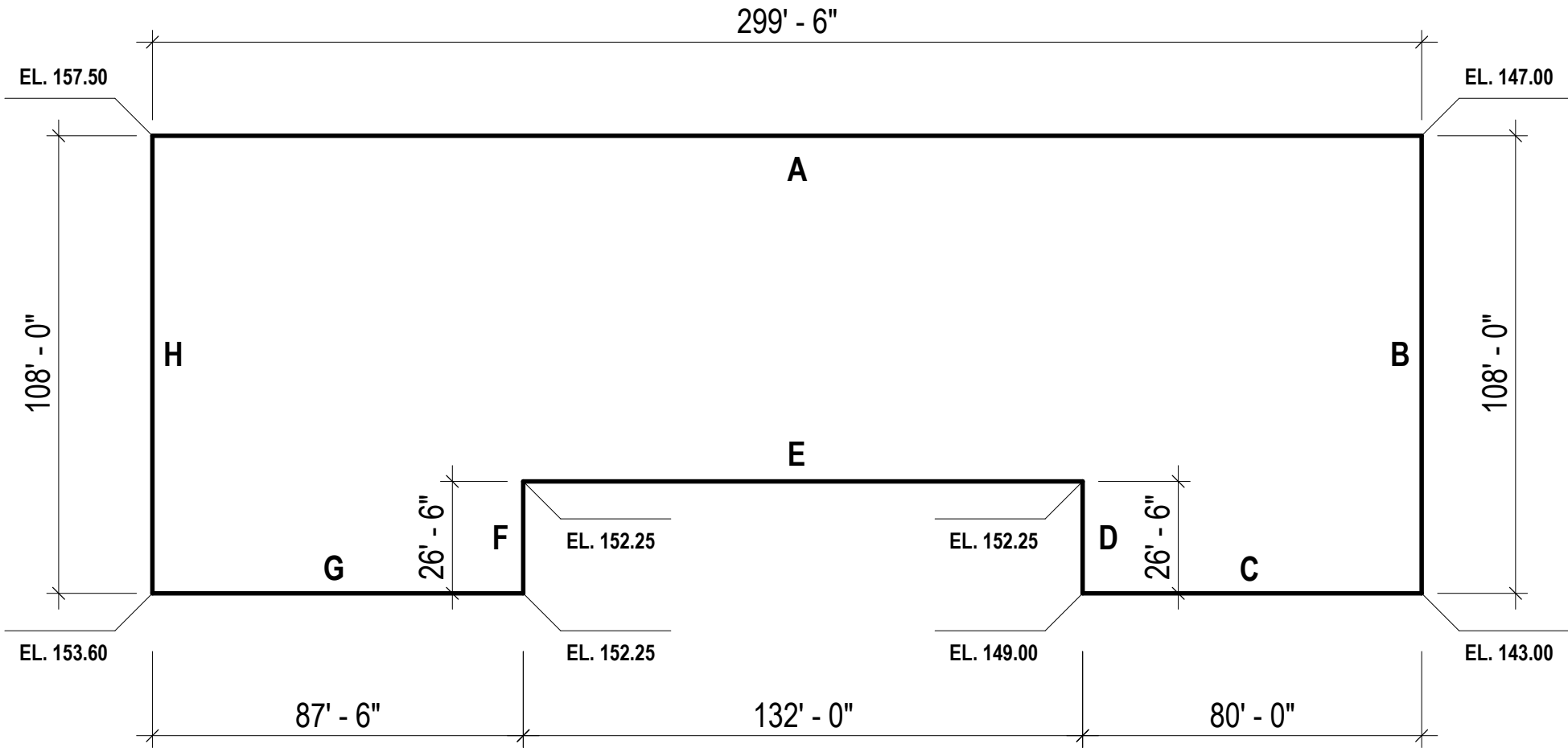


AVERAGE GRADE PLANE

CALCULATION

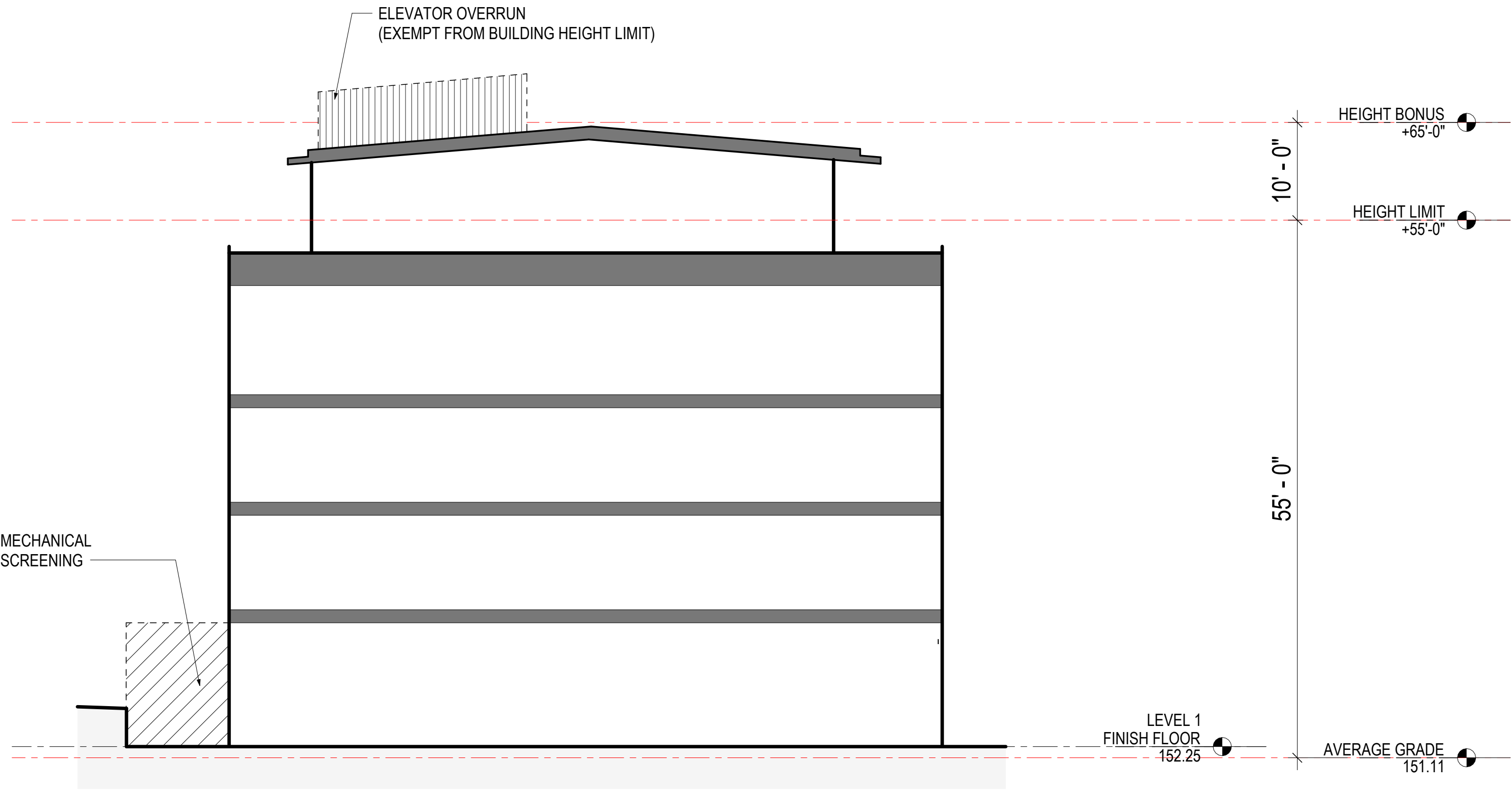
A:	$(157.5+147) / 2$	*	299.5	=	45,524
B:	$(147+143) / 2$	*	108	=	15,660
C:	$(143+149) / 2$	*	80	=	11,680
D:	$(149+152.25) / 2$	*	26.5	=	3,991.56
E:	$(152.25+152.25) / 2$	*	132	=	20,097
F:	$(152.25+152.25) / 2$	*	26.5	=	4,034.63
G:	$(152.25+153.6) / 2$	*	87.5	=	13,380.94
H:	$(153.6+157.7) / 2$	*	108	=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

Grade Plane = $131,167.53 / 868 = 151.11'$



BUILDING HEIGHT DIAGRAM

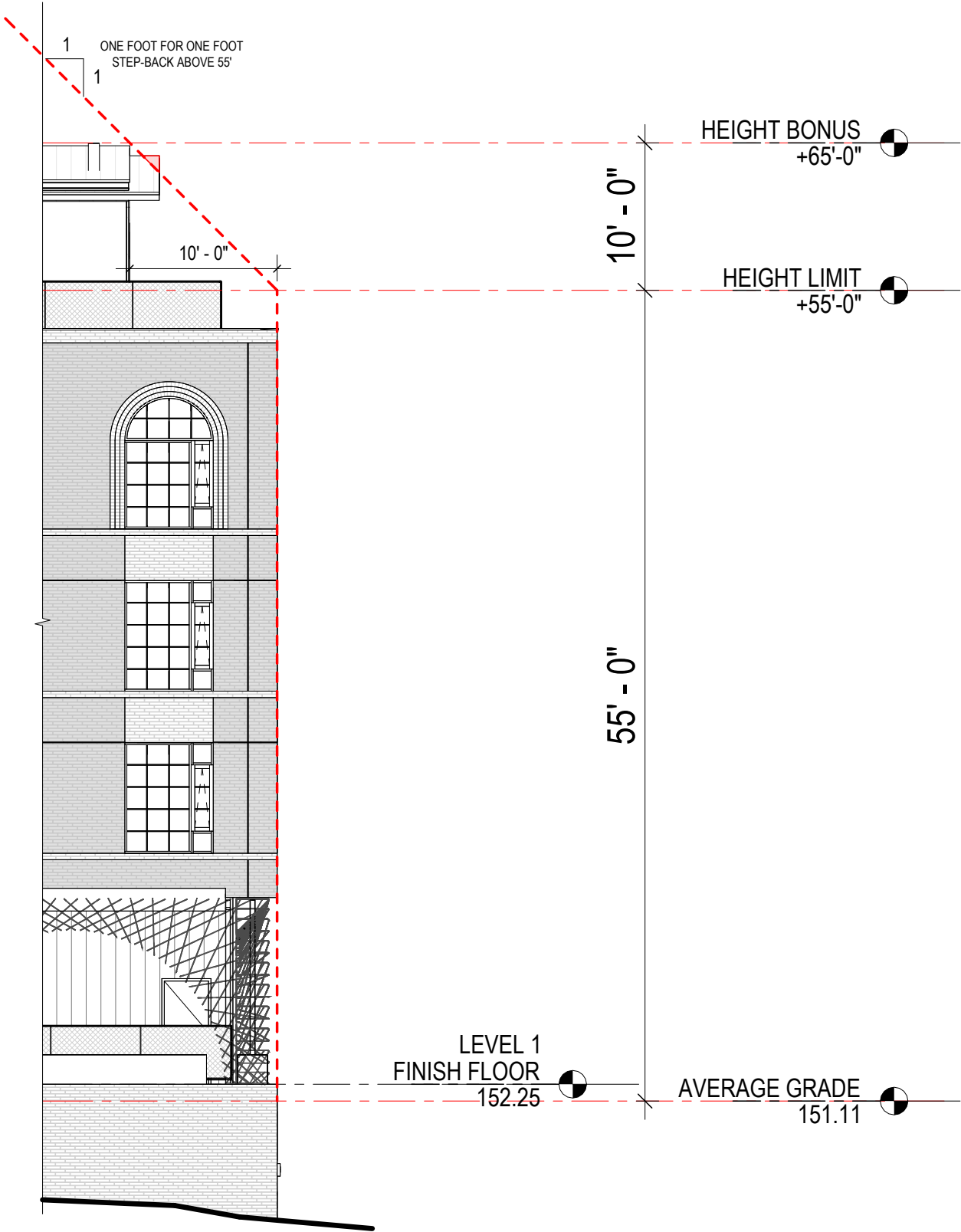
1" = 10'-0"



STEP BACK DIAGRAM

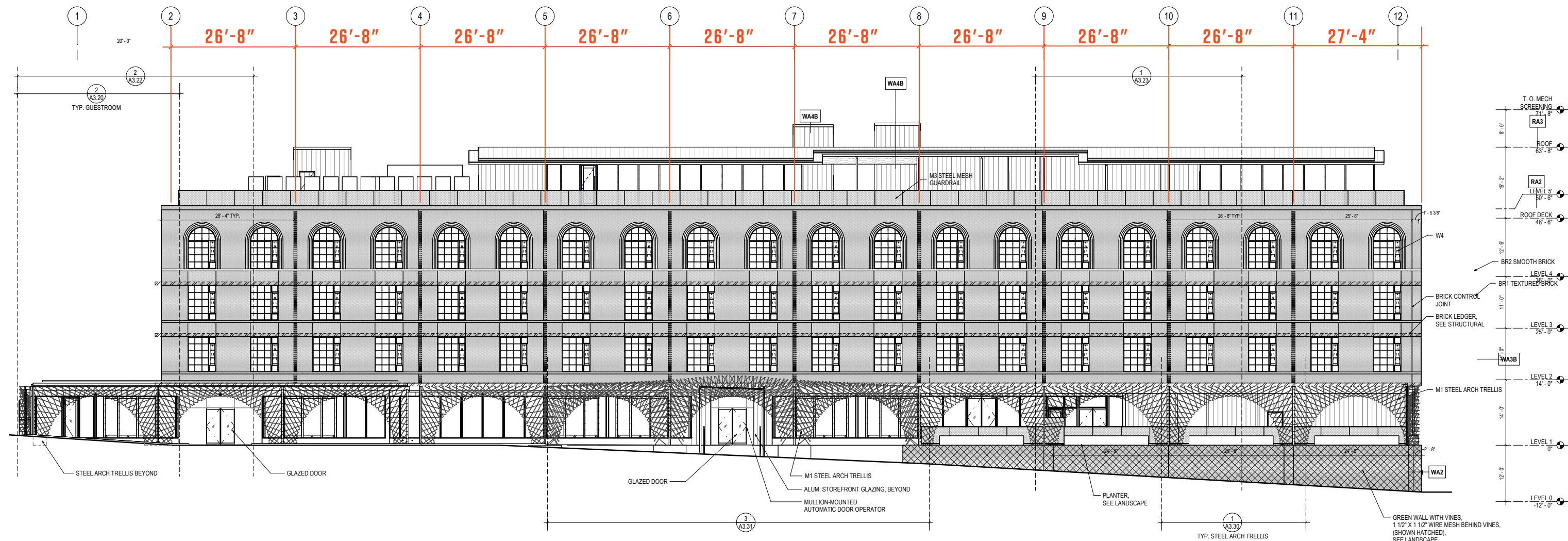


VIEW FROM 2ND & FERRY STREET



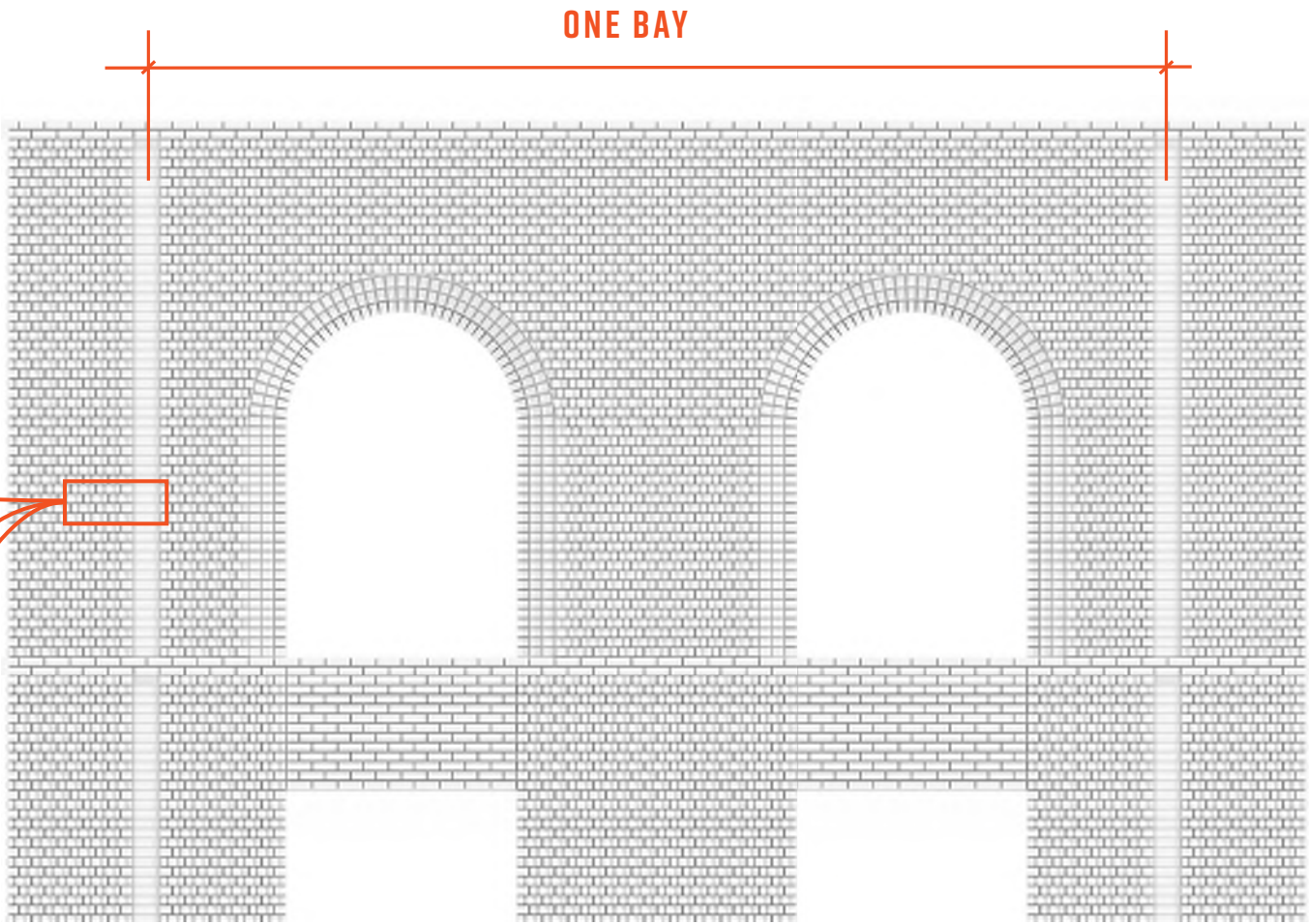
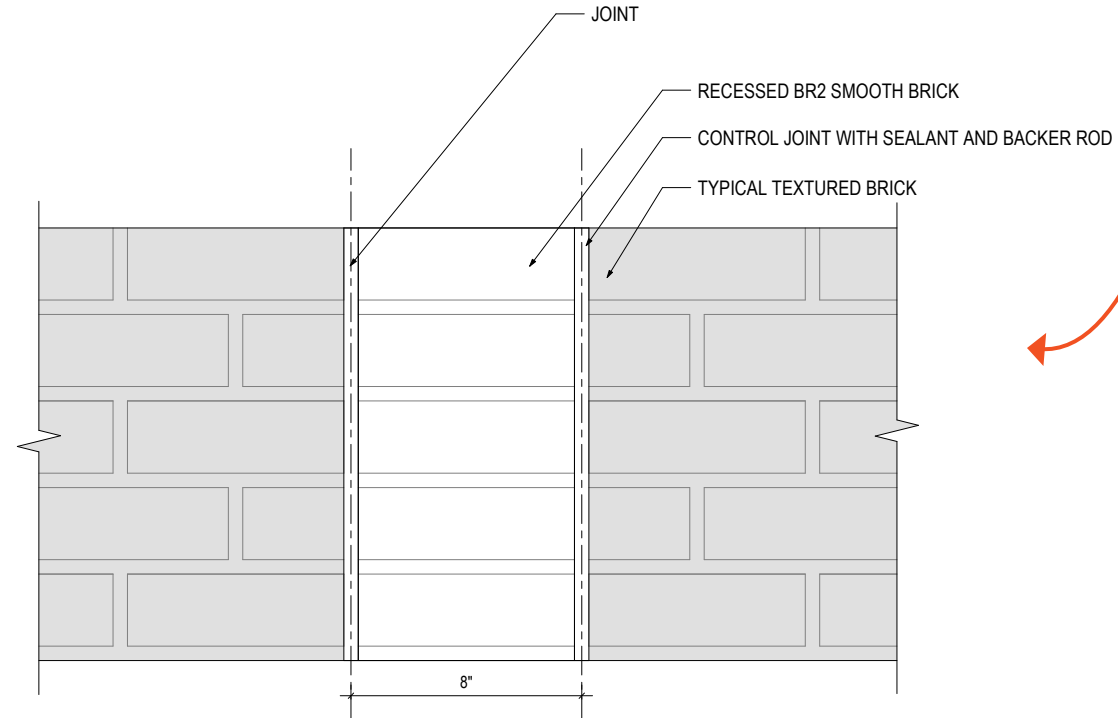
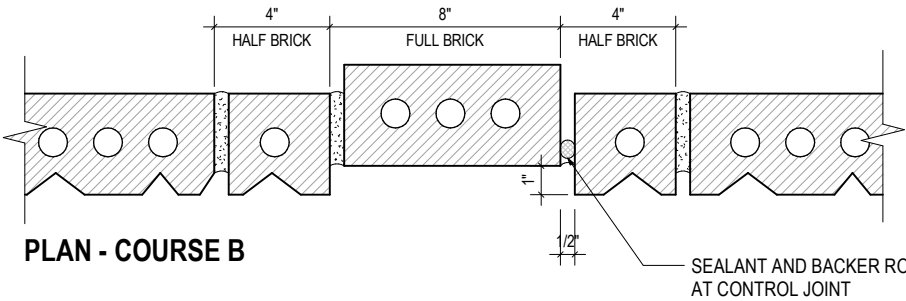
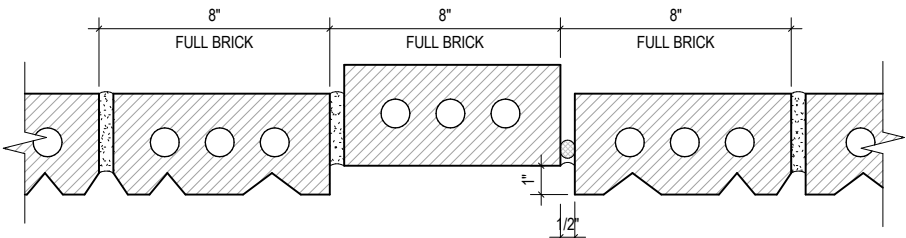
SOUTH ELEVATION

HORIZONTAL ARTICULATION



South Building Elevation

HORIZONTAL ARTICULATION DETAIL



Bay showing brick coursing layout



Brick mock up

ENLARGED ELEVATION



HORIZONTAL ARTICULATION



Paint color divides Loam and Stuckey Buildings



Brick detailing creating bays at the old Opera House



Control joint at Harris and Stuckey Buildings



Brick detailing at Tienda Zu Kaza

VISUAL COMPATIBILITY

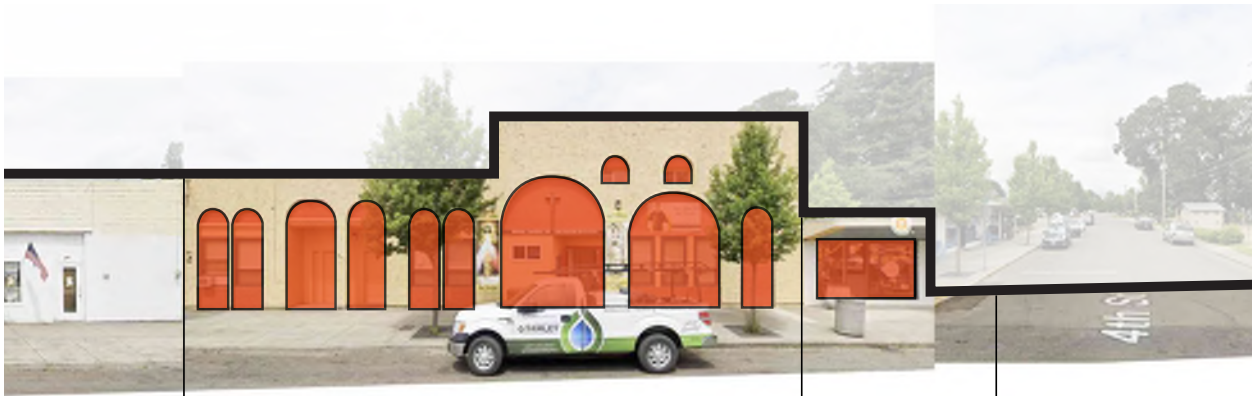
ARCHES IN CONTEXT

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.



Main St.

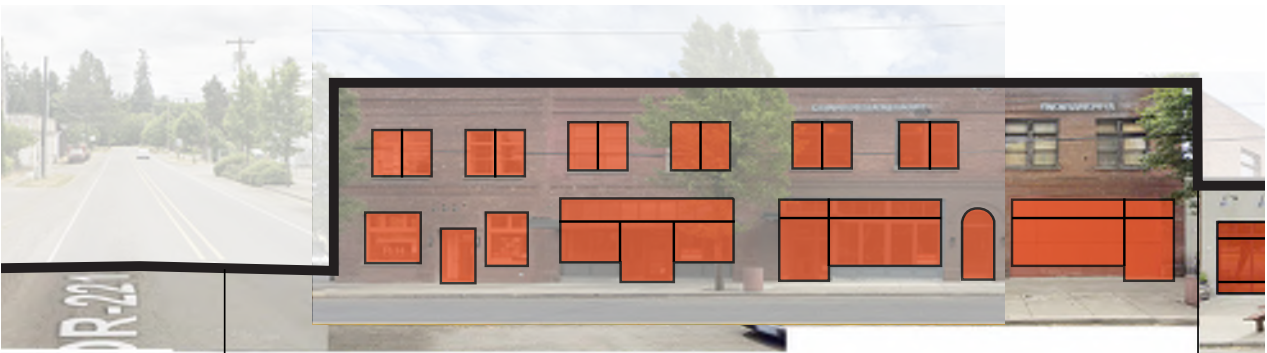
Brick Hall



Mision de San Martin de
Porres Church

Juanita's
Cafe

4th Street



3rd St.

Harris Stuckey Blocks



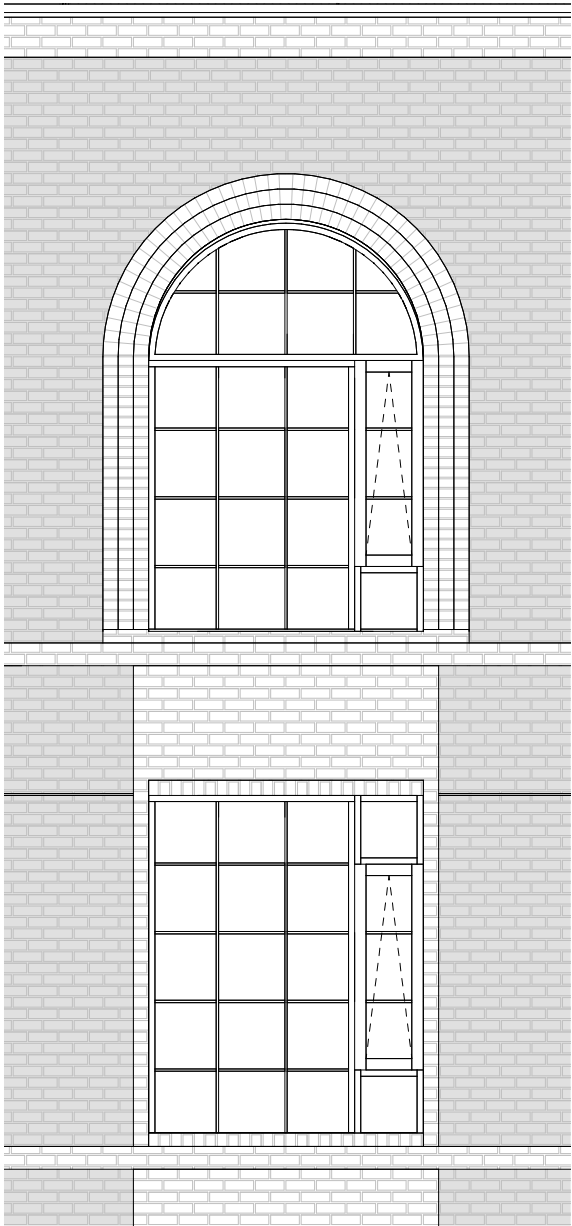
VISUAL COMPATIBILITY

BRICK DETAILING

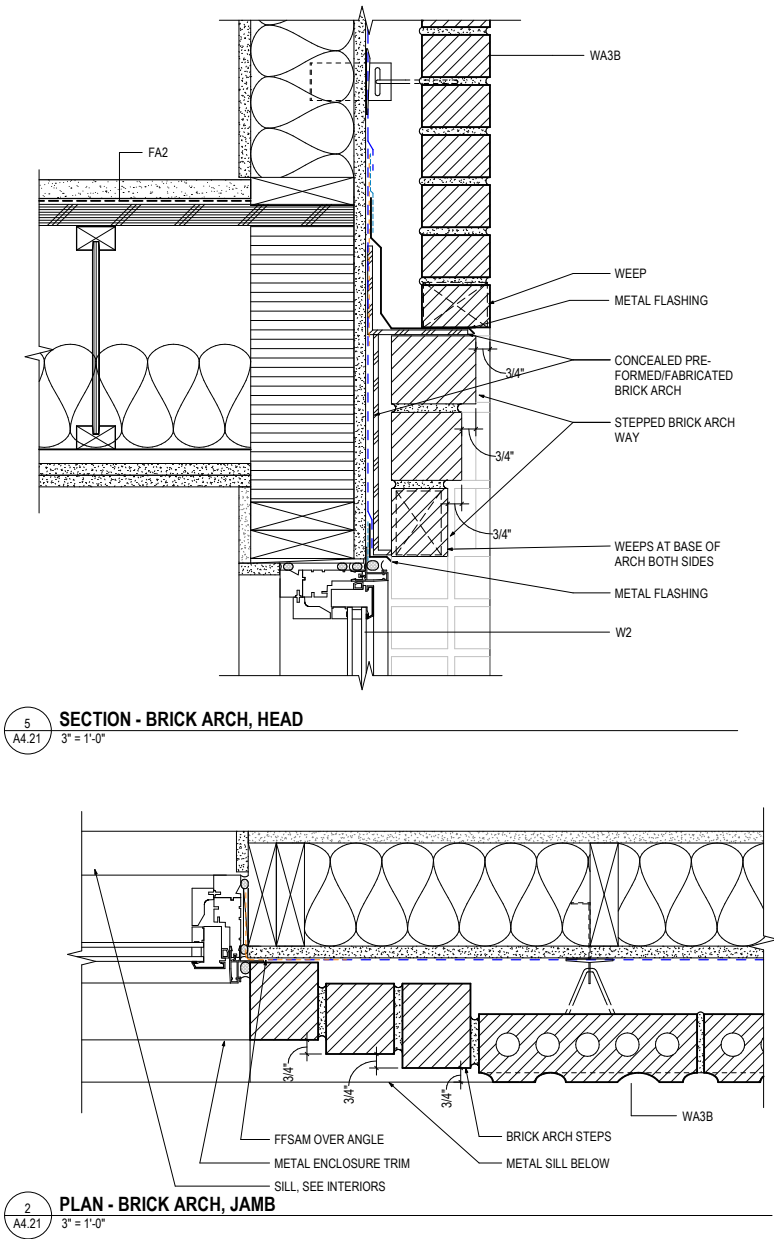
Our design takes cues from the historic Stuckey Building across Ferry Street from our site. While we did not replicate the detail, we referenced it in how we chose to step back the brick around the arched openings. Please refer to the details showing how we plan to accomplish this.



STUCKEY BUILDING

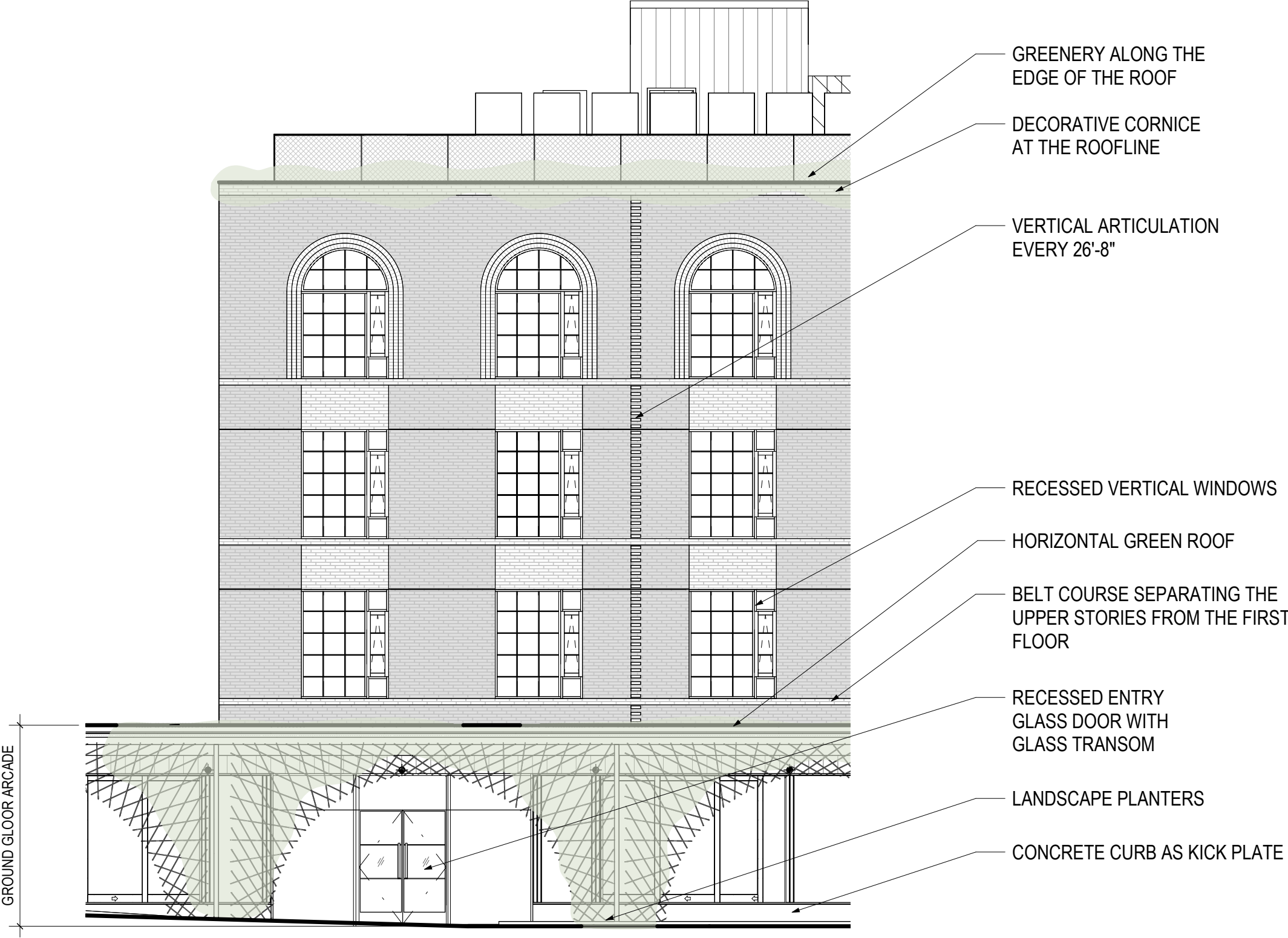


ARCHED WINDOW ELEVATION

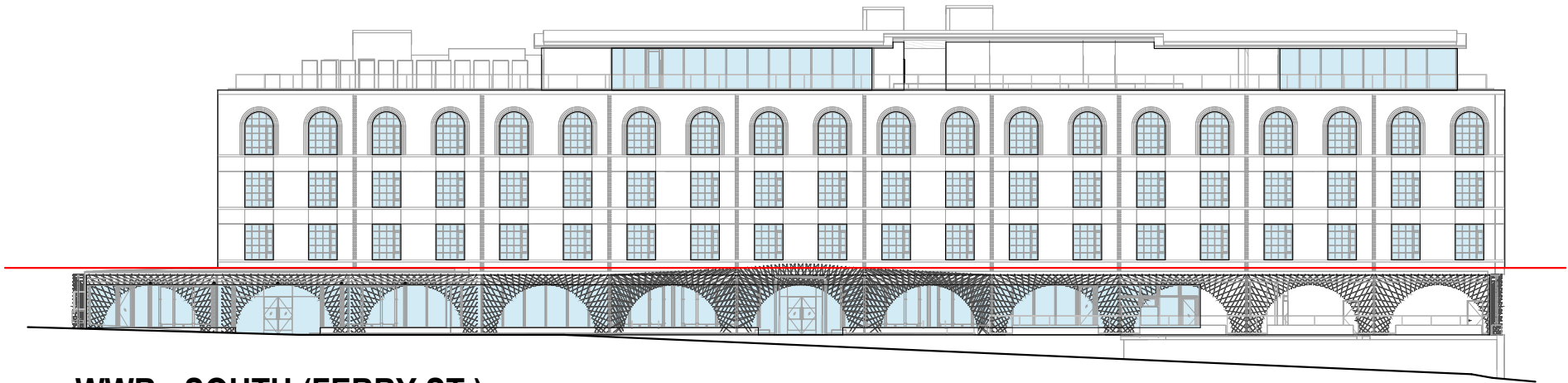


ARCHED WINDOW DETAILS

STOREFRONT ELEMENTS



WINDOW TRANSPARENCY RATIOS



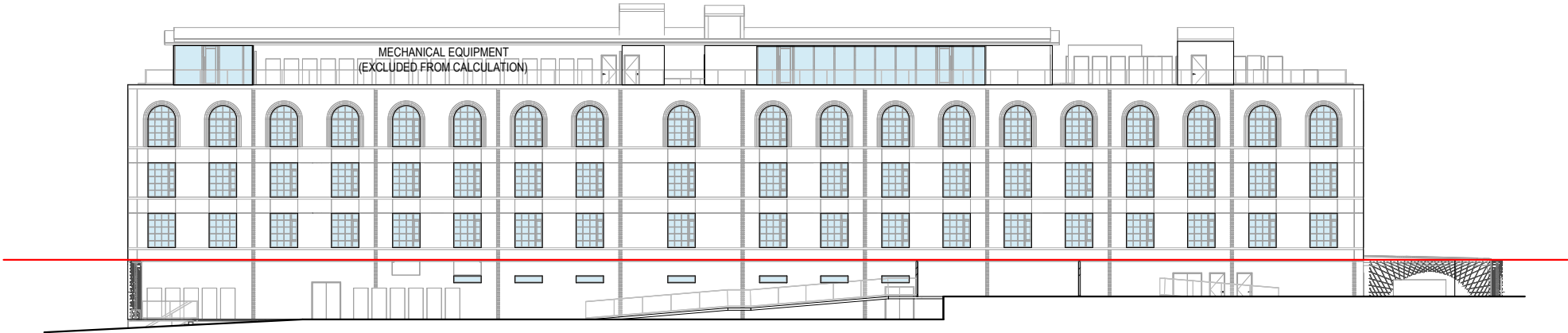
WWR - SOUTH (FERRY ST.)

AVERAGE NON-GROUND FLOOR WWR ON ALL SIDES
TOTAL WINDOW / TOTAL WALL
=8780 SF / 29060 SF
=30.2% > 30%

AVERAGE GROUND FLOOR WWR FACING A STREET
TOTAL WINDOW / TOTAL WALL
=3185 SF / 5265 SF
=60.5% > 60%

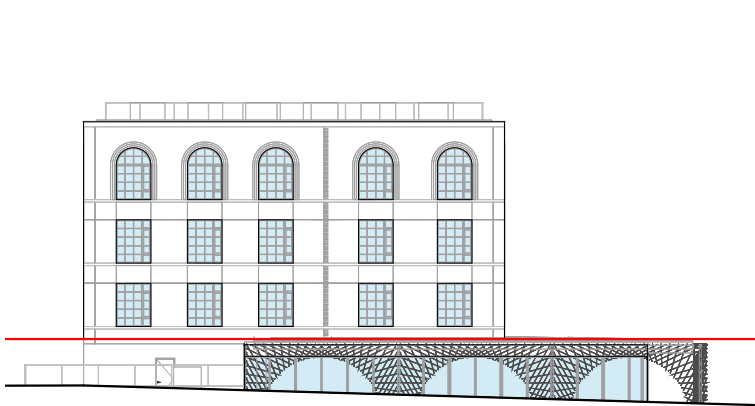
NON-GROUND FLOOR
WINDOW: 3600 SF
WALL: 11670 SF

GROUND FLOOR
WINDOW: 2150 SF
WALL: 3665 SF



WWR - NORTH (ALLEY)

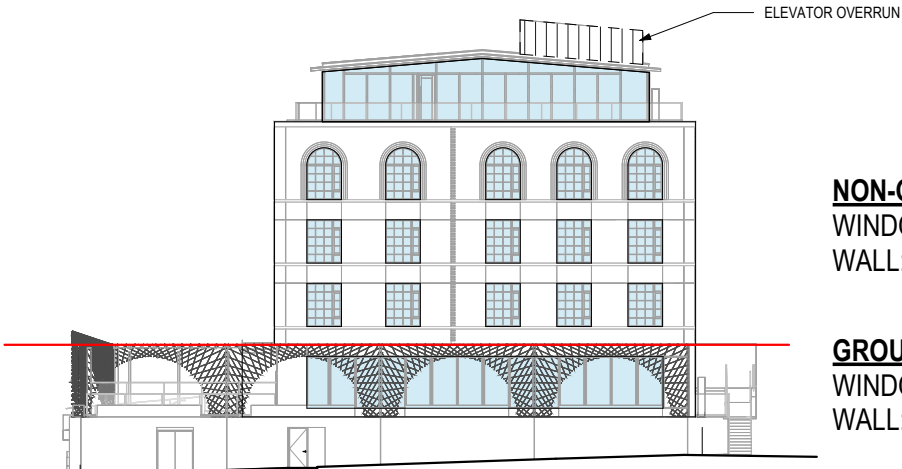
NON-GROUND FLOOR
WINDOW: 3225 SF
WALL: 11270 SF



WWR - WEST (3RD STREET)

NON-GROUND FLOOR
WINDOW: 700 SF
WALL: 2745 SF

GROUND FLOOR
WINDOW: 480 SF
WALL: 620 SF

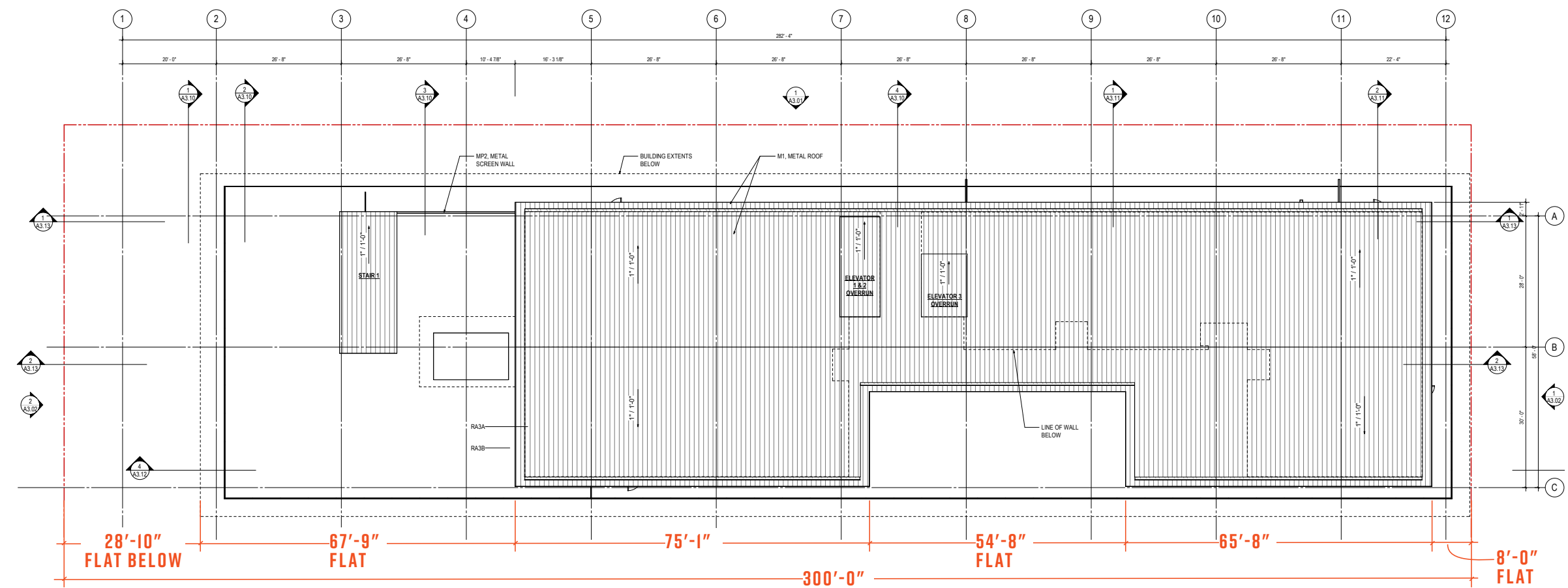


WWR - EAST (2ND STREET)

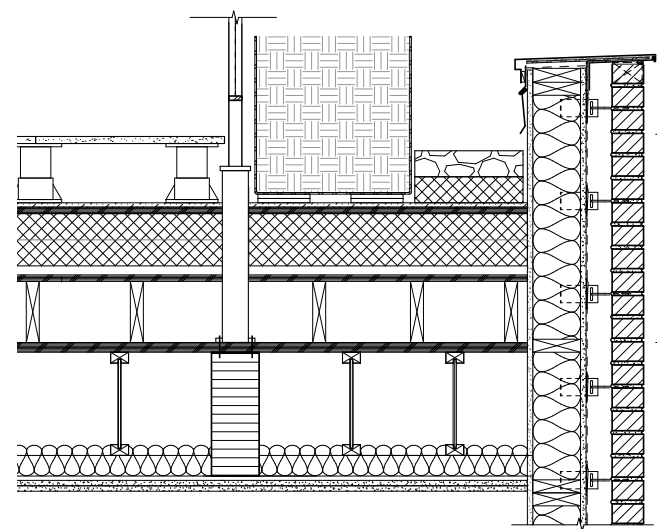
NON-GROUND FLOOR
WINDOW: 1255 SF
WALL: 3375 SF

