



Pre-Application Conference Request
ANNX 2024-05

Balance
\$0.00

Applicant	Application #	Submitted	Issued	Starts	Expires
Jacki Herb	AH6-97B	Jun 27, 2024	Jul 15, 2024	Jul 15, 2024	Jul 14, 2025

Identifier
13600 SE Ash Rd, Dayton, OR 97114, USA

Applicant Information

APPLICANT

Jacki Herb

✉ herbj@aks-eng.com

☎ (503) 563-6151

📍 12965 SW Herman Rd, Tualatin, OR 97062

📍 *Same as mailing address*

Contacts

Property Owner

N/A

Contractor

N/A

Engineer

N/A

Project Details

Location

13600 SE Ash Rd, Dayton, OR 97114, USA

Project Name

13400/13600 SE Ash Road

Assessor's Map Number

4319

Map & Tax Lot Number

400 and 500

Number of Parcels

2

Total Acres

+/- 20.06

Comprehensive Plan Designation

Residential

Zoning Map Designation

Existing: Yamhill County AF -10 Proposed: Residential 2(R-2)

Describe Project/Request

Annexation, Zone Change, and Planned Unit Development/Subdivision

Additional Information

Preliminary Plat Plan

Fees

Pre-Application Meeting Fee	\$500.00
TOTAL	\$500.00
PAID	\$500.00
BALANCE DUE	\$0.00

Transaction Log

07/15/2024	Payment	Card	\$500.00
Non-refundable convenience fee of \$18.00			

Communication

Natashia M July 9, 9:42 AM

Hello. I was hoping to get an update on how long it typically takes to get the pre-app meeting scheduled. It looks like it's been on step three for over a week now. Thanks for your assistance.

Jason S July 9, 10:08 AM

Hello Natasha,

I will notify the person in charge of that step and request an update. The next step will be a review by the City Planner (who is on vacation until the 15th of July) and then the City Engineer. Once they both approve, then we can move to scheduling.

Respectfully,

Jason E. Shirley

Building Permits/Code Enforcement

Natashia M July 9, 10:09 AM

Thank you for the update.

Curt F July 15, 11:17 AM

Approval Comment:

Sufficient information provided for scheduling pre-app when fee is paid.

Denny M July 15, 1:58 PM

We have no problems with the pre-application meeting being scheduled for this property.

Some of our preliminary comments were provided to John Raugust in a 7/11/2024 email.

Denny Muchmore

Denny M July 15, 1:59 PM

Approval Comment:

We have no problems with the pre-application meeting being scheduled for this property. Some of our preliminary comments were provided to John Raugust at AKS in a 7/11/2024 email (cc to City staff). Denny Muchmore

Don C July 15, 2:47 PM

Approval Comment:

Public Works Review Complete

Rocio V July 15, 3:19 PM

Approval Comment:

Meeting is set for Thursday, July 25, 2024 at 2pm. At the City Hall - Annex, 408 Ferry St, Dayton OR 97114.

Workflow

1. Initial Review - COMPLETED

Assignee: Rocio Vargas

2. Notify Building Permit Specialist of Pre Application Meeting Request - COMPLETED

Assignee: Jason E. Shirley

3. Notify Public Works of Pre Application Meeting Request - COMPLETED

Assignee: Don Cutler

4. Planner Review - COMPLETED

Assignee: Curt Fisher

5. Engineer Review - COMPLETED

Assignee: Denny Muchmore

6. Public Works Review - COMPLETED

Assignee: Don Cutler

7. Pre-Application Meeting Fee Payment - COMPLETED

Assignee: Rocio Vargas

8. Meeting Scheduled - COMPLETED

Assignee: Rocio Vargas



Pre Application Conference Meeting Request Form

City of Dayton

Building Department

Location or Site Address of Project: 13400 and 13600 SE Ash Road, Dayton, OR 97114

☒ First Meeting (No Charge) ☐ Subsequent Meeting (Applicant will be charged for all city staff time/costs)

Project Name: 13400/13600 SE Ash Road

Assessor's Map Number: 4 3 19 Map & Tax Lot Number: 400 and 500

Number of Parcels: 2 Total Acres: ± 20.06

Comprehensive Plan Designation: Residential Zoning Map Designation: Existing: Yamhill County AF-10
Proposed: Residential 2 (R-2)

Describe Project/Request (be specific): Annexation, Zone Change, and Planned Unit Development/Subdivision

Applicant Name: AKS Engineering & Forestry, LLC - Jacki Herb

Address: 12965 SW Herman Road, Suite 100 City: Tualatin ST: OR Zip: 97062

Applicant Phone Number: 503-563-6151 Email: herbj@aks-eng.com

Property Owner Name: Linda McGrew [Tax Lot 400] / Lyon H G & P Life Estate [Tax Lot 500]

Address: 13400 SE Ash Road [Tax Lot 400]
13600 SE Ash Road [Tax Lot 500] City: Dayton ST: OR Zip: 97114

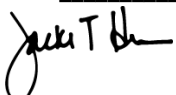
Contractor Phone: TBD

Email: _____

Project Engineer Name: AKS Engineering & Forestry, LLC - John Raugust

Address: 12965 SW Herman Road, Suite 100 City: Tualatin ST: OR Zip: 97062

Engineer Phone: 503-563-6151 Email: JohnR@aks-eng.com

Signature: 

Date: 6/17/24

☒ Applicant ☐ Property Owner (please check applicable box)

****A Preliminary plat plan must be submitted with your completed application and, before your pre-application meeting can be scheduled.***

Dates & Times you are available for a Pre-Application Meeting: Flexible. Please let us know the earliest available date.

****Please be aware that due to work schedules of contract city staff your first choices may not be available**

For Office Use:

Date Received:	Conference Date & Time
Received By:	Required Attendees: <input type="checkbox"/> City Manager <input type="checkbox"/> Public Works Director
Date Confirmed:	<input type="checkbox"/> City Engineer <input type="checkbox"/> City Planner <input type="checkbox"/> Other:

June 27, 2024

City of Dayton
Planning Department
416 Ferry Street
Dayton, OR 97114



**RE: Pre-Application Conference Narrative for 13400/13600 SE Ash Road – Dayton, Oregon
Tax Lots 400 and 500 on Yamhill County Assessor’s Map 4 3 19**

This pre-application conference involves the discussion of two tax lots that have a combined total size of ± 20.06 acres and are currently outside the City of Dayton (City) limits (Yamhill County Assessor’s Map 4 3 19, Tax Lots 400 and 500). The site is within the City’s Urban Growth Boundary (UGB), generally located southeast of the intersection of the Dayton Bypass (OSH 18/233) and SE Ash Road.

This project involves a potential annexation, zone change, a planned unit development (PUD), and a ± 140 -lot residential subdivision intended for the future construction of single-family homes. The site is part of the land swap area that was approved in 2022 and has a residential comprehensive plan designation. At the time of annexation, the Residential 2 (R-2) zoning district is assumed to be applied to the property. The project also includes tracts for a stormwater facility and a sanitary pump station. Access for the project will be provided via SE Ash Road.

The site’s topography generally slopes to the west and southeast. There is an existing home, accessory buildings, and ponds on Tax Lot 400 and an existing home and accessory building on Tax Lot 500. All existing buildings are planned to be removed with future construction improvements.

In addition to the items customarily covered during a pre-application conference, we would like to discuss the following items:

Land Use/Natural Resources/General

1. The provisions of Section 7.3.113.01 of the City’s Land Use and Development Code provide for the City to annex property if it is separated from the current City limits by a stream or right-of-way. This property is separated from the current City limits by the SE Ash Road right-of-way. Please confirm that this property can be annexed at this time.
2. The project site is in the area that was brought into the City’s UGB in 2022 with a residential comprehensive plan designation. Please discuss the likelihood of these parcels annexing into the City with an R-2 zoning designation.
3. Can the annexation and zone change applications be done concurrently?
4. This project is planned to be a PUD to provide flexibility with lot sizes and setbacks. Is the correct procedure a PUD and a Subdivision application?
5. This project includes open space that is ± 20 percent of the site's gross area, as is required pursuant to the provisions in Section 7.2.311.04.D. Does this satisfy the park area requirements for subdivisions found in Section 7.2.307.04.E?
6. Please provide an approximate timeline for the land use approval process(es), the level of review, and the decision-making body.
7. Is a neighborhood meeting required for this project?