GROUND FLOOR
WINDOW: 555 SF
WALL: 980 SF

FLAT ROOF LOCATIONS

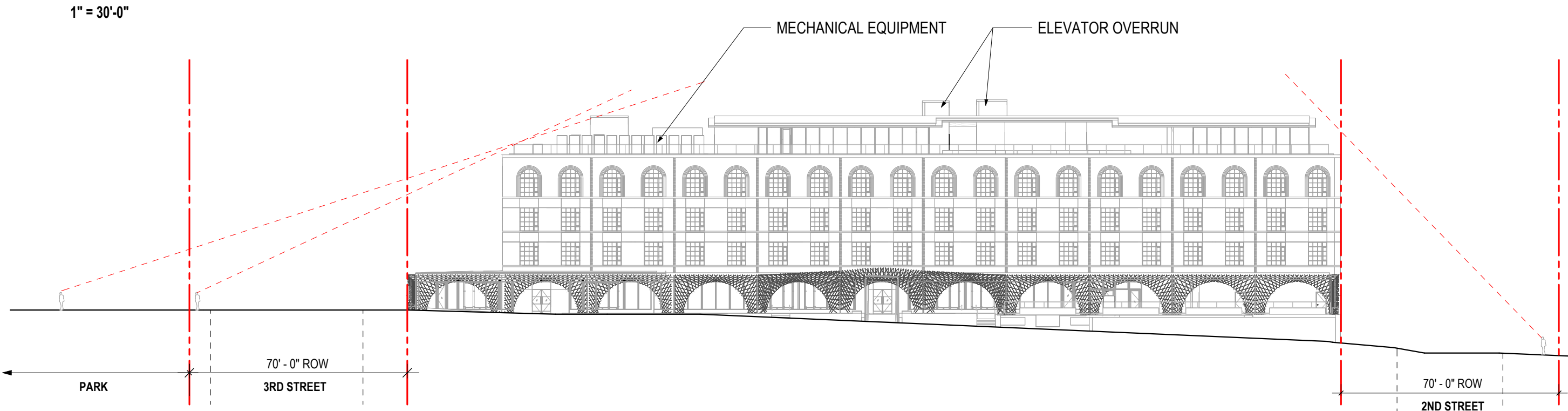


Upper Roof Plan

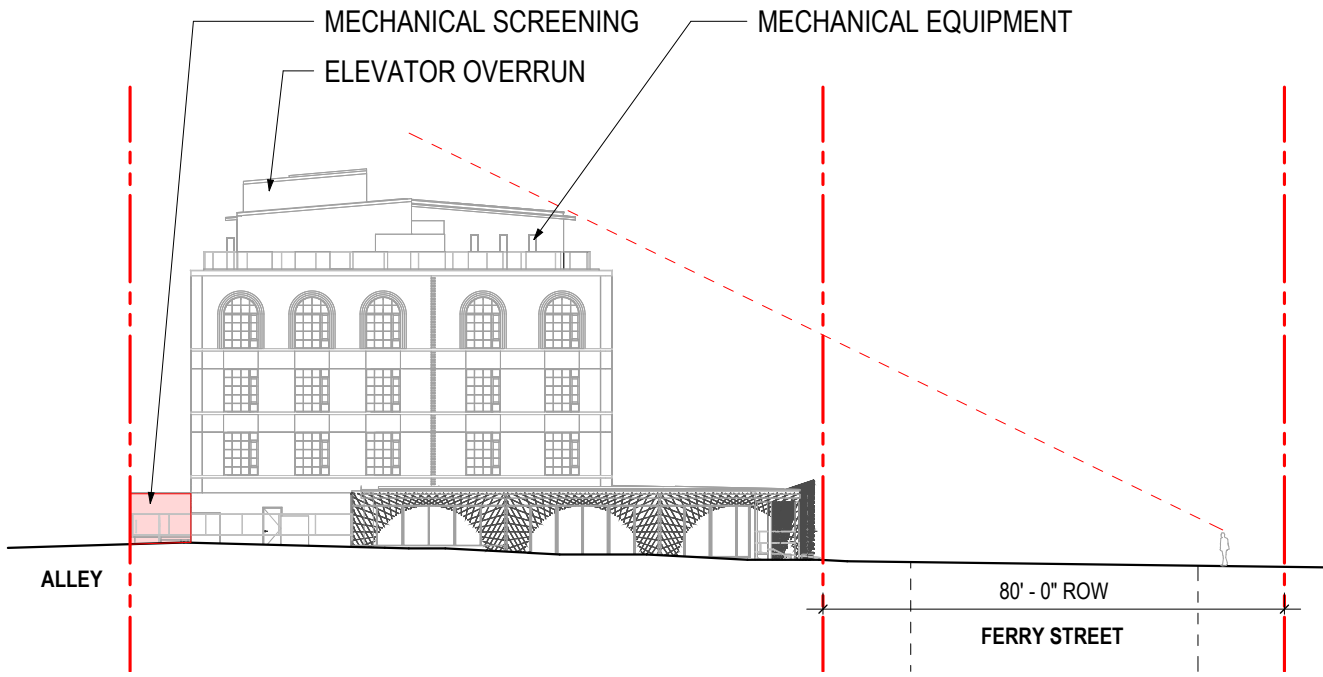


Parapet Detail

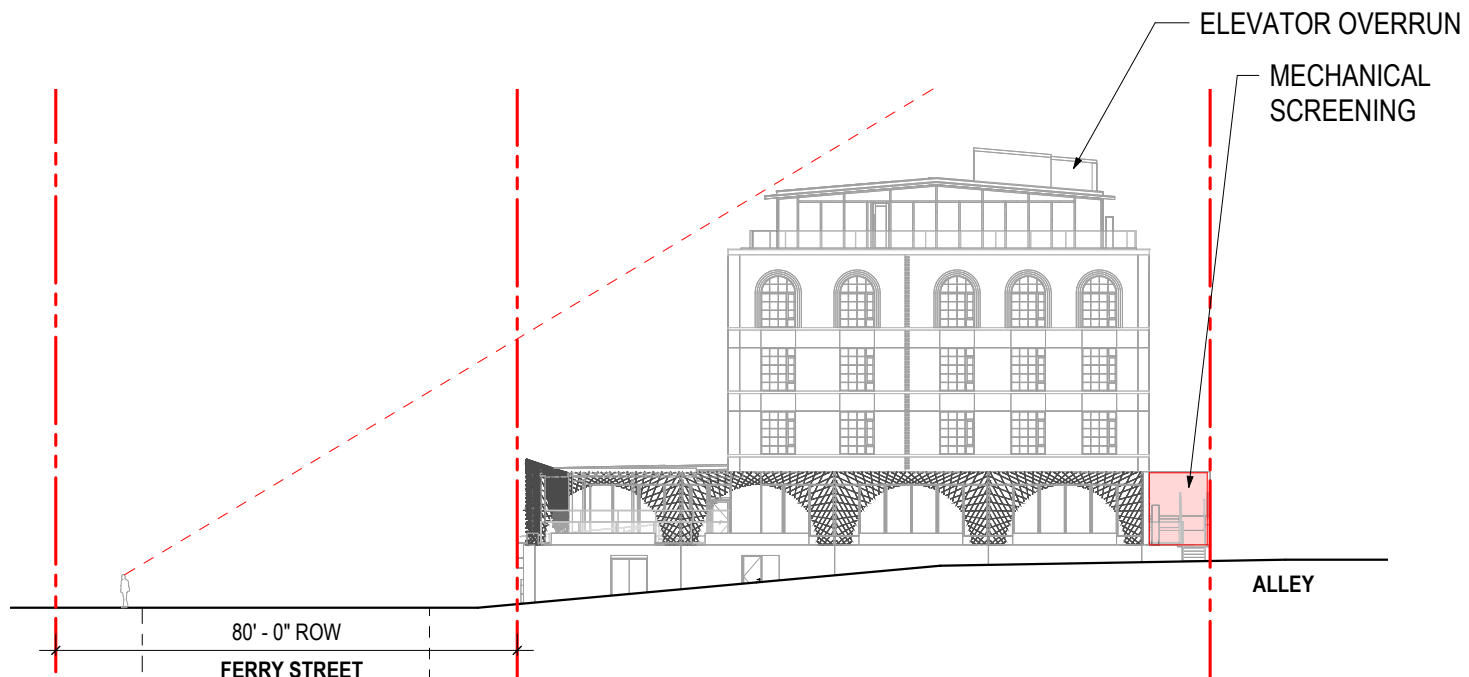
VIEW FROM 3RD STREET LOOKING TOWARDS FERRY



SIGHT LINE- 2ND & 3RD STREET
SOUTH ELEVATION



SIGHT LINE - FERRY STREET - 1
WEST ELEVATION



SIGHT LINE - FERRY STREET - 2
EAST ELEVATION

Drawings

CIVIL (FOR REF. ONLY)

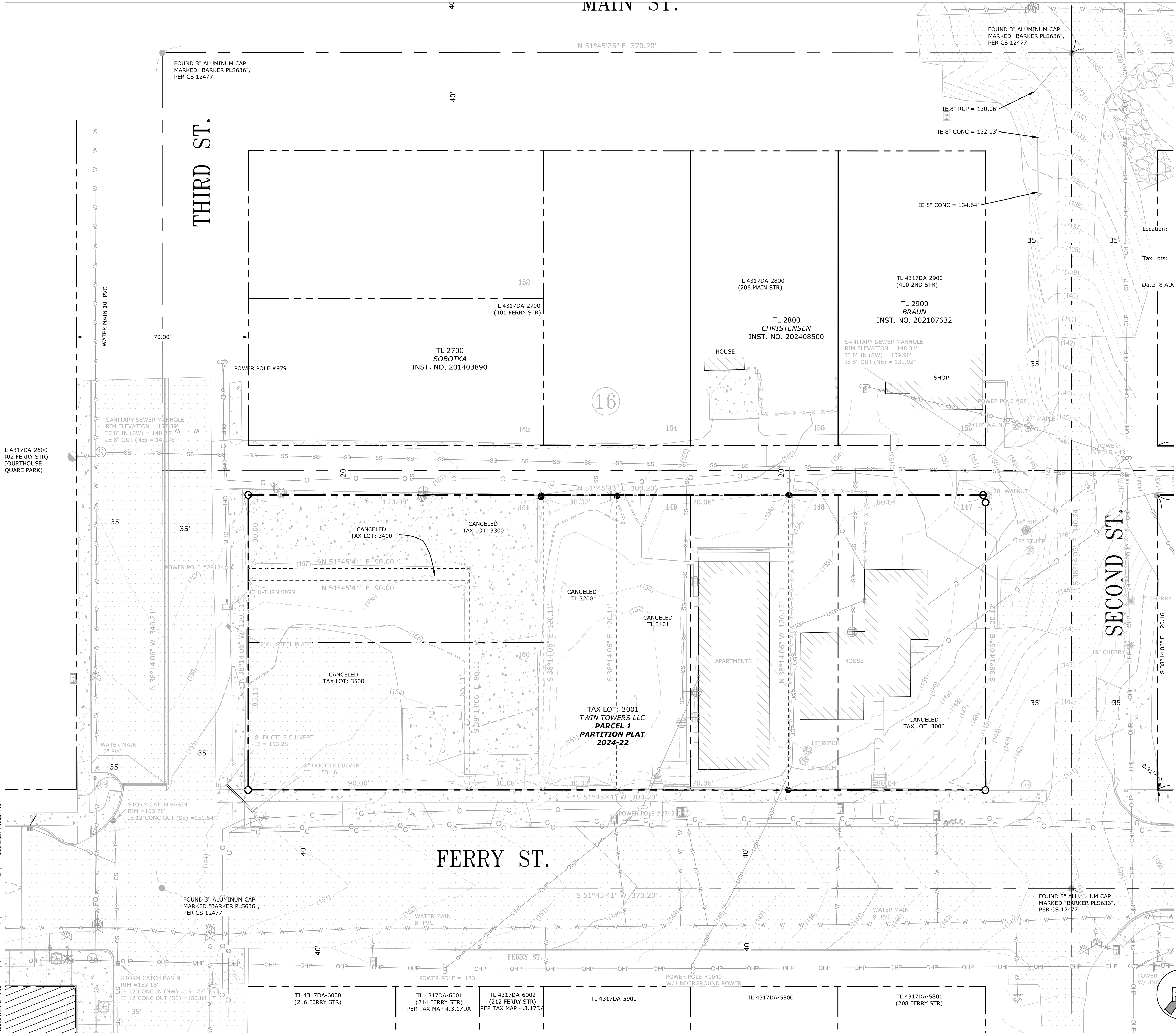
- C1.00 Existing Conditions Plan
- C2.00 Demolition Plan
- C3.00 Site Plan
- C3.01 Site Plan
- C4.00 Grading Plan
- C5.00 Utility Plan
- C5.01 Utility Plan
- C5.02 Foundation Drain Plan
- EC1.10 ESCP - Demolition and Clearing Plan
- EC1.20 ESCP - Utilities, Roads, & Vertical Construction Plan
- EC1.30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

ARCHITECTURE

- A2.00 Plan, Floor - Level 0
- A2.01 Plan, Floor - Level 1
- A2.02 Plan, Floor - Level 2
- A2.05 Plan, Floor - Level 5
- A2.07 Plan, Floor - Roof
- A3.01 Elevations, Exterior
- A3.02 Elevations, Exterior
- A3.21 Enlarged Elevation, Plan & Wall Section - Southwest

LANDSCAPE

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



Legend

- = MONUMENT FOUND
- = MONUMENT SET IN PT 24-22
- = SEWER CONNECTION
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = POWER METER
- = GUY POLE
- = POWER/UTILITY POLE
- = GUY ANCHOR
- = POWER RISER
- = LIGHT POLE
- = POWER JUNCTION BOX
- = SEPTIC CLEANOUT
- = SEPTIC LID
- = SANITARY SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = STORM DRAIN CATCH BASIN
- = CULVERT
- = PHONE RISER
- = CABLE RISER
- = GATE
- = MAILBOX
- = SIGNS
- = TREES
- = BALLARD
- = TOP OF CURB
- = CURB GUTTER
- = PROPERTY LINE
- = LOT LINE PLAT OF DAYTON
- = CANCELED TAX LOT LINE
- = RIGHT OF WAY LINE
- = OVERHEAD POWER
- = UNDERGROUND POWER
- = COMMUNICATION LINE
- = 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
- = EXISTING EASEMENT
- = FENCE
- = ASPHALT
- = BUILDING
- = CONCRETE
- = GRAVEL

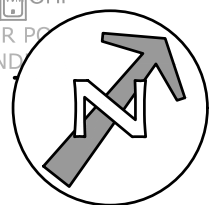
Location: SE 1/4 Section 17, T. 4 S., R. 3 W., W.M. LOTS 147-151, BLOCK 16, ORIGINAL TOWN OF DAYTON AND FERRY STREET, 1ST STREET, 2ND STREET AND ALLEY OF BLOCK 21, ORIGINAL TOWN OF DAYTON CITY OF DAYTON, YAMHILL COUNTY, OREGON

Tax Lot: 4317DA - 3100

Date: 8 August, 2024
Revised: 10 April, 2025

By: Leland MacDonald & Assoc., LLC
3885 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: lee@macdonaldsurveying.com

ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY



SCALE
1 INCH = 20 FEET
20 0 20 40

ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

DENVER
LOS ANGELES
NEW YORK
PORTLAND
SEATTLE
WASHINGTON, DC
VANCOUVER, BC
1223 SW Washington Street

Suite 200
Portland, OR 97205
503.224.3860
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

DISCLAIMER:

THIS SHEET REPRESENTS EXISTING SITE CONDITIONS BASED ON A LAND SURVEY PROVIDED BY KPFF OR BY OTHERS (NOT COMPLETED UNDER KPFF DIRECT SUPERVISION).
ALL INFORMATION SHOWN HEREON MAY OR MAY NOT EXPLICITLY REFLECT THE ACTUAL SURVEY DELIVERED FOR THE PURPOSE OF THIS PROJECT SITE. THIS INFORMATION WAS RELIED UPON FOR CIVIL DESIGN PURPOSES.
SURVEY COMPLETED BY: OTHERS [08/08/2024]

Sheet Title

EXISTING
CONDITIONS

Sheet Number

C1.00

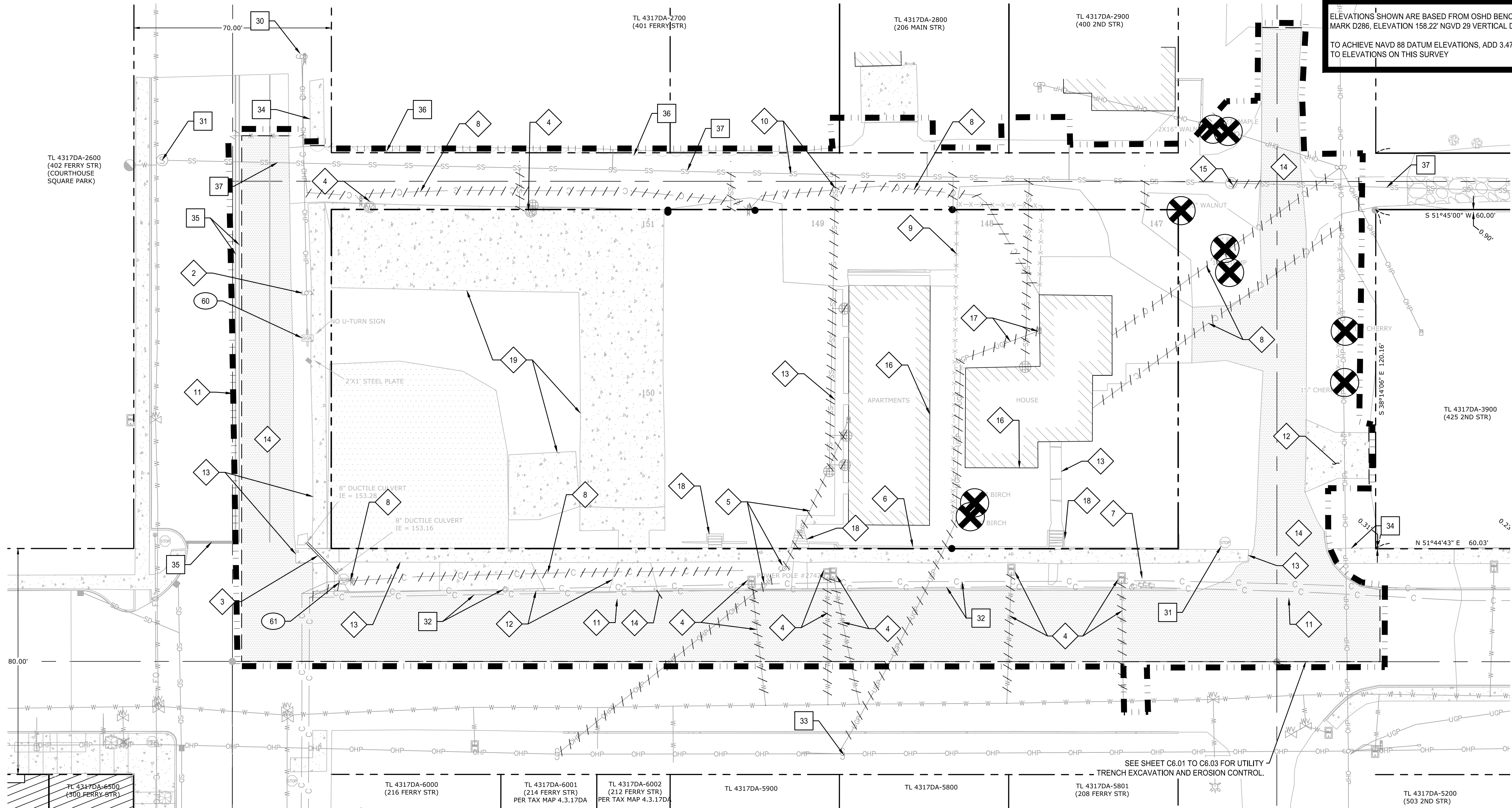
Current Issue

50% CONSTRUCTION
DOCUMENTS

Current Issue Date

10/10/2025

File: N:\cib\2023\200421-Denver-Hotel\CAD\PLT\23421-C2.00-DEMO.dwg TAB:C2.00
Plotted: 10/5/25 at 3:26pm By: AChung
Sheet Size: 24 x 36
5/28/2025 4:49:25 PM



ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY

SHEET NOTES

- CONTRACTOR MAY STAGE WITHIN PROPERTY OF DEMOLITION.
- REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
- SEE C6.00 THROUGH C6.05 FOR DEMOLITION ALONG STORM MAIN EXTENSION

DEMOLITION KEY NOTES

- CAP AND PLUG SANITARY PIPE IN MANHOLE, SEE DETAIL 2/C9.00.
- RELOCATE GUYWIRE AND POLE INTO PROPOSED LANDSCAPE FURNISHING ZONE. COORDINATE WITH PGE.
- REMOVE STORM CULVERT
- REMOVE WATER SERVICE
- REMOVE OVERHEAD POWER AND POWER POLE
- REMOVE CONCRETE WALL ALONG PROPERTY LINE, TYPICAL
- REMOVE MAIL BOX
- REMOVE PHONE LINE AND STRUCTURE. COORDINATE WITH UTILITY PROVIDER ON REMOVAL.
- REMOVE FENCE
- REMOVE SANITARY MAIN AND LATERALS
- SAWCUT LINE
- REMOVE CONCRETE DRIVEWAY ENTRANCE
- REMOVE CONCRETE SIDEWALK
- REMOVE ASPHALT PAVEMENT
- REMOVE SANITARY MANHOLE
- REMOVE EXISTING BUILDING

PROTECTION KEY NOTES

- PROTECT OVERHEAD POWER
- PROTECT MANHOLE
- PROTECT COMMUNICATIONS, FIBER OPTIC, OVERHEAD POWER, AND WATER MAIN
- PROTECT POWER POLE
- PROTECT CONCRETE
- PROTECT STIPING
- PROTECT HEDGE
- PROTECT SANITARY MAIN

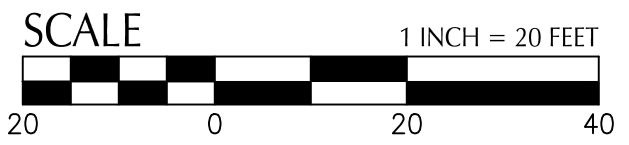
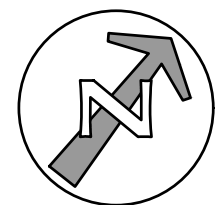
SALVAGE KEY NOTES

- SALVAGE "NO U TURN" SIGN
- SALVAGE AND REINSTALL SIGNS. PROVIDE TEMPORARY SIGN DURING CONSTRUCTION.

SHEET LEGEND

- PROPERTY LINE
- DEMOLITION/WORK LIMITS (SHOWN OFFSET FOR CLARITY)
- SAWCUT LINE
- REMOVE OR ABANDON UTILITY LINE IN PLACE
- REMOVE TREE
- REMOVE ASPHALT PAVEMENT

- EXISTING CURB LINE
- EXISTING STRIPING LINE
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER STRUCTURES
- EXISTING STORM STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING ELECTRICAL STRUCTURES
- EXISTING COMMUNICATIONS LINE
- EXISTING OVERHEAD POWER LINE



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Full Design Team Roster on Sheet A0.02

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Original Issue

Revisions

Sheet Status

NOT FOR
CONSTRUCTION

Sheet Title

DEMOLITION PLAN

Sheet Number

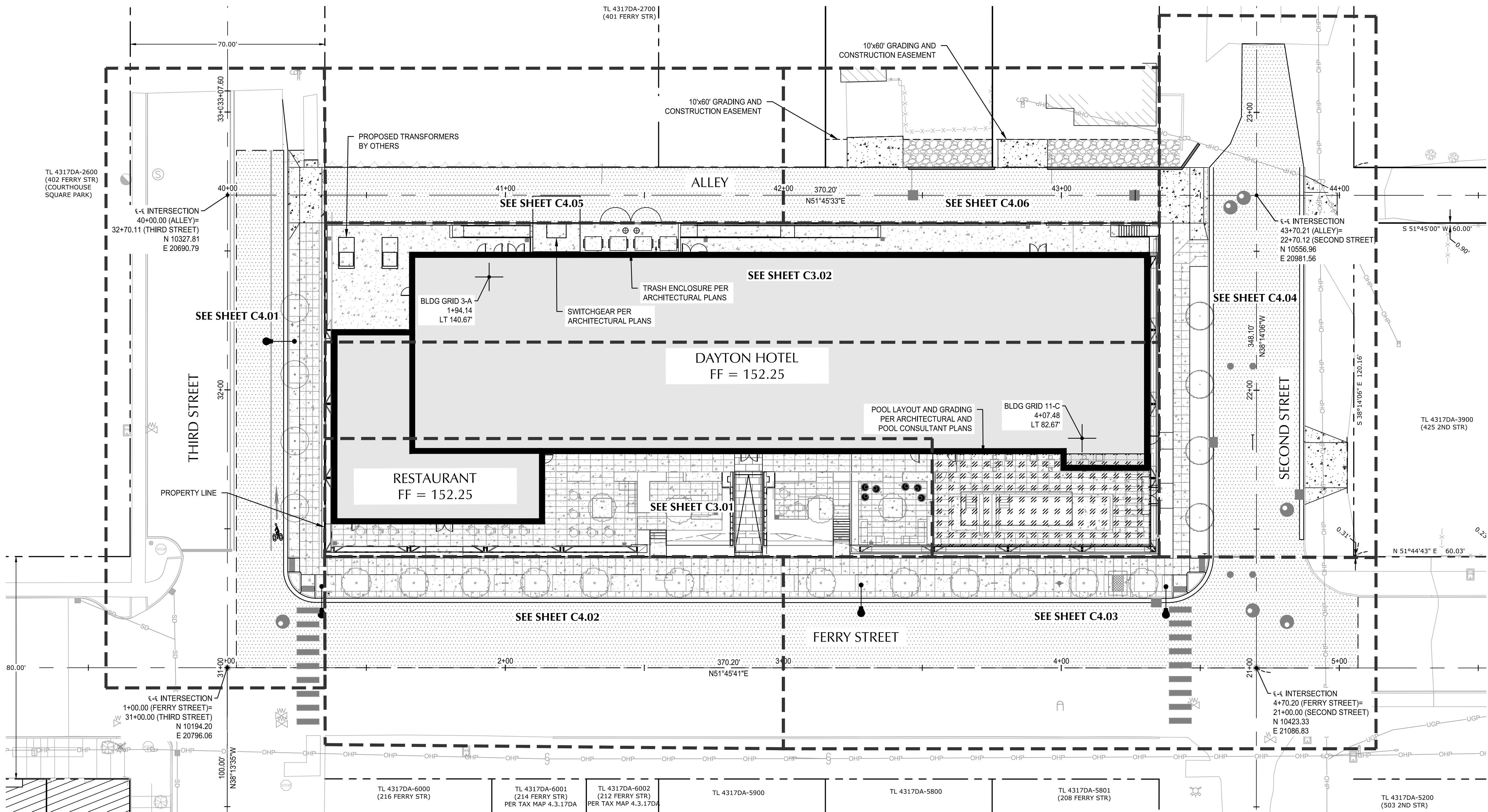
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Current Issue

50% CONSTRUCTION
DOCUMENTS

Current Issue Date

10/10/2025

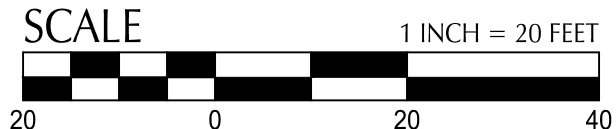
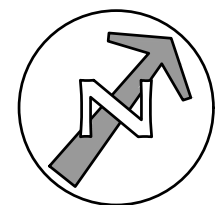


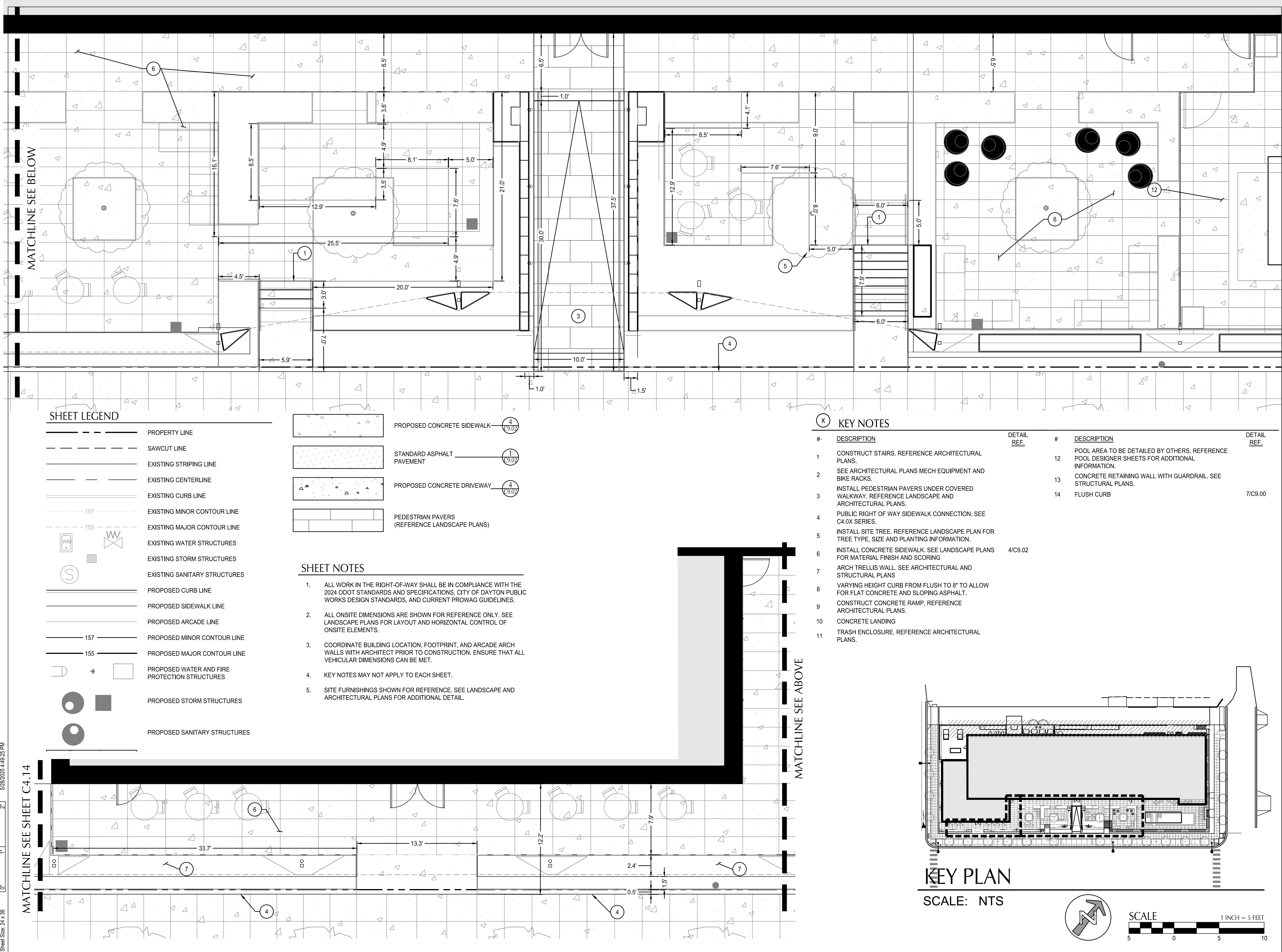
SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 4/C9.02.
- SEE C4.0X SERIES FOR PUBLIC ROAD PLAN AND PROFILES.
- BUILDING GRID LINE LOCATIONS SHOWN OFF OF FERRY STREET ALIGNMENT. COORDINATE AND FINALIZE BUILDING LOCATION WITH ARCHITECT.
- SITE FURNISHINGS SHOWN FOR REFERENCE. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL.

SHEET LEGEND

	PROPERTY LINE		EXISTING CURB LINE		PROPOSED CURB LINE
	CENTERLINE		EXISTING STRIPING LINE		PROPOSED SIDEWALK/ARCADE LINE
	SAWCUT LINE		EXISTING FENCE		PROPOSED WATER AND FIRE PROTECTION STRUCTURES
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT		EXISTING WATER STRUCTURES		PROPOSED STORM STRUCTURES
	PROPOSED CONCRETE SIDEWALK SEE DETAIL 4/C9.02		EXISTING STORM STRUCTURES		PROPOSED SANITARY STRUCTURES
	STANDARD ASPHALT PAVEMENT SEE DETAIL 1/C9.02		EXISTING SANITARY STRUCTURES		PROPOSED LIGHT POLE
	PROPOSED CONCRETE DRIVEWAY SEE DETAIL 4/C9.02		EXISTING ELECTRICAL STRUCTURES		
	PEDESTRIAN PAVERS (REFERENCE LANDSCAPE PLANS)				
	POOL AREA. LAYOUT AND GRADING BY POOL CONSULTANT.				





SHEET LEGEND

	PROPERTY LINE
	SAWCUT LINE
	EXISTING STRIPING LINE
	EXISTING CENTERLINE
	EXISTING CURB LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING WATER STRUCTURES
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURES
	PROPOSED CURB LINE
	PROPOSED SIDEWALK LINE
	PROPOSED ARCADE LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED WATER AND FIRE PROTECTION STRUCTURES
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY STRUCTURES

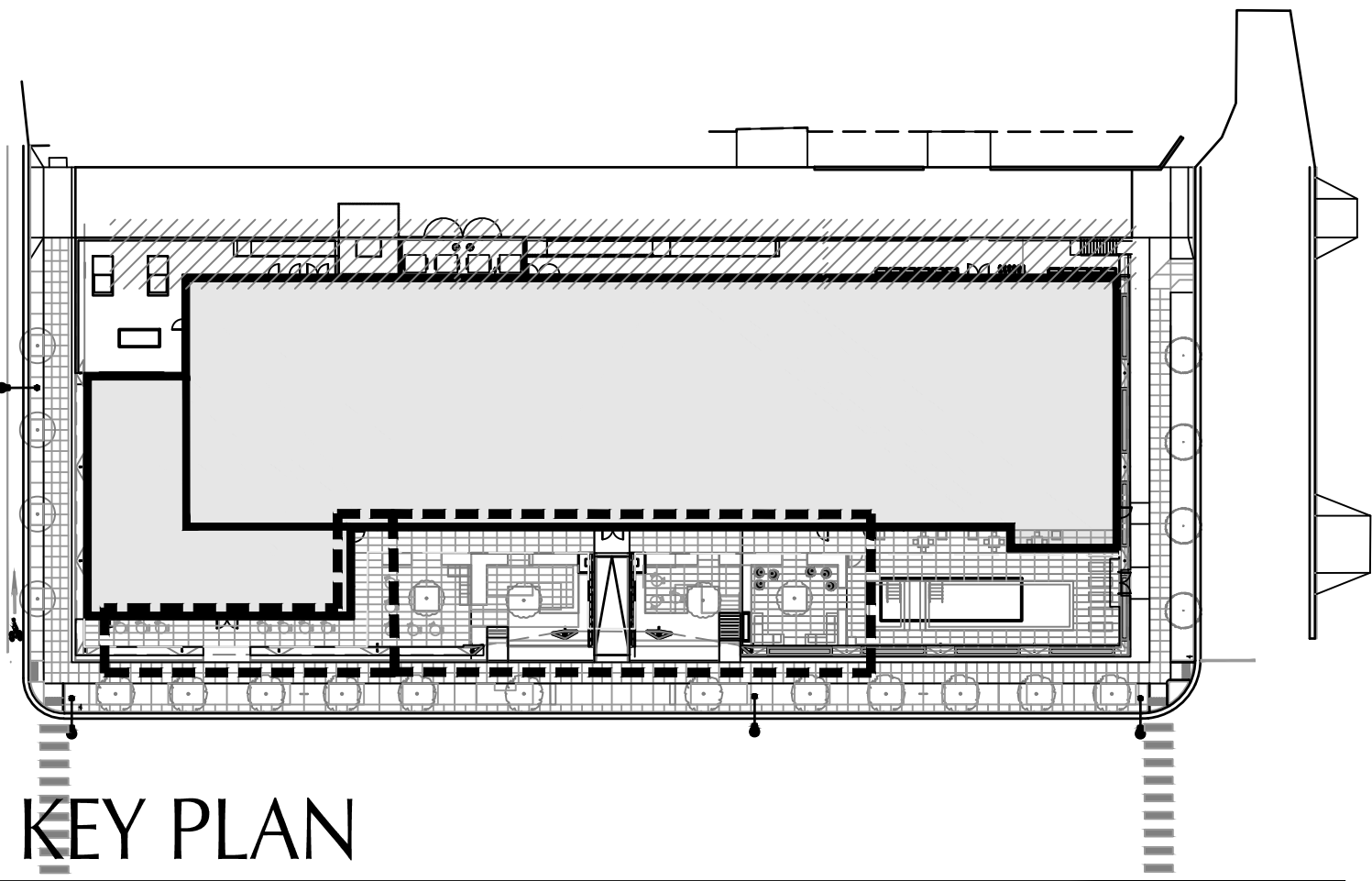
	PROPOSED CONCRETE SIDEWALK	4 (9.02)
	STANDARD ASPHALT PAVEMENT	1 (9.02)
	PROPOSED CONCRETE DRIVEWAY	4 (9.02)
	PEDESTRIAN PAVERS (REFERENCE LANDSCAPE PLANS)	

SHEET NOTES

- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE 2024 ODOT STANDARDS AND SPECIFICATIONS, CITY OF DAYTON PUBLIC WORKS DESIGN STANDARDS, AND CURRENT PROWAG GUIDELINES.
- ALL ONSITE DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE PLANS FOR LAYOUT AND HORIZONTAL CONTROL OF ONSITE ELEMENTS.
- COORDINATE BUILDING LOCATION, FOOTPRINT, AND ARCADE ARCH WALLS WITH ARCHITECT PRIOR TO CONSTRUCTION. ENSURE THAT ALL VEHICULAR DIMENSIONS CAN BE MET.
- KEY NOTES MAY NOT APPLY TO EACH SHEET.
- SITE FURNISHINGS SHOWN FOR REFERENCE. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL.

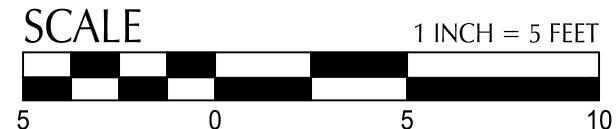
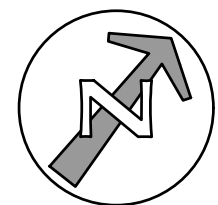
KEY NOTES

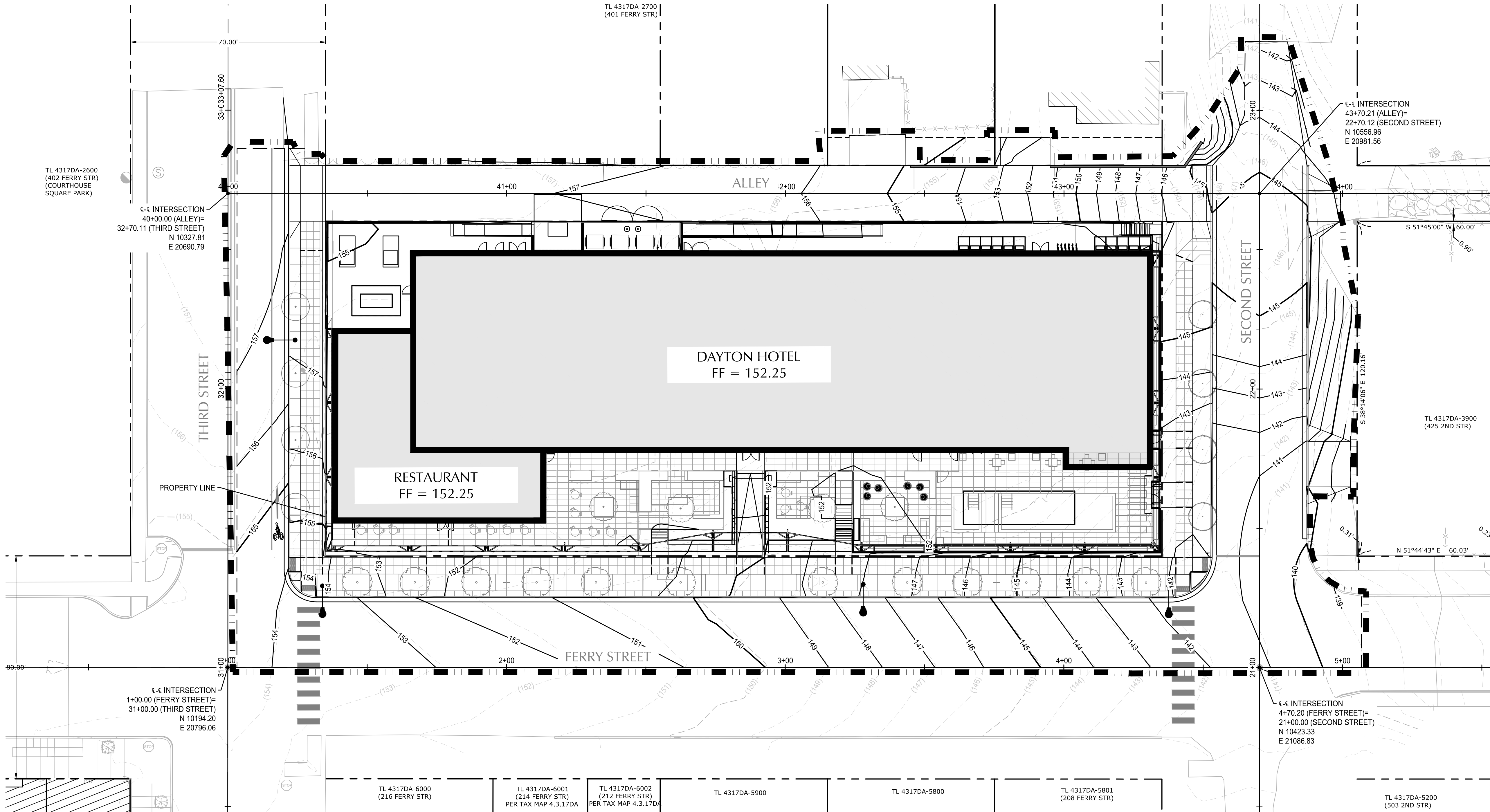
#	DESCRIPTION	DETAIL REF.	#	DESCRIPTION	DETAIL REF.
1	CONSTRUCT STAIRS. REFERENCE ARCHITECTURAL PLANS.		12	POOL AREA TO BE DETAILED BY OTHERS. REFERENCE POOL DESIGNER SHEETS FOR ADDITIONAL INFORMATION.	
2	SEE ARCHITECTURAL PLANS MECH EQUIPMENT AND BIKE RACKS.		13	CONCRETE RETAINING WALL WITH GUARDRAIL. SEE STRUCTURAL PLANS.	
3	INSTALL PEDESTRIAN PAVERS UNDER COVERED WALKWAY. REFERENCE LANDSCAPE AND ARCHITECTURAL PLANS.		14	FLUSH CURB	7/C9.00
4	PUBLIC RIGHT OF WAY SIDEWALK CONNECTION. SEE C4.0X SERIES.				
5	INSTALL SITE TREE. REFERENCE LANDSCAPE PLAN FOR TREE TYPE, SIZE AND PLANTING INFORMATION.				
6	INSTALL CONCRETE SIDEWALK. SEE LANDSCAPE PLANS FOR MATERIAL FINISH AND SCORING	4/C9.02			
7	ARCH TRELLIS WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS				
8	VARYING HEIGHT CURB FROM FLUSH TO 8" TO ALLOW FOR FLAT CONCRETE AND SLOPING ASPHALT.				
9	CONSTRUCT CONCRETE RAMP. REFERENCE ARCHITECTURAL PLANS.				
10	CONCRETE LANDING				
11	TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS.				



KEY PLAN

SCALE: NTS





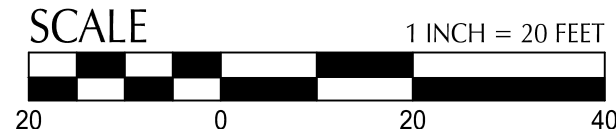
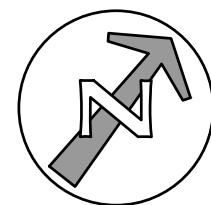
SHEET NOTES

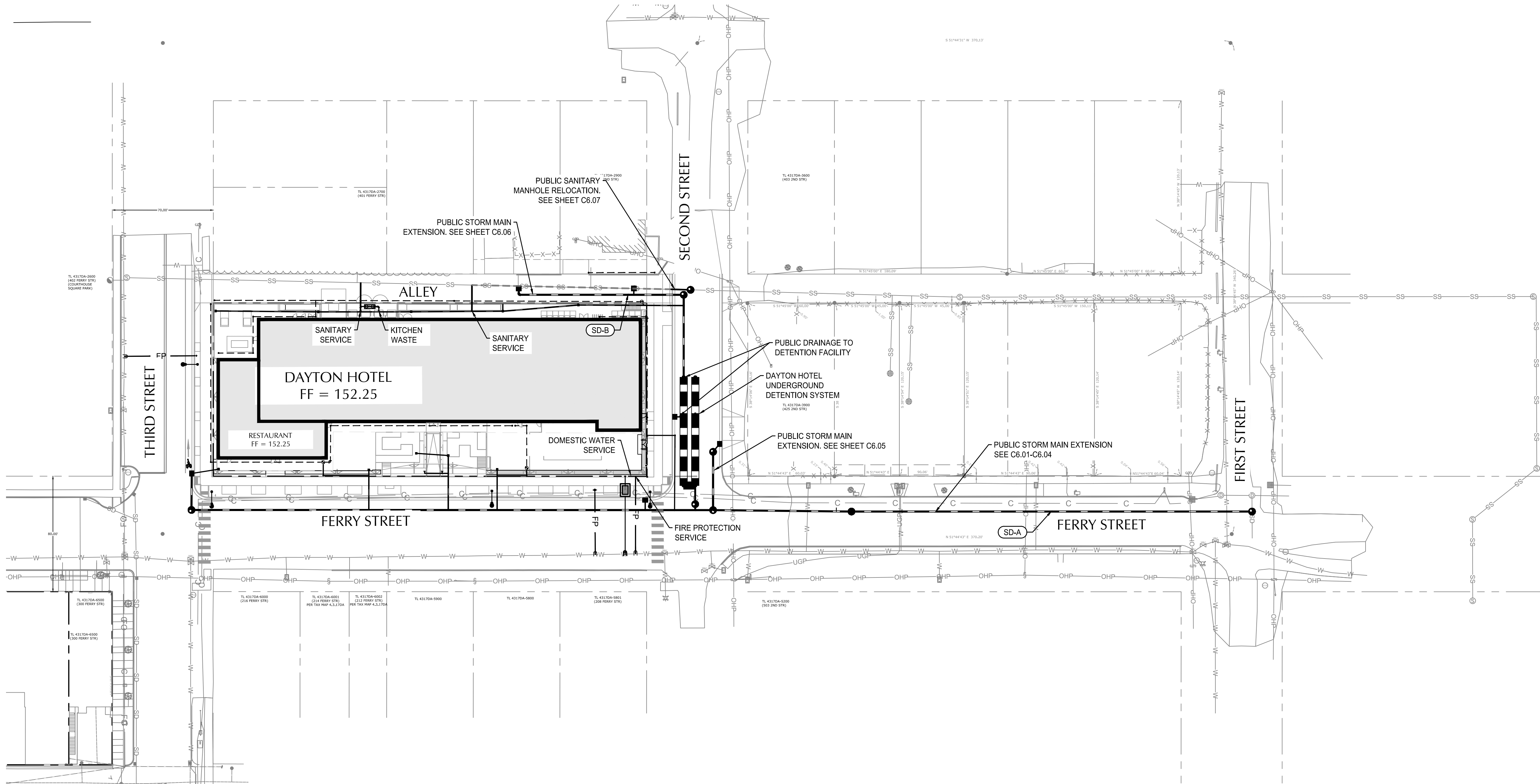
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY. SPOT ELEVATIONS SHALL HOLD OVER SLOPES AND CONTOURS.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT 2010 ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG). SIDEWALKS, DRIVEWAYS, AND CURB RAMPS IN THE PUBLIC ROW SHALL COMPLY WITH CURRENT PROWAG, CITY OF DAYTON, AND ODOT GUIDELINES.
- TOP OF CURB GRADES ARE 6" ABOVE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
- FINISH GRADES AT DOORWAYS ARE $\frac{1}{4}$ " BELOW BUILDING FINISH FLOOR ELEVATIONS.