8. Please provide the City's related application forms, packets, and checklists for the land use applications required for this project.
9. The minimum density calculation for the project site yields ± 100 dwelling units. This is based on the gross site area of ± 20.06 acres and the five units per acre minimum density standard in the R-2 zoning district ($20.06 \times 5 = 100.3$). Please confirm this is correct.
10. The maximum density calculation for the subject site yields ± 140 dwelling units. This is based on the site's gross area of ± 20.06 acres and seven units per acre maximum density standard in the R-2 zoning district ($\pm 20.06 \times 7 = 140.4$). Please confirm this is correct.
11. Please confirm that both minimum and maximum density are based on the site's gross area.
12. This project is planned to be a PUD to provide flexibility with lot sizes and setbacks and to meet the minimum density requirements. Please confirm that the layout shown (lot areas, dimensions, street network, etc.) is acceptable, given the requirements of the development code for a PUD with an R-2 zoning designation.
13. The project includes several open space tracts. Does the City require any particular amenities in these open space areas or want a portion of the open space to be a public park?
14. As the City doesn't have an adopted Local Wetland Inventory (LWI) it is understood that the annexation will need to address Goal 5 standards. Please confirm this is correct.
15. Please discuss any natural resource studies required for this project.
16. Please confirm if a geotechnical engineering study is required. If so, when is it required to be provided?
17. Please let us know if a traffic study is required and what the scope would include. Please provide jurisdictional contacts for final scoping correspondence.
18. Please confirm if any additional studies or analyses are necessary.
19. Please discuss any anticipated changes to the Dayton Development Code, Comprehensive Plan, or other design standards and what impact those changes may have on this project.
20. Please discuss the final plat process, building plan submittal timing, substantial construction completion benchmarks, and final construction closeout process.

Street/Transportation/Circulation

21. Please provide input on the preliminary layout, circulation, connectivity, etc.
22. Please confirm that the layout meets Dayton Fire District (DFD) requirements for access.
23. Please confirm the intersections shown meet minimum access spacing requirements with the City.
24. Please confirm the required right-of-way widths for the anticipated local streets.
25. Please discuss the anticipated frontage improvements and right-of-way dedication along SE Ash Road.
26. Please discuss any reimbursement districts, latecomers' agreements, etc., that are in place or anticipated to be relevant to the construction of transportation facilities and if any other reimbursements are required.
27. Are there any other required on- or off-site transportation improvements that are anticipated?

28. Given the project impact near OSH 18, will the Oregon Department of Transportation (ODOT) be included in the land use application review? If so, we would like to request that ODOT attend the pre-application conference.

Public Services/Utilities

29. Please identify any planned public services improvements or public utility improvements that would affect this subject site.
30. Please confirm the governing jurisdiction for storm drainage requirements and discuss all applicable storm drainage standards that apply.
31. Please discuss available storm drainage outfall/overflow location(s).
32. Please discuss any storm drainage issues, including known downstream deficiencies.
33. This project includes a sanitary sewer pump station and associated force main. Please provide input into the location of the pump station and the anticipated connection location to the existing gravity sewer system, and any known downstream deficiencies.
34. Does the City intend this pump station to accommodate off-site properties? If so, please discuss.
35. Are these sanitary improvements eligible for System Development Charge (SDC) credits and/or cash reimbursement? If so, please discuss this methodology.
36. Please confirm the approved water connection location(s) and anticipated main sizes.
37. Please discuss any anticipated off-site water system improvements that this project would be responsible for constructing. Please discuss if these improvements would be eligible for SDC credits or cash reimbursements.
38. Please let us know if there are any other issues or site constraints of which you are aware.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Jacki Herb
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | HerbJ@aks-eng.com

Enclosures: Preliminary Plans
Yamhill County Assessor's Map



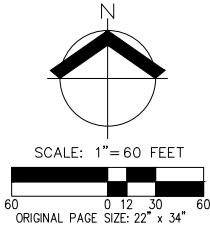
AKS DRAWING FILE: 11466 PRELIM LAYOUT 7_P00.DWG | LAYOUT: VICINITY



VICINITY MAP
SE ASH ROAD
DAYTON, OR



JOB NUMBER:	11466
DATE:	06/27/2024
DESIGNED BY:	TJB
DRAWN BY:	TJB
CHECKED BY:	JDR



SITE DATA:

R-2 ZONING DISTRICT (ASSUMED)

MINIMUM LOT SIZE - **NO MINIMUM LOTS SIZE IN PUD**

SETBACKS* :

STREET SIDE - 8'

REAR - 15' (TWO STORY 20')

GARAGE - 20'

SIDE - 5'

FRONT - 15'

*SETBACKS SHOWN ARE THE SETBACKS IN R-2 ZONING DISTRICT. FLEXIBILITY TO THE SETBACK STANDARDS MAY BE INCLUDED IN THE PUD APPLICATION

NOTES:

- PROPERTY LINES, RIGHT-OF-WAY LINES, AND CONTOUR LINES SHOWN ARE BASED ON GIS DATA AND ARE CONSIDERED APPROXIMATE.
- CONTOURS ARE SHOWN AT A 1.00 FOOT INTERVAL AND ARE BASED ON THE NAVD 88 DATUM. CONTOURS ARE FROM A 2010 NOAA LIDAR DATA SET AND ARE CONSIDERED APPROXIMATE AND SUBJECT TO CHANGE UPON AN ACTUAL TOPOGRAPHIC SURVEY OF THE PROPERTY.
- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE
- THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS SUBJECT TO CHANGE.

**PRELIMINARY PUD LAYOUT
SE ASH ROAD
DAYTON, OR**



JOB NUMBER: 11466
DATE: 06/27/2024
DESIGNED BY: TJB
DRAWN BY: TJB
CHECKED BY: JDR

AKS DRAWING FILE: 11466 PRELIM LAYOUT 7_PUB.DWG | LAYOUT: LAY W CON

SITE DATA:

R-2 ZONING DISTRICT (ASSUMED)

MINIMUM LOT SIZE - **NO MINIMUM LOTS SIZE IN PUD**
SETBACKS* :
STREET SIDE - 8'
REAR - 15' (TWO STORY 20')
GARAGE - 20'
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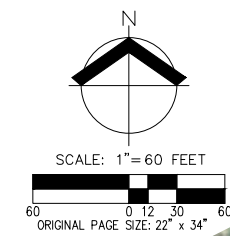
PRELIMINARY PUD LAYOUT WITH CONTOURS

SE ASH ROAD

DAYTON, OR



JOB NUMBER: 11466
DATE: 06/27/2024
DESIGNED BY: TJB
DRAWN BY: TJB
CHECKED BY: JDR



SITE DATA:

R-2 ZONING DISTRICT (ASSUMED)

MINIMUM LOT SIZE - **NO MINIMUM LOTS SIZE IN PUD**

SETBACKS* :

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REAR - 15' (TWO STORY 20')

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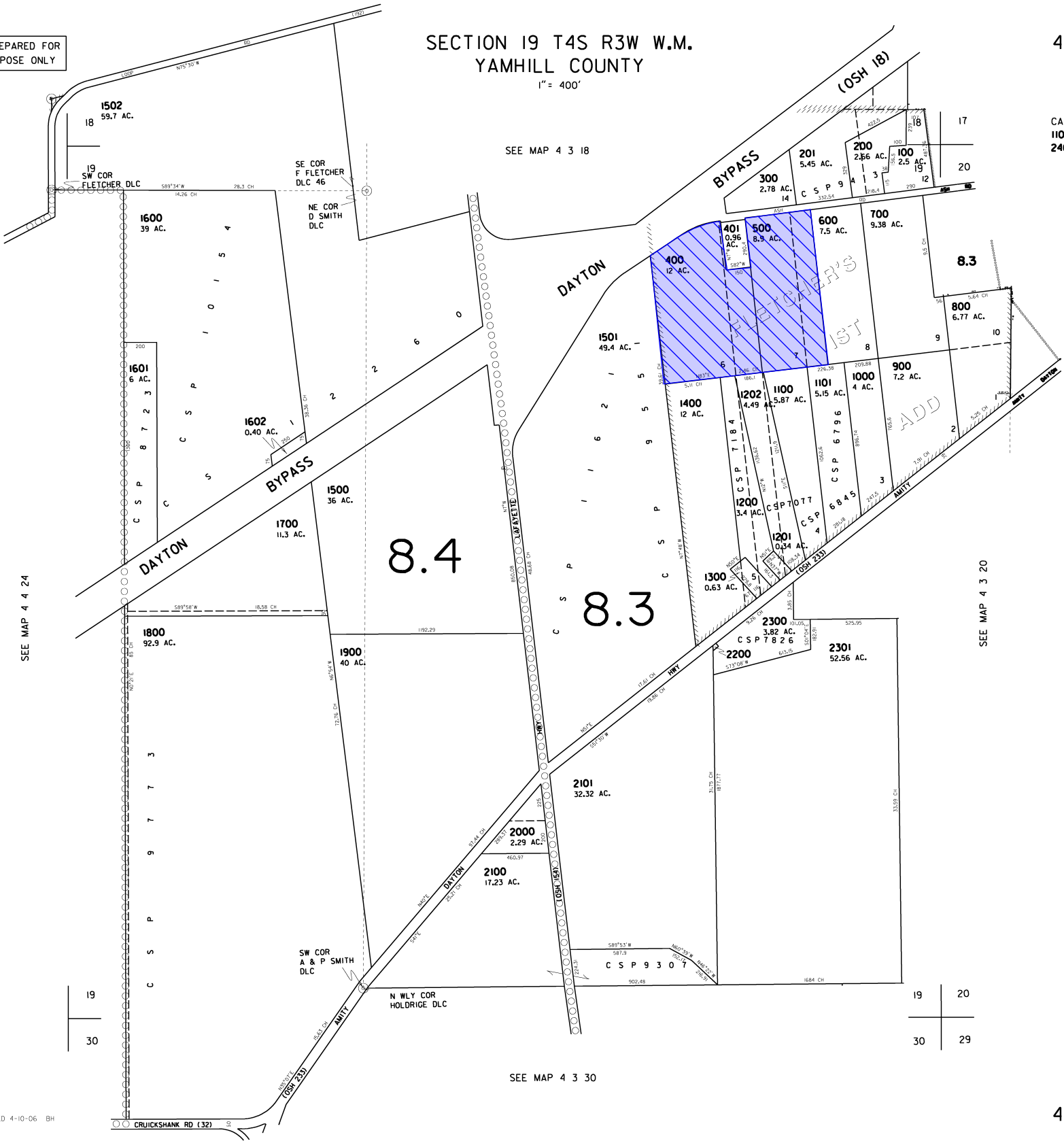
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 19 T4S R3W W.M.
YAMHILL COUNTY