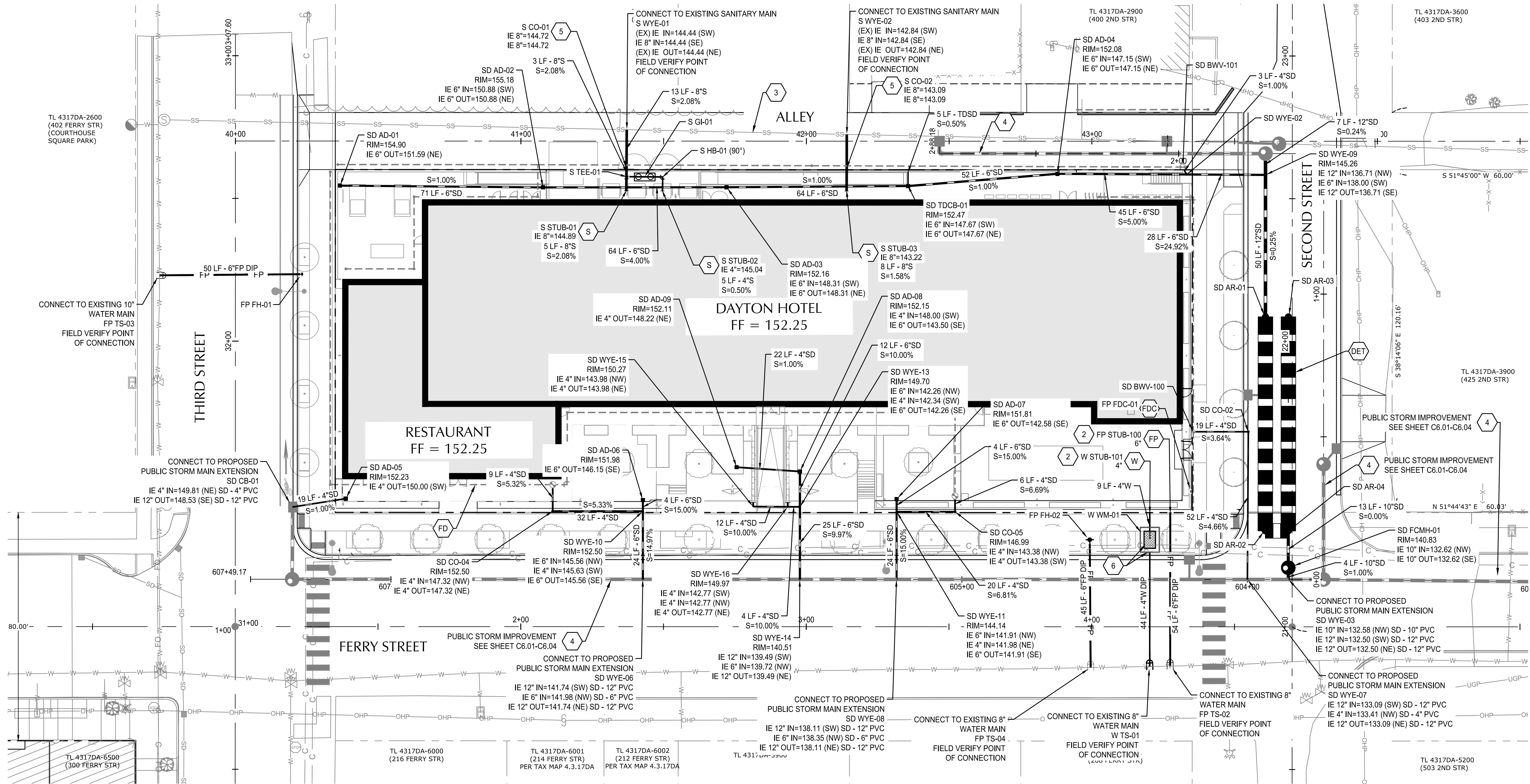
SHEET LEGEND

	PROPERTY LINE
	CENTERLINE
	LIMITS OF GRADING LINE
	SAWCUT LINE
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	GRADE BREAK
	EXISTING CURB LINE
	EXISTING FENCE
	PROPOSED CURB LINE
	PROPOSED SIDEWALK/ARCADE LINE
	PROPOSED LIGHT POLE

ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY







SHEET NOTES

- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 2/C9.03. WATER LINE TRENCHES IN ODOT ROW PIPE BEDDING AND BACKFILL PER DETAIL 3/C9.03.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE. SEE SHEET C5.03 FOR STRUCTURE LOCATIONS, RIM ELEVATIONS, PIPE SIZE, AND PIPE INVERT ELEVATION. PUBLIC SECOND STREET AND ALLEY STORM MAIN AND PUBLIC SANITARY MAIN STRUCTURE INFORMATION IS SHOWN IN THE C6.0X SERIES.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
1	3" WATER METER IN 687 VAULT	6/C9.05
2	DOMESTIC RPBA AND FIRE DDCV TO BE LOCATED IN THE BUILDING. SEE PLUMBING PLANS.	
3	8-IN SANITARY REROUTE.	
4	12-IN PUBLIC STORM MAIN EXTENSION AND PUBLIC STORM INFRASTRUCTURE.	
5	INSTALL PROPERTY LINE CLEANOUT. SEE PUBLIC SANITARY MAIN EXTENSION SHEETS FOR CONTINUATION AND CONNECTION TO NEW PUBLIC SANITARY MAIN.	3&4/C9.04
6	ADJUST COMMUNICATION LINES AROUND PROPOSED METER VAULT	
DET	2 ROWS OF 60" SOLID WALL DETENTION PIPE. BASIS OF DESIGN IS ADS SOLID WALL PIPE. SEE PROFILE SECTION ON SHEET C5.04.	
FD	FOUNDATION DRAIN. SEE SHEET C5.02.	3/C9.00
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	
WD	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O	

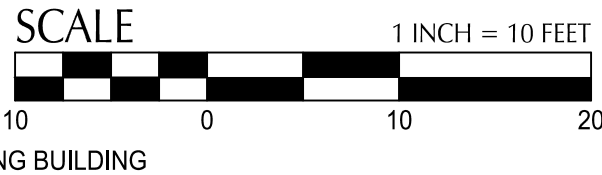
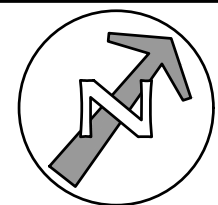
UTILITY LABEL LEGEND

STRUCTURE LABEL		PIPE LABEL	
UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)		UTILITY LENGTH	
STRUCTURE TYPE CALLOUT		UTILITY SIZE	
XX XX-XX N=XXXX.XX E=XXXX.XX RIM= IE IN = XX.X IE OUT = XX.X	LOCATION (WHERE APPLICABLE) STRUCTURE INFO (WHERE APPLICABLE)	UTILITY TYPE S=X.XX%	SLOPE (WHERE APPLICABLE)
STRUCTURE TYPE		STRUCTURE TYPE	
CALLOUT	DESCRIPTION	DETAIL REF.	
AD	AREA DRAIN	8/C9.00	
AR	DETENTION TANK ACCESS RISER		
BWV	BACKWATER VALVE	4/C9.00	
CO	CLEANOUT TO GRADE	4/C9.04	
FCMH	FLOW CONTROL MANHOLE	1/C9.01	
FD	FOUNDATION DRAINAGE	3/C9.00	
FDC	FIRE DEPARTMENT CONNECTION		
FH	FIRE HYDRANT	6/C9.04	
GI	GREASE INTERCEPTOR (SEE PLUMBING PLANS)		
HB	HORIZONTAL BEND		
STUB	STUB		
TD	TRENCH DRAIN	9/C9.00	
TDCB	INLINE TRENCH DRAIN CATCH BASIN		
TS	TAPPING SLEEVE	1,2,3,4,&5/C9.05	
TEE	TEE		
WM	WATER METER	6/C9.05	
WYE	WYE CONNECTION		

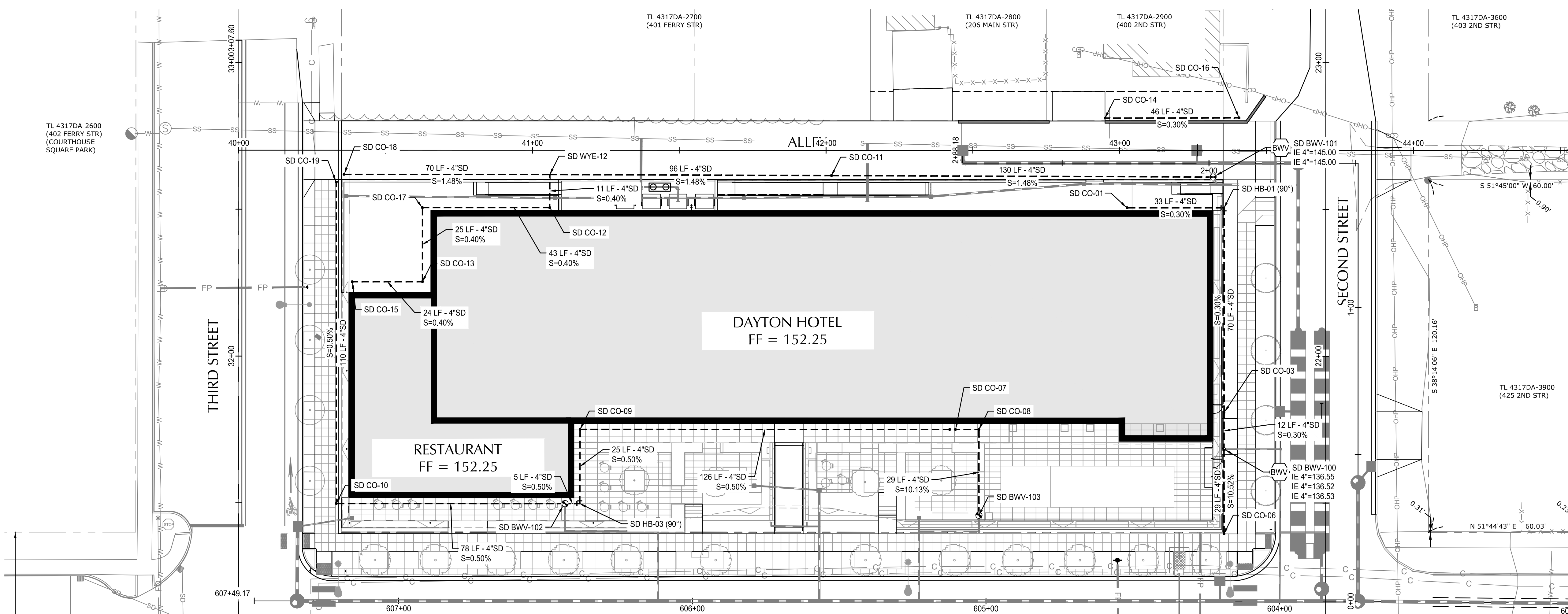
SHEET LEGEND

PROPERTY LINE	PROPOSED CURB LINE
CENTERLINE	PROPOSED SIDEWALK/ARCADE LINE
SAWCUT LINE	PROPOSED SANITARY SEWER LINE
PROPOSED TEMPORARY CONSTRUCTION EASEMENT	PROPOSED FIRE PROTECTION LINE
EXISTING CURB LINE	PROPOSED WATER LINE
EXISTING FENCE	PROPOSED STORM LINE
EXISTING WATER LINE	PROPOSED FOUNDATION DRAIN LINE
EXISTING STORM LINE	PROPOSED WATER AND FIRE PROTECTION STRUCTURES
EXISTING SANITARY LINE	PROPOSED STORM STRUCTURES
EXISTING WATER STRUCTURES	PROPOSED SANITARY STRUCTURES
EXISTING STORM STRUCTURES	PROPOSED LIGHT POLE
EXISTING SANITARY STRUCTURES	
EXISTING ELECTRICAL STRUCTURES	
EXISTING COMMUNICATIONS LINE	
EXISTING OVERHEAD POWER LINE	

ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY



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SHEET NOTES

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES PER DETAIL 2/C9.03.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE, SEE C5.01 FOR CONTINUATION.	4/C9.00

SHEET LEGEND

---	PROPERTY LINE	---	PROPOSED CURB LINE
---	CENTERLINE	---	PROPOSED SIDEWALK/ARCADE LINE
---	SAWCUT LINE	---	PROPOSED SANITARY SEWER LINE
---	PROPOSED TEMPORARY CONSTRUCTION EASEMENT	---	PROPOSED FIRE PROTECTION LINE
---	EXISTING CURB LINE	---	PROPOSED WATER LINE
---	EXISTING FENCE	---	PROPOSED STORM LINE
---	EXISTING WATER LINE	---	PROPOSED FOUNDATION DRAIN LINE
---	EXISTING STORM LINE	---	PROPOSED WATER AND FIRE PROTECTION STRUCTURES
---	EXISTING SANITARY LINE	---	PROPOSED STORM STRUCTURES
---	EXISTING WATER STRUCTURES	---	PROPOSED SANITARY STRUCTURES
---	EXISTING STORM STRUCTURES	---	PROPOSED LIGHT POLE
---	EXISTING SANITARY STRUCTURES		
---	EXISTING ELECTRICAL STRUCTURES		
---	EXISTING COMMUNICATIONS LINE		
---	EXISTING OVERHEAD POWER LINE		

UTILITY LABEL LEGEND

STRUCTURE LABEL
UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIREF PROTECTION)
STRUCTURE TYPE CALLOUT
ID NUMBER (WHERE APPLICABLE)
PIPE LABEL
UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE
SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BWV	BACKWATER VALVE	4/C9.00
CO	CLEANOUT TO GRADE	4/C9.04
HB	HORIZONTAL BEND	
OF	OUTFALL	5&6/C9.00

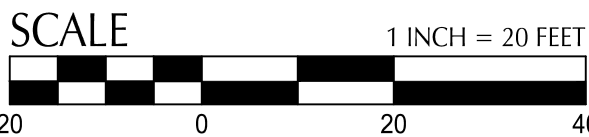
SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	RIM ELEVATION	INVERT ELEVATIONS
BWV-100	10455.57	21017.32	142.43	IE 4" IN=136.55 (SE) IE 4" IN=136.53 (NW) IE 4" OUT=136.52 (NE)
BWV-101	10526.08	20956.99	146.48	IE 4" IN=145.00 (SW) IE 4" OUT=145.00 (SE)
BWV-102	10302.09	20852.60	152.23	IE 4" IN=147.81 (SW) IE 4" OUT=147.81 (NE) IE 4" OUT=147.81 (SE)
BWV-103	10386.23	20965.72	152.02	IE 4" IN=143.75 (NW) IE 4" OUT=143.75 (SE)
CO-01	10499.71	20940.47	152.14	IE 4" OUT=136.88 (NE)
CO-03	10465.39	21009.61	142.89	IE 4" IN=136.57 (NW) IE 4" OUT=136.57 (SE)
CO-06	10433.00	21035.13	142.20	IE 4" OUT=139.58 (NW)
CO-07	10404.23	20941.35	152.18	IE 4" OUT=146.75 (NE)
CO-08	10409.18	20947.63	152.21	IE 4" IN=146.71 (SW) IE 4" OUT=146.71 (SE)
CO-09	10325.12	20840.96	152.23	IE 4" IN=147.92 (NE) IE 4" OUT=147.92 (SE)
CO-10	10253.87	20791.41	154.89	IE 4" IN=148.20 (NW) IE 4" OUT=148.20 (NE)
CO-11	10446.00	20854.65	156.28	IE 4" IN=148.93 (SW) IE 4" OUT=146.93 (NE)
CO-12	10378.03	20786.04	155.24	IE 4" IN=148.39 (SW) IE 4" OUT=148.39 (NW)
CO-13	10331.39	20767.65	155.29	IE 4" IN=148.65 (SW) IE 4" OUT=148.65 (NW)
CO-14	10519.05	20915.67	152.07	IE 4" OUT=147.86 (NE)
CO-15	10316.58	20748.88	155.17	IE 4" OUT=148.75 (NE)
CO-16	10547.40	20951.46	150.10	IE 4" IN=147.72 (SW)
CO-17	10351.21	20752.02	155.10	IE 4" IN=148.55 (SE) IE 4" OUT=148.56 (NE)
CO-18	10343.54	20724.03	157.47	IE 4" OUT=149.38 (NE)
CO-19	10339.88	20723.58	157.47	IE 4" OUT=148.75 (SE)
CO-20	10403.00	20939.78	152.17	IE 4" OUT=148.55 (SW)

SD STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING	INVERT ELEVATIONS
HB-01 (90°)	10520.17	20966.44	IE 4" IN=136.78 (SW) IE 4" OUT=136.78 (SE)
HB-03 (90°)	10305.19	20856.53	IE 4" IN=147.79 (SW) IE 4" IN=147.79 (NW)
WYE-12	10386.90	20779.12	IE 4" IN=148.35 (SE) IE 4" IN=148.34 (SW) IE 4" OUT=148.35 (NE)

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TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY



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Full Design Team Roster on Sheet A0.02
Client and Project Information

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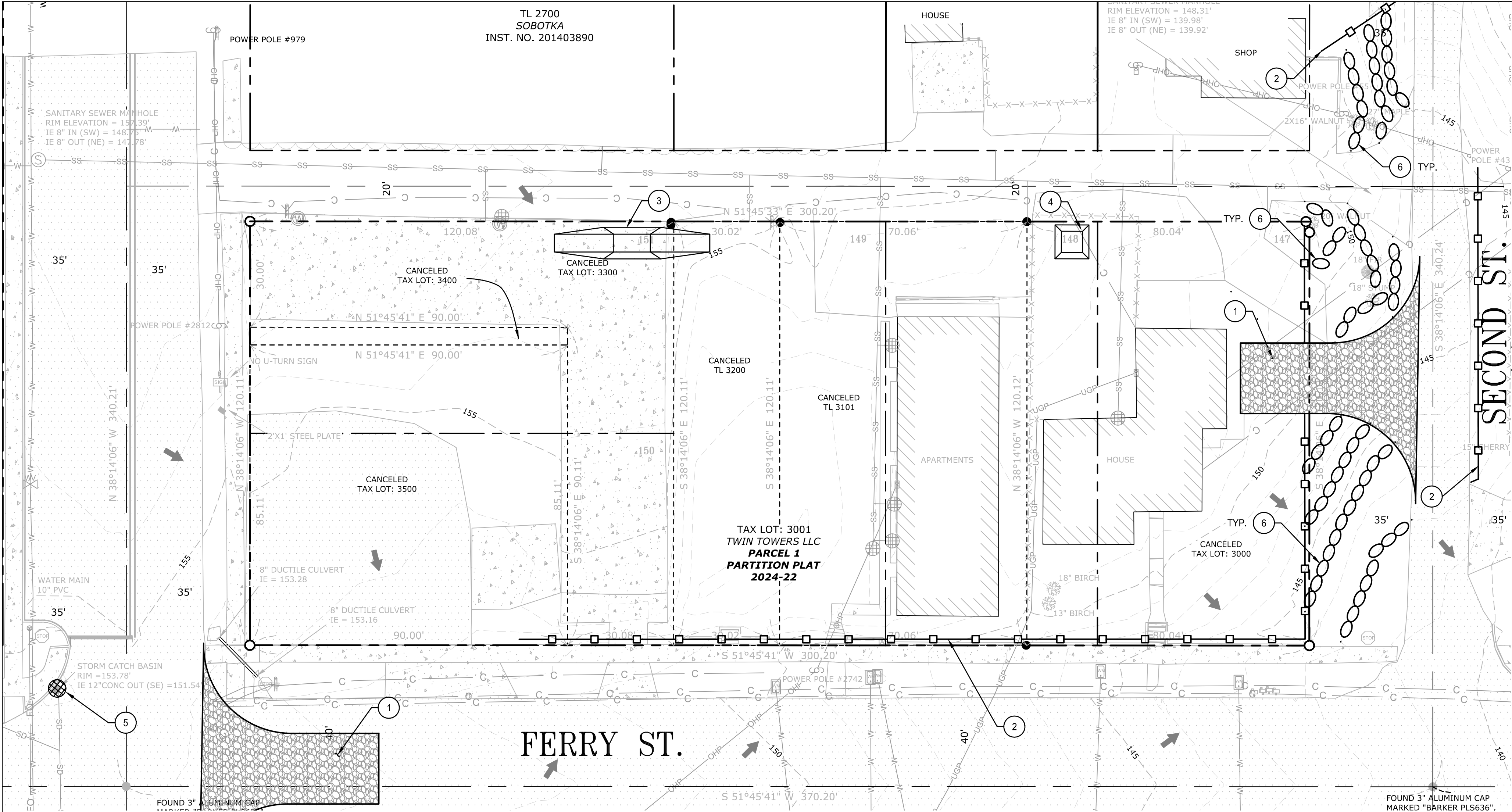
Original Issue

Revisions

Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
FOUNDATION DRAIN PLAN

Sheet Number
C5.02
Current Issue
50% CONSTRUCTION DOCUMENTS
Current Issue Date
10/10/2025



- ### SHEET NOTES
- 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.
 - 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.).
 - 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.
 - 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.
 - 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.
 - 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.
 - THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
 - 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.
 - 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.
 - 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.

- ### KEY NOTES
- | | | | |
|---|--|---|--------|
| 1 | CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE | 5 | ECT.40 |
| 2 | INSTALL SEDIMENT FENCE | 4 | ECT.40 |
| 3 | INSTALL WHEEL WASH | 6 | ECT.40 |
| 4 | INSTALL CONCRETE WASHOUT | 3 | ECT.40 |
| 5 | INSTALL SILT SACK INLET PROTECTION | 1 | ECT.40 |
| 6 | INSTALL STRAW WATTLES | 2 | ECT.40 |

SHEET LEGEND	
	EXTENT OF DISTURBANCE
	STRAW WATTLE
	SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY).
	SILT SACK INLET PROTECTION
	CONCRETE WASHOUT
	WHEEL WASH
	DRAINAGE FLOW ARROW
	CONSTRUCTION ENTRANCE
	PROPERTY LINE
	SAWCUT LINE
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING STRIPING LINE
	EXISTING CENTERLINE
	EXISTING CURB LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING WATER STRUCTURES
	EXISTING STORM STRUCTURES
	EXISTING SANITARY STRUCTURES
	PROPOSED CURB LINE
	PROPOSED SIDEWALK LINE
	PROPOSED ARCADE LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED WATER LINE
	PROPOSED STORM LINE
	PROPOSED FOUNDATION DRAIN LINE

ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY



ZGF

ZIMMER GUNSUL FRASCA ARCHITECTS LLP

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ZGF Project Number P26574
Consultant

kpff

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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

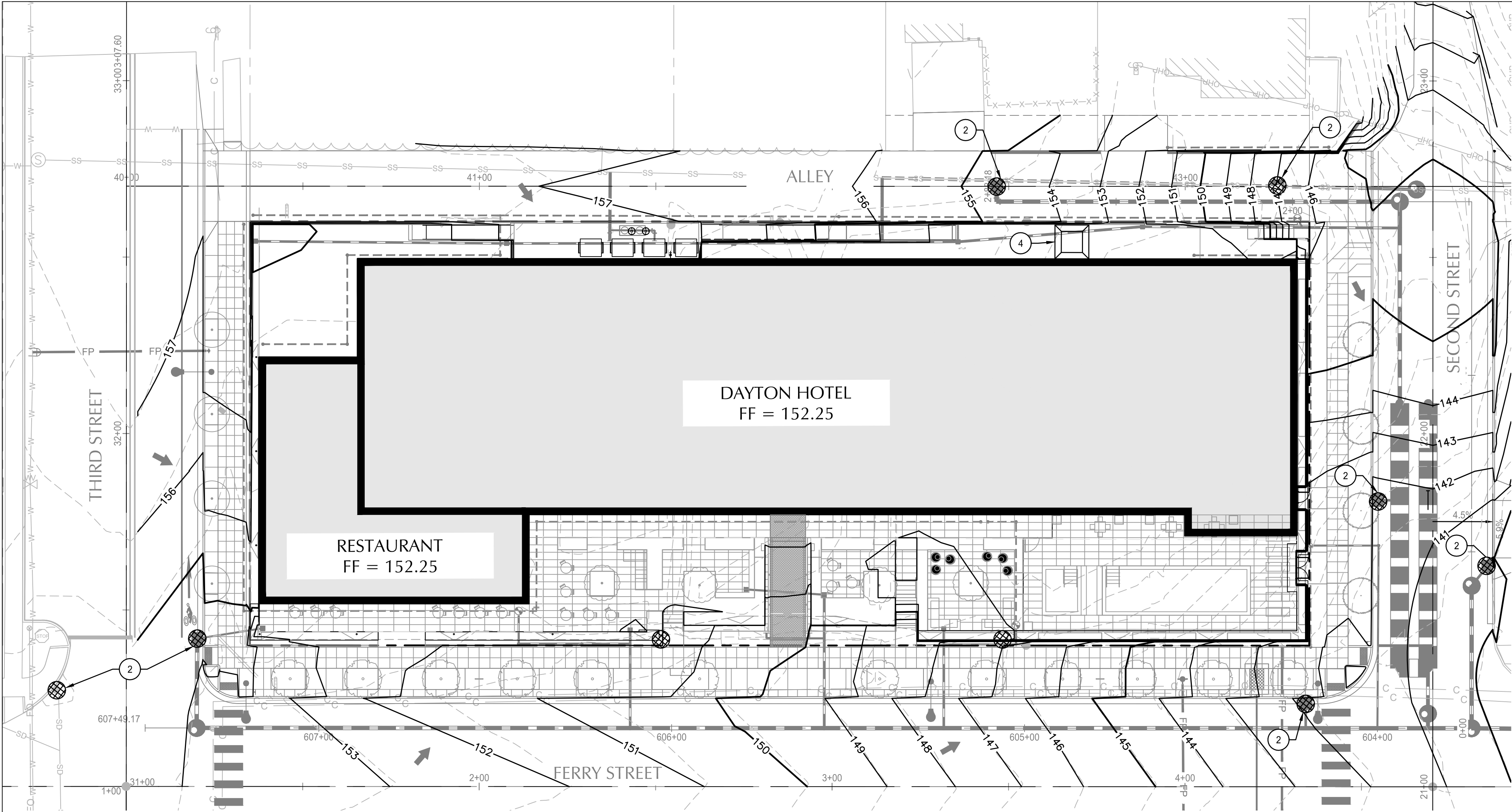
Revisions

Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
ESCP - DEMOLITION AND CLEARING PLAN

Sheet Number

EC1.10
Current Issue
50% CONSTRUCTION DOCUMENTS
Current Issue Date
10/10/2025



KEY NOTES

1

CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE.

5

ECT.40

2

INSTALL SILT SACK INLET PROTECTION.

1

ECT.40

3

INSTALL SEDIMENT FENCE.

4

ECT.40

4

INSTALL CONCRETE WASHOUT

3

ECT.40

5

INSTALL STRAW WATTLES ON SLOPES GREATER THAN 33%

2

ECT.40

6

FOR FULL EROSION CONTROL ON PUBLIC STREETS, SEE OFFSITE PLAN SET

SHEET LEGEND

EXTENT OF DISTURBANCE

STRAW WATTLE

SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY).

SILT SACK INLET PROTECTION

CONCRETE WASHOUT

DRAINAGE FLOW ARROW

CONSTRUCTION ENTRANCE

PROPERTY LINE

SAWCUT LINE

W

W

W

W

EXISTING WATER LINE

SD

SD

EXISTING STORM LINE

SS

SS

SS

EXISTING SANITARY LINE

EXISTING STRIPING LINE

EXISTING CENTERLINE

EXISTING CURB LINE

EXISTING MINOR CONTOUR LINE

EXISTING MAJOR CONTOUR LINE

EXISTING WATER STRUCTURES

EXISTING STORM STRUCTURES

EXISTING SANITARY STRUCTURES

PROPOSED CURB LINE

PROPOSED SIDEWALK LINE

PROPOSED ARCADE LINE

PROPOSED MINOR CONTOUR LINE

PROPOSED MAJOR CONTOUR LINE

FP

FP

FP

FP

FP

FP

PROPOSED FIRE PROTECTION LINE

W

W

W

W

PROPOSED WATER LINE

PROPOSED STORM LINE

PROPOSED FOUNDATION DRAIN LINE

ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH
MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET
TO ELEVATIONS ON THIS SURVEY

ZG F

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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

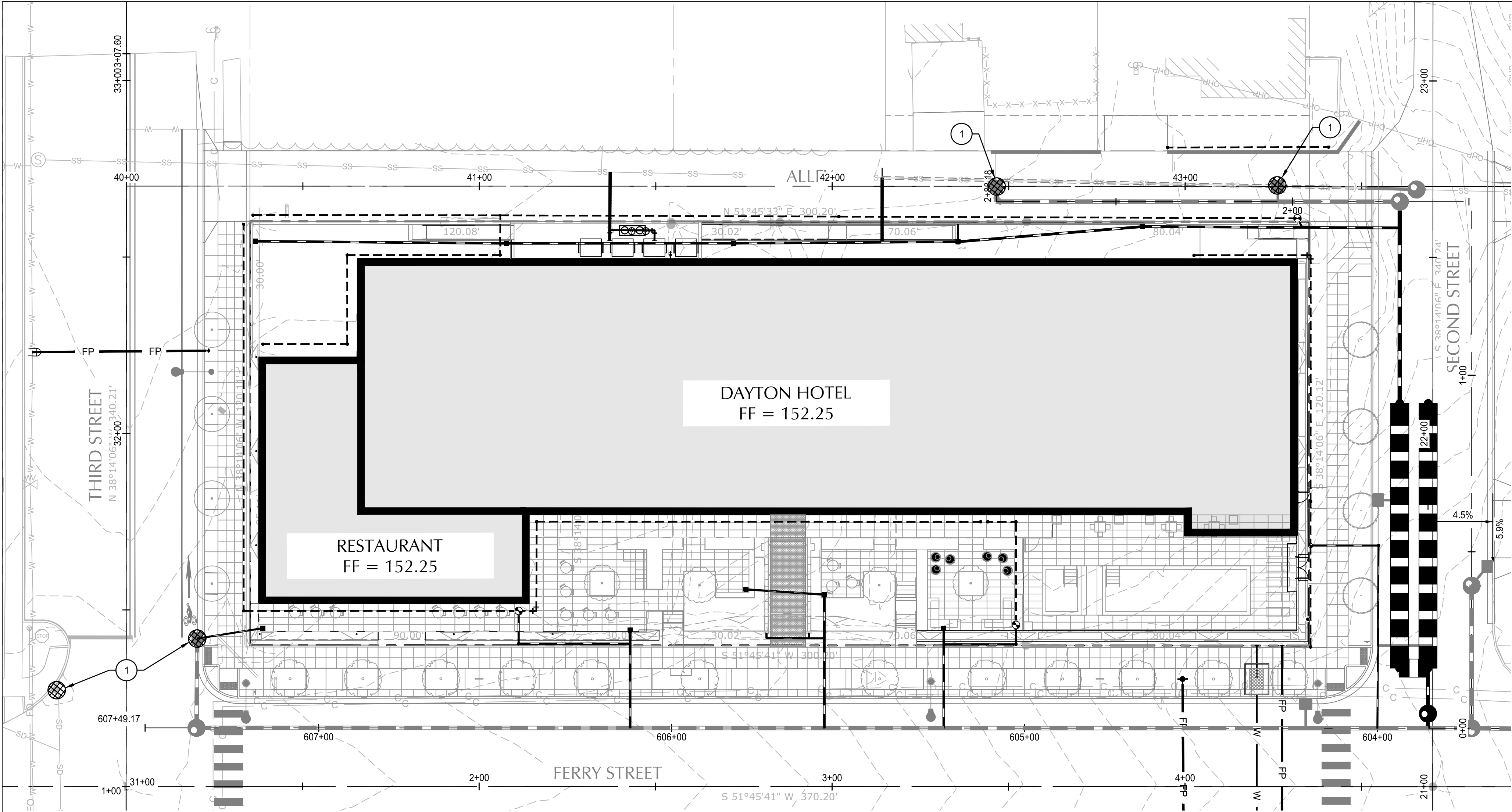
Sheet Status
NOT FOR CONSTRUCTION

Sheet Title
ESCP - UTILITIES,
ROADS, & VERTICAL
CONSTRUCTION
PLAN

Sheet Number

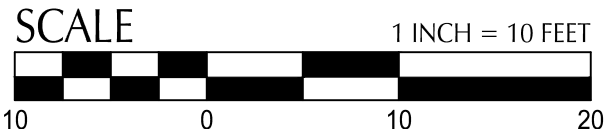
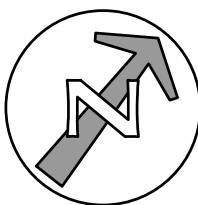
EC1.20

Current Issue
50% CONSTRUCTION
DOCUMENTS
Current Issue Date
10/10/2025

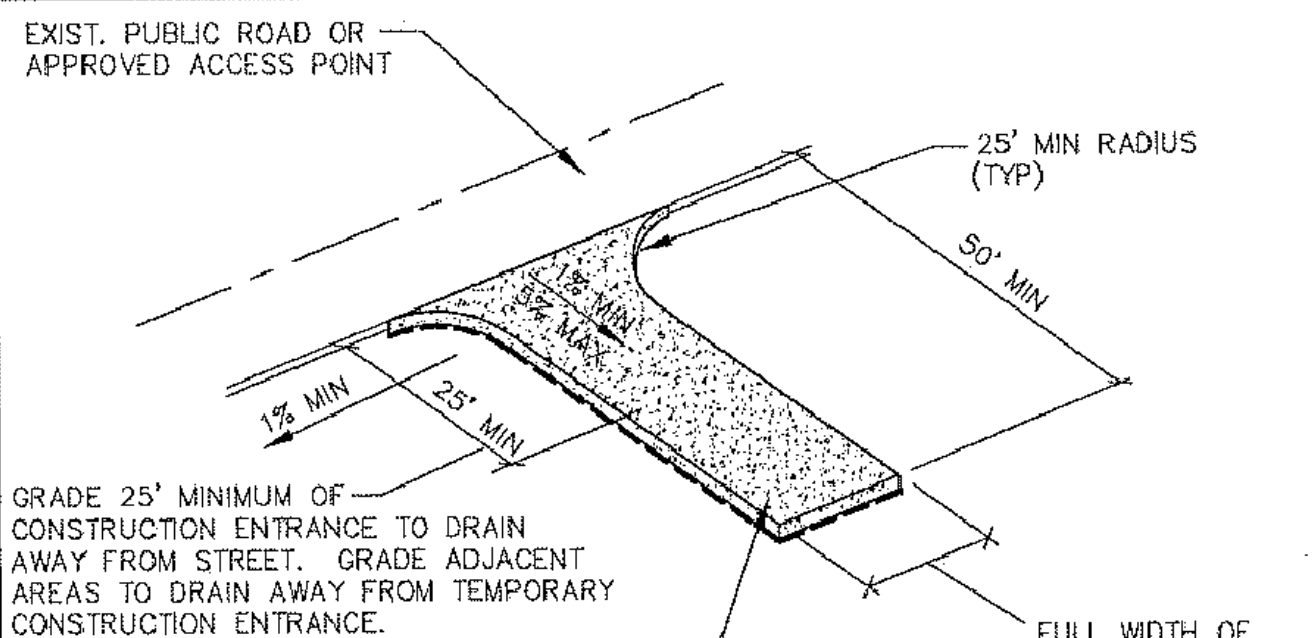


KEY NOTES	
1	REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES DURING SITE FINAL STAIBLIZATION
SHEET LEGEND	
	EXTENT OF DISTURBANCE
	STRAW WATTLE
	SEDIMENT CONTROL FENCE. (SHOWN OFFSET FOR CLARITY).
	SILT SACK INLET PROTECTION
	CONCRETE WASHOUT
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ELEVATIONS SHOWN ARE BASED FROM OSHD BENCH MARK D286, ELEVATION 158.22' NGVD 29 VERTICAL DATUM
TO ACHIEVE NAVD 88 DATUM ELEVATIONS, ADD 3.47 FEET TO ELEVATIONS ON THIS SURVEY



File: N:\c\p\2023\200421-Dayton-Hotel\CAD\PL\0123421-EC1.40-ESP-DET.dwg TAB:EC1.40
Plotted: 10/2/25 at 12:08pm By: JCarille
Sheet Size: 24 x 36
5/28/2025 4:49:25 PM



GRADE 25' MINIMUM OF CONSTRUCTION ENTRANCE TO DRAIN AWAY FROM STREET. GRADE ADJACENT AREAS TO DRAIN AWAY FROM TEMPORARY CONSTRUCTION ENTRANCE.

PLACE 3"-6" GRANULAR MATERIAL OVER 8-OUNCE NON-WOVEN GEOTEXTILE FABRIC AS FOLLOWS:

DRY WEATHER ACCESS
14-INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS
24-INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON-COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

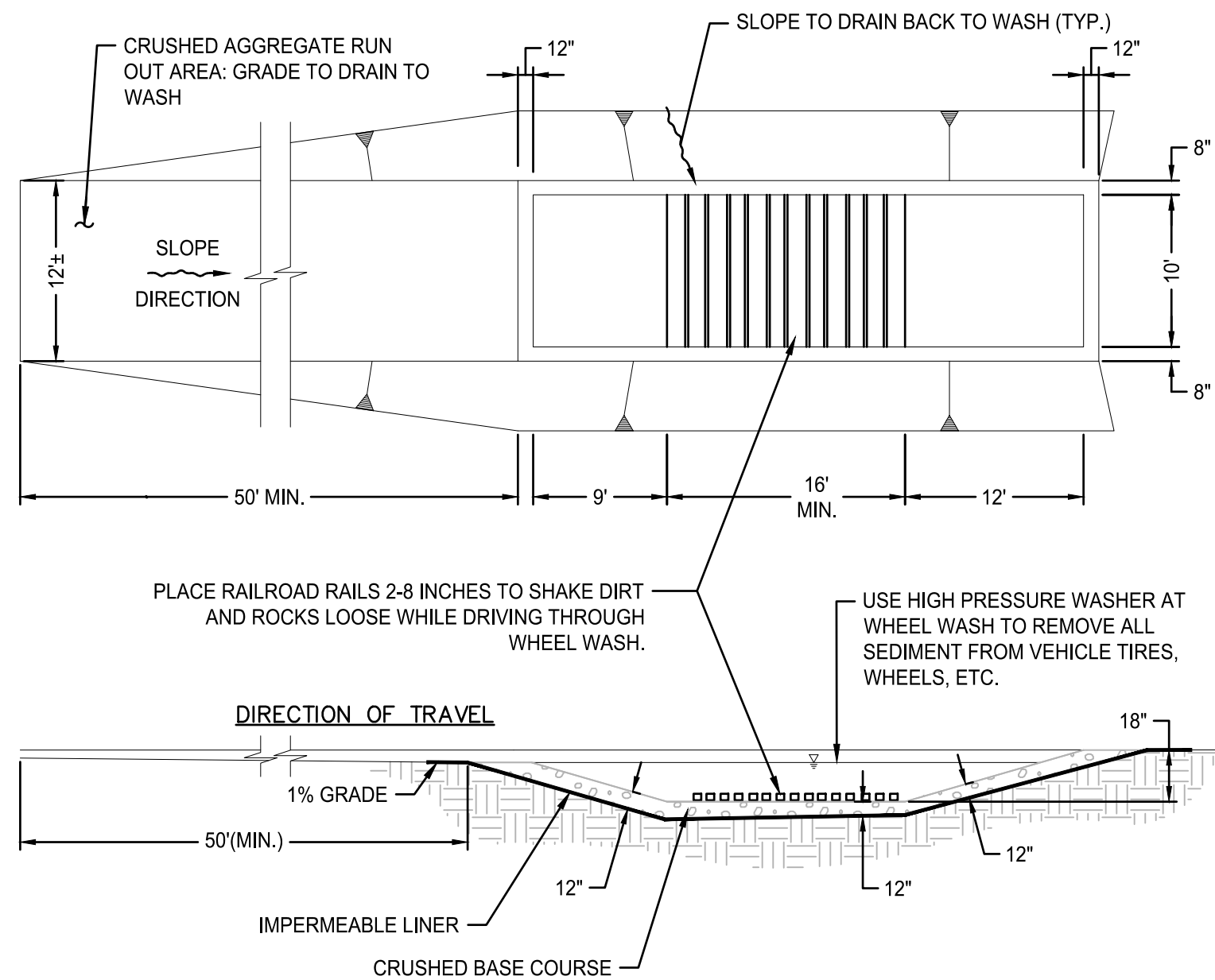
MAINTENANCE NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"-6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF STRUCTURES USED TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

LAST REVISION DATE:	JO #
MAY 2013	STANDARD
TEMPORARY CONSTRUCTION ENTRANCE	
(NTS)	
DAYTON, OR	DETAIL NO. 610

5 TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NTS

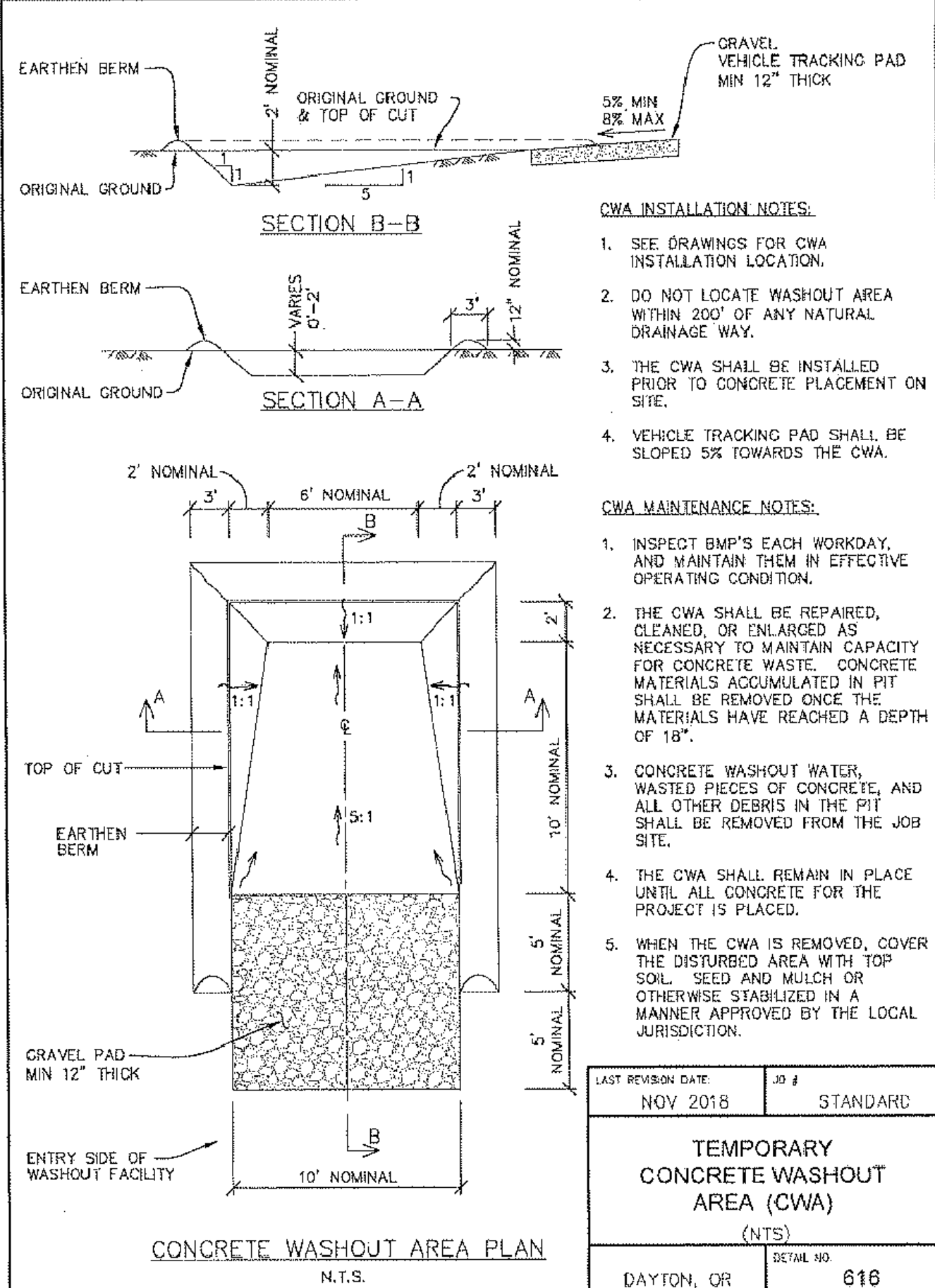


NOTES:

1. CONTRACTOR SHALL PROVIDE SUMP PUMP, ABOVE GROUND PIPE, AND LARGE SIZE ORIFICE SPRINKLER TO SPREAD OVER EXISTING VEGETATION. SUBMIT DESIGNATED SPRINKLER AREA TO ENGINEER FOR APPROVAL.
2. CONTRACTOR TO MAINTAIN WHEELWASH DAILY BY REMOVING ACCUMULATED SEDIMENT AND SEDIMENT LADEN WATER FROM WHEEL WASH WHEN ACCUMULATION REACHES 50% OF VOLUME. THEN FILL WITH WATER TO MAINTAIN 12" OF WATER IN WHEELWASH AT ALL TIMES.
3. CONTRACTOR RESPONSIBLE FOR ENSURING PROPER PERFORMANCE OF THIS ESC MEASURE INCLUDING DRAINAGE TO AND AWAY FROM MEASURE.
4. CONTRACTOR TO REPAIR IMMEDIATELY ANY PROBLEMS PREVENTING PROPER PERFORMANCE OF THIS ESC MEASURE OR ITS UPSTREAM/ DOWNSTREAM CONVEYANCE STRUCTURES.
5. SEDIMENT REMOVED SHALL BE DISPOSED OF ON-SITE IN SOIL STOCKPILE AREA FOR RE-USE OR OFF-SITE TO A CITY APPROVED DISPOSAL FACILITY.

6 TEMPORARY WHEEL WASH

SCALE: NTS



CWA INSTALLATION NOTES:

1. SEE DRAWINGS FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE WASHOUT AREA WITHIN 200' OF ANY NATURAL DRAINAGE WAY.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. VEHICLE TRACKING PAD SHALL BE SLOPED 5% TOWARDS THE CWA.

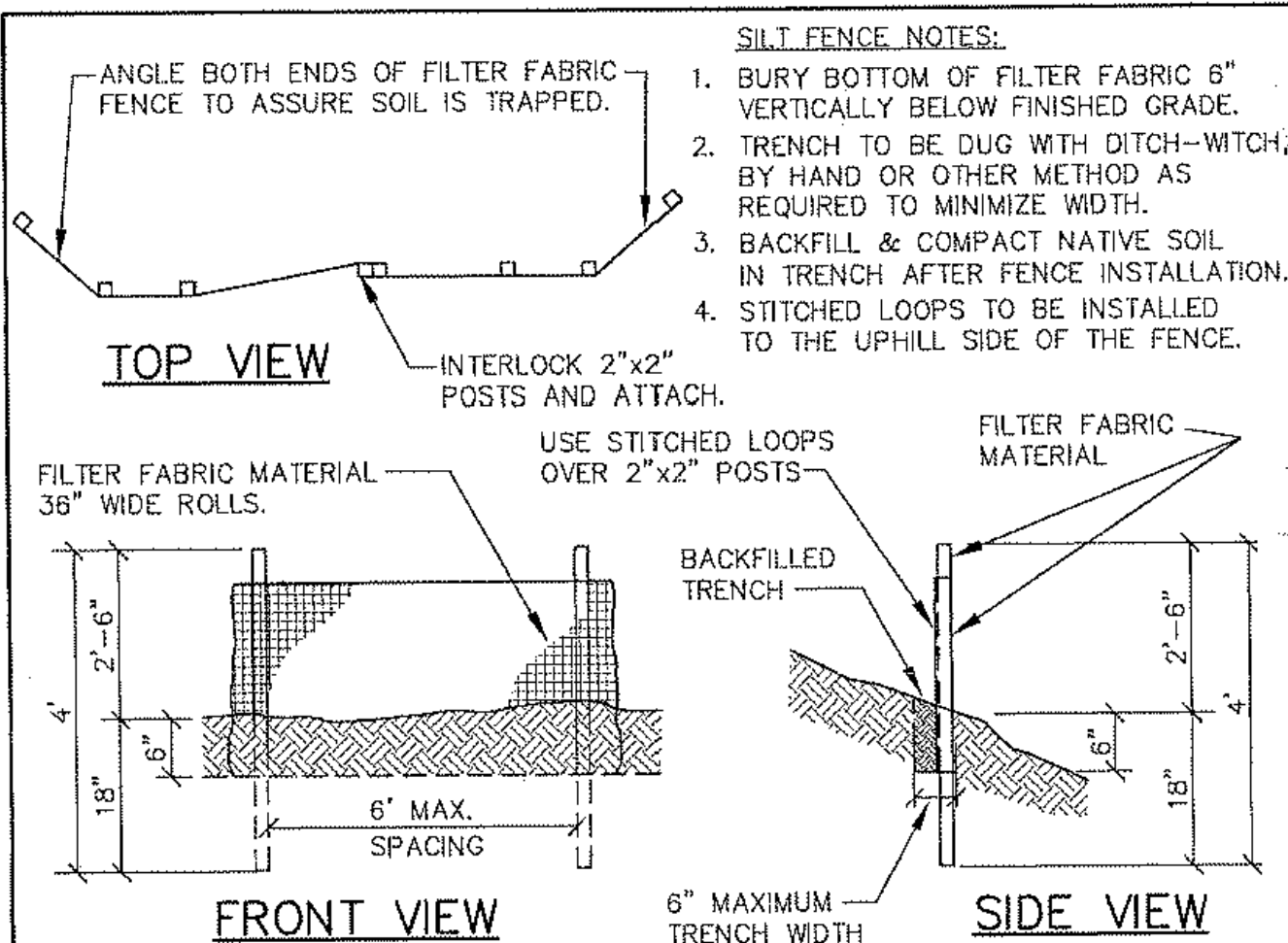
CWA MAINTENANCE NOTES:

1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 18".
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE PIT SHALL BE REMOVED FROM THE JOB SITE.
4. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

LAST REVISION DATE:	JO #
NOV 2015	STANDARD
TEMPORARY CONCRETE WASHOUT AREA (CWA)	
(NTS)	
DAYTON, OR	DETAIL NO. 616

3 TEMPORARY CONCRETE WASHOUT AREA

SCALE: NTS



SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH-WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

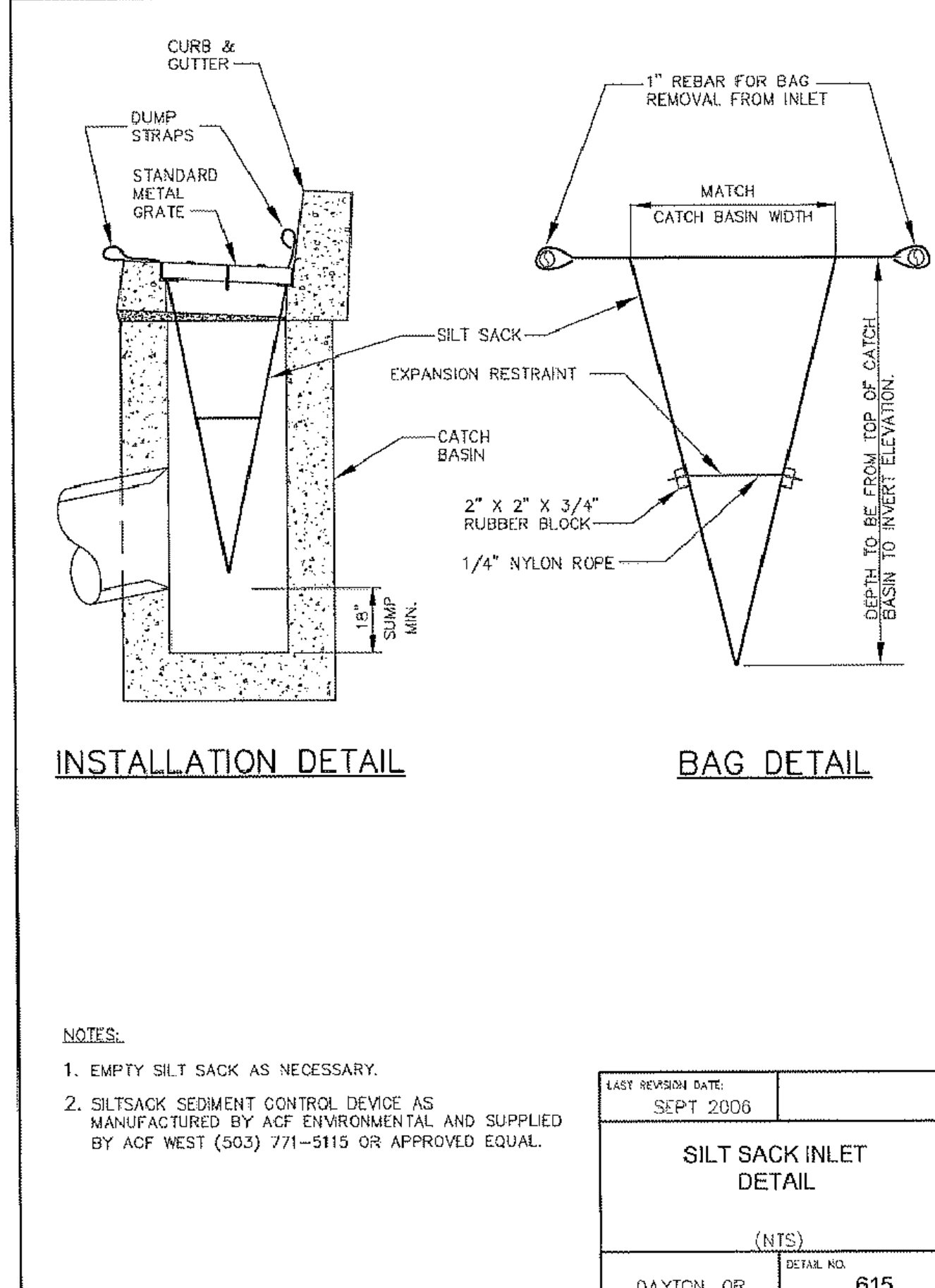
MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD
SEDIMENT BARRIERS	
(NTS)	
DAYTON, OR	DETAIL NO. 611

4 SEDIMENT FENCE

SCALE: NTS



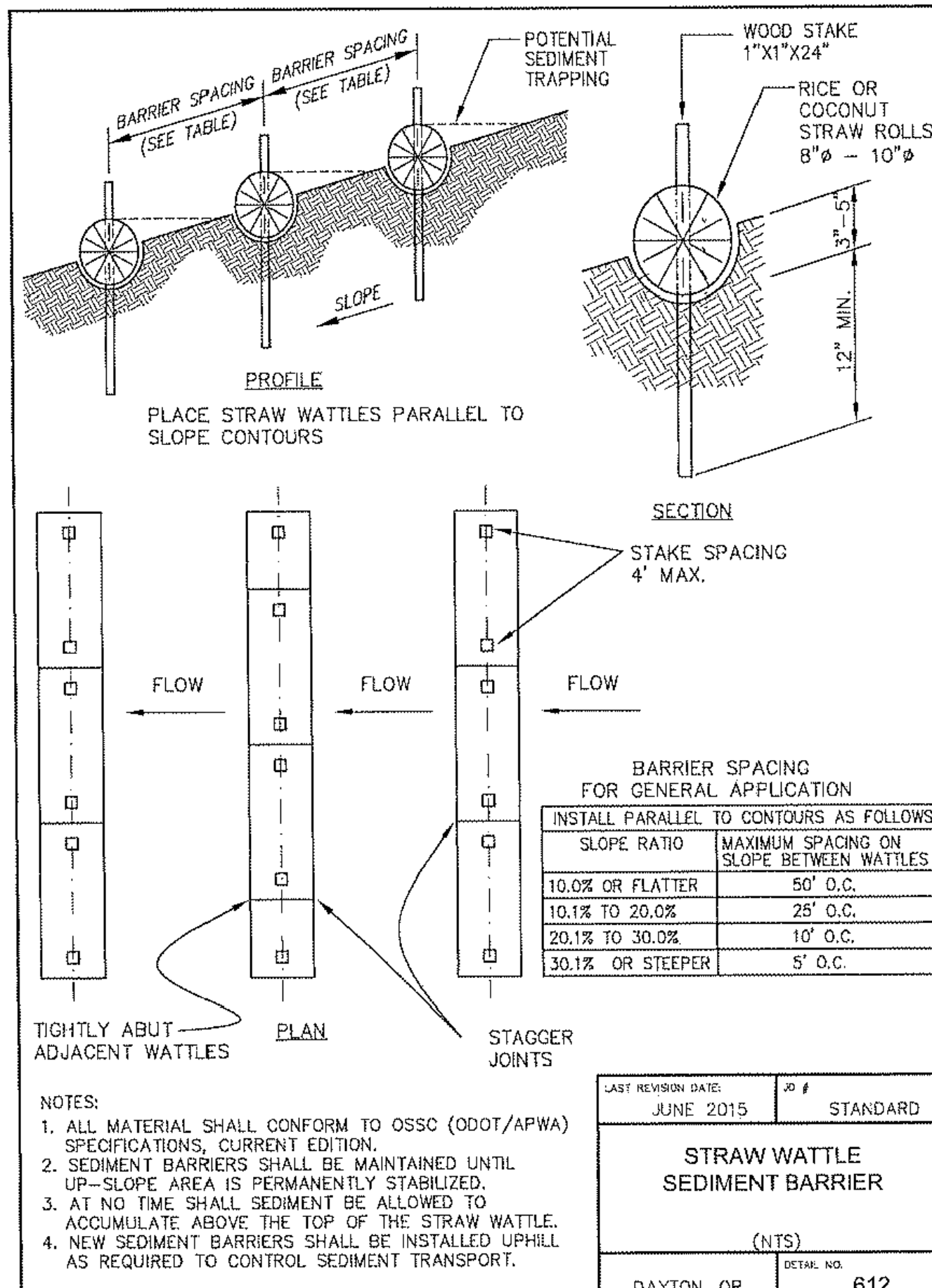
NOTES:

1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771-5115 OR APPROVED EQUAL.

LAST REVISION DATE:	JO #
SEPT 2006	
SILT SACK INLET DETAIL	
(NTS)	
DAYTON, OR	DETAIL NO. 615

1 SILT SACK INLET DETAIL

SCALE: NTS



NOTES:

1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

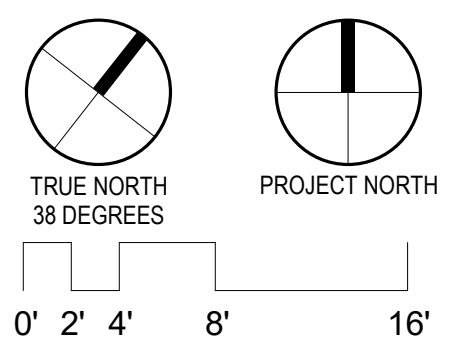
LAST REVISION DATE:	JO #
JUNE 2015	STANDARD
STRAW WATTLE SEDIMENT BARRIER	
(NTS)	
DAYTON, OR	DETAIL NO. 612

2 STRAW WATTLE SEDIMENT BARRIER

SCALE: NTS

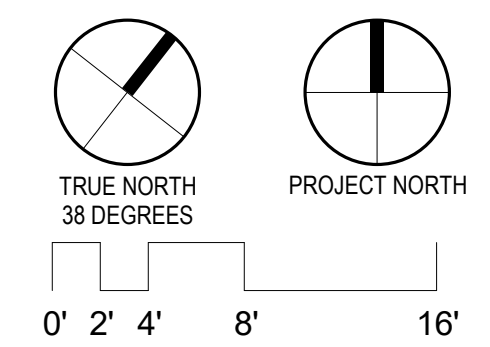


1. REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
2. REFER TO A0 SERIES FOR CODE ANALYSIS INFORMATION AND LIFE SAFETY DRAWINGS FOR OCCUPANCY, NUMBER OF EGRESS, LOCATION OF EXISTS, EXTENSION OF RATED ASSEMBLY AND FLOOR.
3. DIMENSIONS ARE TO FACE OF INTERIOR PARTITION ASSEMBLY UNO.
4. AT EXTERIOR WALLS SEE ENLARGED DETAILS FOR DIMENSION POINTS.
5. REFER TO SHEET A0.01 AND A0.02 FOR INTERIOR ELEVATIONS.
6. REFER TO SHEET A4.01 AND A4.02 FOR TYPICAL ASSEMBLIES.
7. REFER TO A0 SERIES SHEETS FOR SECTIONS, AND ENLARGED PLANS OF ELEVATORS AND STAIRS.
8. REFER TO A0 AND A0 SERIES SHEETS FOR LOCATIONS OF ARCHITECTURAL CONCRETE.
9. REFER TO A0 SERIES SHEETS, ENLARGED PLANS, FOR PARTITION TYPES AND DIMENSIONS NOT SHOWN ON A0 SERIES SHEETS.
10. REFER TO SHEET A0.01 FOR PARTITION TYPES AND DIMENSIONS.
11. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN AREAS FOR SCHEDULE.
12. REFER TO SHEET A8.10, A8.11, A8.12 FOR DOOR SCHEDULE.
13. REFER TO SHEET A0.01 FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
14. REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND JOINT ASSEMBLIES.
15. WALL TYPES TO BE USED FOR GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
16. GUESTROOM DEMISING WALL TYPE TO BE Jb1/J13.
17. ALL INTERIOR DOORS ARE 6" FROM PERPENDICULAR WALL UNO.
18. ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE UNO.
19. ALL INTERIOR WALLS TO BE SUBMITTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION UNO.
20. FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS A5.XXX AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ADDITIONAL PARTITION.
21. REFER TO SPECIFICATION SECTION 0120 FOR MATERIAL FINISH LEGEND.
22. REFER TO A0 SERIES SHEETS FOR INTERIOR FLOOR AND WALL FINISHES.
23. REFER TO A0 SERIES SHEETS FOR INTERIOR FLOOR AND WALL FINISHES. THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
24. SEE SHEET A0.20 FOR TYPICAL MOUNTING HEIGHTS OF DEVICES AND ACCESSORIES. FOR DEVICES AND ACCESSORIES NOT NOTED ON SHEET A0.20, REFER TO THE MANUFACTURER'S RECOMMENDATIONS.
25. ALL MDF AND MDF FOR DOORS TO HAVE FIRE RATED TREATED PLYWOOD ON ALL WALLS 5'-2" AFF TO 10'-0" AFF. REFER TO ELECTRICAL & TECHNOLOGY DRAWINGS.
26. REFER TO SHEET A0.01 AND A0.02 FOR ACCESSORY SCHEDULES.
27. VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
28. PROVIDE REINFORCEMENT IN PARTITIONS FOR ANCHORAGE OF CASES, CABS, AND OTHER SUPPORTED ITEMS.
29. ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RATED RETAINMENT.
30. ALL DASHED ITEMS ARE OFOI UNO.
31. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, FIRE PROTECTION, AND ENVIRONMENTAL DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILD ELEMENTS.
32. REFER TO AT SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP ALIGNMENTS.
33. REFER TO SHEET A0.01 FOR WALLS TO BE CONCRETE OR FIRE RESISTIVE MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X84.



PLAN, FLOOR - LEVEL
0

Current Issue Date
10/10/2025



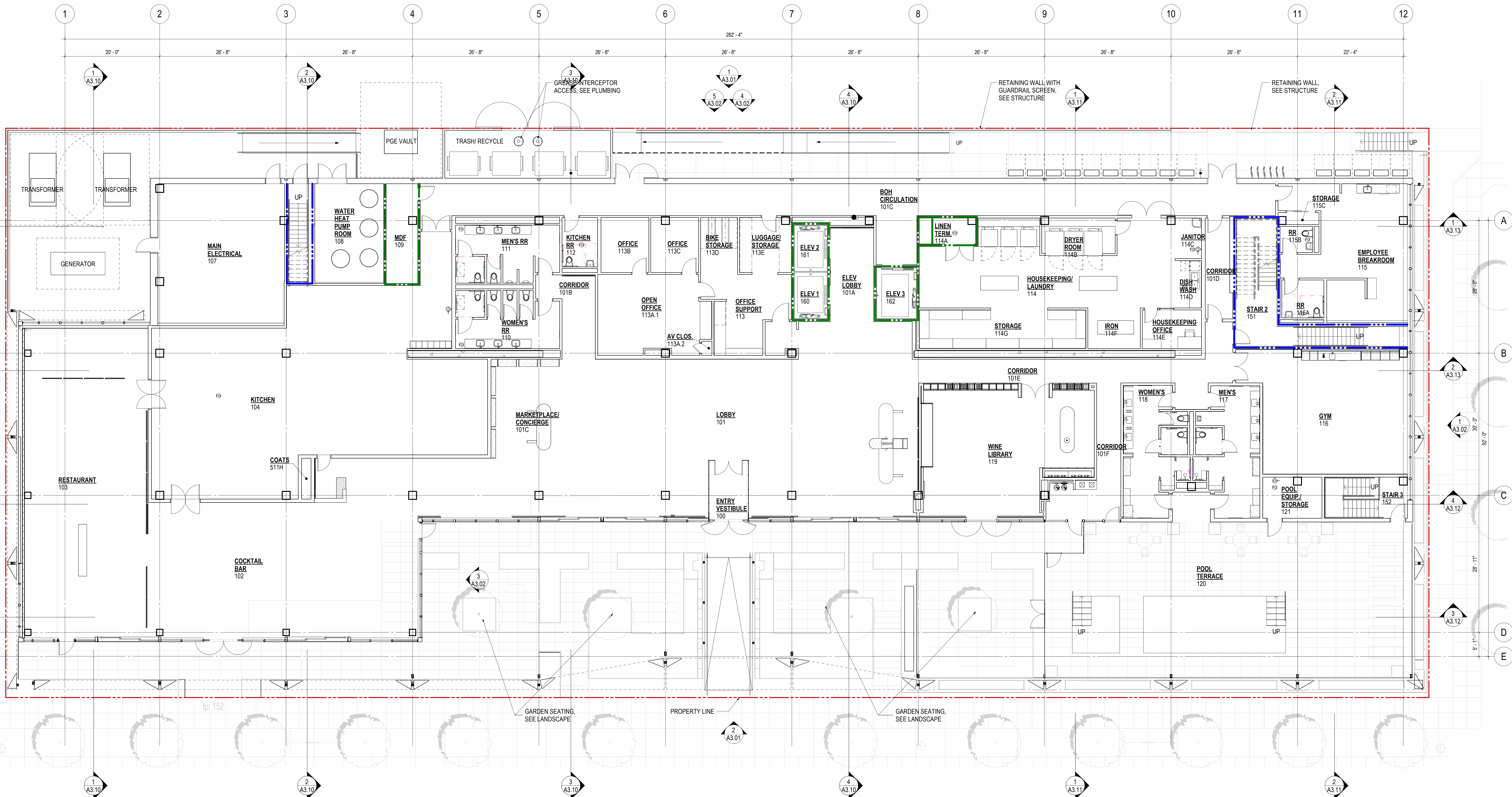
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CONSTRUCTION

PLAN, FLOOR - LEVEL
1

A2.01

50% CONSTRUCTION
DOCUMENTS

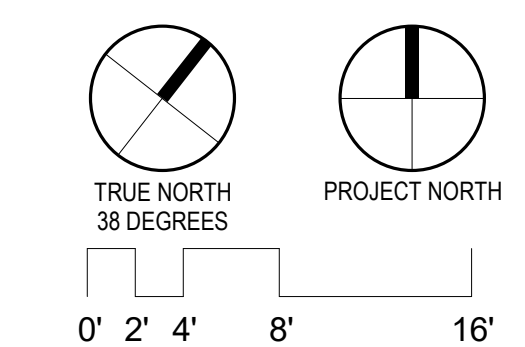
10/10/2025



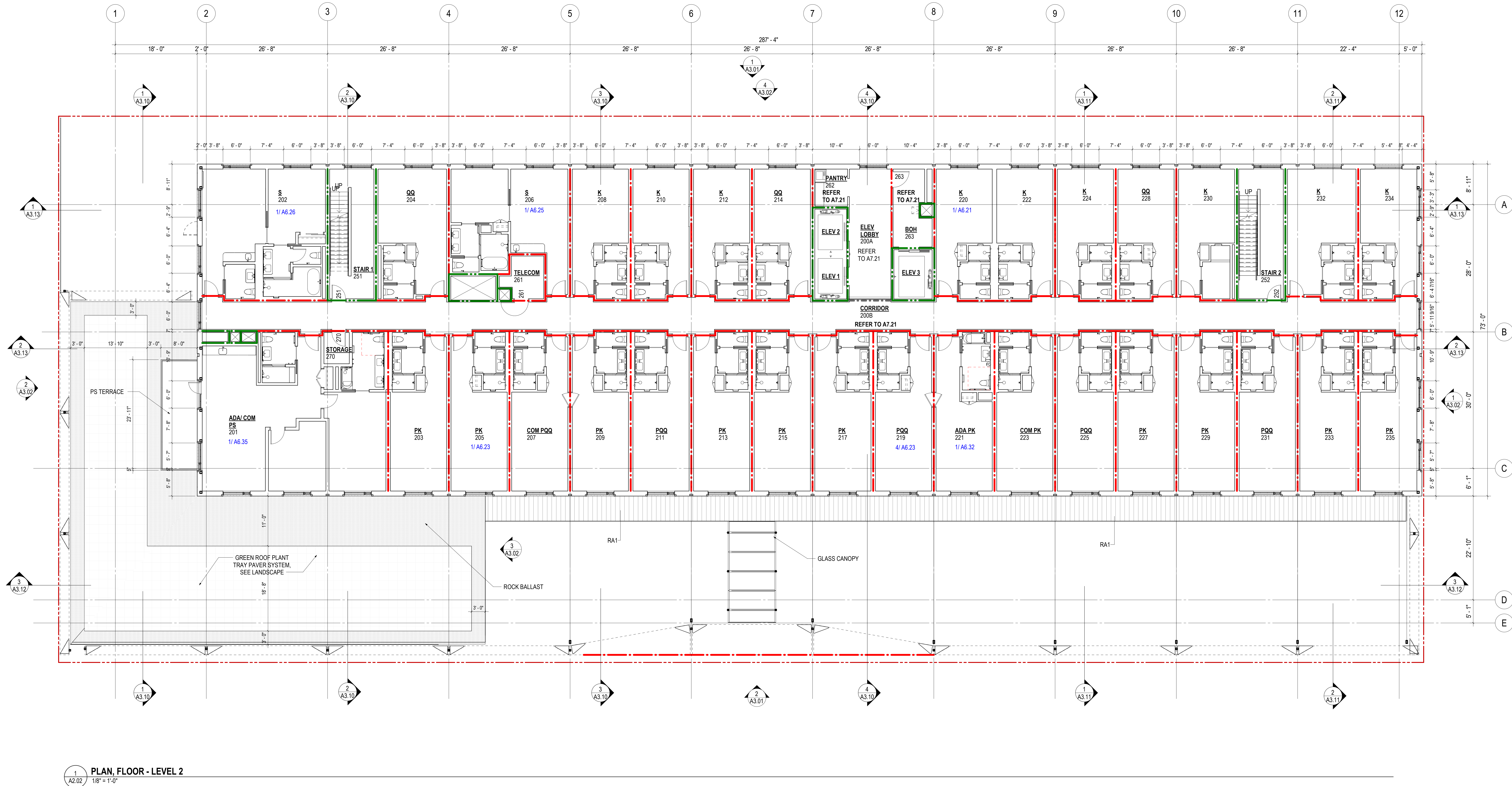
1 PLAN, FLOOR - LEVEL 1
A2.01 1/8" = 1'-0"

GENERAL NOTES - PLAN

- REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
- REFER TO A0 SERIES FOR CODE ANALYSIS INFORMATION AND LIFE SAFETY DRAWINGS FOR OCCUPANCY, MEANS OF EGRESS, LOCATION OF EXITS, EXTENT OF RATED ASSEMBLIES AND FLOOR AREAS.
- DIMENSIONS ARE TO FACE OF INTERIOR PARTITION ASSEMBLY UNO.
- AT EXTERIOR WALLS SEE ENLARGED DETAILS FOR DIMENSION POINTS.
- REFER TO SHEET A3 SERIES FOR SECTIONS AND ELEVATIONS.
- REFER TO SHEET A4.01 AND A4.02 FOR TYPICAL ASSEMBLIES.
- REFER TO A5 SERIES SHEETS FOR SECTIONS, AND ENLARGED PLANS OF ELEVATORS AND STAIRS.
- REFER TO A3 AND A6 SERIES SHEETS FOR LOCATIONS OF ARCHITECTURAL CONCRETE.
- REFER TO A6 SERIES SHEETS, ENLARGED PLANS, FOR PARTITION TYPES AND DIMENSIONS NOT SHOWN ON A2 SERIES SHEETS.
- REFER TO SHEET A8.01 FOR PARTITION TYPE SCHEDULE.
- DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN FACES OF FINISH.
- REFER TO SHEET A8.10, A8.11, A8.12 FOR DOOR SCHEDULE.
- REFER TO SHEET A0.12 FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
- REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
- WALLS TYPES TO BE F0103 UNO.
- GUESTROOM DEMISING WALL TYPE TO BE JB/H13 UNO.
- ALL INTERIOR DOORS ARE 6" FROM PERPENDICULAR WALL UNO.
- ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE UNO.
- ALL INTERIOR WALLS ABUTTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION UNO.
- FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS AX.XX AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ADJACENT SPACES.
- REFER TO SPECIFICATION SECTION 01120 FOR MATERIAL FINISH LEGEND.
- REFER TO A10 SERIES FOR INTERIOR FLOOR AND WALL FINISHES.
- ALL WALLS ABOVE GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
- 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.
- 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.
- REFER TO AX.XX FOR EQUIPMENT AND ACCESSORY SCHEDULES.
- VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
- PROVIDE REINFORCEMENT IN PARTITION FOR ANCHORAGE OF CASEWORK, MILLWORK, MONITORS AND OTHER SUPPORTED ITEMS.
- ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT TREATED.
- ALL DASHED ITEMS ARE OFOI UNO.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, FIRE PROTECTION, & FOOD SERVICE DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILT ELEMENTS.
- REFER TO A7 SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP ALIGNMENTS.
- BRACED FRAME COLUMNS AND BEAMS TO RECEIVE FIRE RESISTIVE MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X854.

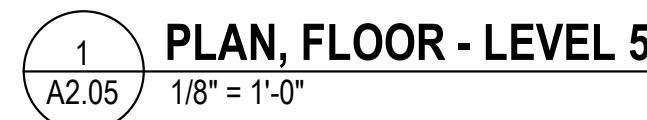
NOT FOR
CONSTRUCTIONPLAN, FLOOR - LEVEL
2A2.02
50% CONSTRUCTION
DOCUMENTS

10/10/2025

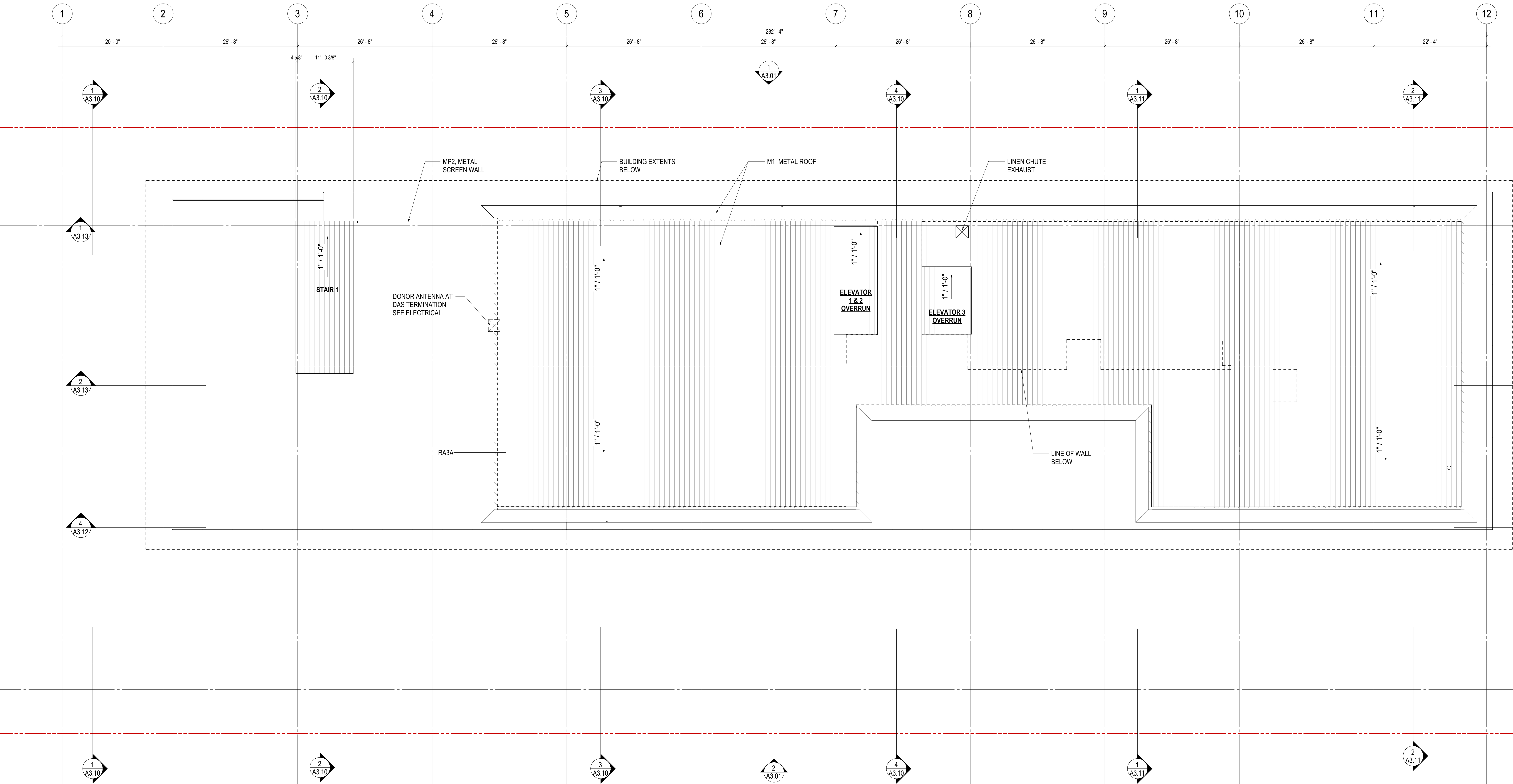
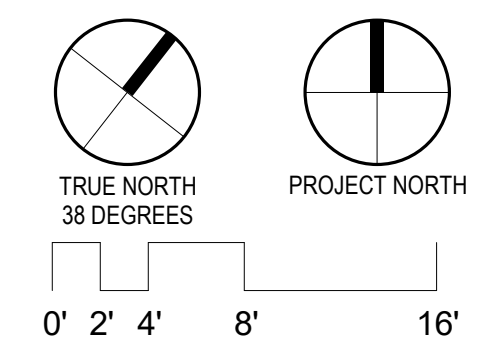


GENERAL NOTES - PLAN

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 SERIES FOR SECTIONS AND ELEVATIONS.
6. REFER TO SHEET A4.01 AND A4.02 FOR TYPICAL ASSEMBLIES.
7. REFER TO A5 SERIES SHEETS FOR SECTIONS, AND ENLARGED PLANS OF ELEVATORS AND STAIRS.
8. REFER TO A3 AND A6 SERIES SHEETS FOR LOCATIONS OF ARCHITECTURAL CONCRETE.
9. REFER TO A6 SERIES SHEETS, ENLARGED PLANS, FOR PARTITION TYPES AND DIMENSIONS NOT SHOWN ON A2 SERIES SHEETS.
10. REFER TO SHEET A8.01 FOR PARTITION TYPE SCHEDULE.
11. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN FACES OF FINISH.
12. REFER TO SHEET A8.10, A8.11, A8.12 FOR DOOR SCHEDULE.
13. REFER TO SHEET A8.12 FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
14. REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT EXTERIOR WALLS AND SOFFIT ASSEMBLIES.
15. WALLS TYPES TO BE FA003 UNO.
16. GUESTROOM DEMISING WALL TYPE TO BE JB/H13 UNO.
17. ALL INTERIOR DOORS ARE 6" FROM PERPENDICULAR WALL UNO.
18. ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE UNO.
19. ALL INTERIOR WALLS ABUTTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION UNO.
20. FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS AX.XX AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ADJACENT SPACES.
21. REFER TO SPECIFICATION SECTION 01120 FOR MATERIAL FINISH LEGEND.
22. REFER TO A10 SERIES FOR INTERIOR FLOOR AND WALL FINISHES.
23. ALL WALLS ABOVE GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
24. 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.
25. ALL MDF AND MDF ROOMS TO HAVE FIRE RETARDANT TREATED PLYWOOD ON ALL WALLS - 2'-0" AFF TO 10'-0" AFF. REFER TO ELECTRICAL & TECHNOLOGY DRAWINGS.
26. REFER TO AX.XX FOR EQUIPMENT AND ACCESSORY SCHEDULES.
27. VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
28. PROVIDE REINFORCEMENT IN PARTITION FOR ANCHORAGE OF CASEWORK, MILLWORK, MONITORS AND OTHER SUPPORTED ITEMS.
29. ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT TREATED.
30. ALL DASHED ITEMS ARE OF01 UNO.
31. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, FIRE PROTECTION, & FOOD SERVICE DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILT ELEMENTS.
32. REFER TO A7 SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP ALIGNMENTS.
33. BRACED FRAME COLUMNS AND BEAMS TO RECEIVE FIRE RESISTIVE MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X854.



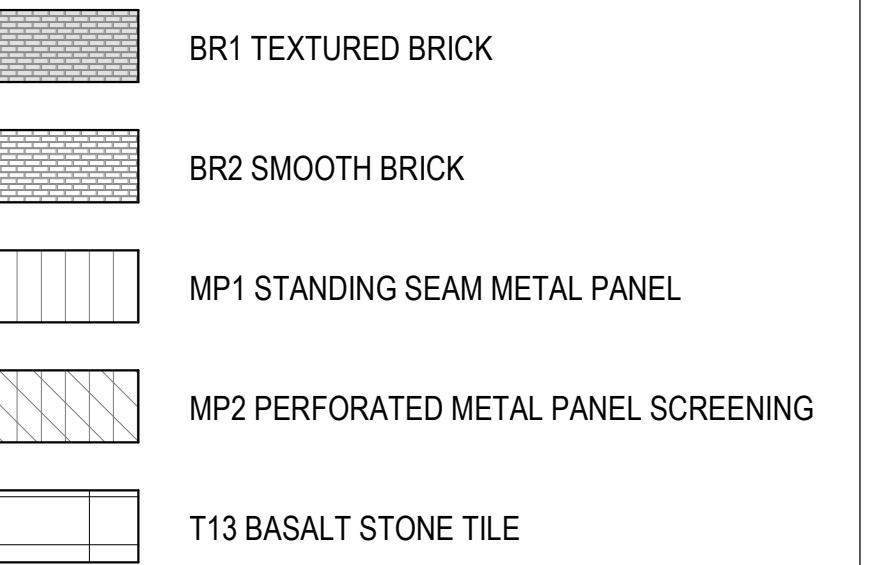
2. REFER TO SHEET A0.02 FOR ALL ABBREVIATIONS.
3. REFER TO A0 SERIES 50 FOR CODE ANALYSIS INFORMATION AND LIFE SAFETY DRAWINGS FOR OCCUPANCY, MEANS OF EGRESS, EVACUATION OF EXISTING, EXTENT OF RATED ASSEMBLIES AND FLOOR AREA.
4. DIMENSIONS ARE TO FACE OF INTERIOR PARTITION ASSEMBLY U/L.
5. AT EXTERIOR WALLS SEE ENLARGED DETAILS FOR DIMENSION POINTS.
6. REFER TO SHEET A0.01 AT A0.01 FOR SECTION CUTOFFS.
7. REFER TO SHEET A0.01 AND A0.02 FOR TYPICAL ASSEMBLIES.
8. REFER TO A0 SERIES SHEETS FOR SECTIONS, AND ENLARGED PLANS OF ELEVATORS AND STAIRS.
9. REFER TO A0 AND A0.01 SHEETS FOR LOCATIONS OF ARCHITECTURAL CONCRETE.
10. REFER TO A0 SERIES SHEETS, ENLARGED PLANS, FOR PARTITION TYPES AND DIMENSIONS NOT SHOWN ON A0 SERIES SHEETS.
11. REFER TO SHEET A0.01 FOR A0.01 FOR SECTION CUTOFFS.
12. DIMENSIONS NOTED AS "CLEAR" ARE TO FACE OF PARTITION FINISH AND SHALL PROVIDE CLEARANCES BETWEEN FACES OF FINISH.
13. REFER TO SHEET A8.01, A8.11, A8.12 FOR DOOR SCHEDULE.
14. REFER TO SHEET A8.01 FOR DOOR CLEARANCES AND DOOR SWING ACCESSIBILITY DETAILS.
15. REFER TO WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION AT GUESTROOM WALLS AND SOFFIT ASSEMBLIES.
16. WALL TYPES ARE IDENTICAL TO THE ABOVE.
17. EXTERIOR DEMISING WALL TYPE TO BE Jb1313.
18. ALL INTERIOR DOORS ARE "6" FROM PERPENDICULAR WALL U/L.
19. ALL INTERIOR WALLS ON GRIDLINES ARE CENTERED AT GRIDLINE U/L.
20. ALL INTERIOR WALLS U/L EXISTING EXTERIOR MULLIONS ARE CENTERED AT EXTERIOR MULLION U/L.
21. FOR INTERIOR PARTITIONS THAT MEET EXTERIOR MULLIONS, SEE SPECIFIC DETAILS A0.XXX AND COORDINATE WITH ACOUSTIC REQUIREMENTS FOR THE ABOVE.
22. REFER TO SPECIFICATION SECTION 0120 FOR MATERIAL PLANT LEGEND.
23. REFER TO A0.01 SERIES PARTITIONS FOR INTERIOR FLOOR AND WALL FINISHES.
24. ALL A0.01 ABOVE GLASS PARTITIONS TO BE THE SAME AS THE PARTITION THEY ARE CENTERED ON, UNLESS NOTED OTHERWISE.
25. SEE SHEET A0.20 FOR TYPICAL MOUNTING HEIGHTS OF DEVICES AND ACCESSORIES. FOR DEVICES AND ACCESSORIES NOT NOTED ON SHEET A0.20, REFER TO THE ABOVE FOR TYPICAL MOUNTING HEIGHTS.
26. ALL MDF AND IDF ROOMS TO HAVE FIRE RETARDANT TREATED PLYWOOD ON ALL WALLS - 2" x 4" AFF 10' AFF. REFER TO ELECTRICAL & TECHNOLOGY DRAWINGS.
27. REFER TO A0.XX FOR A0.01 AND A0.02 ACCESSORY SCHEDULES.
28. VERIFY ROUGH-IN DIMENSIONS OF ALL EQUIPMENT WITH MANUFACTURER.
29. PROVIDE REINFORCEMENT IN PARTITION FOR "CHOARGE OF CHARGE" (CHARGE) OF EQUIPMENT TO BE SUPPORTED ITEMS.
30. ALL WOOD BENCHMARK, NAILERS, ETC. TO BE FIRE PARTITION TREATED.
31. ALL DASHED ITEMS ARE OF0 U/L.
32. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, THERMAL, FIRE AND LIFE SAFETY DRAWINGS FOR SYSTEMS COORDINATION AND ADDITIONAL OPENINGS IN WALLS, AND OTHER BUILT ELEMENTS.
33. REFER TO A7 SERIES, INTERIOR ELEVATIONS, FOR TYPICAL AND ATYPICAL STRUCTURE TO WALL RELATIONSHIP ALIGNMENTS.
34. BRICKWORK SHALL BE 13" CMU WITH 10% SULFATE RESISTANT MATERIAL FOR 1-HOUR FIRE RESISTANCE IN ACCORDANCE WITH UL X84.



1 PLAN, FLOOR - MECHANICAL MEZZANINE
A2.07 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.
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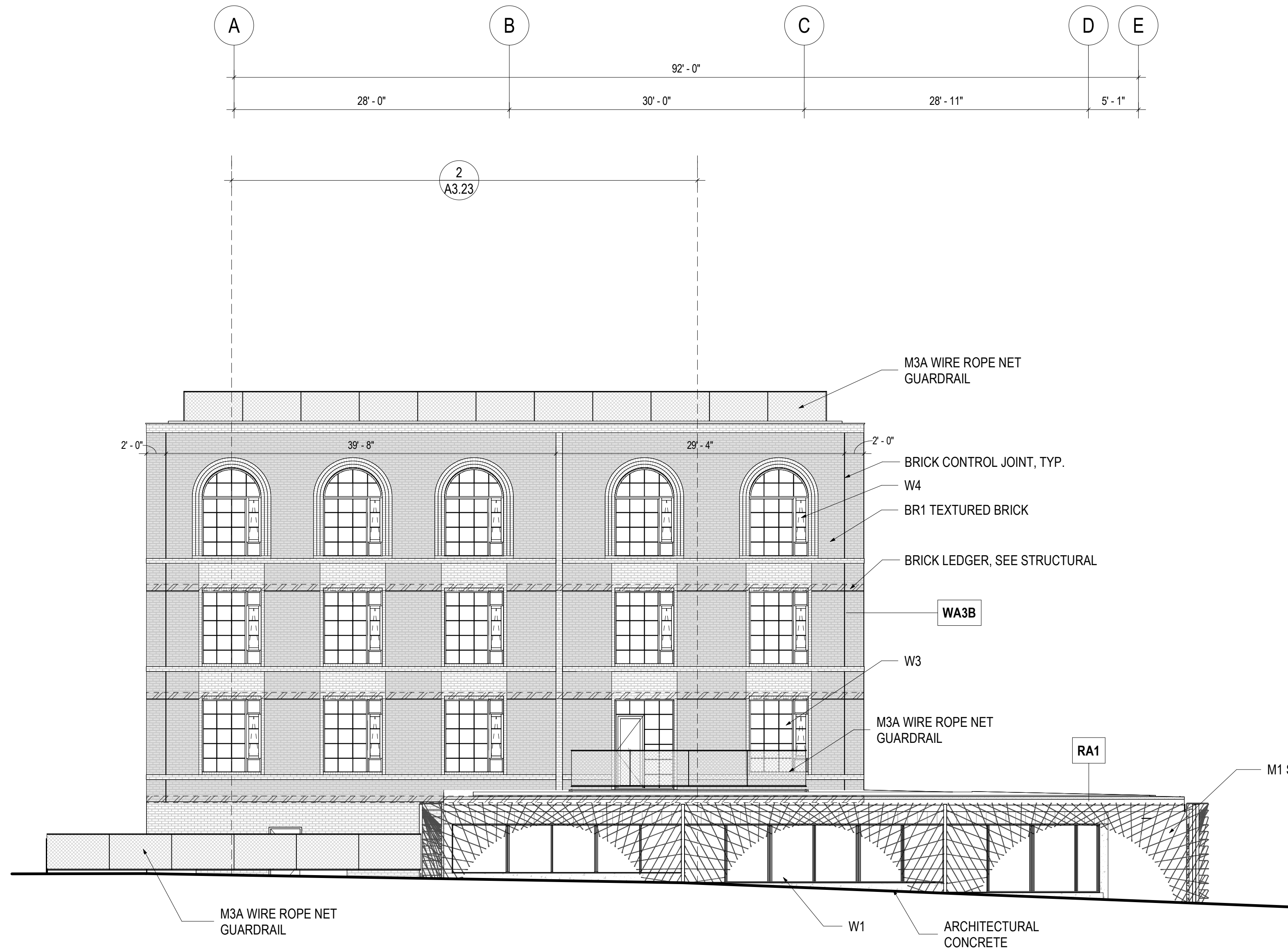
GENERAL NOTES

1. FINISH LEGEND, SEE SPECIFICATION **SECTION 011200.**
2. SEE **A4.01 AND A4.02** FOR EXTERIOR WALL ASSEMBLY.
3. SEE **A3.41** FOR L1 GLAZING BEHIND STEEL ARCH TRELLIS.
4. SEE **A3.43 AND A4.03** FOR BRICK TYPE, BOND PATTERN AND BRICK COURSING.

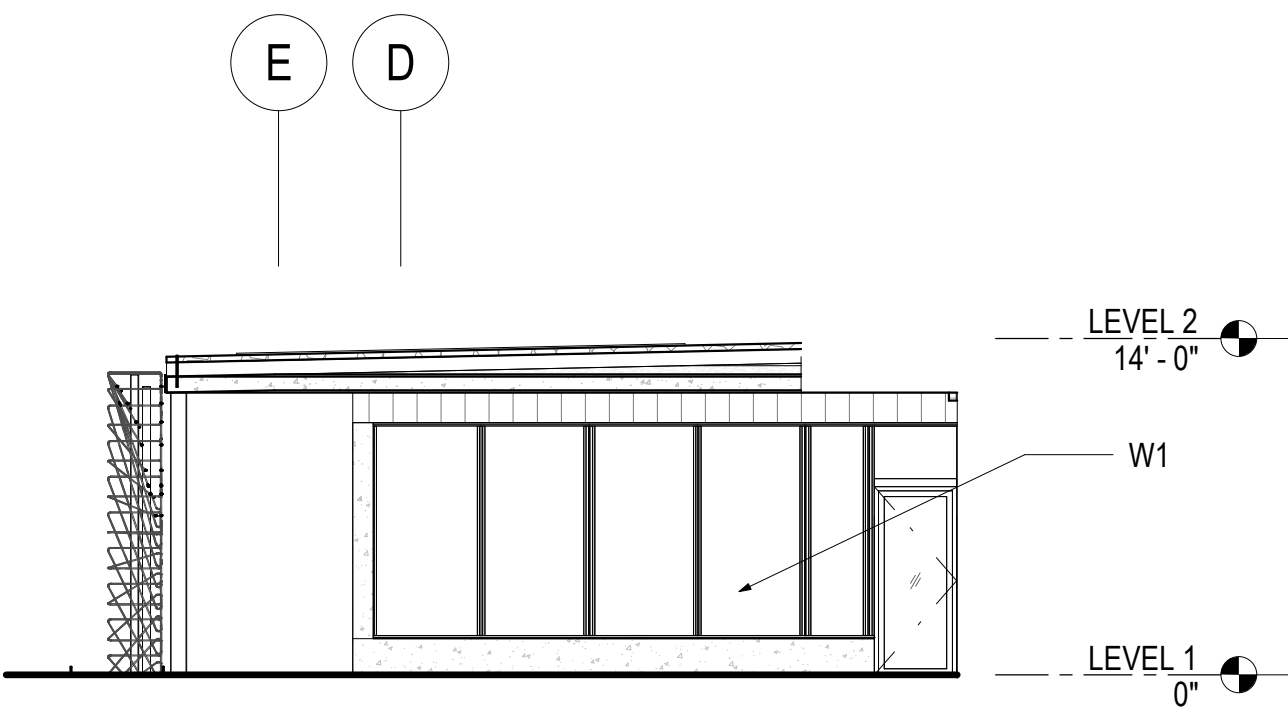
1 ELEVATION, EXTERIOR - NORTH



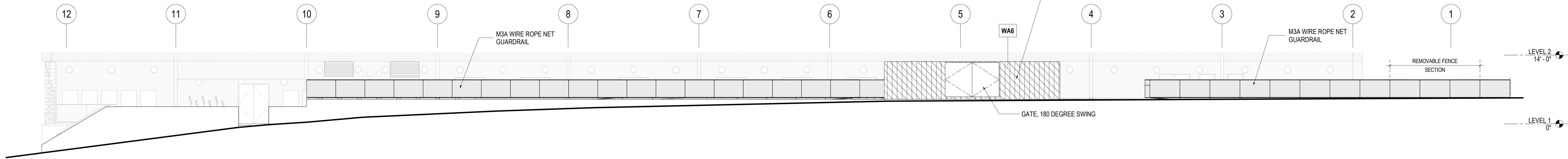
ELEVATION, EXTERIOR - SOUTH



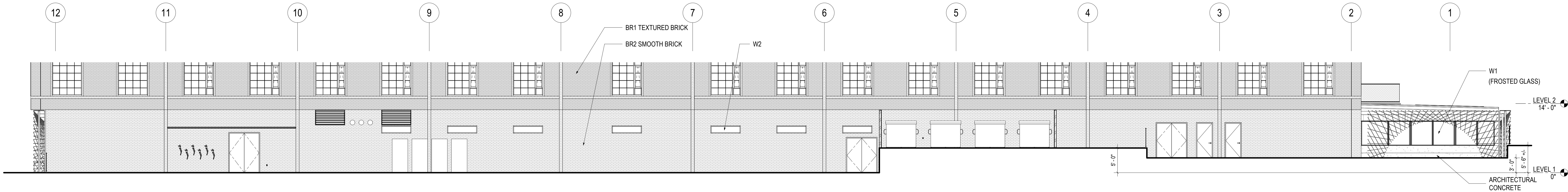
2
A3.02 / 1/8" = 1'-0"



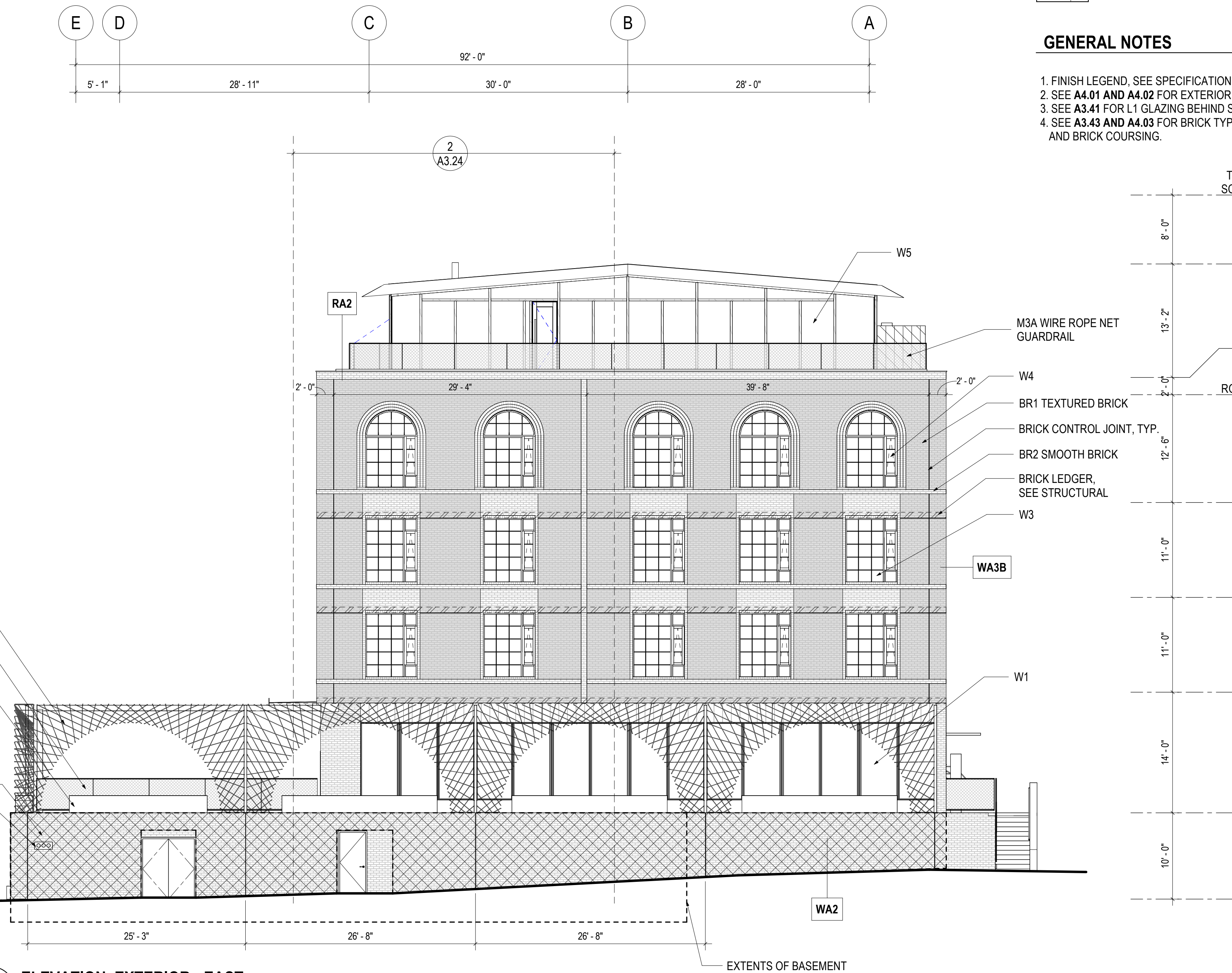
3
A3.02 / 1/8" = 1'-0"



5
A3.02 / 1/8" = 1'-0"



4
A3.02 / 1/8" = 1'-0"



1
A3.02 / 1/8" = 1'-0"

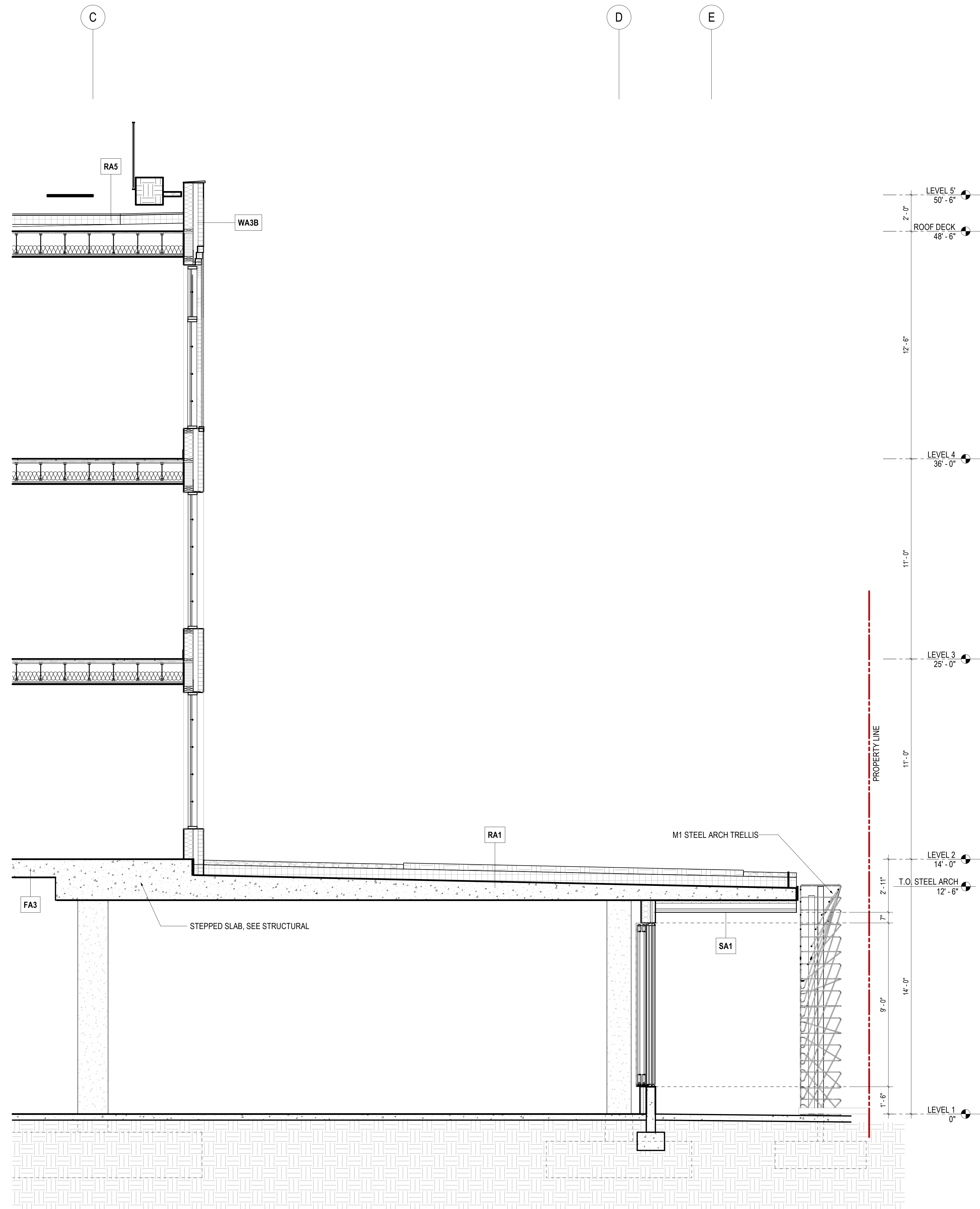
EXTERIOR MATERIAL LEGEND

- BR1 TEXTURED BRICK
- BR2 SMOOTH BRICK
- MP1 STANDING SEAM METAL PANEL
- MP2 PERFORATED METAL PANEL SCREENING
- T13 BASALT STONE TILE

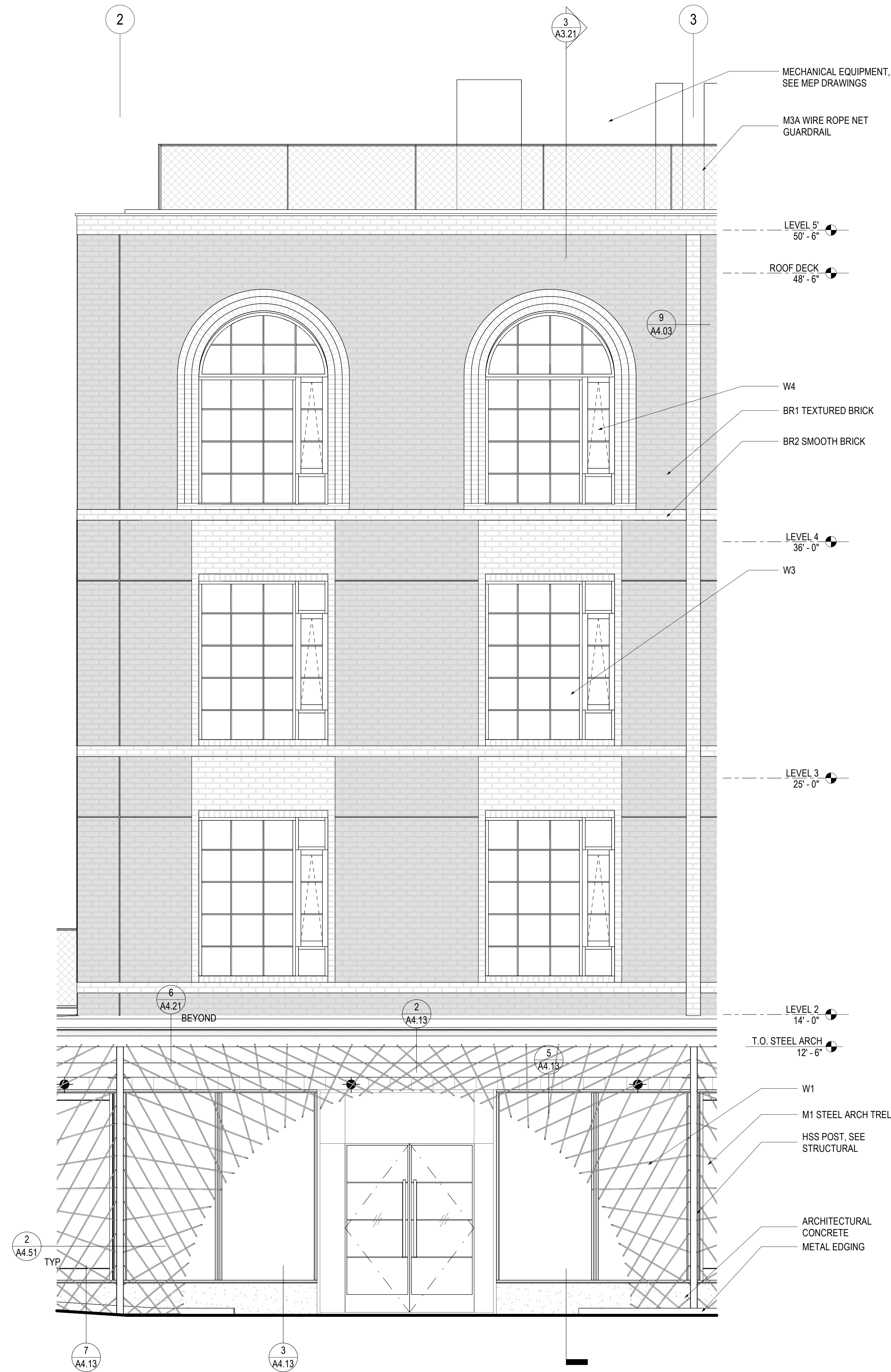
GENERAL NOTES

- FINISH LEGEND, SEE SPECIFICATION SECTION 011200.
- SEE A4.01 AND A4.02 FOR EXTERIOR WALL ASSEMBLY.
- SEE A3.41 FOR L1 GLAZING BEHIND STEEL ARCH TRELLIS.
- SEE A3.43 AND A4.03 FOR BRICK TYPE, BOND PATTERN AND BRICK COURSING.

Sheet Size: 36" x 48" 10/10/2025 3:22:59 PM 1" 1/2"



3 SECTION, ENLARGED - SOUTHWEST
A3.21 3/8" = 1'-0"



2 ELEVATION, ENLARGED - SOUTHWEST
A3.21 3/8" = 1'-0"

GENERAL NOTES

1. FINISH LEGEND, SEE SPECIFICATION SECTION 011200.
2. SEE A4.01 AND A4.02 FOR EXTERIOR WALL ASSEMBLY.
3. SEE A3.41 FOR L1 GLAZING BEHIND STEEL ARCH TRELLIS.
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Consultant

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

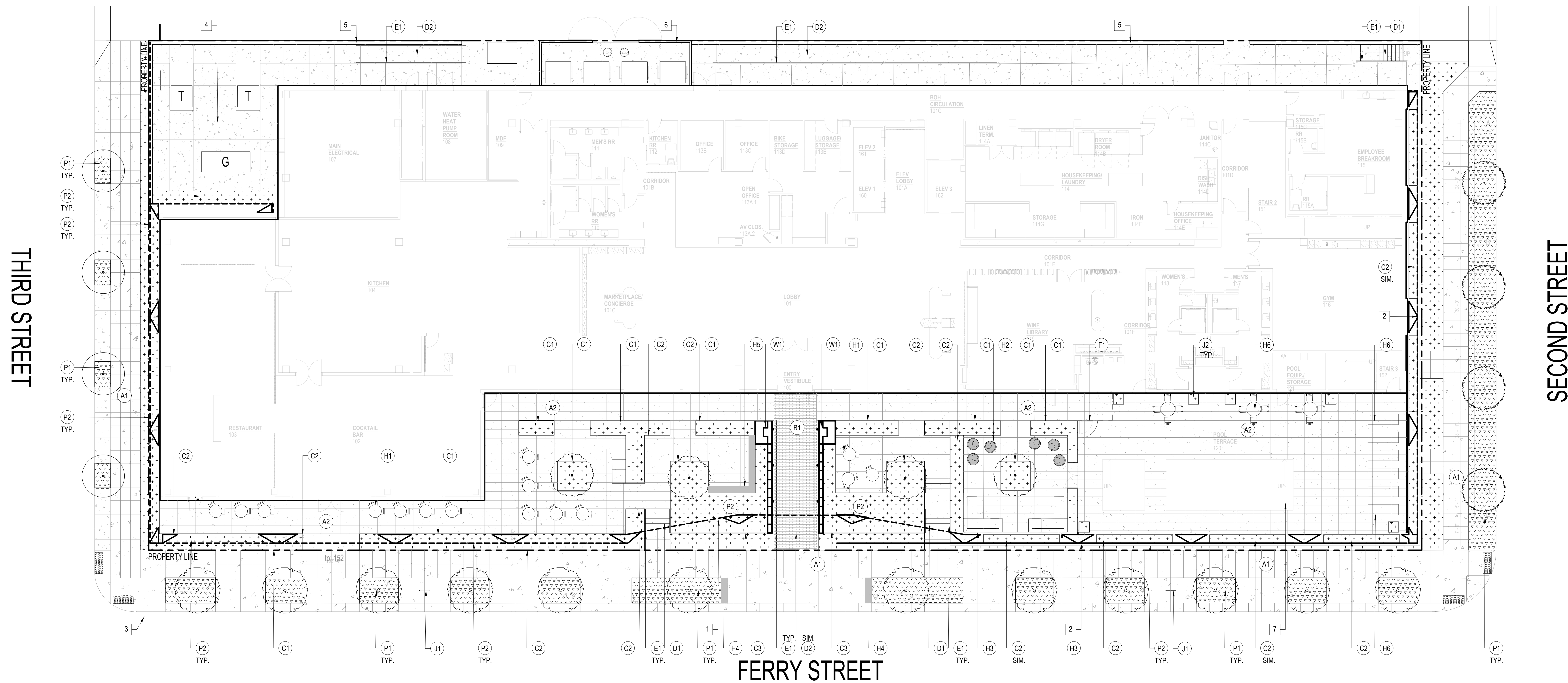
ENLARGED
ELEVATION & WALL
SECTION -
SOUTHWEST

Sheet Number

A3.21

Current Issue
**50% CONSTRUCTION
DOCUMENTS**

Current Issue Date
10/10/2025



MATERIALS SCHEDULE

PAVEMENTS

- (A1) CONCRETE PAVING - SEE CIVIL
- (A2) SPECIALITY CONCRETE PAVING
- LIGHT EXPOSED AGGREGATE FINISH
- TOOL JOINTS
- (B1) CONCRETE UNIT PAVER - PEDESTRIAN
- DIMENSION: 8" X 4" X 4"
- SAND SET
- BICOLOR CHARCOAL/GRAPHITE BLEND

WALLS, STAIRS, RAMPS, AND CURBS

- (C1) STEEL PLATE TOE RAIL
- 3/8" THICKNESS
- 4" REVEAL ABOVE ADJACENT GRADE
- PAINTED, FINISH + COLOR TO MATCH ARCH
- (C2) STEEL PLATE WALL/PLANTER
- 3/8" THICKNESS
- HEIGHT VARIES
- PAINTED, FINISH + COLOR TO MATCH ARCH
- (C3) STEEL PLATE SIGNAGE WALL
- 3/6" HEIGHT, 1" THICKNESS
- PAINTED, FINISH + COLOR TO MATCH ARCH
- INTEGRATED SIGNAGE, TBD.
- (D1) CONCRETE STAIRS
- SEE GRADING PLAN
- (D2) CONCRETE RAMP
- SEE GRADING PLAN

HANDRAILS AND GUARDRAILS

- (E1) HANDRAILS
- 3/4" THK. X 1.5"W FLAT BAR UPRIGHTS
- 1 1/2" DIA. HANDRAIL
- (F1) POOL FENCE AND GATE
- PER CODE REQUIREMENT
- 48" HEIGHT AND 60" HEIGHT GATE
- SEE ARCHITECTURE

SITE FURNISHINGS (FOR REFERENCE)

- (H1) TABLES AND CHAIRS - SEE ARCHITECTURE
- (H2) SPECIAL LOUNGER, POUF
- BASIC OF DESIGN, PAOLA LENTI
- (H3) BENCH SOFA
- SUNBRELLA OUTDOOR FABRIC
- COORDINATE WITH ARCHITECTURE
- (H4) BENCH 1
- (H5) BENCH 2
- (H6) CHAISE LOUNGE
- (J1) BIKE RACK
- TPO/NO SCRATCH, POWDER COAT FINISH

MATERIALS LEGEND

- TYP. TYPICAL
- PROPERTY LINE

- (NEW GARDEN TREE
- 3/4" 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

WATER FEATURE

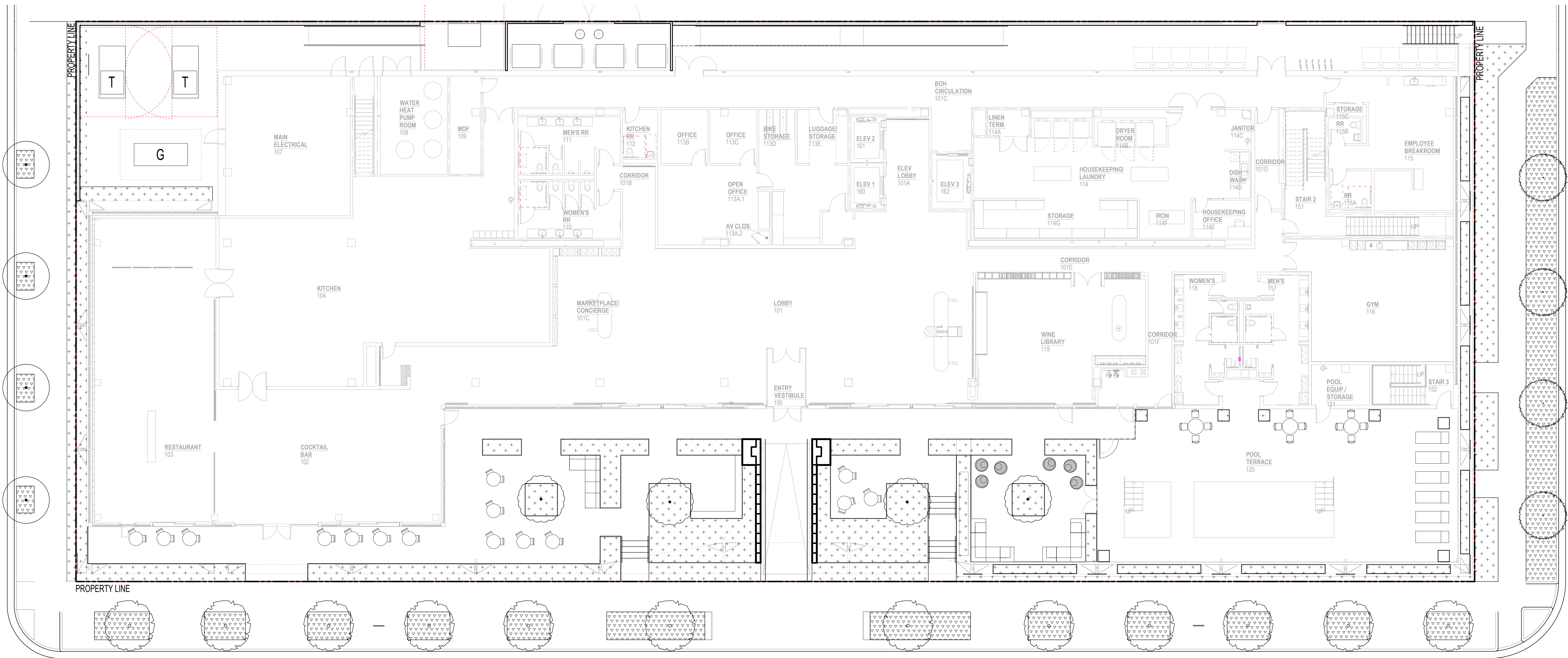
- (W1) WATER FEATURE
- 18" HT WATER TABLE, EACH SIDE W/ BUBBLERS
- CENTRAL WEIR SPILLWAY TO TERRACED (4" HEIGHT WEIRS) RUNNEL
- PROVIDE COMPLETE DESIGN BUILD WATER FEATURE MECHANICAL SYSTEM TO CIRCULATE, FILTER, AND TREAT SYSTEM. INCLUDE CONTROLS, LED LIGHTING IN THE SOURCE POOLS AND MEXICAN RIVER ROCK IN BASINS. TILE TO BE COLD SPRINGS ACADEMY BLACK THERMAL FINISH. BASINS TO BE POWDER COATED ALUMINUM 3/16". WATER FEATURE MECHANICAL SYSTEM TO BE LOCATED IN THE POOL MECHANICAL ROOM.

KEY NOTES

- EXTENT OF OVERHEAD TRELLIS ARCADE STRUCTURE. SEE ARCHITECTURE.
- VINE GROWING ARMATURE AT GRADE.
2' X 2' METAL MESH PANEL, PAINTED FINISH + COLOR PER ARCHITECTURE
SEE ARCHITECTURE FOR ATTACHMENT
- STREET LIGHTS PER CIVIL.
- TRANSFORMER AND GENERATOR ENCLOSURE. SEE ARCHITECTURE.
- SITE RETAINING WALLS AND GUARDRAIL. SEE ARCHITECTURE AND STRUCTURAL.
- TRASH AND RECYCLING ENCLOSURE. SEE ARCHITECTURE.
- SPA AND POOL BY OTHERS

THIRD STREET

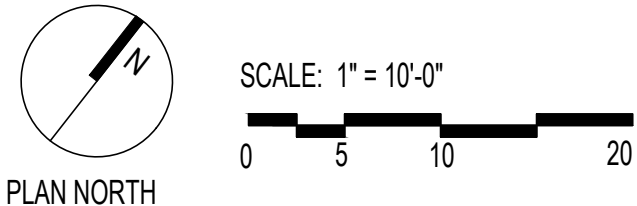
SECOND STREET

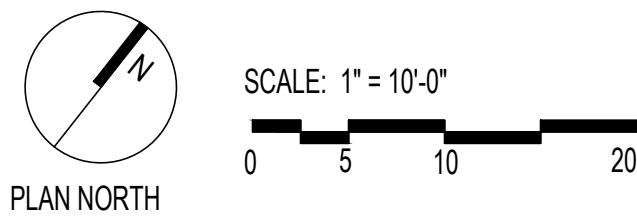
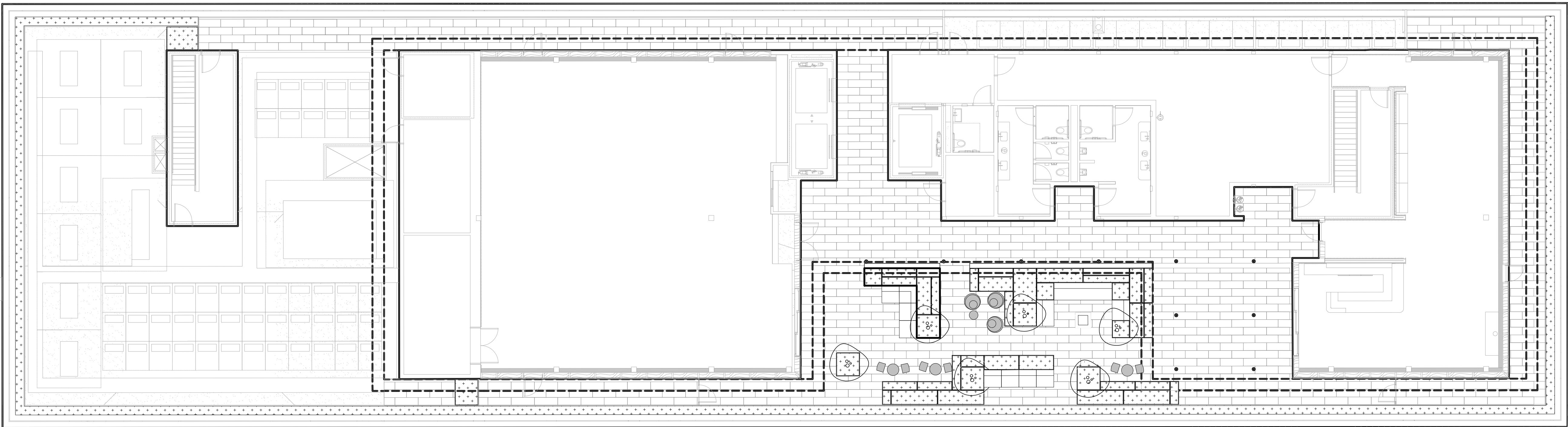


PLANT SCHEDULE						
SHRUBS, FERNS, GRASSES, PERENNIALS, AND GROUNDCOVERS						
HOTEL ENVIRONMENT PLANTING						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT X SPRD.)	CONTAINER CLASS	SPACING
		CONVALLARIA MAJALIS	LILY OF THE VALLEY		CG #3	36" O.C.
		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	12" SPRD		
		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 HYDRANGEA		CG #5	
		VIBURNUM OPULUS	GUELDER ROSE		CG #5	
		VACINIUM 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 CALYCOIDES	CREeping RASPBERRY		CG #1	
		LONICERA PILEATA	BOX LEAF HONEYSUCKLE		CG #3	
		ABELIA X GRANDIFLORA 'SHERWOODII'	DWARF GLOSSY ABELIA		CG #3	
		VIBURNUM DAVIDII 'NANA'	DWARF DAVID VIBURNUM		CG #3	
VINE PLANTING						
		AKEBIA QUINATA	CHOCOLATE VINE	6' HT & 12' HT	CG #5 & CG #20	AS SHOWN
		CLEMATIS SPP.	CLEMATIS SNOWDRIFT	6' HT & 12' HT	CG #5 & CG #20	AS SHOWN
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	6' HT & 12' HT	CG #5 & CG #20	AS SHOWN
		ROSA BANKSIAE 'LUTEA'	YELLOW LADY BANKS CLIMBING ROSE	6' HT.	CG #5 & CG #20	AS SHOWN
		HOLBOELLIA CORIACEA 'CATHEDRAL GEM'	CATHEDRAL GEM SAUSAGE VINE	12' HT	CG #20	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
	LAVA	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	1" CAL PER STEM; 7-8 HT	AS SHOWN	5				MULTI-STEM

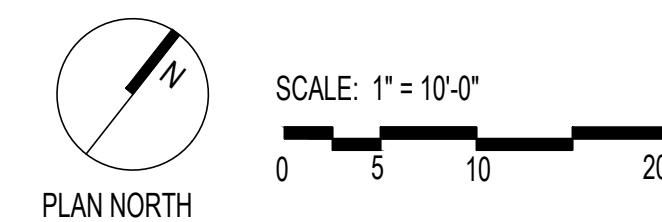
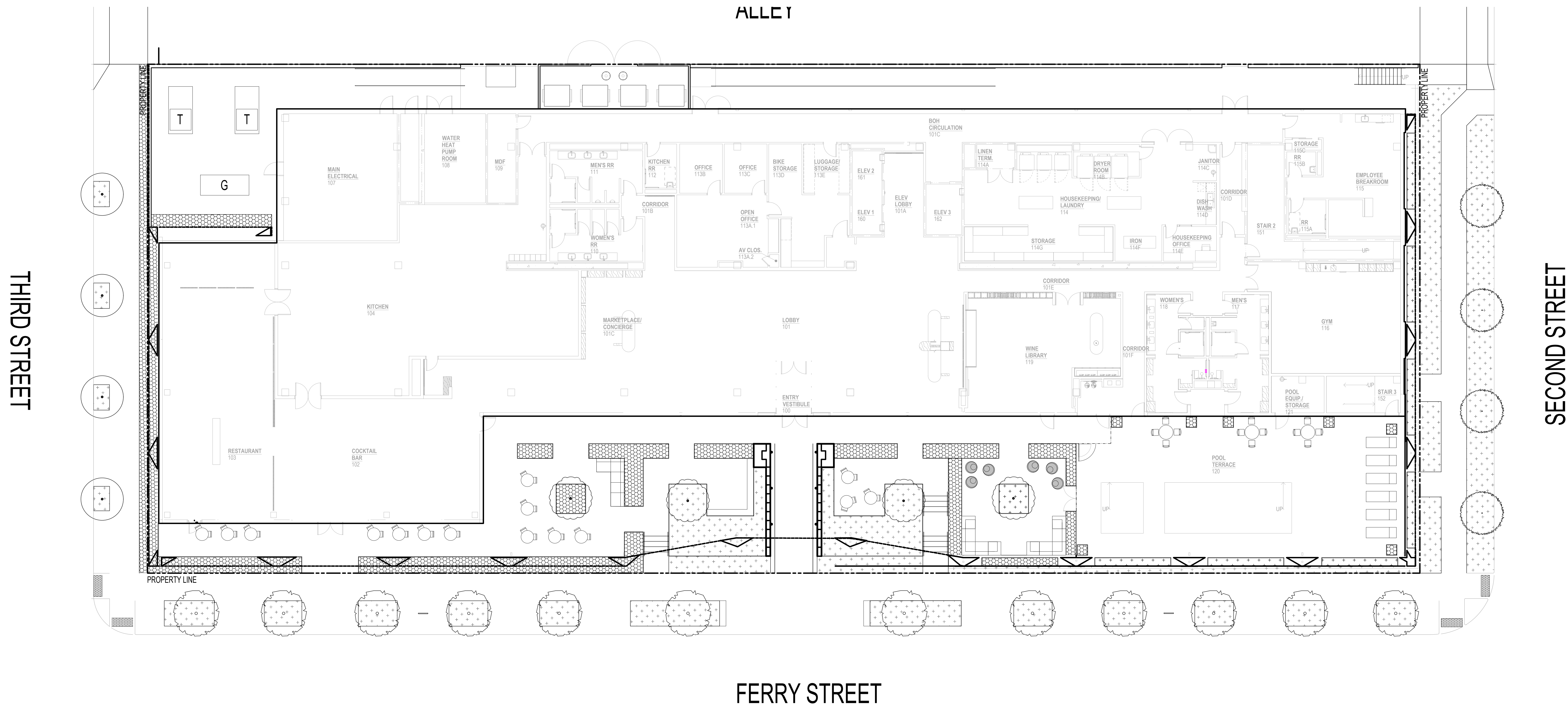
STREET TREE SCHEDULE										
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT X SPRD.)	CONTAINER CLASS	DROUGHT TOLERANT	NOTES
	ULPA	ULMUS PARVIFOLIA	CHINESE ELM	2.5" CAL	AS SHOWN	11	50' HT X 30' SPRD			
	PAPE	PAROTIA PERSICA 'VANESSA'	PERSIAN IRONWOOD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





PLANT SCHEDULE							
SHRUBS, FERNS, GRASSES, PERENNIALS, AND GROUNDCOVERS							
ROOF GARDEN PLANTING							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	CONTAINER CLASS	SPACING	NOTES
		STACHYS BYZANTINA	LAMB'S EAR		CG #1, #2		
		ACANTHUS MOLLIS	BEAR'S BREECH		CG #1, CG #3		
		IRIS TENAX	OREGON IRIS	12" SPRD	CG #1, #2	18" O.C	
		ACHILLEA MILLEFOLIUM	YARROW	12" SPRD	CG #1, CG #3	18" O.C	
		AQUILEGIA SPP.	COLUMBINE		CG #1, #2		
		TETRAPANAX PAPHYRIFER	RICE PAPER PLANT		CG #1, CG #3		
		RHODODENDRON 'YAKU PRINCESS'	YAKU PRINCESS RHODODENDRON		CG #5		
		YUCCA FILAMENTOSA 'COLOR GUARD'	CURLYLEAF YUCCA		CG #3		
		YUCCA ROSTRATA	BIG BEND YUCCA		CG #3		
		FATSIA JAPONICA	JAPANESE ARALIA		CG #5		
		MAHONIA 'CHARITY'	OREGON GRAPE		CG #3		
		MAHONIA 'SWEET CARESS'	OREGON GRAPE		CG #3		
		MYRICA CALIFORNICA	PACIFIC WAX MYRTLE		CG #5		
		EPILOBIUM CANUM	CALIFORNIA FUCHSIA		CG #3		
		SEDUM SPP.	STONE CROP		CG #1, #2		
		EUPHORBIA OBLONGATA	EGGLEAF SPURGE		CG #1, #2		
VINE PLANTING							
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	6' HT.			
		CLEMATIS SPP.	CLEMATIS	6' HT.			
		ROSA SPP.	CLIMBING ROSE	6' HT.			

TREE SCHEDULE								
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT.X SPRD.)	CONTAINER CLASS
		ACER PALMATUM	JAPANESE MAPLE	5-7 HT.	AS SHOWN	5		



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-44L-RC 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.	

Appendix

DOCUMENTS

- Titles and Deeds

**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

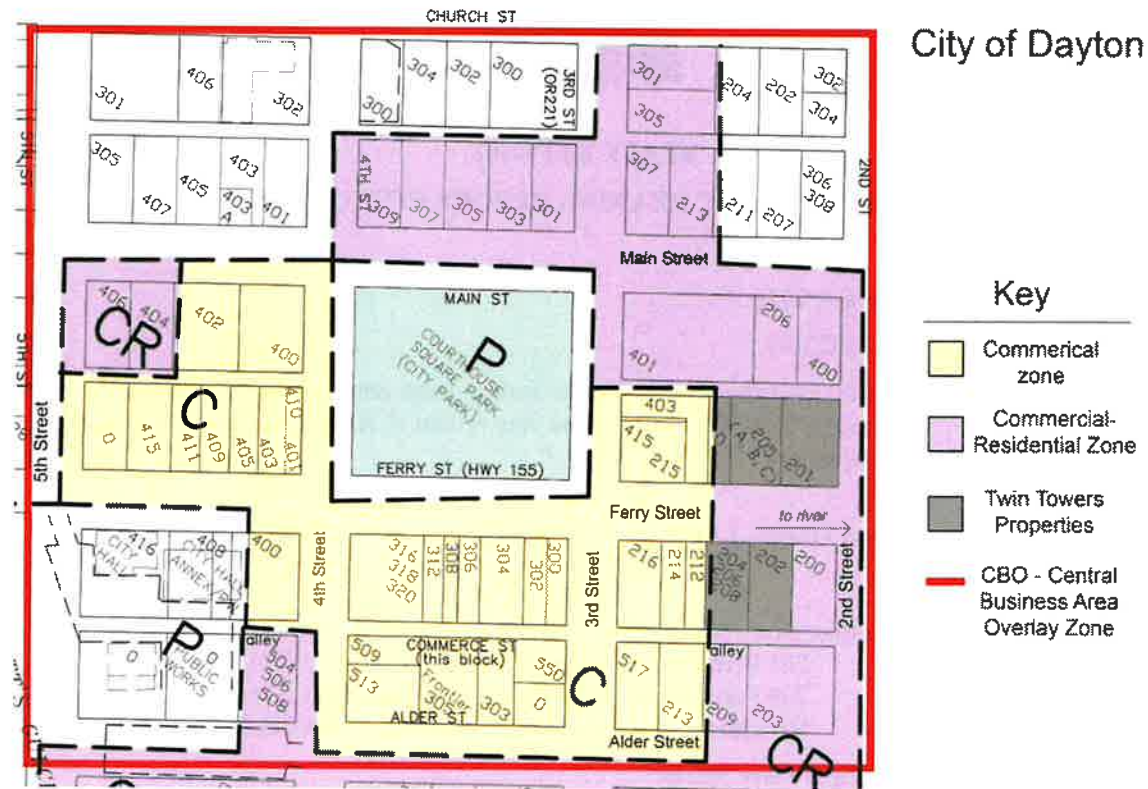
**APPROVAL
CRITERIA:** Dayton Land Use Development Code, Section 7.3.111.03, A – E.

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.

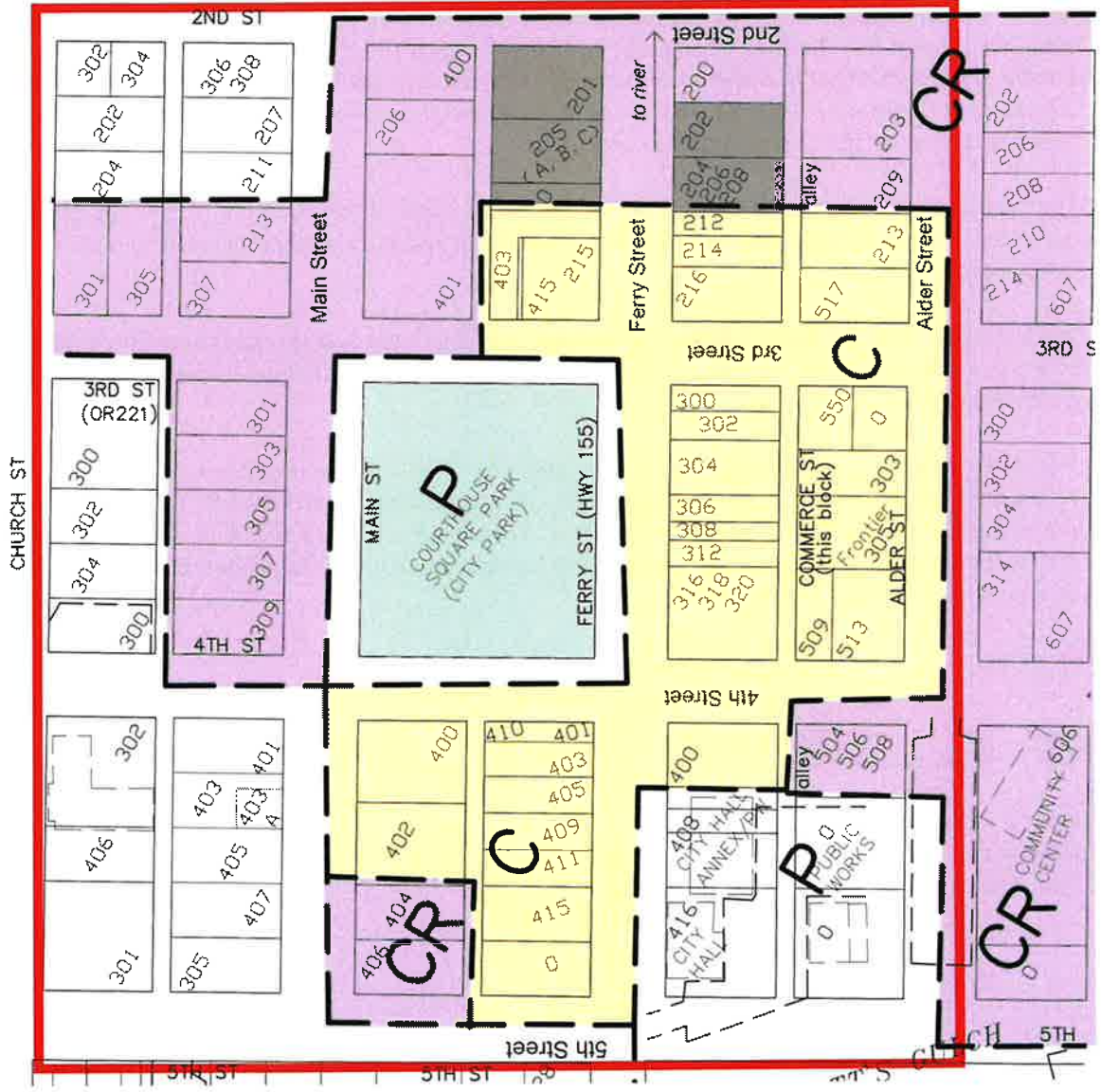
VI. CITY COUNCIL ACTION – Sample Motions

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



Paul M. Faisetto 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,



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.govcityofdayton@daytonoregon.gov

For City of Dayton use:

Date Application Received: <u>12/1/23</u>	Received By: <u>[Signature]</u>	File Number:
Public Hearing Date:		Fee Amount: <u>\$2,000</u>
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 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@thetollergroup.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: <u>\$2,000</u>	Deposit:	Amount Paid: <u>\$2,000</u>	Date Paid: <u>12/1/23</u>	Receipt # <u>15963</u>
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@thetollergroup.com
Property Owner Signature: W. Marshall 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@thetollergroup.com
Property Owner Signature: W. Marshall 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.

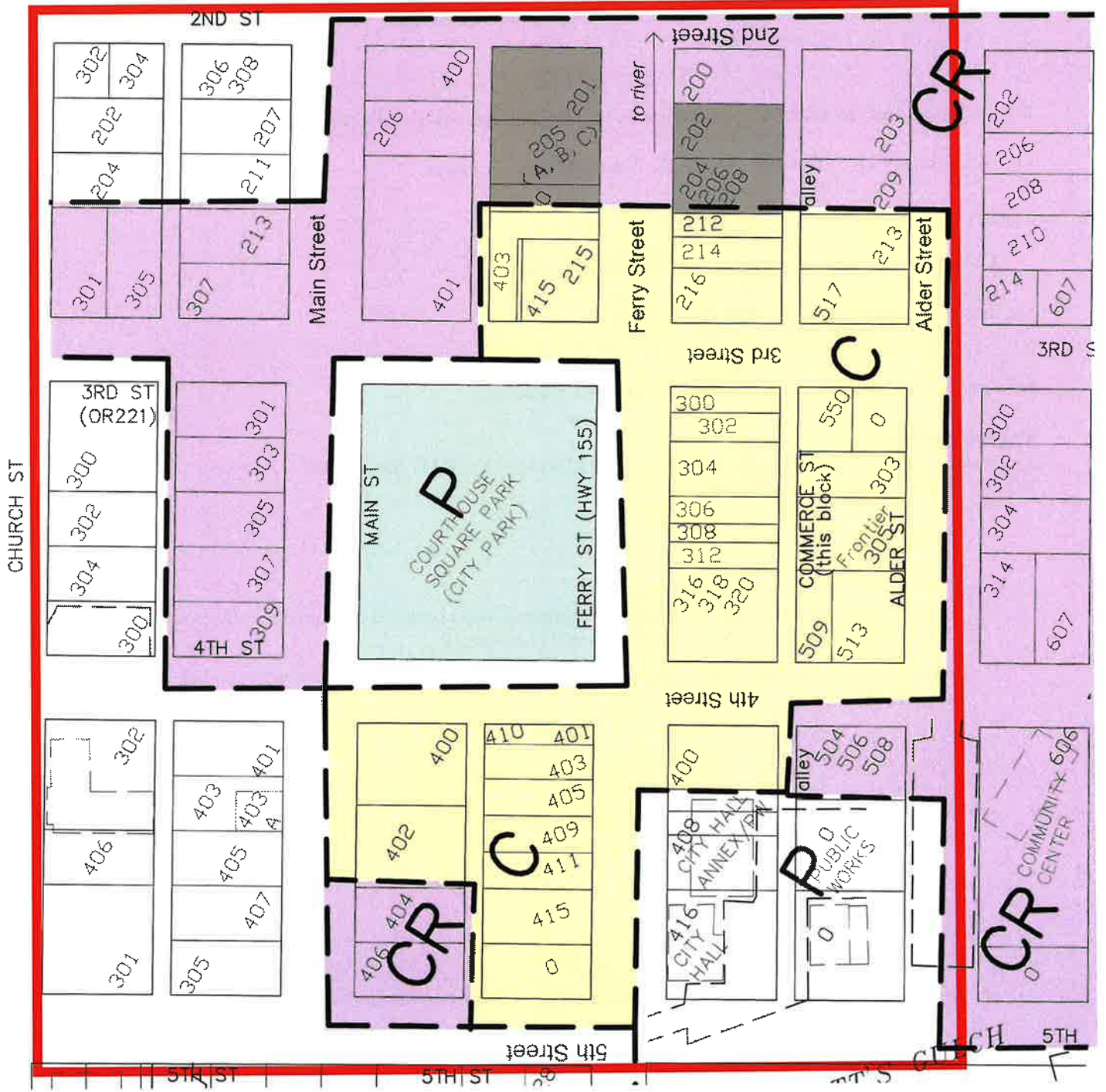
City of Dayton

Key

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



Paul M. Falsetto Architect





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

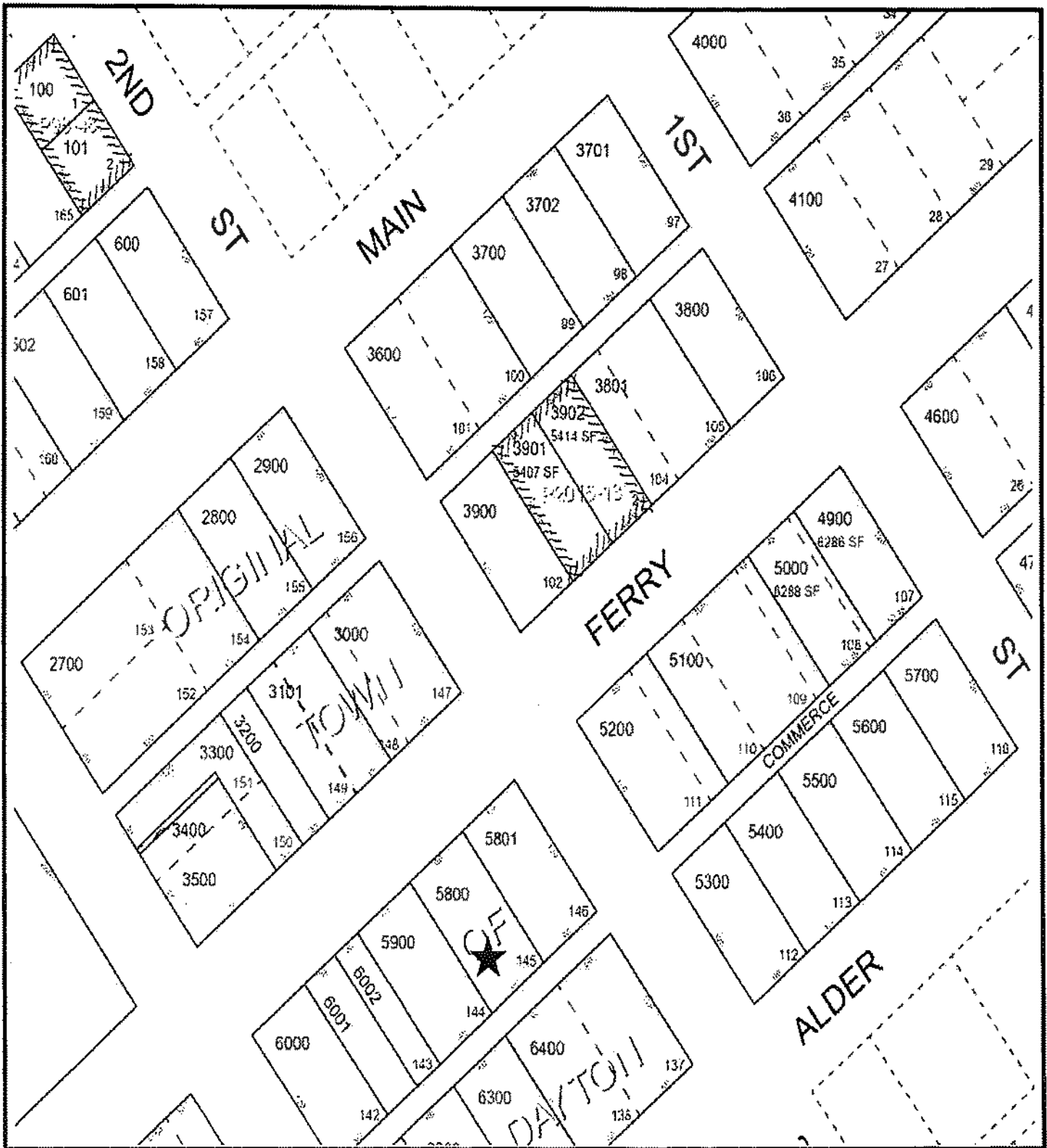
1. City liens, if any, of the City of Dayton.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill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



**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



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 said 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.



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

To: FSBO

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

Attn: Kelly Haverkate – Property
Manager

Your File No.: 205 Ferry Street

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.



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.

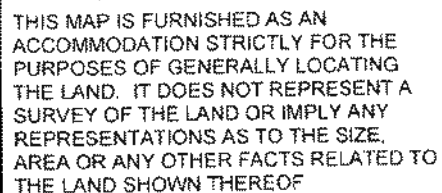
THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting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





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.

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



AmérTitle

**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



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.

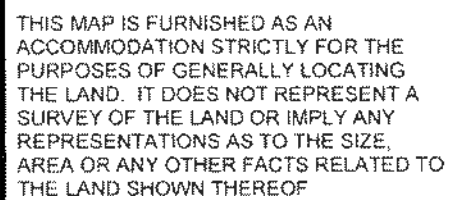
PARCEL 2: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet 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.



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 29th day of May, 2019.

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

TWIN TOWERS, LLC,
an Oregon limited liability company

By: Wayne Marschall
Wayne Marschall, Manager

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



\$91.00

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

11/08/2021 12:52:13 PM

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 said 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.

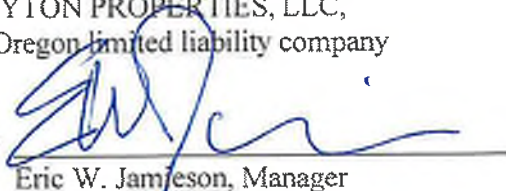
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.

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

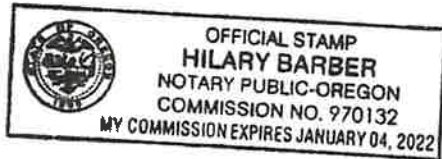
By: 

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

THIS SPACE RESERVED FOR RECORDER'S USE

TICOR TITLE INSURANCE COMPANY

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-DMR 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: 2/6/2009

STATUTORY WARRANTY DEED

Grantor: Nelson L. Hoopman

THIS SPACE RESERVED FOR RECORDER'S USE

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

00281758200700205680038039

09/18/2007 10:17:56 AM

DMR-DDMR Cnt=1 Stn=2 ANITA

\$15.00 \$10.00 \$11.00

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: Rights 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



 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:

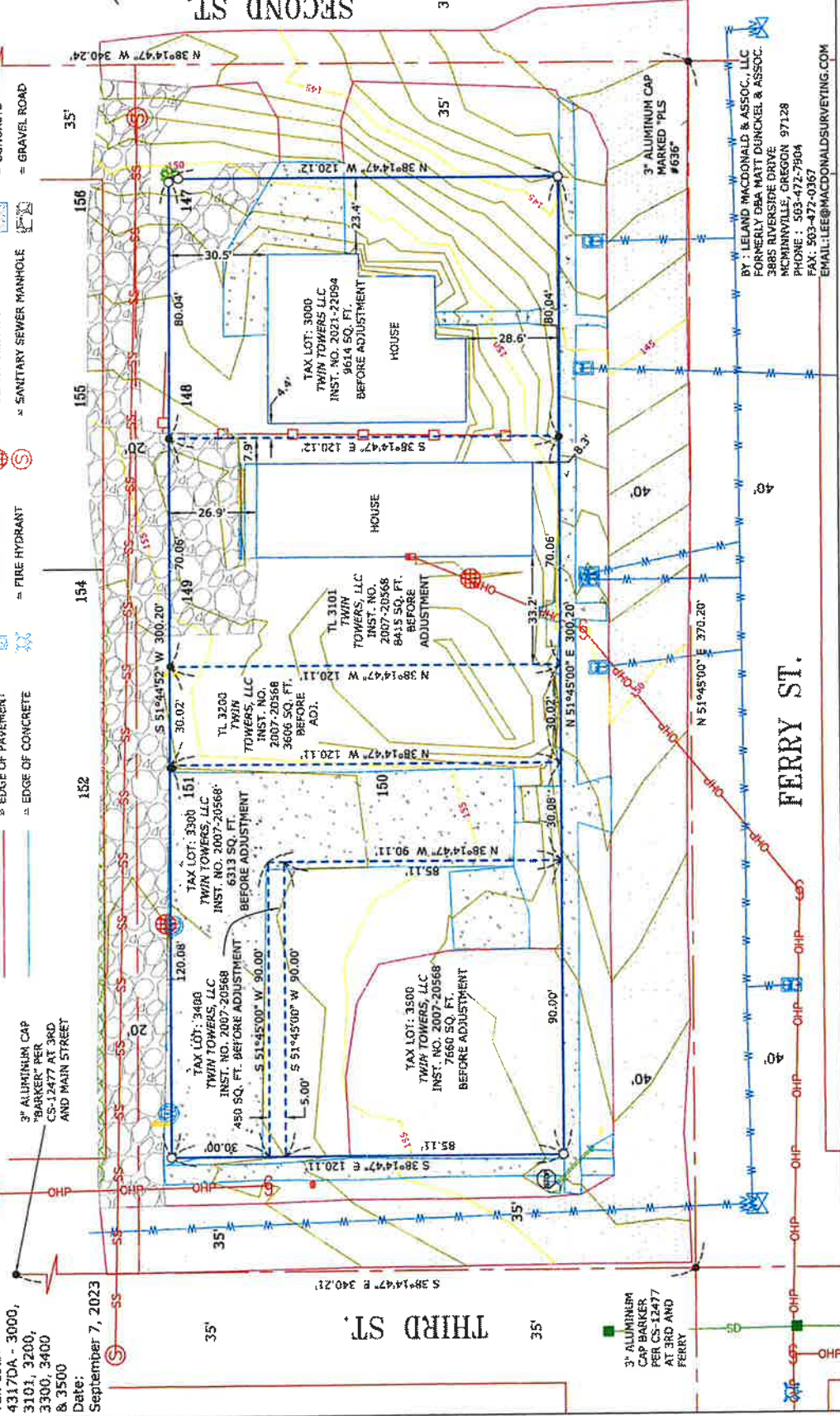
43170A - 3000,
3101, 3200,
3300, 3400
& 3500

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

Scale: 1" = 30'



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 DUNKEL & 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 $51^{\circ}45'00''$ East 300.20 feet to a 1" copper survey disk marking the east corner of said Lot 147; thence North $38^{\circ}14'47''$ West 120.12 feet (passing an iron rod at 117.12 feet) to the north corner of said Lot 147; thence South $51^{\circ}44'52''$ 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 $38^{\circ}14'47''$ 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 a 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

2007-11-10-2000-16
2007-11-10-2000-16
2007-11-10-2000-16
2007-11-10-2000-16

ORIGINAL TOWN OF DAYTON (1865)

LEGION FIELD / (CITY PARK & BALL FIELD)

DAYTON REPLAT 175-176

CHURCH ST

ORIGINAL TOWN OF DAYTON (1865)

2018-21-2018-20 (OR221)

2ND ST

ORIG DA

2015-13

MAIN ST

COURTHOUSE SQUARE PARK (CITY PARK)

FERRY ST (HWY 155)

CS13824 (2022 PLA)

COMMERCE ST (this block)

ALDER ST

ORIGINAL TOWN OF DAYTON (1865)

COMMERCE (this bloc

ALDE

2011-16 COMMUNITY CENTER

2009-22

2006-35

MILL ST

MILL ST

LIPPINCOTT'S PURCHASE (SEE ORIG DAYTON PLAT) (1865)

92-40

PALMER CREEK APTS

PLAT index

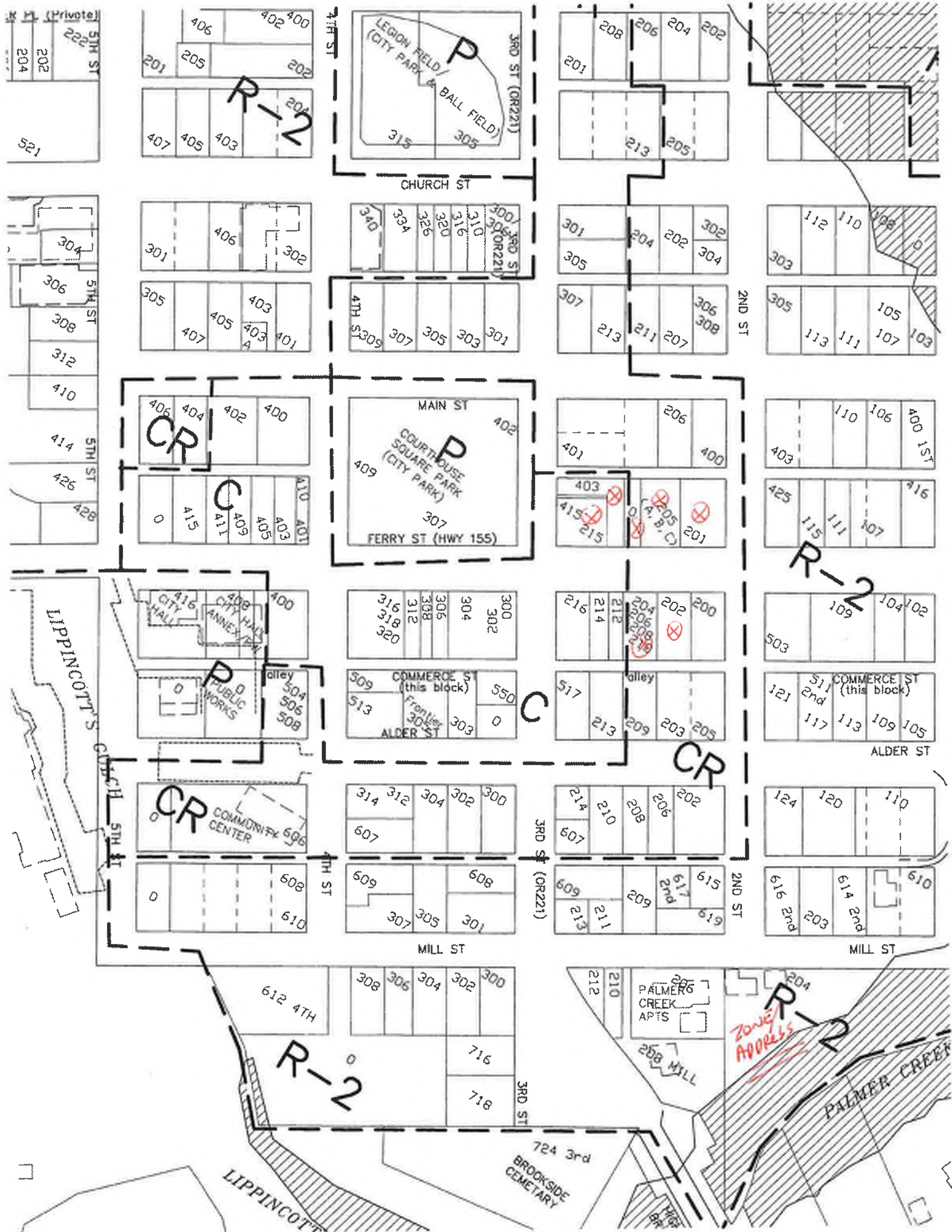
PALMER

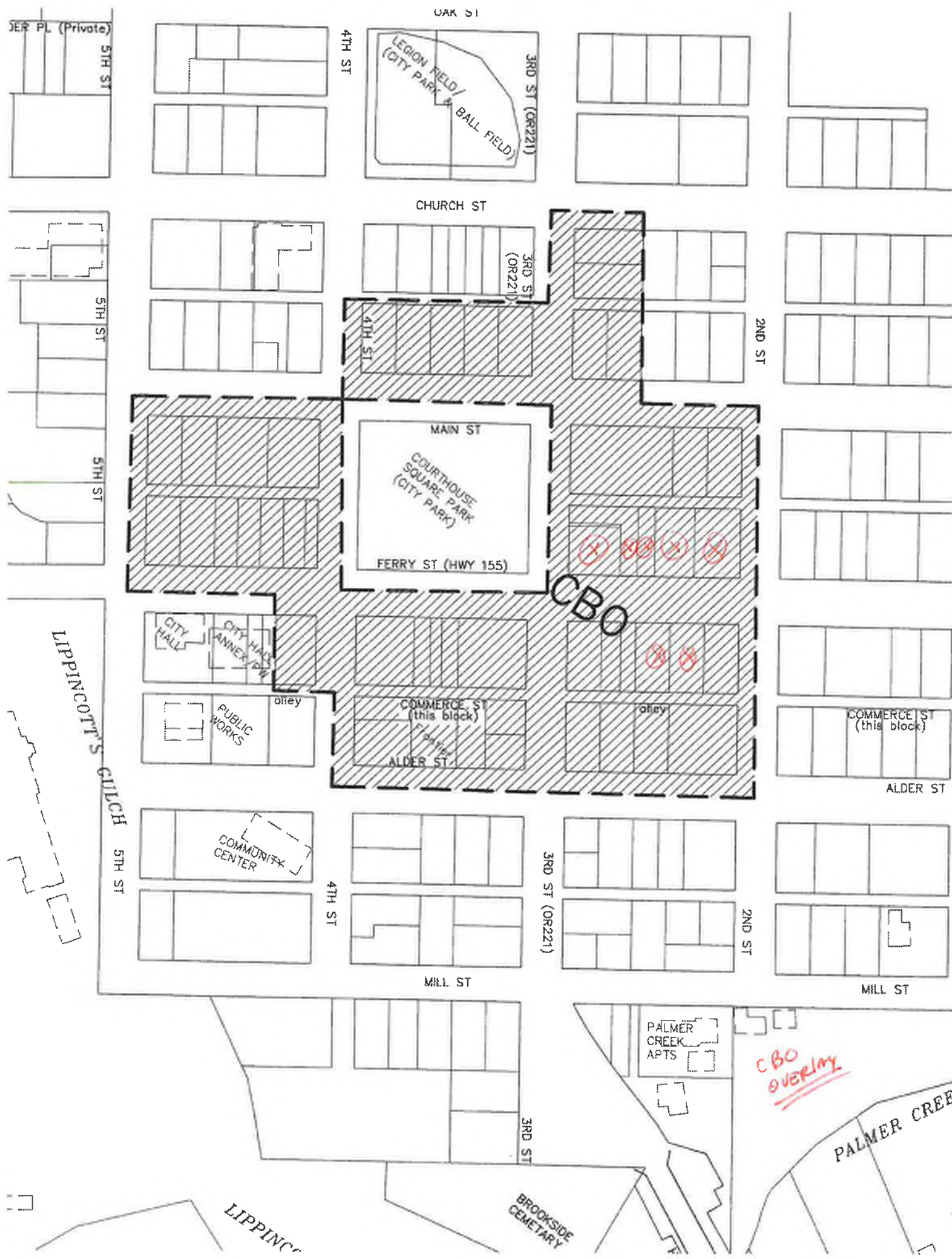
BROOKSIDE CEMETARY

LIPPINCOTT'S

HIGH BR

JOHN 7E





5TH ST
04500
04503
04505
04400

01200 01100 01000
01300 01400
01800 01700 01600 01500

4TH ST
3RD ST (OR221)
LEGION FIELD /
(CITY PARK & BALL FIELD)
00100
00200
4317DB

00900 00800 00802 00801
01000 01200

01301 01302 01303 01300

06700 06800
06900 06902 06903
07000 07100
5TH ST
07200 07300
4317DB

01900 02000 02100
02600 02500 2400 2200 2201 2300

CHURCH ST
01000 00900 00800 00700
01100 01101 01200 01300 01400
4TH ST
00700 (OR221)

00300 00200 00201 00100
00400 00503 00500 00502 00501 00600

01400 01500 01601 01602 01600
01700 01800 01900 01901 02000

01800 01700 01600 01500
01900 02000 02100 02200 02300 02400 02500

MAIN ST
02600
COURTHOUSE
SQUARE PARK
(CITY PARK)
FERRY S (HWY 155)

02700 02800 02900
03300 03400 03500 03200 03101 03000

03600 03700 03702 03701
03800 03901 03902 03801 03800
4317

LIPPINCOTT'S GULCH
5TH ST
317
4317DD

CITY HALL 00500
CITY ANNEX / PW 00400
00600 00700 PUBLIC WORKS 00800

07100 07000 06800 06900 07000
07200 07300 07400 07500
COMMERCE ST (this block)
ALDER ST

06000 06002 06001 05900 05800 05801
06100 06200 06300 06400

05200 05100 05000 04900
05300 05400 05500 05600 05700
COMMERCE ST (this block)
ALDER ST

00900 01000 COMMUNITY CENTER
01100 01200

01300 01500 01601 01600
01390 01900 01800 01700 01701 02000

07800 08000 08100 08101 08200
07900 08700 08600 08500 08300 08400 08800 08801

00901 00900 00500
01001 01000 01101 01100

02601 02500 02400 02300 02200 02100
02600 02604 02603
4TH ST
4317DD

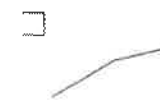
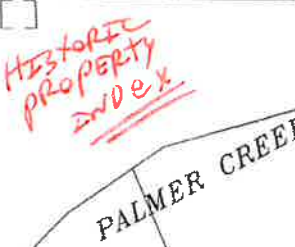
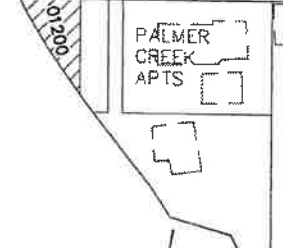
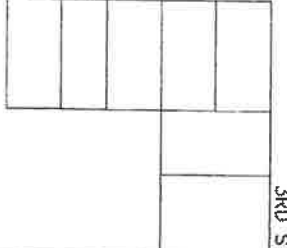
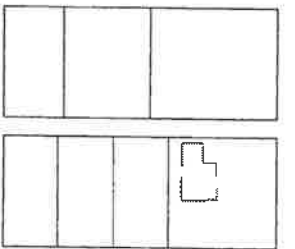
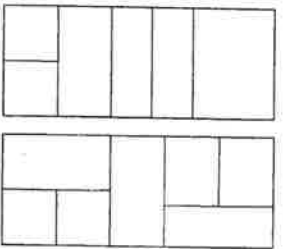
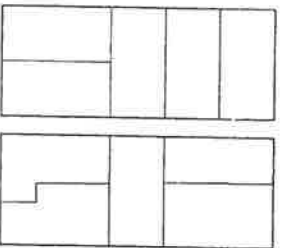
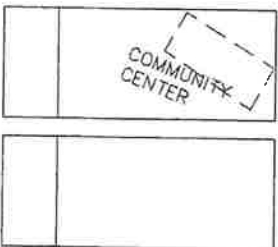
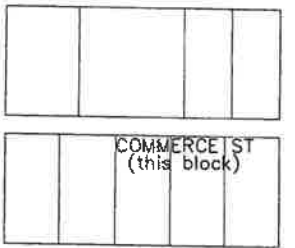
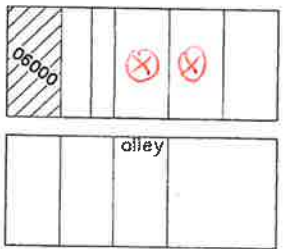
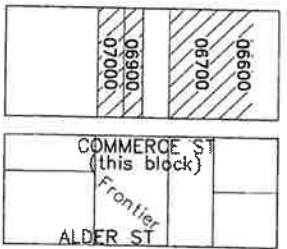
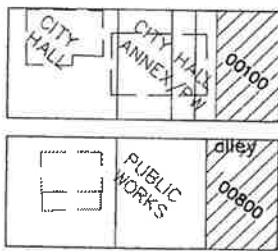
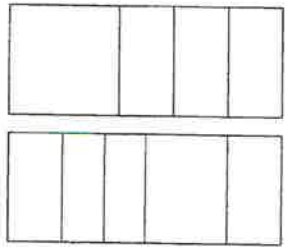
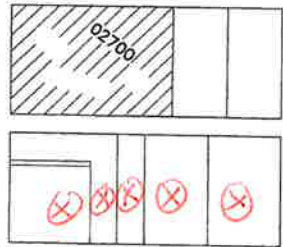
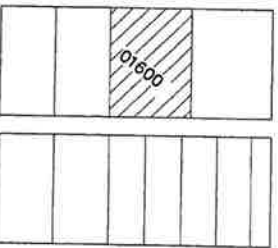
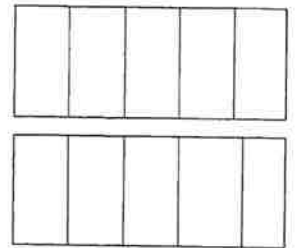
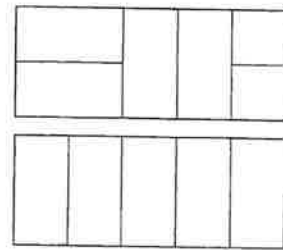
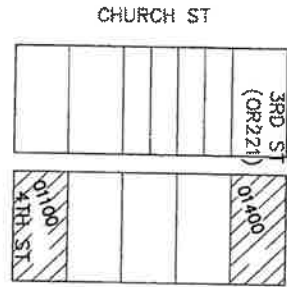
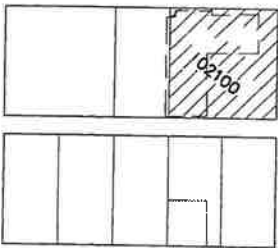
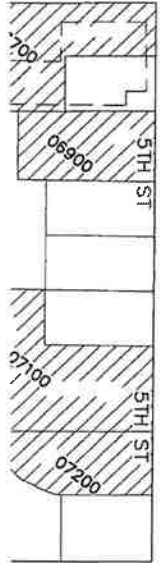
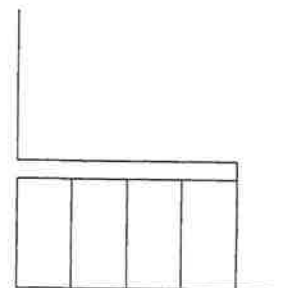
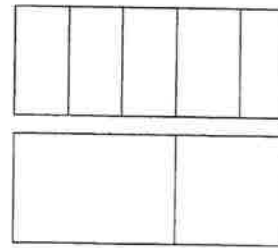
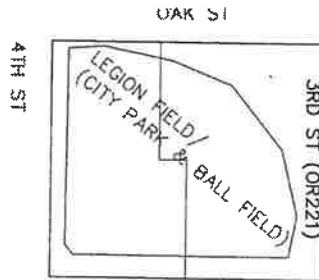
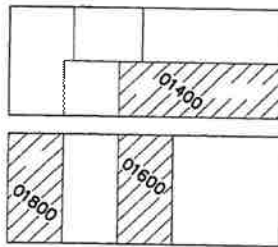
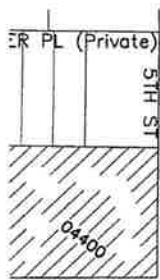
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PALMER CREEK APTS
01300
3RD ST (OR221)
2ND ST

01500
TAX MAPS
TAX LOT
PALMER CREEK
01601 01602

LIPPINCOTT'S

02700 BROOKSIDE CEMETARY

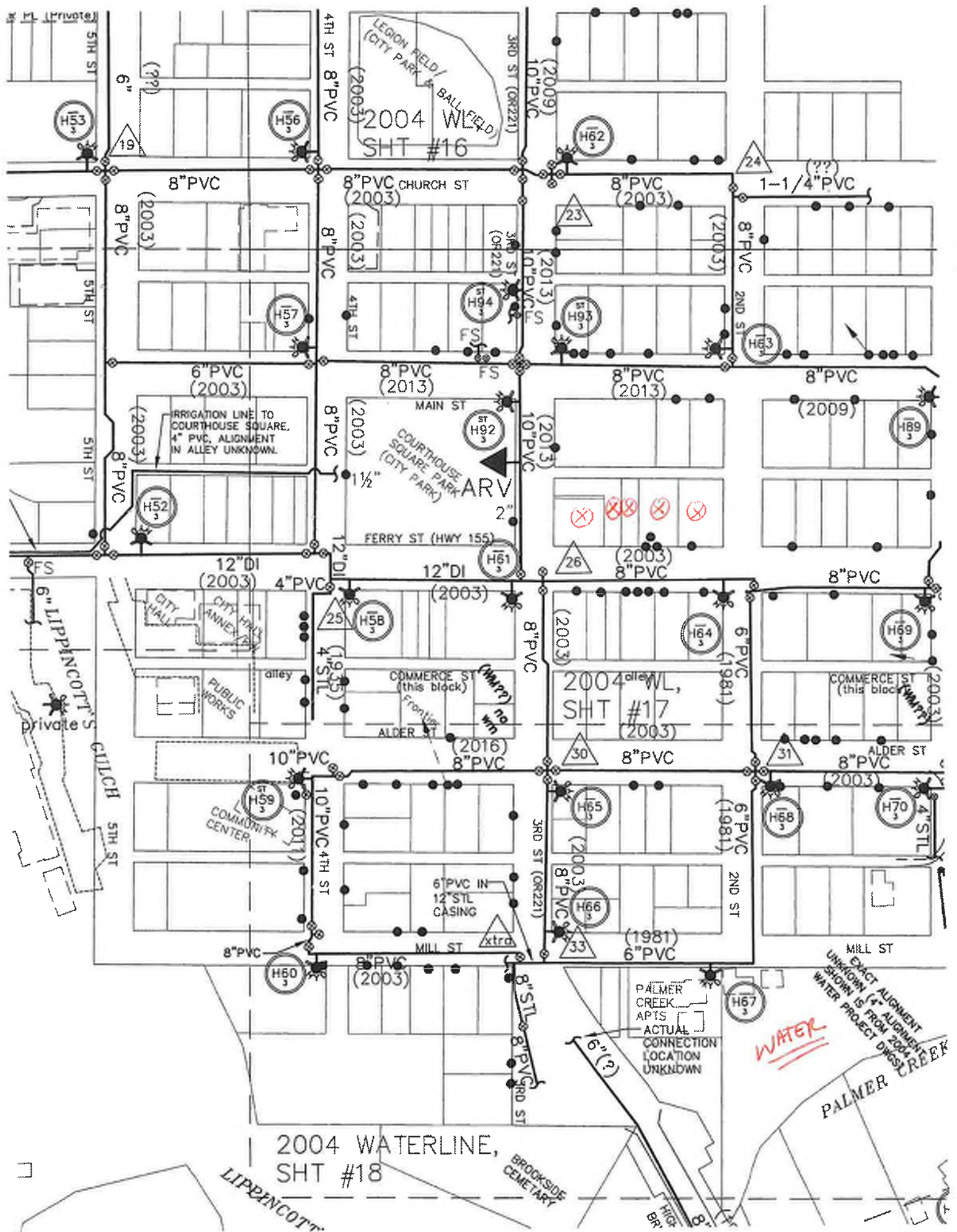
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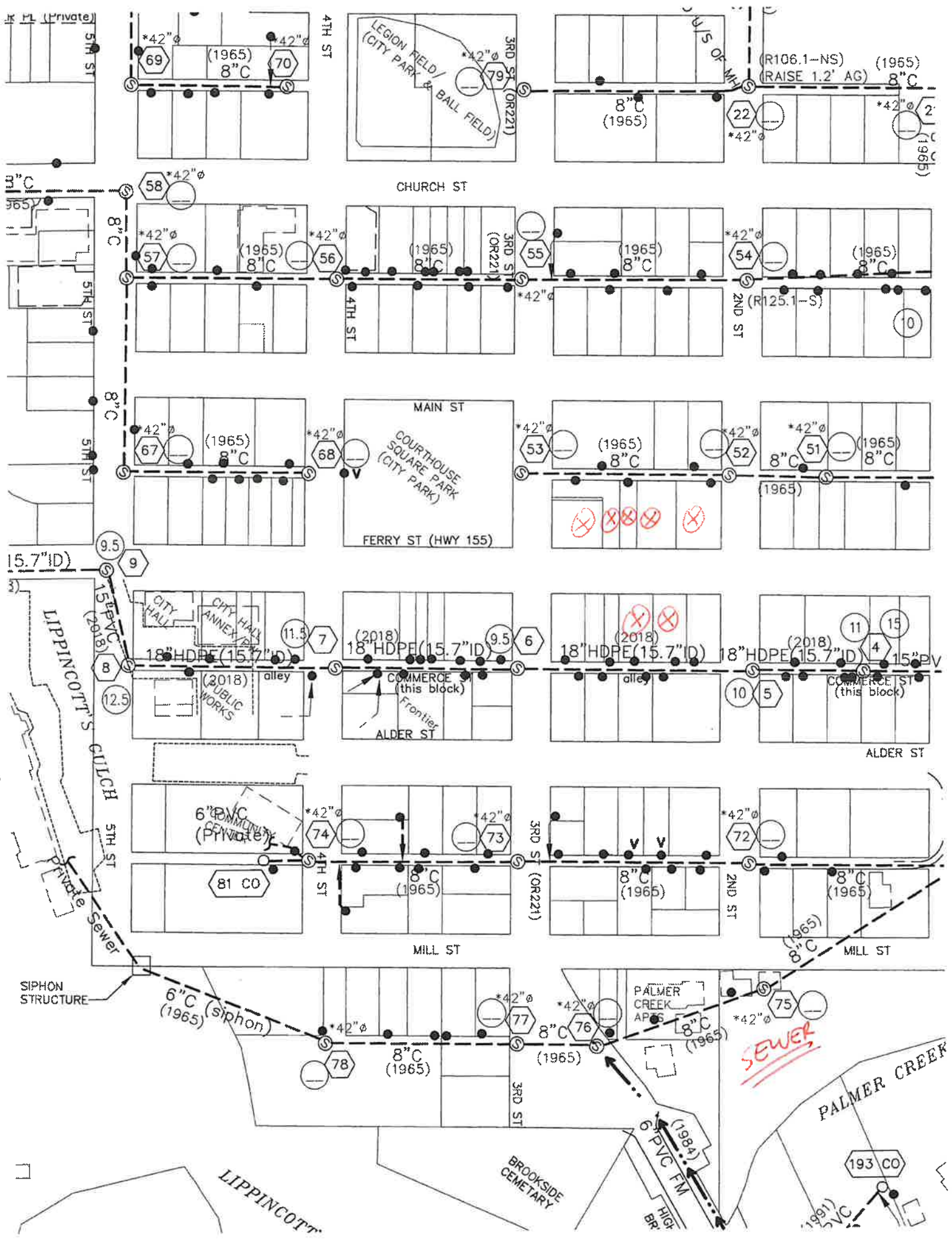
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PROPERTY
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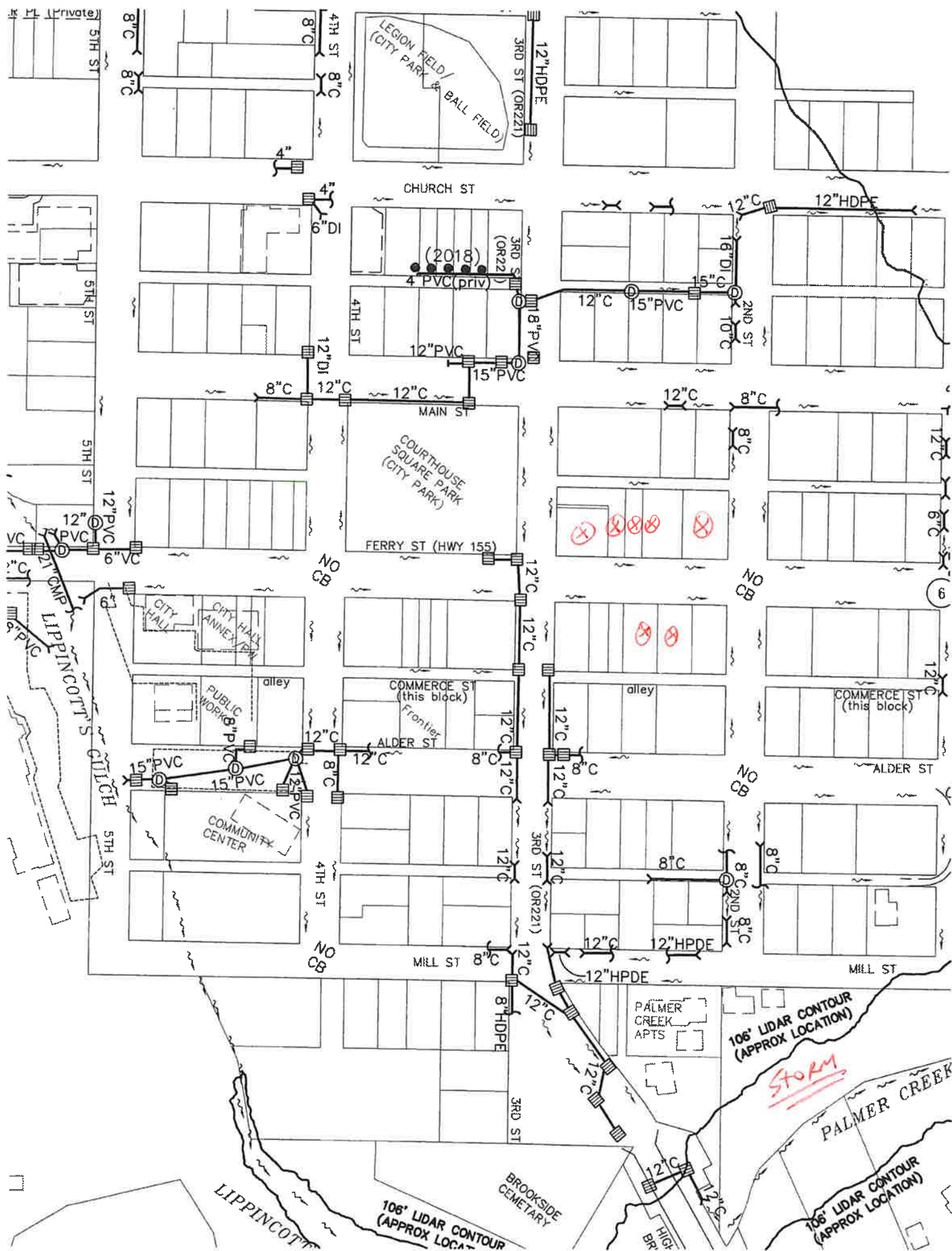
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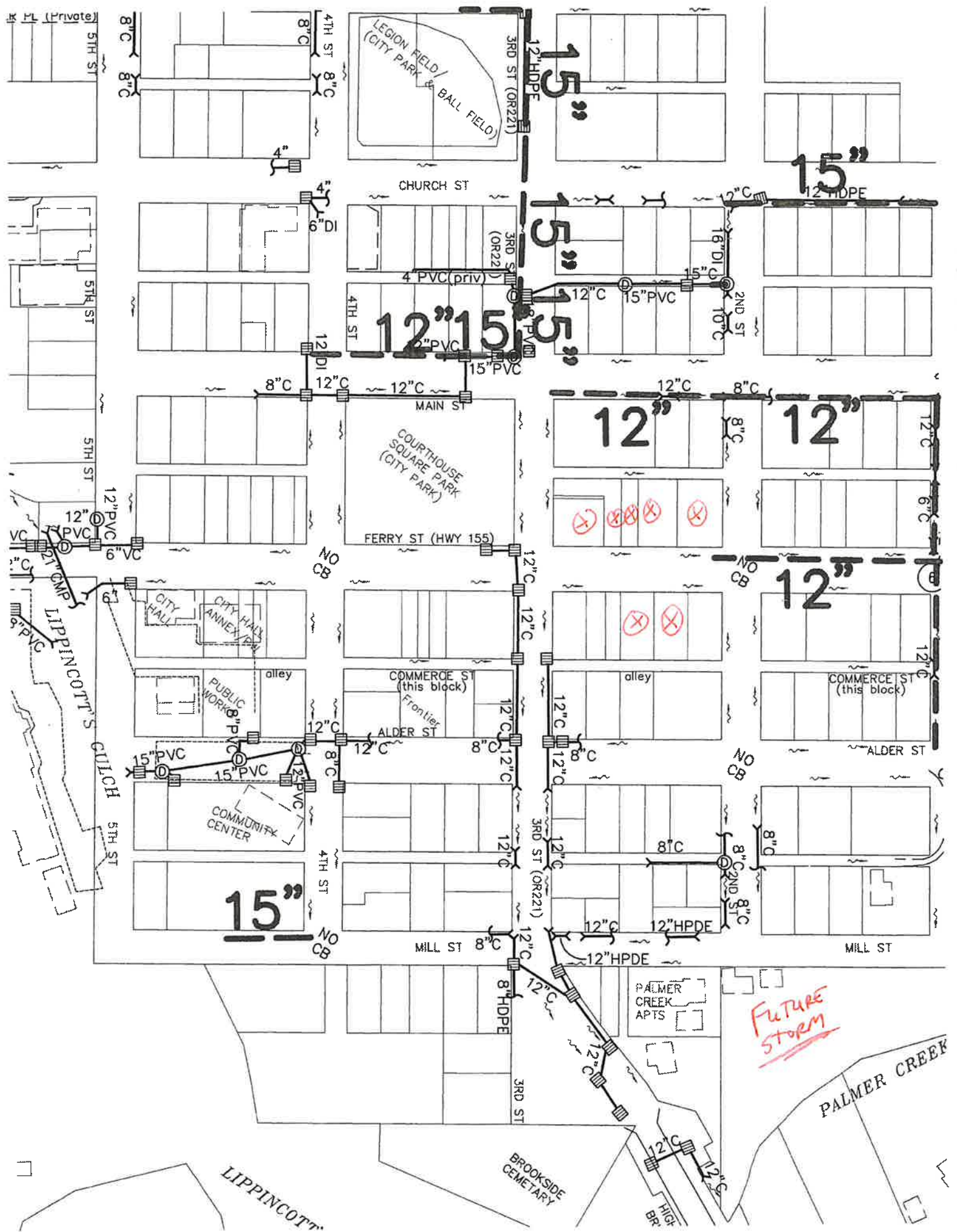
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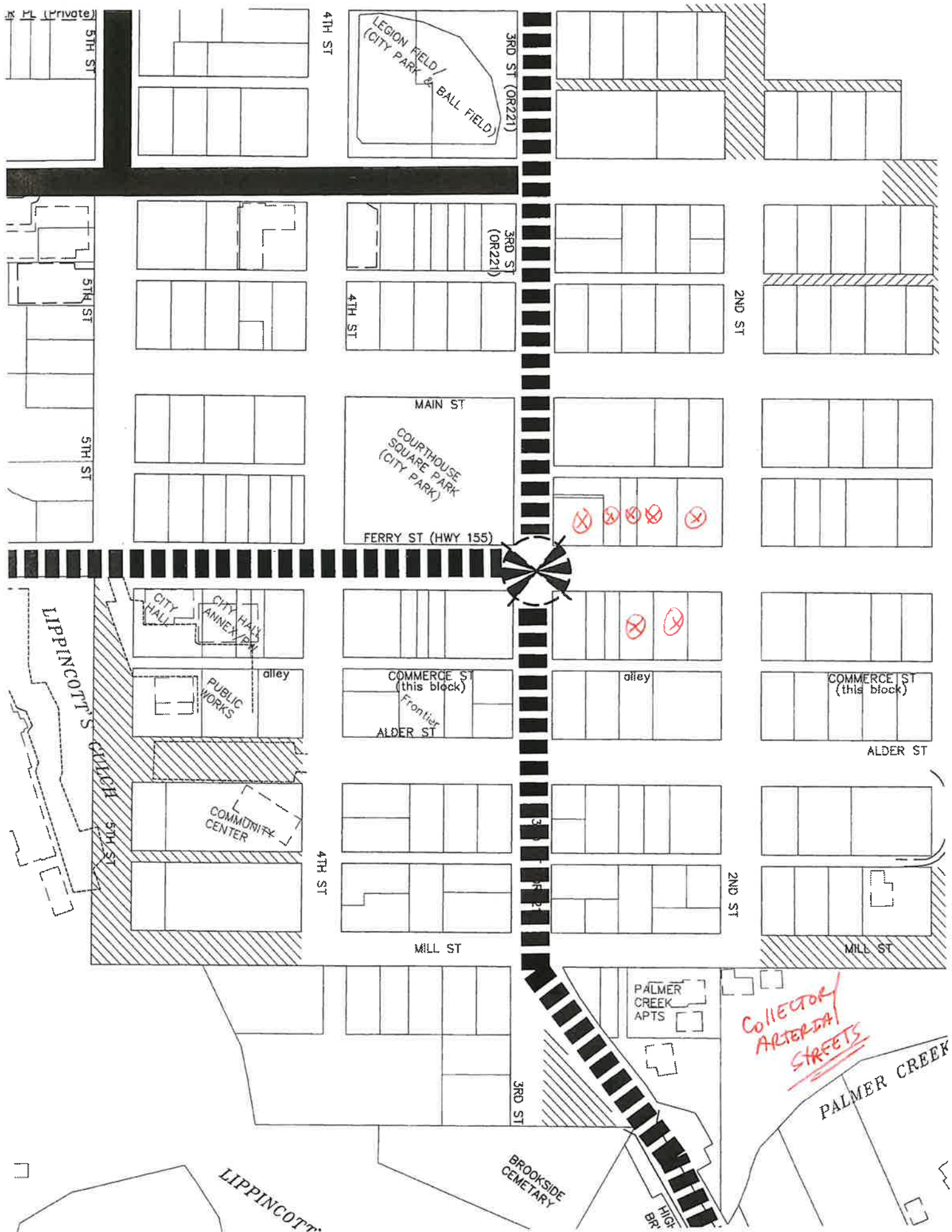


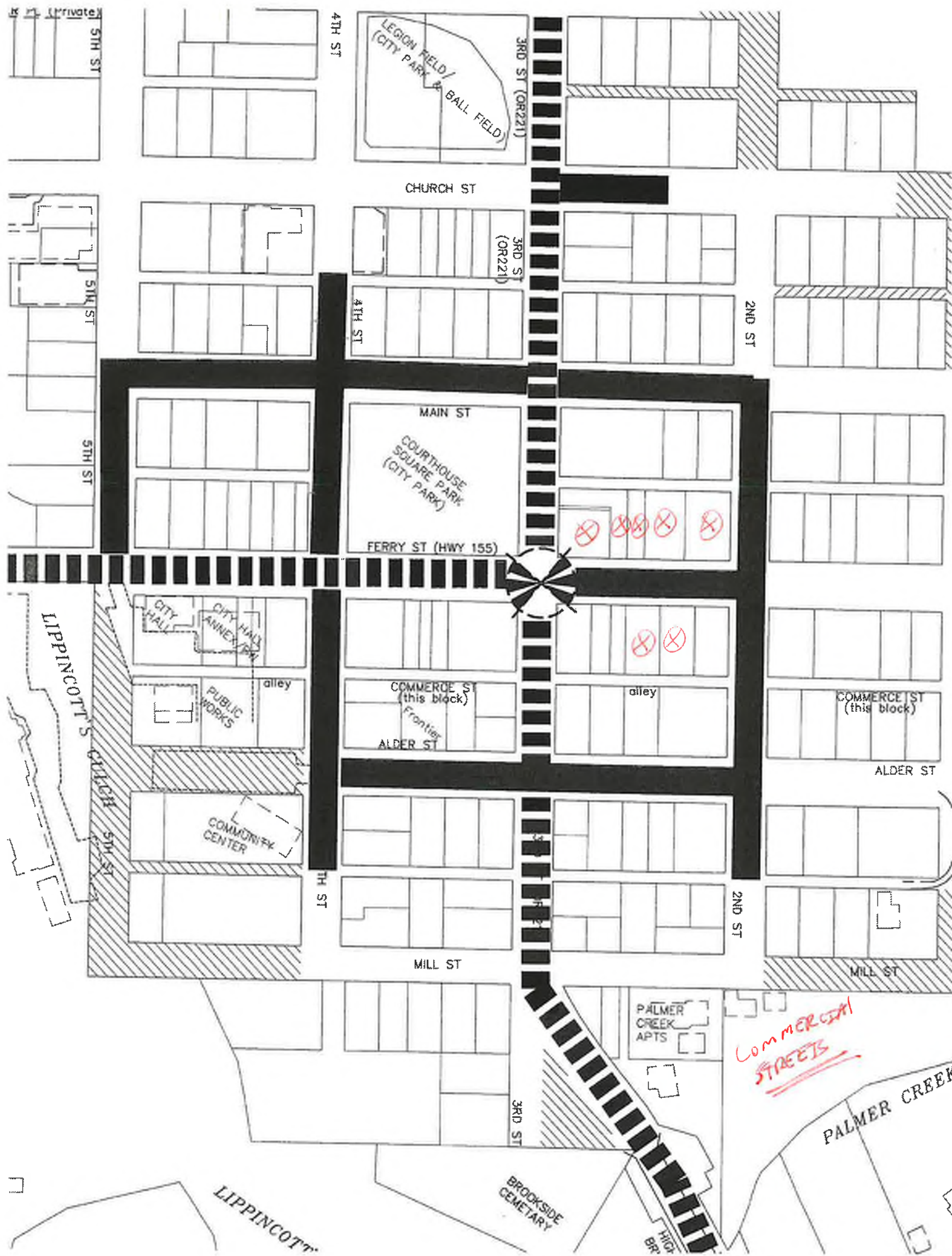












4TH ST

LEGION FIELD /
(CITY PARK & BALL FIELD)

3RD ST (OR221)

CHURCH ST

3RD S
(OR221)

4TH 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)

ALDER ST

alley

COMMERCE ST
(this block)

ALDER ST

COMMUNITY
CENTER

TH ST

2ND ST

MILL ST

MILL ST

PALMER
CREEK
APTS

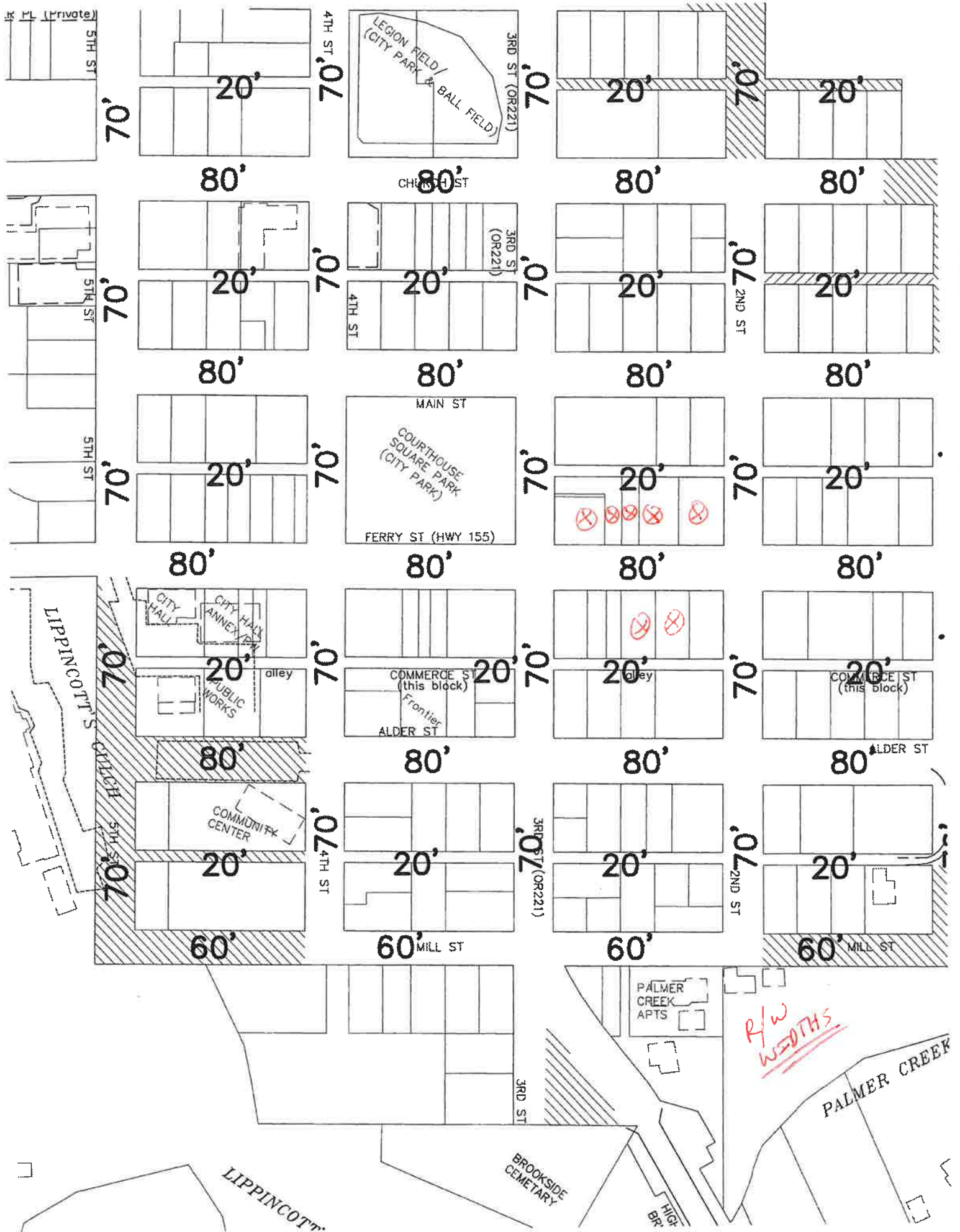
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STREETS*

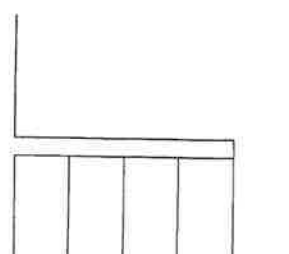
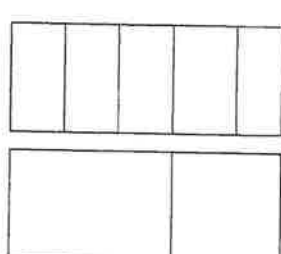
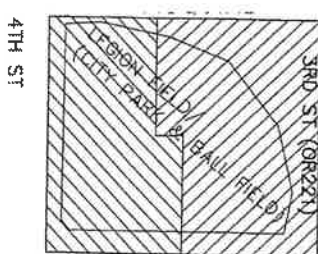
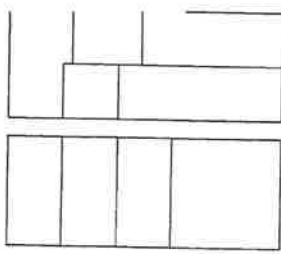
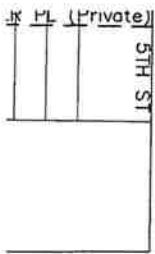
PALMER CREEK

BROOKSIDE
CEMETARY

LIPPINCOTT

HIGH
BR





ACQUIRED 2023
CHURCH ST

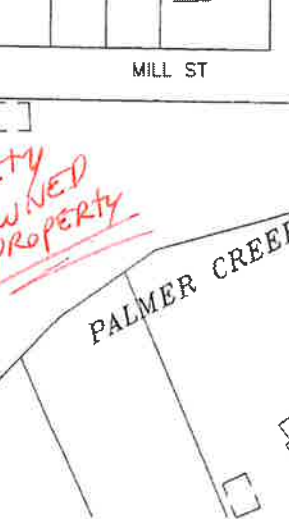
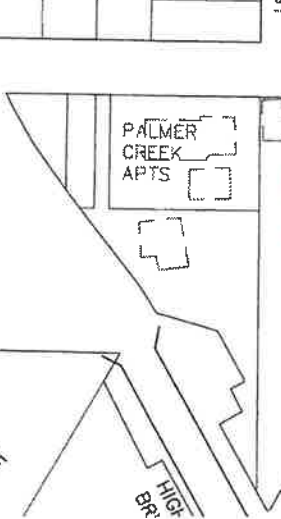
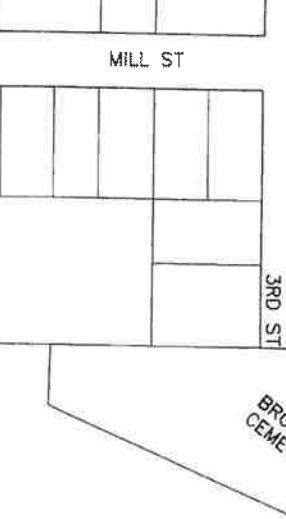
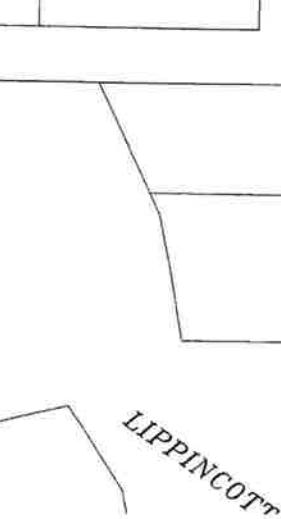
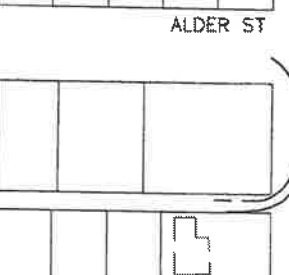
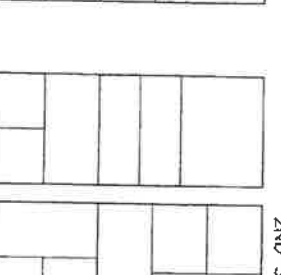
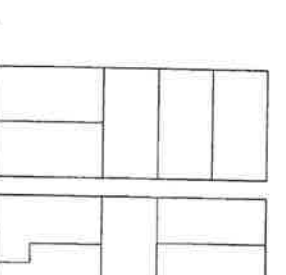
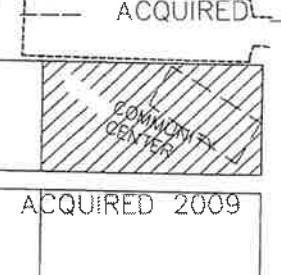
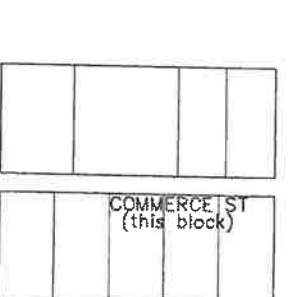
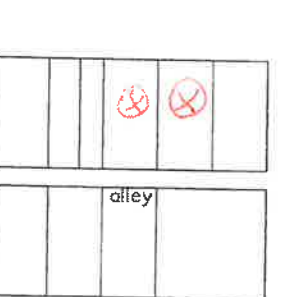
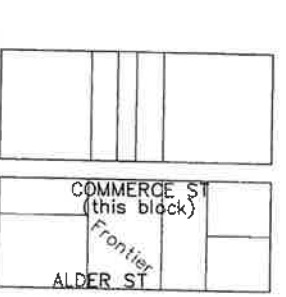
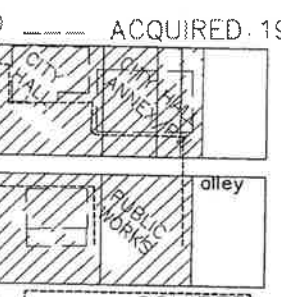
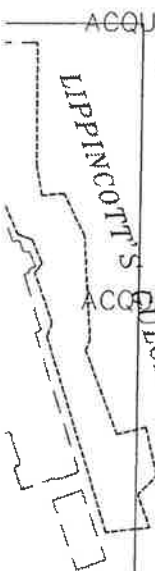
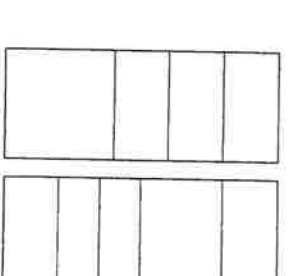
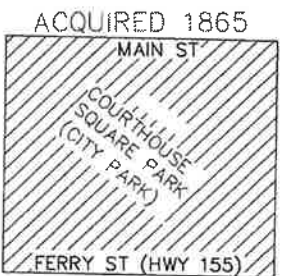
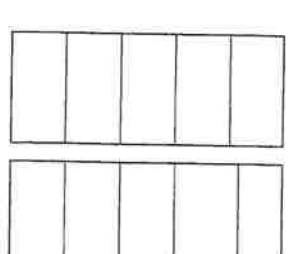
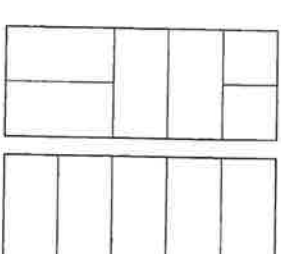
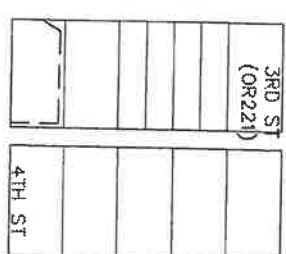
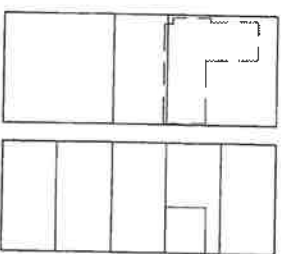
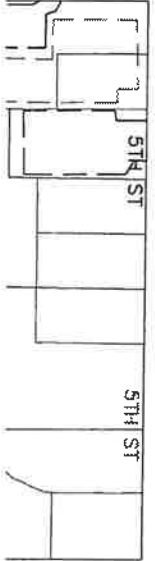


EXHIBIT D

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, Mayor

November 3, 2003
Date of Signing

Attested by:


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

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

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,

EXHIBIT A

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

DAYTON CITY COUNCIL

Exhibit "A" Findings

Planning File Zone Change 03-01

Page 2 of 5

EXHIBIT A

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, there 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*

DAYTON CITY COUNCIL

Exhibit "A" Findings

Planning File Zone Change 03-01

Page 3 of 5

EXHIBIT A

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

EXHIBIT A

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 of 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.

DAYTON CITY COUNCIL

Exhibit "A" Findings

Planning File Zone Change 03-01

Page 5 of 5

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

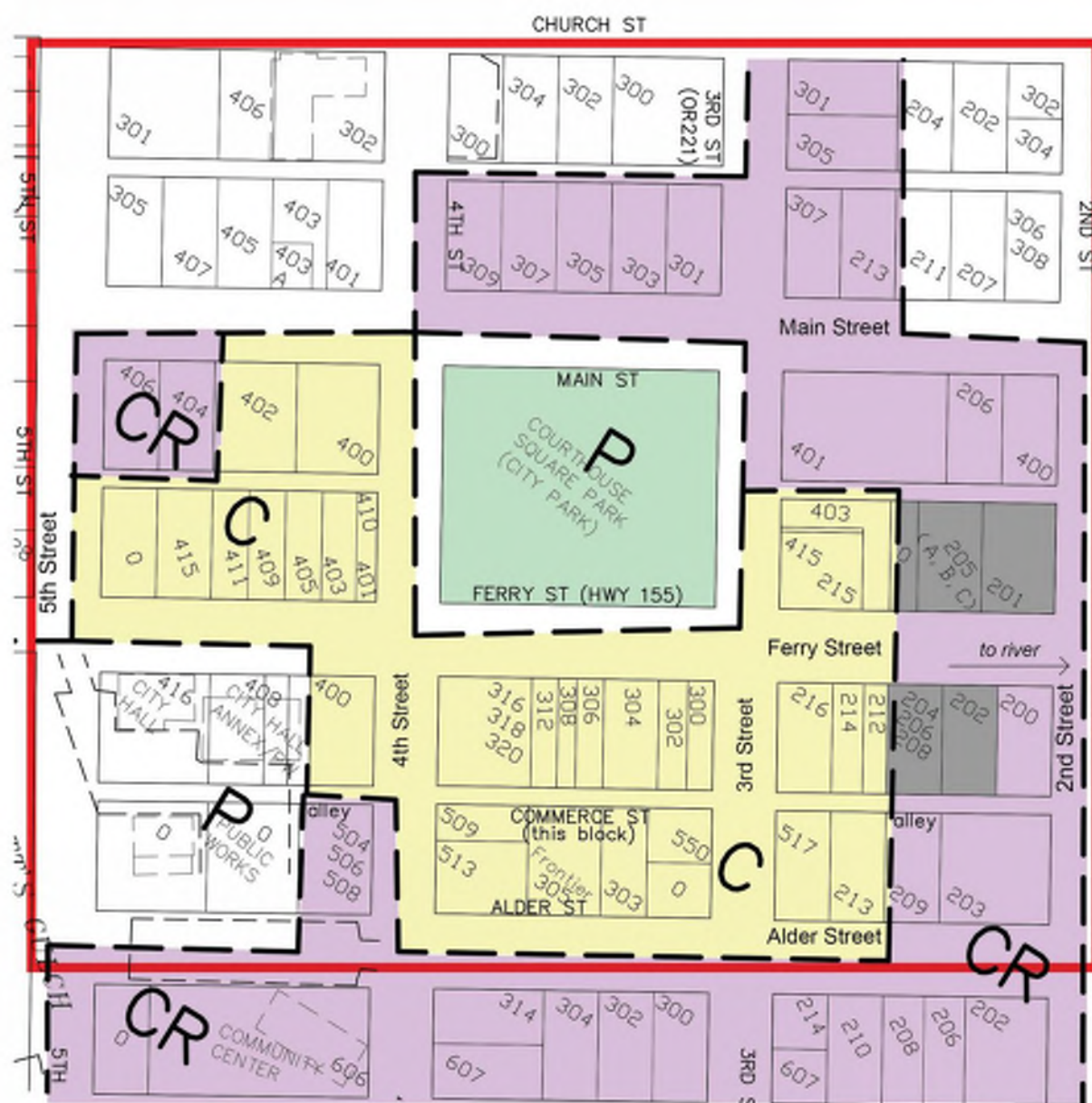
The application satisfies the approval criteria for a Zone Change under DLUDC 7.3.111.03.

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,



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.govcityofdayton@daytonoregon.gov

For City of Dayton use:

Date Application Received: <u>12/1/23</u>	Received By: <u>[Signature]</u>	File Number:
Public Hearing Date:		Fee Amount: <u>\$2,000</u>
Application Completed Date:	Application Approval Date:	

Name of Applicant: Twin Towers, LLCPhysical Address: 7401 SW Washo Ct. Suite 200 City: Tualatin ST: OR Zip: 97062Mailing Address: Same as above City: ST: Zip: Telephone Number: 971-241-2076 Cell Number: SameEmail 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. Marshall 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 StreetsMap & Tax Lot Number: R4317DA 03300, 03500, 03200, 03400 Square Footage or Acreage: 35,880 Sq FtCurrent Zoning: CR Proposed Zoning: CProperty Owner (If different) from Applicant: Same as applicantAddress: 7401 SW Washo Court, Suite 200 City: Tualatin ST: OR Zip: 97062Phone: 503-612-1563 Email Address: wayne.marshall@thetollergroup.comProperty Owner Signature: W. Marshall 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: <u>\$2,000</u>	Deposit:	Amount Paid: <u>\$2,000</u>	Date Paid: <u>12/1/23</u>	Receipt # <u>15963</u>
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@thetollergroup.com
Property Owner Signature: W. Marshall 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@thetollergroup.com
Property Owner Signature: W. Marshall 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.

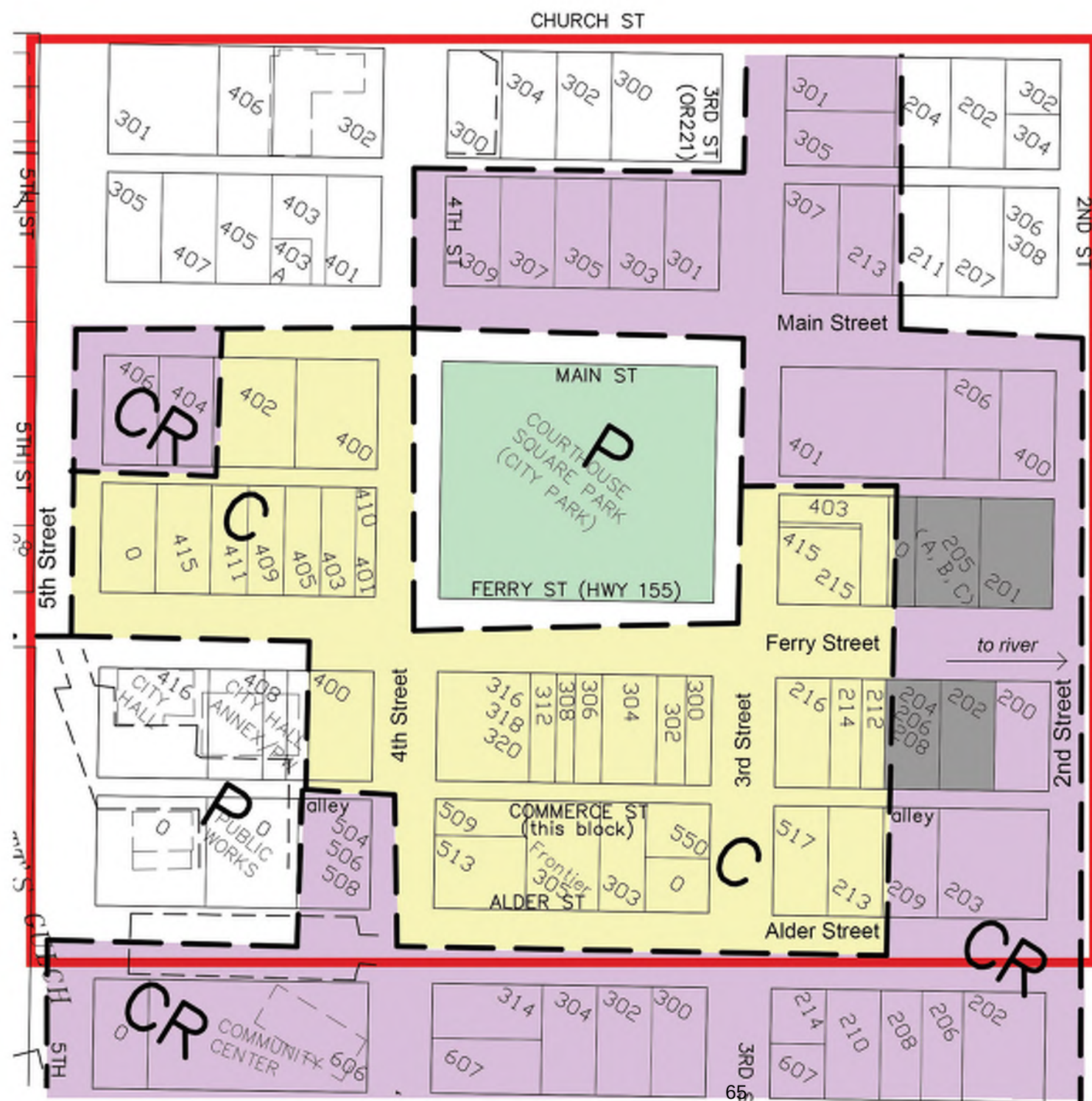
Parcel/Property #4

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

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



Paul M. Falsetto Architect



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

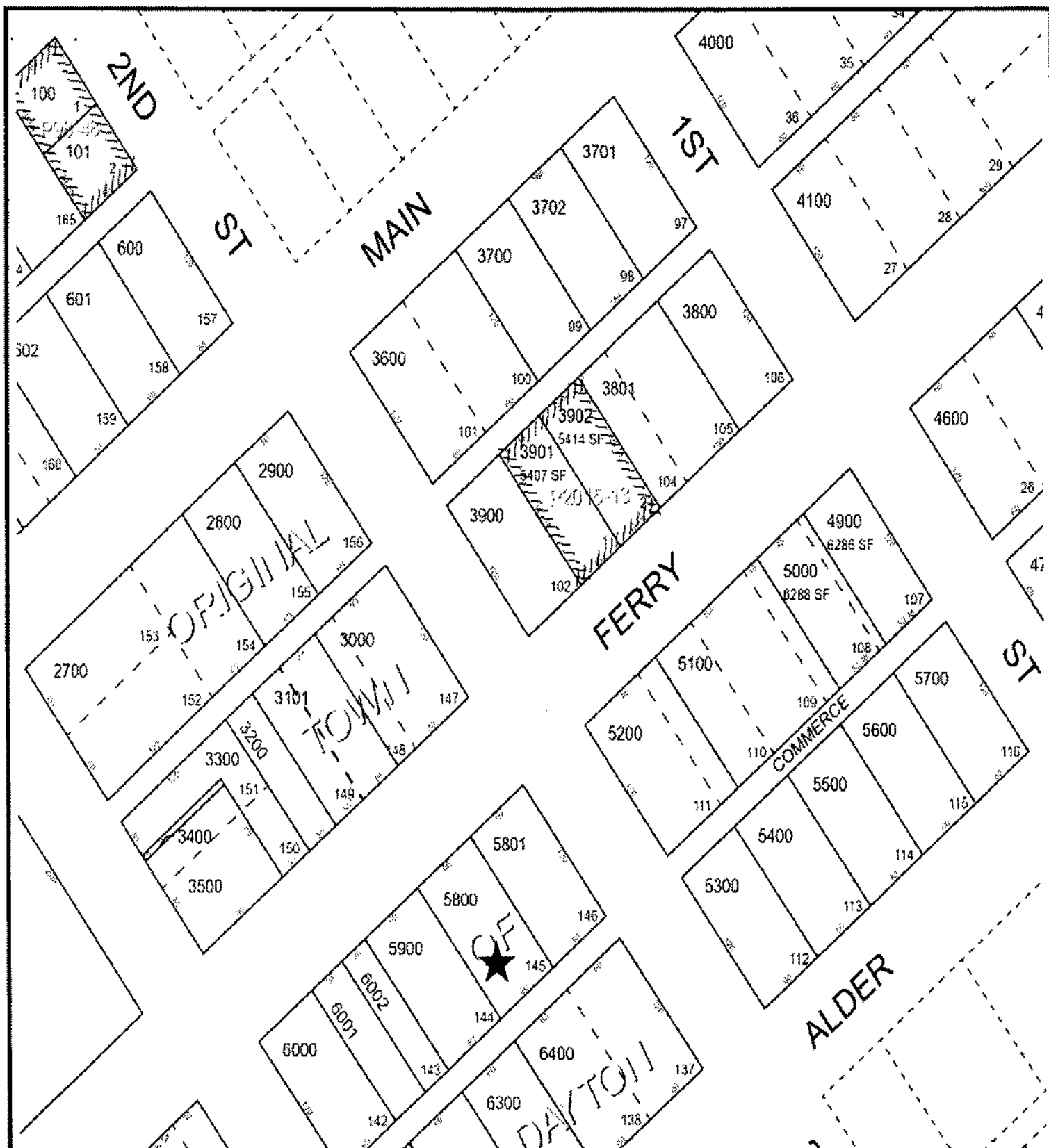
1. City liens, if any, of the City of Dayton.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Yamhill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



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



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"

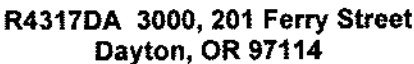
EXHIBIT 'A'

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 said 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.



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.



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.



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.

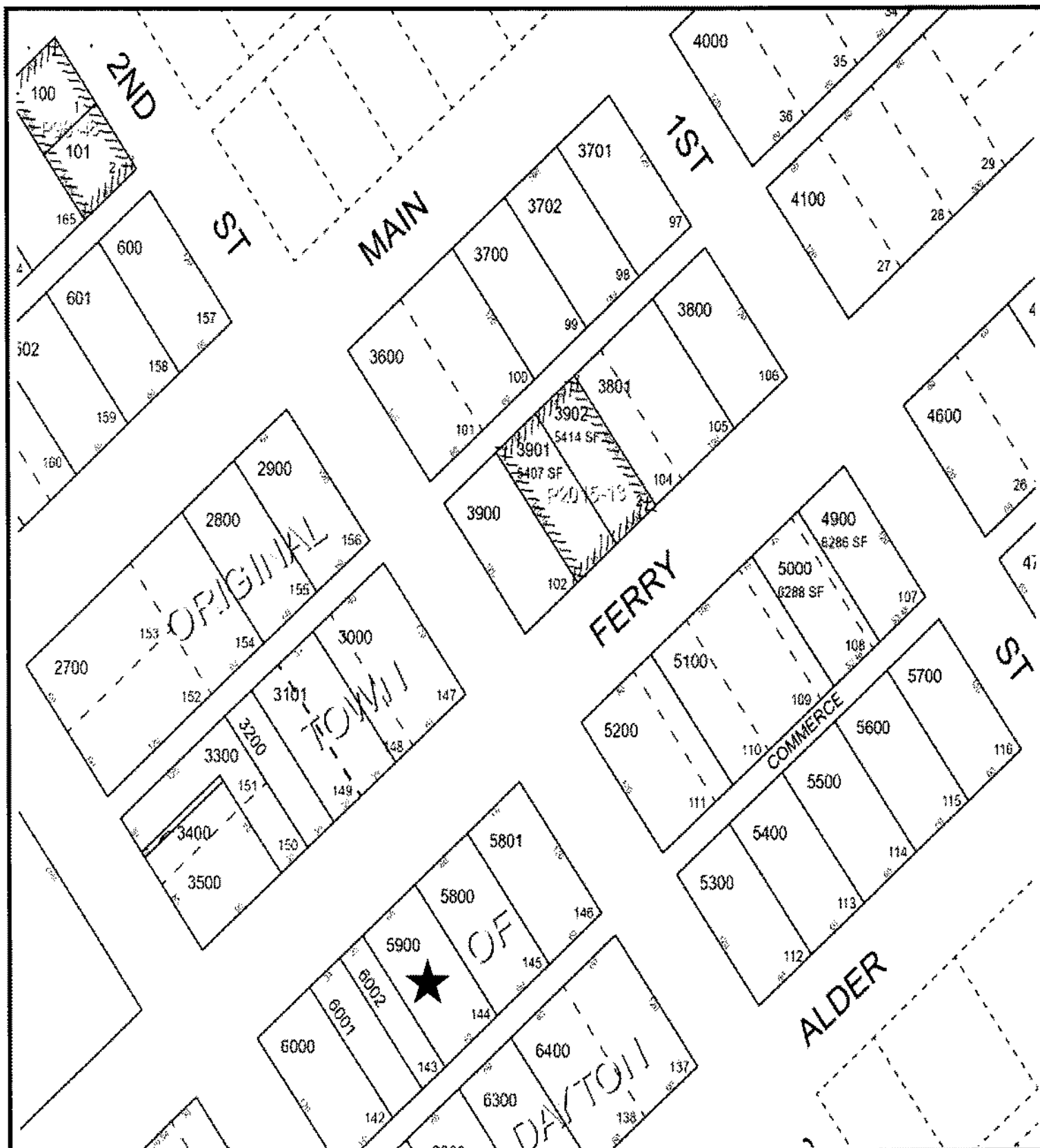
THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting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



**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



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"



**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.



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.

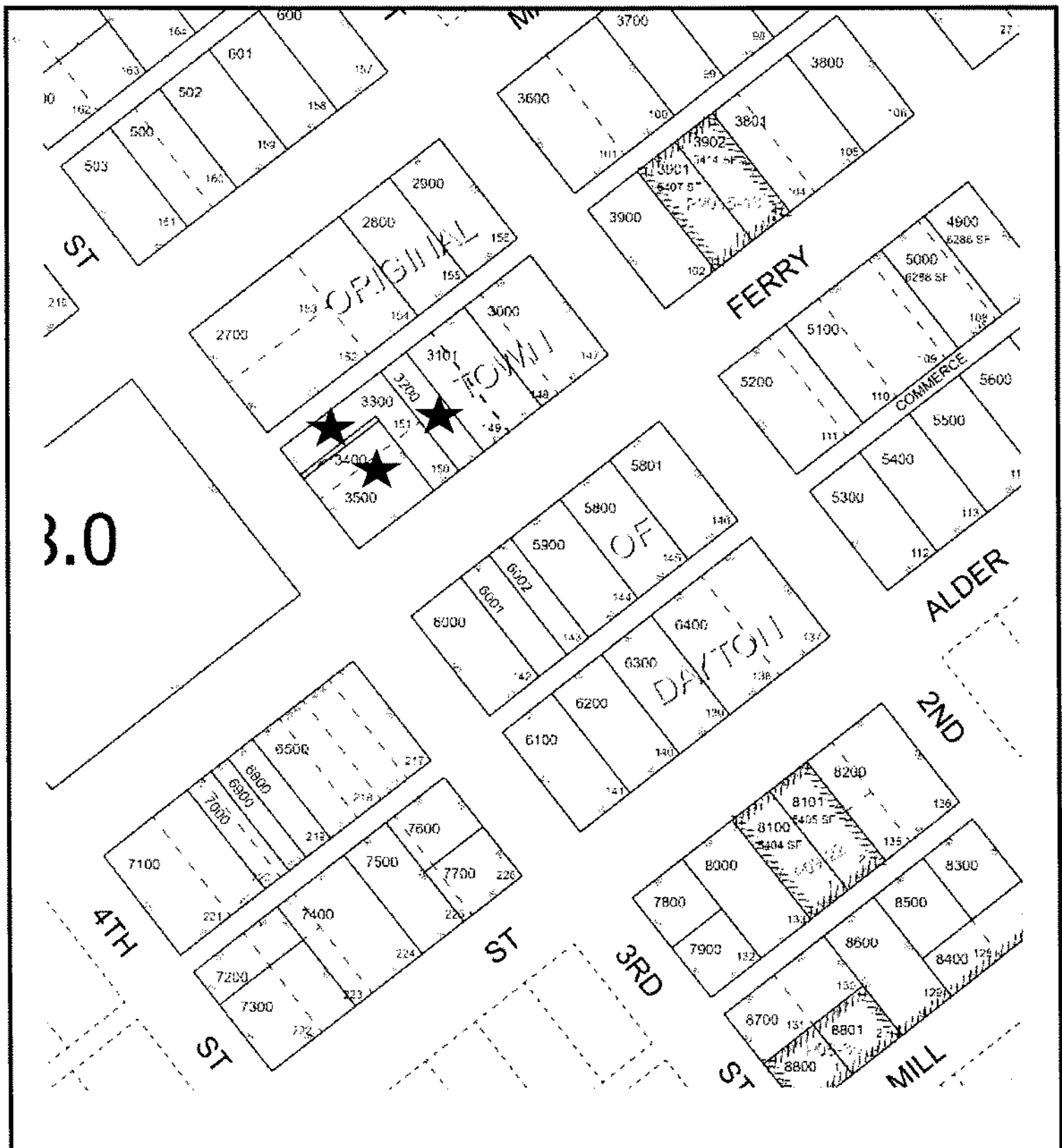
PARCEL 2: Beginning at a point on the Southeasterly line of Lot 150, 30 feet Southwesterly from the Southeasterly corner of said Lot 150; running thence Northwesterly parallel with the Northeasterly line of Lot 150, 90 feet; thence Southwesterly parallel with the Northwesterly line of Lot 151, 90 feet 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.



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 29th day of May, 2019.

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

TWIN TOWERS, LLC,
an Oregon limited liability company

By: 
Wayne Marschall, Manager

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 said 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

STATUTORY WARRANTY DEED

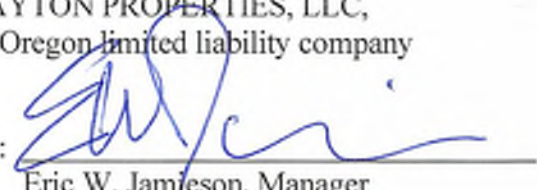
persons in possession thereof.

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.

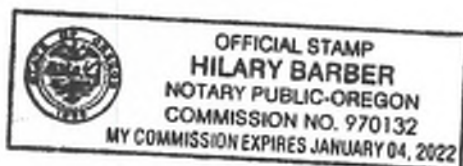
DAYTON PROPERTIES, LLC,
an Oregon limited liability company

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

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

THIS SPACE RESERVED FOR RECORDER'S USE

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200727223



\$26.00

00289692280780272230010012

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

STATUTORY WARRANTY DEED

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

THIS SPACE RESERVED FOR RECORDER'S USE

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

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



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

3" ALUMINUM CAP
"BARKER" PER
CS-12477 AT 3RD
AND MAIN STREET

- = PROPERTY LINE
- = PUBLIC RIGHT-OF-WAY
- OHP- -OHP- = OVERHEAD POWER
- SS- -SS- = SANITARY SEWER LINE
- SD- -SD- = STORM DRAIN LINE
- W- -W- = WATER LINE
- = EDGE OF PAVEMENT
- = EDGE OF CONCRETE

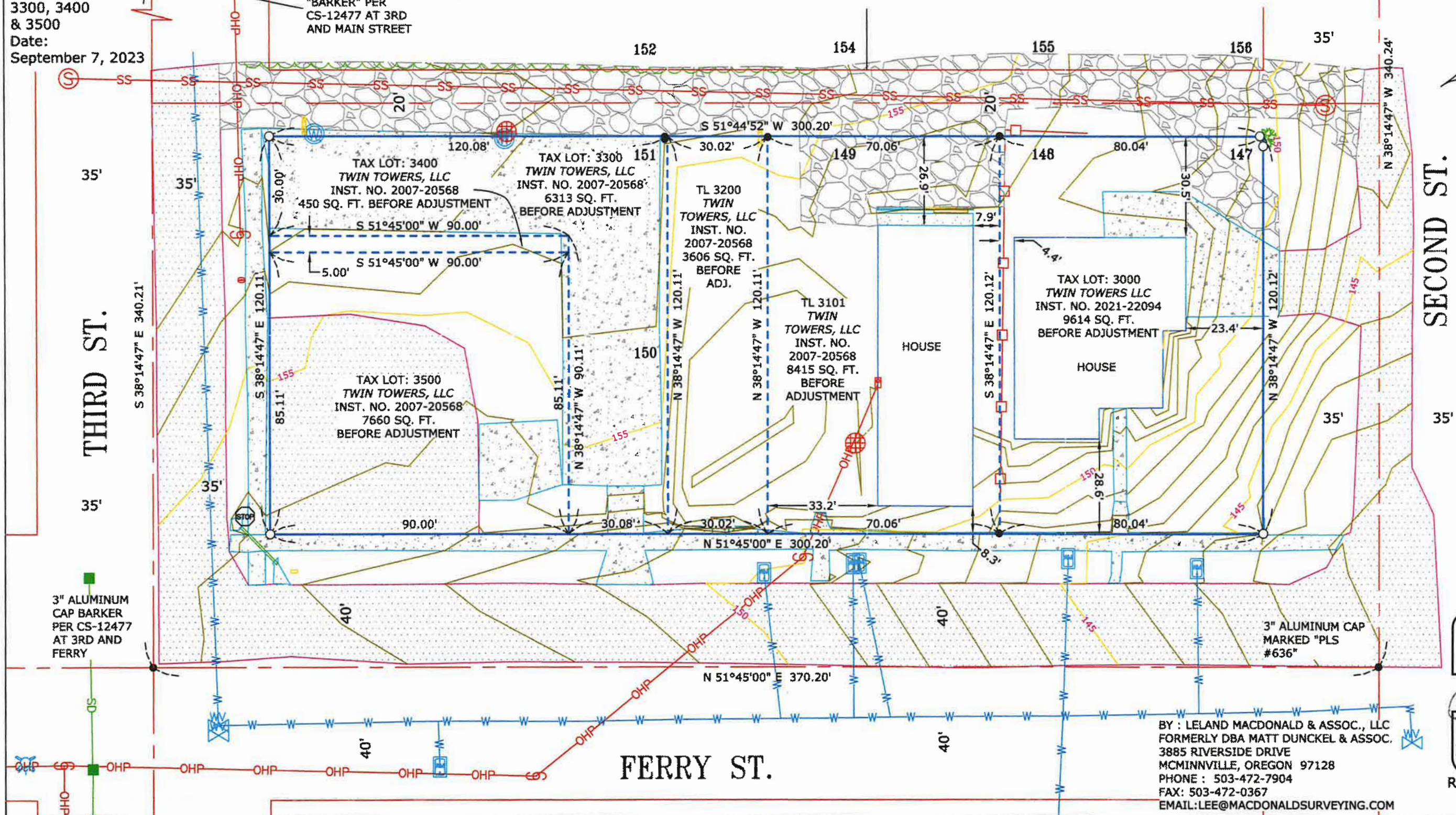
- = MAJOR CONTOUR INTERVAL (5')
- = MINOR CONTOUR INTERVAL (1')
- = CENTERLINE OF PUBLIC ROAD
- - - = FENCE
- = MONUMENT FOUND
- ⊙ = WELL
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊕ = POWER METER
- ⊕ = POWER POLE
- ⊕ = GUY ANCHOR
- ⊕ = SEPTIC CLEANOUT
- ⊕ = SANITARY SEWER MANHOLE

- = STORM DRAIN CATCH BASIN
- = CULVERT
- ⊕ = PHONE RISER
- ⊕ = SIGNS
- ⊕ = TREES
- ⊕ = ASPHALT
- ⊕ = BUILDING
- ⊕ = CONCRETE
- ⊕ = GRAVEL ROAD



Scale: 1" = 30'

North



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
MC MINNVILLE, 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 $51^{\circ}45'00''$ East 300.20 feet to a 1" copper survey disk marking the east corner of said Lot 147; thence North $38^{\circ}14'47''$ West 120.12 feet (passing an iron rod at 117.12 feet) to the north corner of said Lot 147; thence South $51^{\circ}44'52''$ 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 $38^{\circ}14'47''$ 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 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 a 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*

REDEVELOPMENT (Private)
2001-10
2002-11
2002-12
2000-13
2000-14
2000-15
2000-16

ORIGINAL TOWN OF DAYTON (1865)

LEGION FIELD / (CITY PARK & BALL FIELD)

DAYTON REPLAT 175-176

82 83 84 85

CHURCH ST

2018-21
2018-22
2018-23

ORIGINAL TOWN OF DAYTON (1865)

2-46

5TH ST

5TH ST

4TH ST

MAIN ST

COURTHOUSE SQUARE PARK (CITY PARK)

FERRY ST (HWY 155)

2ND ST

ORIGI DA

2015-13

Red 'X' marks in a row of five blocks.

CS13824 (2022 PLA)

COMMERCE ST (this block)

ALDER ST

ORIGINAL TOWN OF DAYTON (1865)

COMMERCE (this bloc)

ALDE

2011-16 COMMUNITY CENTER

4TH ST

2009-22

3RD ST (OR221)

2006-35

2ND ST

MILL ST

MILL ST

LIPPINCOTT'S PURCHASE (SEE ORIG DAYTON PLAT) (1865)

92-40

PALMER CREEK APTS

PLAT INVOEX

PALMER

BROOKSIDE CEMETARY

LIPPINCOTT'S

100

HIGH BR.

SCEN7E

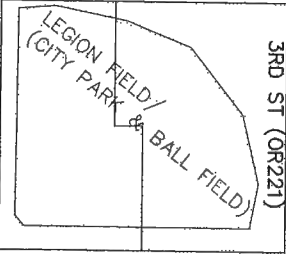


DER PL (Private)

OAK ST

5TH ST

4TH ST



3RD ST (OR221)

CHURCH ST

3RD ST (OR221)

4TH ST

2ND ST

5TH ST

5TH ST



MAIN ST

COURTHOUSE SQUARE PARK (CITY PARK)

FERRY ST (HWY 155)

CBO

CITY HALL
CITY ANNEX

PUBLIC WORKS

alley

COMMERCIAL ST (this block)

ALDER ST

alley

COMMERCIAL ST (this block)

ALDER ST

LIPPINCOTT'S CULCH

5TH ST

4TH ST

3RD ST (OR221)

2ND ST

MILL ST

MILL ST

COMMUNITY CENTER

PALMER CREEK APTS

CBO OVERLAY

PALMER CREEK



(Private)
04500
04503
04505
04400

01200 01100 01000
01300 01400
01800 01700 01600 01500

LEGION FIELD /
(CITY PARK & BALL FIELD)
00200 00100
3RD ST (OR221)

00900 00800 00802 00801
01000 01200

01301 01302 01303 01300

06700 06800
06900 06902 06903
07000
07100

01900 02000 02100
02600 02500 2400 2200 2201 2300

01000 00900 00800 00700 00700 (OR221)
01100 01101 01200 01300 01400
4TH ST

00300 00200 00201 00100 00101
00400
00503 00500 00502 00601 00600

01400 01500 01601 01602 01600
01700 01800 01900 01901 02000

07200 07300

01800 01700 01600 01500
01900 02000 02100 02200 02300 02400 02500

MAIN ST
02600
COURTHOUSE
SQUARE PARK
(CITY PARK)
FERRIS (HWY 155)

02700 02800 02900
03400 03300 03200 03101 03000

03600 03700 03702 03701
03900 03901 03902 03801 03800

LIPPINCOTT'S GULCH
5TH ST

CITY HALL 00500
CITY ANNEX / PW 00400
00200 00100

07100 0706500 0706600 0706700 06800 06900 07000

06000 06001 06002 05900 05800 05801

05200 05100 05000 04900

00600 00700 00800
PUBLIC WORKS
alley

07200 07300 07400 07500 07600 07700
COMMERCE ST (this block)
FERRIS
ALDER ST

06100 06200 06300 06400
alley

05300 05400 05500 05600 05700
COMMERCE ST (this block)
ALDER ST

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COMMUNITY CENTER

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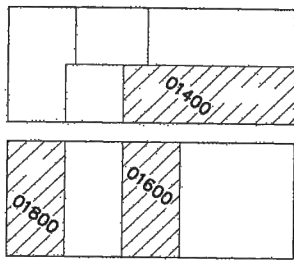
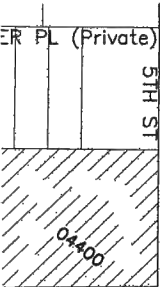
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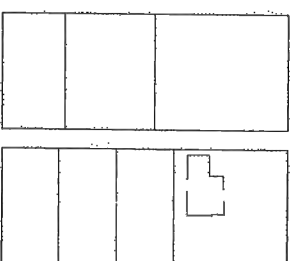
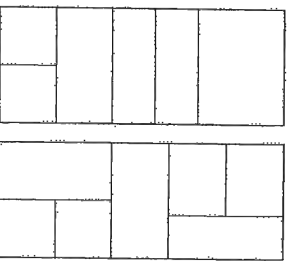
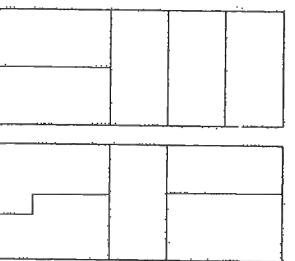
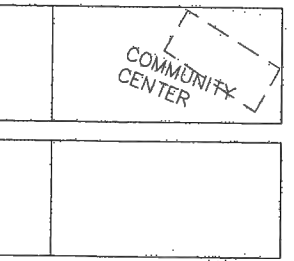
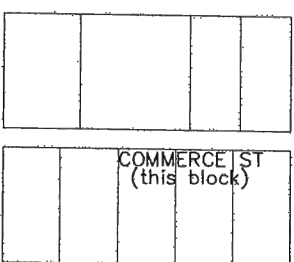
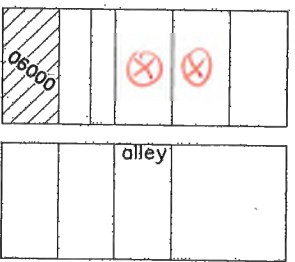
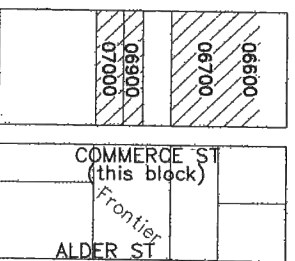
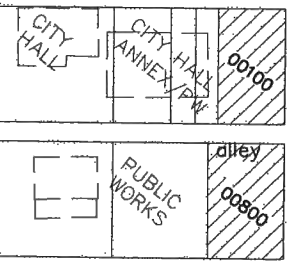
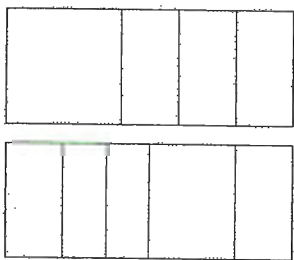
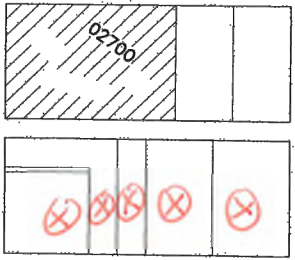
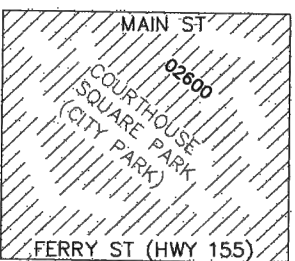
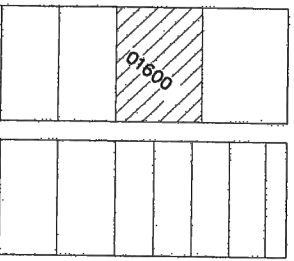
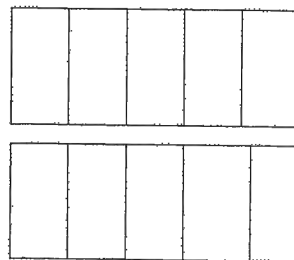
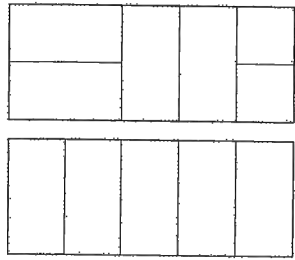
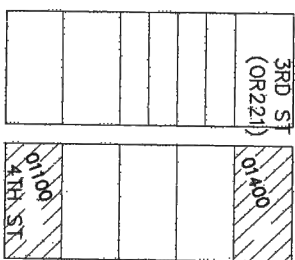
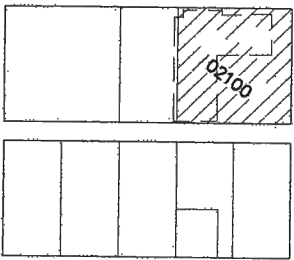
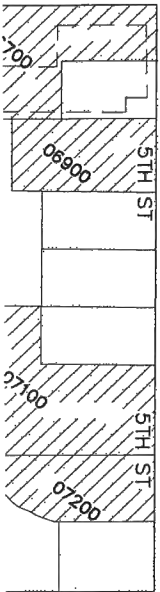
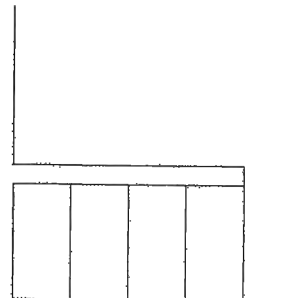
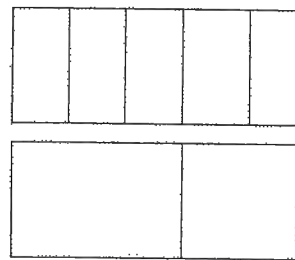
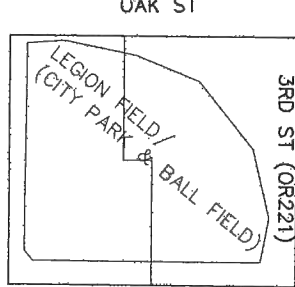
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01390

07800 08000 08100 08101 08200
07900

00901 00900 00600



4TH ST



LIPPINCOTT'S GULCH 5TH ST

4TH ST

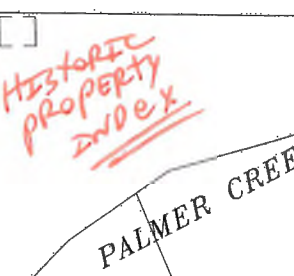
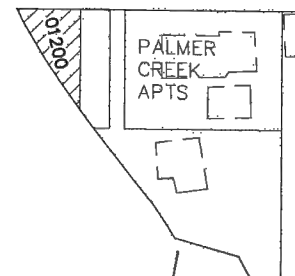
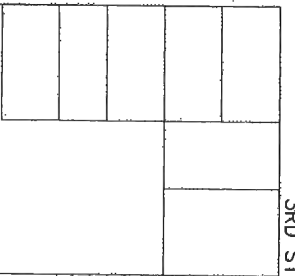
MILL ST

3RD ST (OR221)

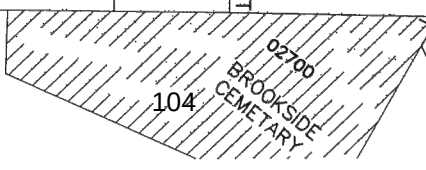
2ND ST

ALDER ST

MILL ST



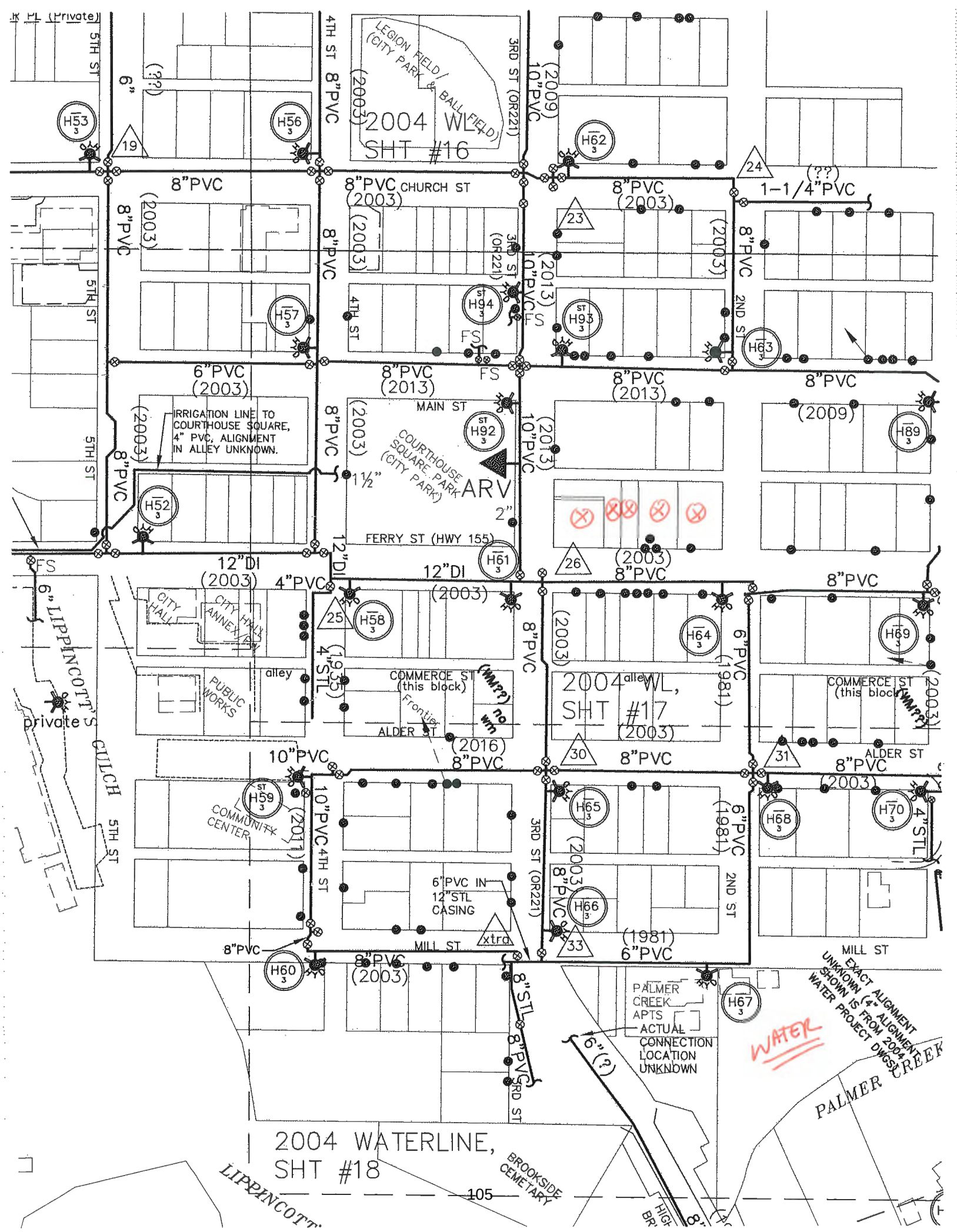
LIPPINCOTT'S GULCH

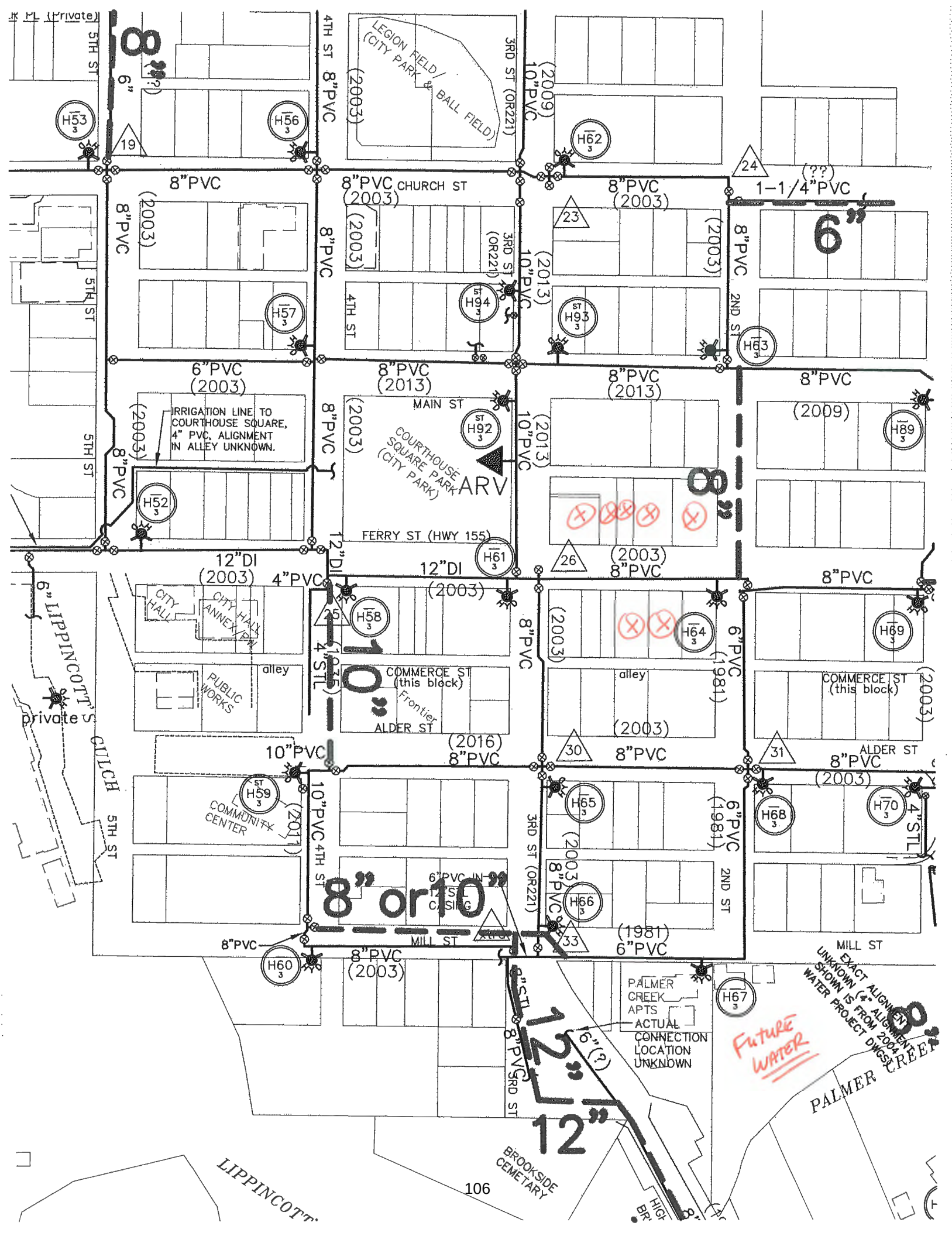


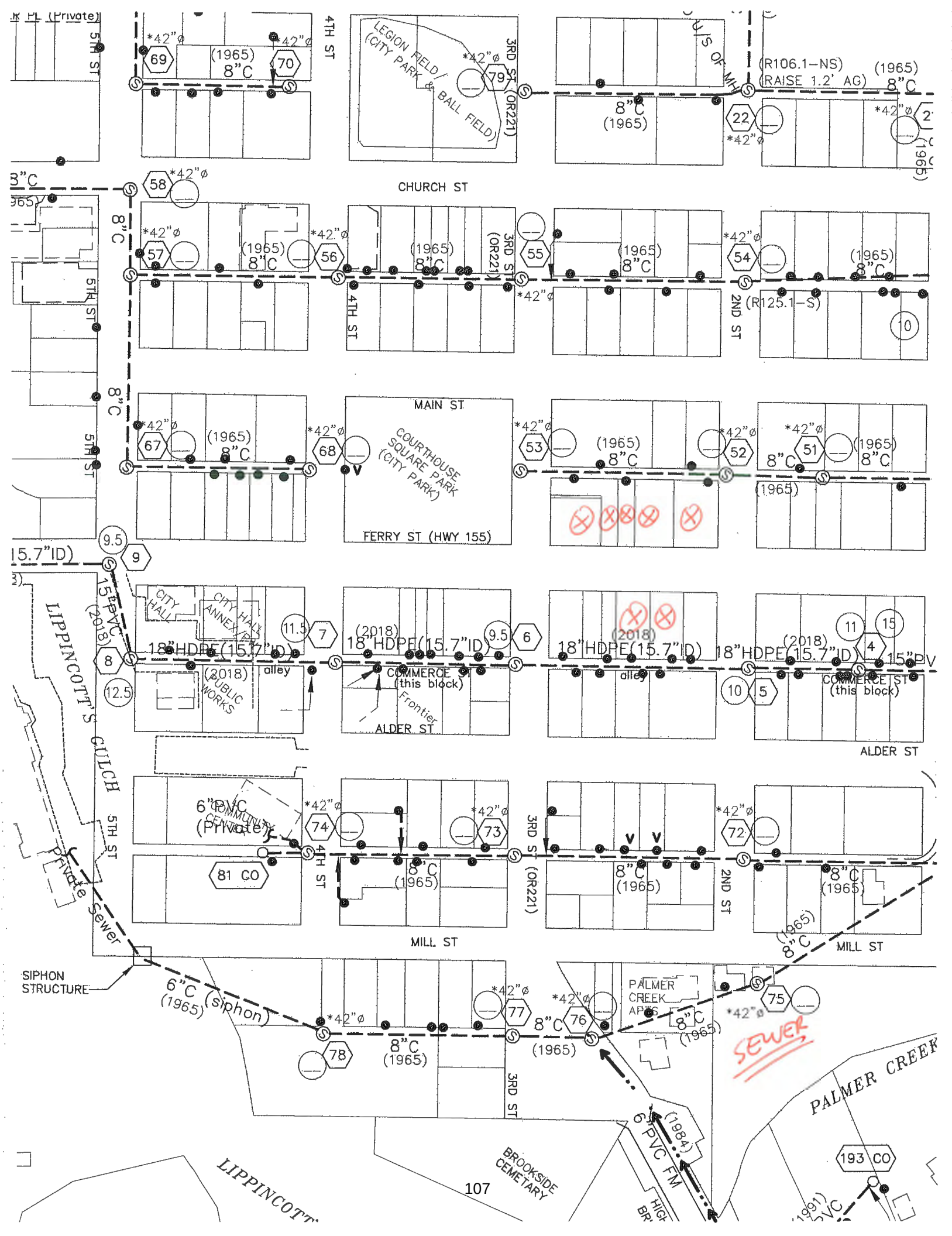
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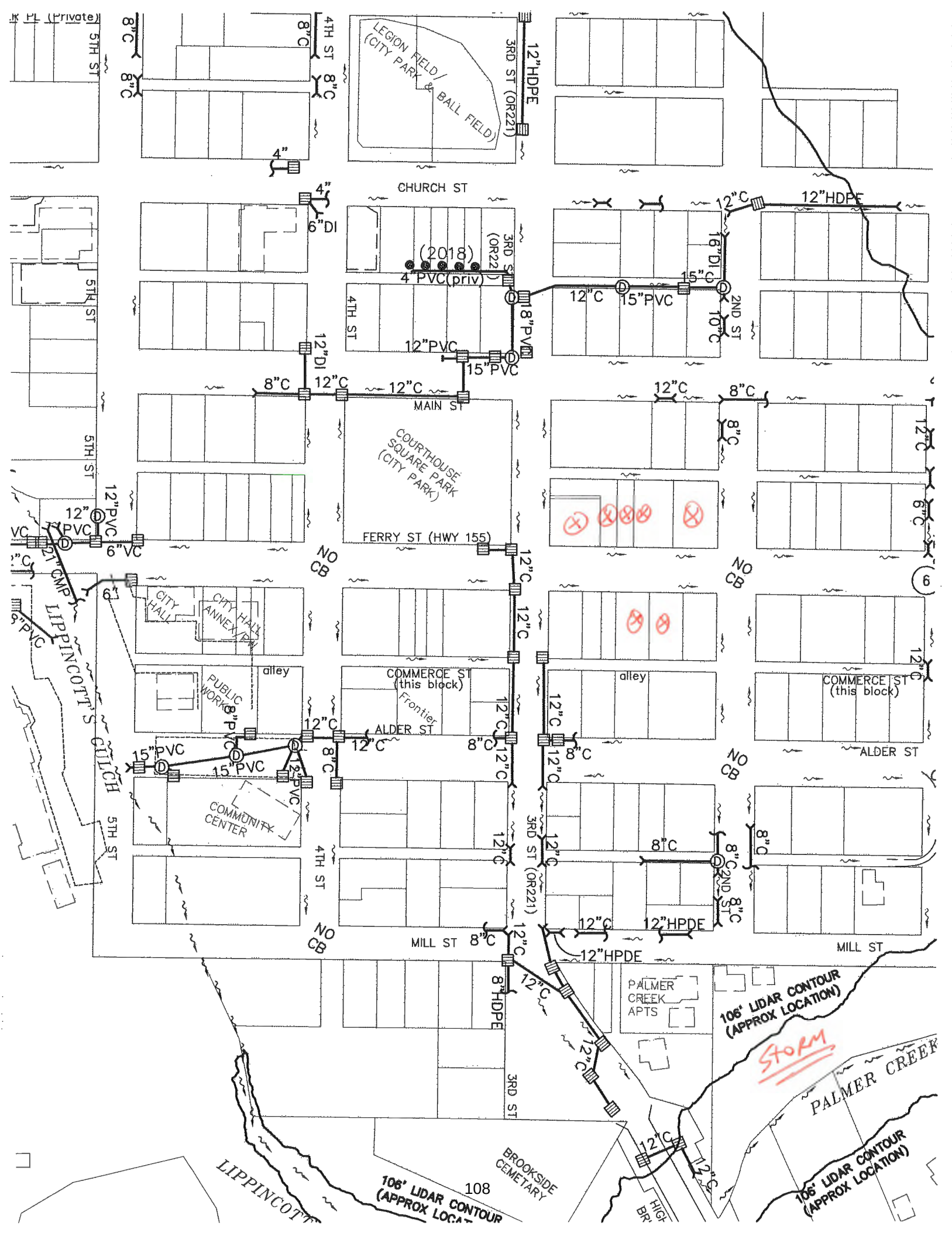
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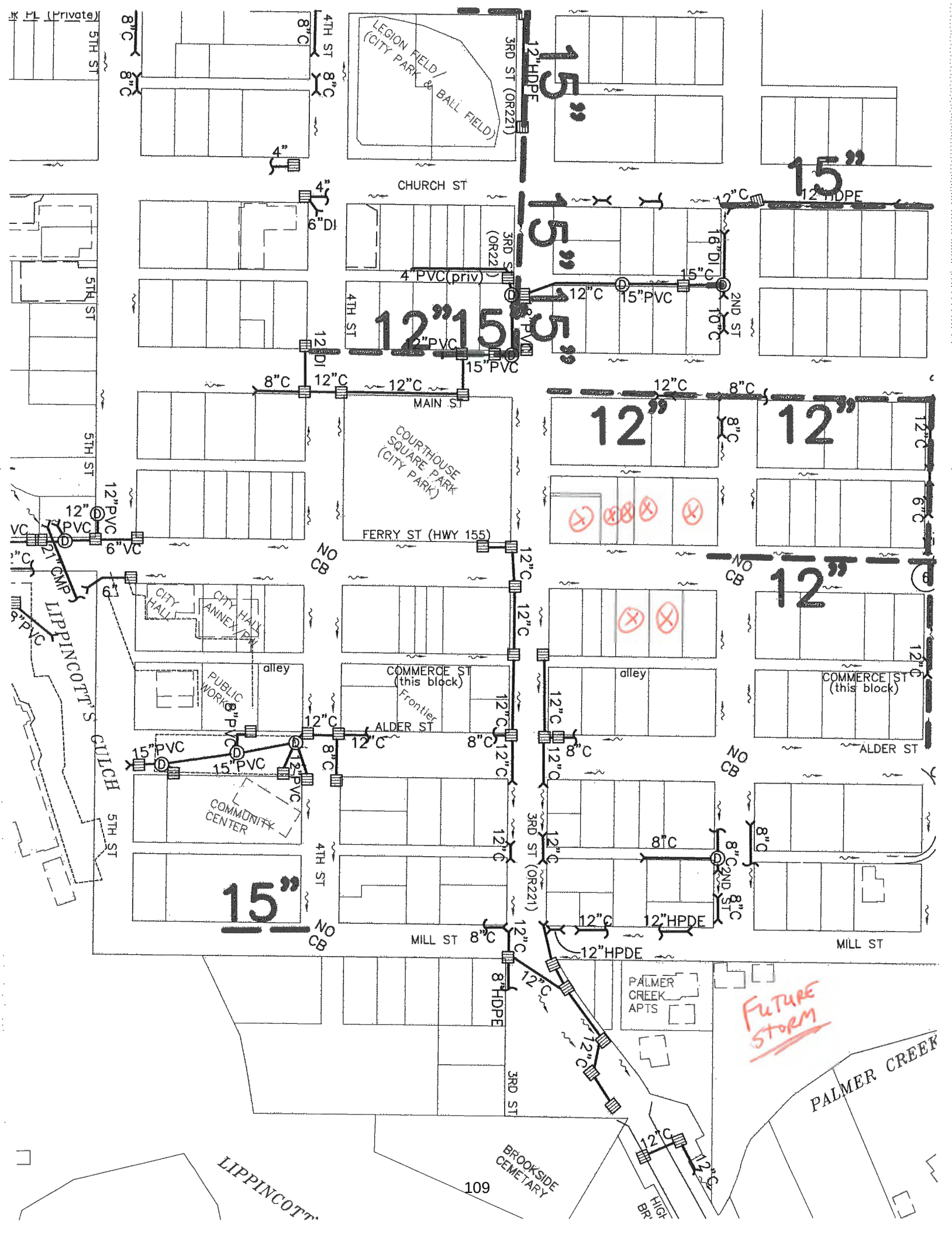
PALMER CREEK

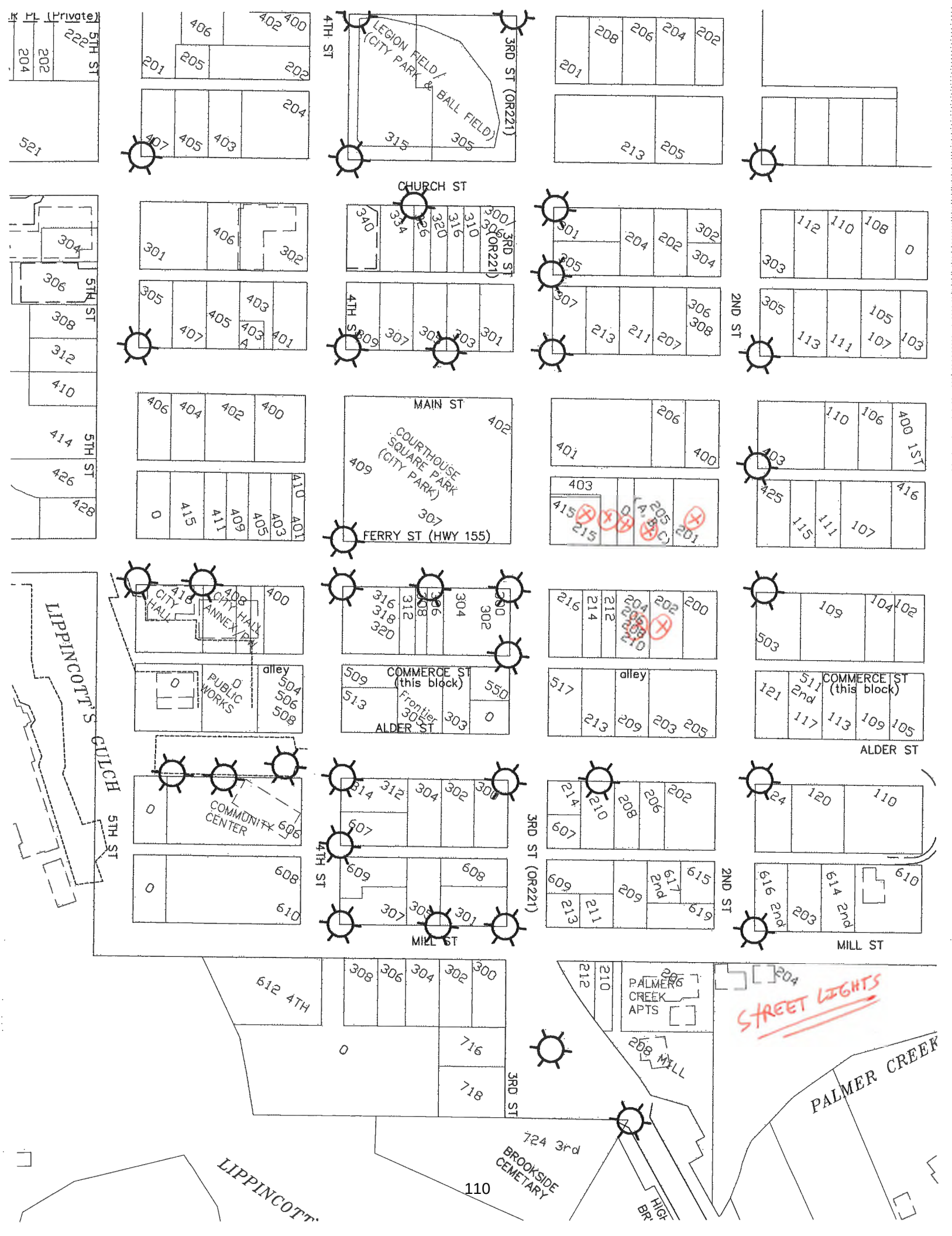


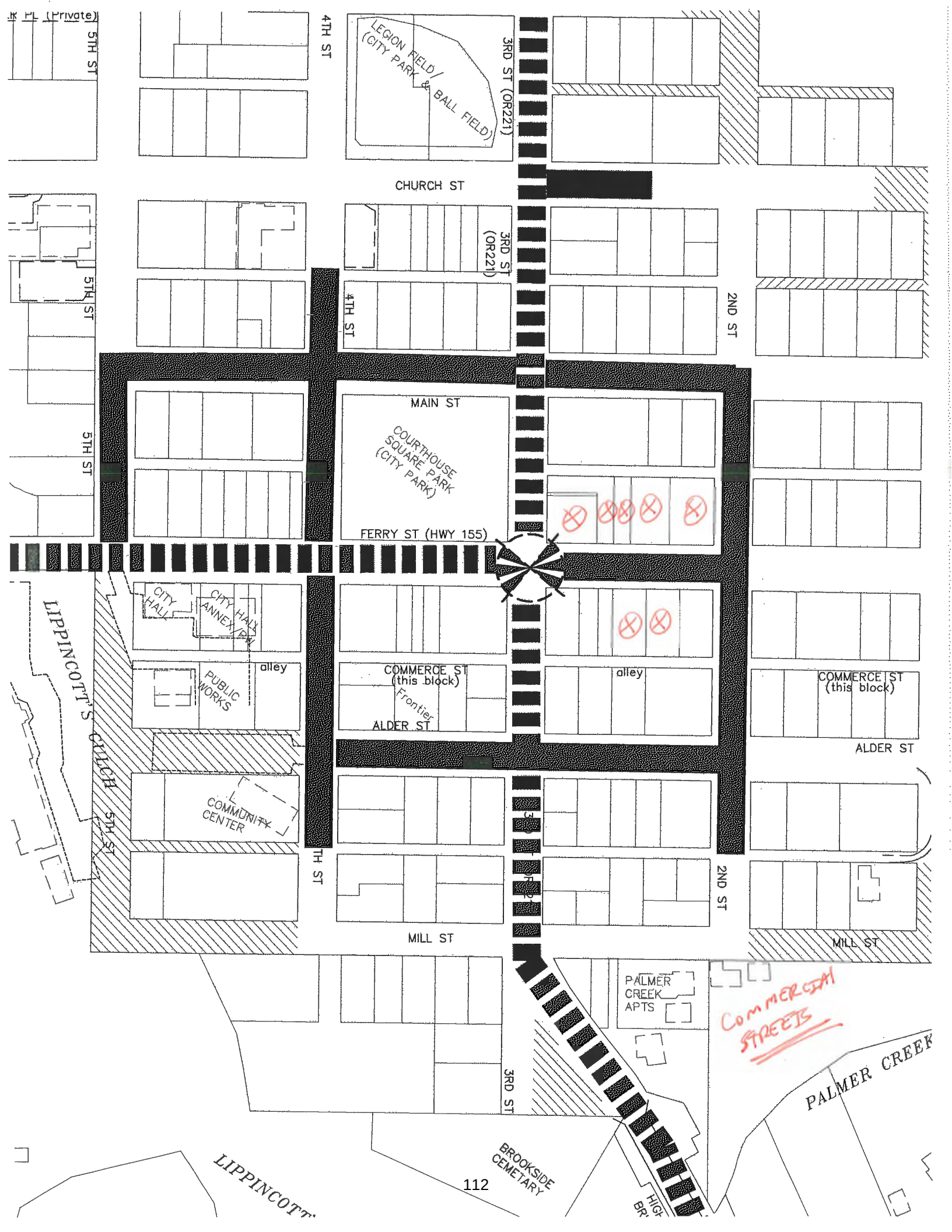


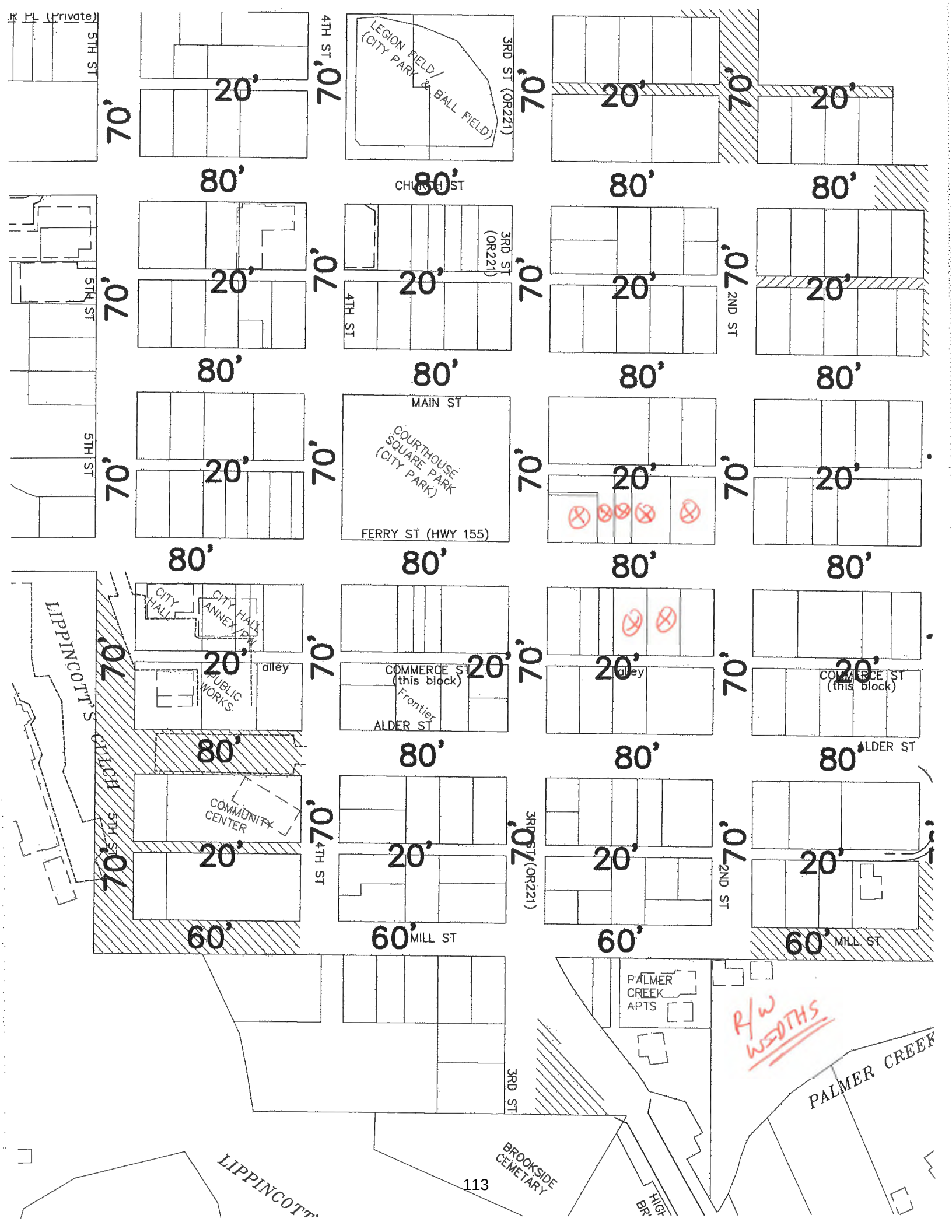




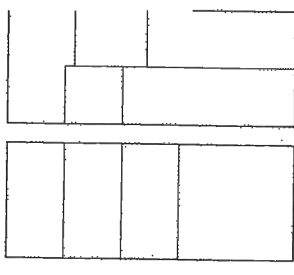




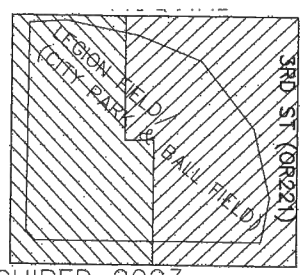




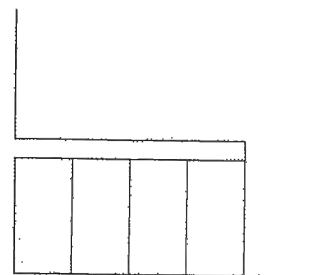
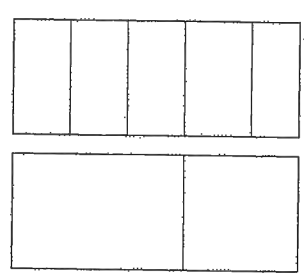
5TH ST
PL (Private)



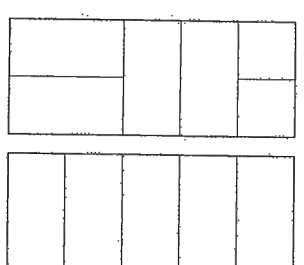
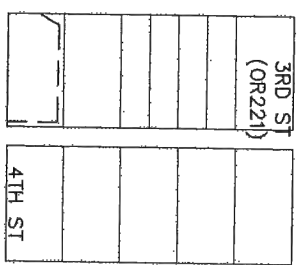
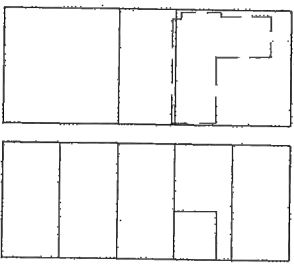
4TH ST



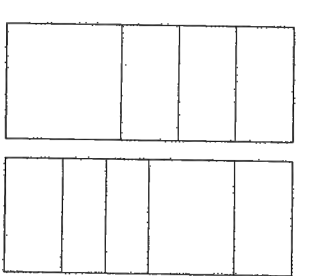
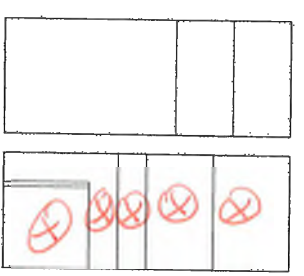
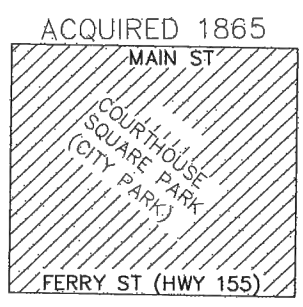
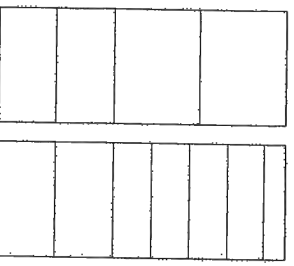
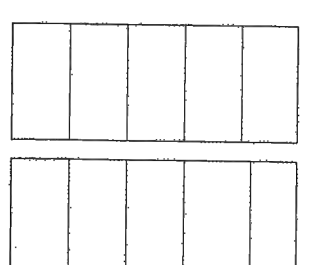
ACQUIRED 2023
CHURCH ST



5TH ST
5TH ST

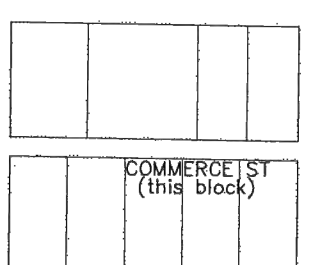
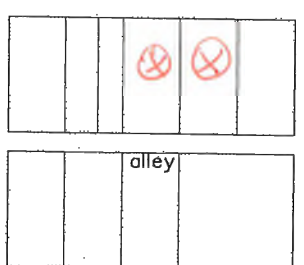
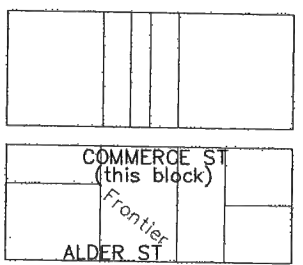
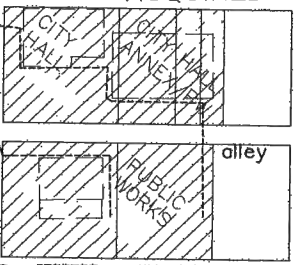


2ND ST

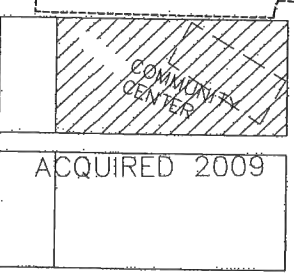


LIPPINCOTT'S
DULCH
5TH ST

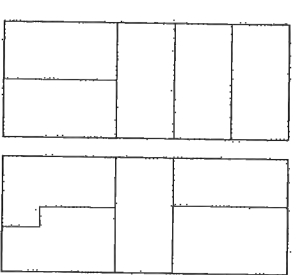
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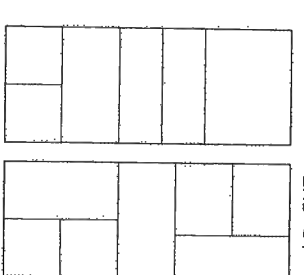
ALDER ST



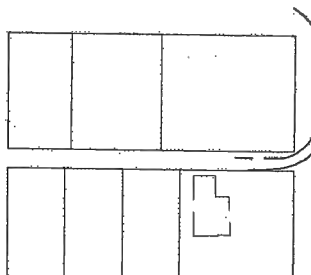
4TH ST



3RD ST (OR221)

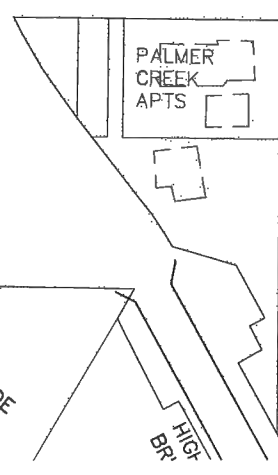


2ND ST



MILL ST

LIPPINCOTT'S
114
BROOKSIDE CEMETARY



PALMER CREEK
CITY OWNED PROPERTY

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

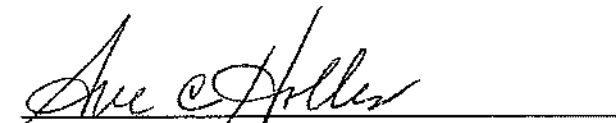
Absent BRONS, RING

Abstained WINDISH


Georgia M Windish, Mayor

November 3, 2003
Date of Signing

Attested by:


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

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