1" = 400'

4 3 19

CANCELLED
1102
2400 REF



4 3 19

From: [Cyndi Park](#)
To: [Denny Muchmore](#); [John Raugust, AKS \(johnr@aks-eng.com\)](#)
Cc: [Jason Shirley](#); [Don Cutler](#); [Curt Fisher, COG MWV \(Cfisher@MWVCOG.org\)](#); [Rocio Vargas](#); [Natashia Mobley](#)
Subject: Re: City of Dayton - Ash Road Subdivision Preapp (Annexation, Zone Change, PUD/Subdivision)
Date: Thursday, July 11, 2024 2:37:45 PM
Attachments: [image002.png](#)
[11466 20240627 Ash Road Preapp Package.pdf](#)
[Utility map excerpts, Ash & Hwy 18.pdf](#)

Hello,

Please note that fee for pre-application meetings is \$500.00. The meeting we had before about this property was not a typical pre-application, it dealt more in generalities due to the fact that no application or plans had been submitted for review. The meeting that we will schedule (as soon as it is possible) will be more technical and involved than the last one as now there is more than the possibility of a hypothetical development to discuss.

Please let us know if you have any additional questions.

Thank you,
Cyndi Park
Interim City Manager

From: Denny Muchmore
Sent: Thursday, July 11, 2024 2:11 PM
To: John Raugust, AKS (johnr@aks-eng.com) <johnr@aks-eng.com>
Cc: Jason Shirley <jshirley@daytonoregon.gov>; Don Cutler <dcutler@daytonoregon.gov>; Cyndi Park <cpark@daytonoregon.gov>; Curt Fisher, COG MWV <Cfisher@MWVCOG.org>
Subject: FW: City of Dayton - Ash Road Subdivision Preapp (Annexation, Zone Change, PUD/Subdivision)

John,
We just recently (6/3/2024) had a pre-application meeting for this same property (*with the property owners and their realtor*), where the City provided them with quite a bit of information on the process and the infrastructure challenges associated with the annexation and development of this property. I seem to recall that they indicated that they would be sharing this information with other interested parties.

These pre-application meeting are normally scheduled by the City Planner at a regularly reserved time slot each month (*in the past, it has typically been the 4th Thursday of each month*).

That being said, we have no objection to a pre-application meeting being scheduled for this proposed annexation & project.

The City typically offers one free pre-application meeting for each property, so you will need to verify with City staff whether or not another pre-application meeting will entail a fee or charge.

Attached are copies of utility map excerpts provided at the previous pre-application meeting. Dayton also has copies of utility maps available on their website for download, although these online copies are not the most current versions.

https://www.daytonoregon.gov/page/public_works_utility_maps

My notes indicate that the major challenges discussed at the previous preapplication meeting include the following.

- Annexation.
 - The City Planner indicated that property must be contiguous & abutting current City Limits in order to be annexed. There appear to be three intervening properties between the proposed development and the current City Limits.
 - At the previous pre-application meeting, the property owner team indicated that they felt that potential developers would be willing to explore discussions with the intervening property owners, in order to make annexation of this property possible.
- Sewer Service.
 - Any sewer pump station constructed to serve the UGB swap area must be located and sized to serve the entire drainage basin of the UGB swap area. The anticipated location for the future basin sewer pump station to serve the UGB swap basin is adjacent to the ravine crossing on Ash Road (*between your site and the existing City Limits*).
 - Even if a “temporary” sewer pump station were to be approved at the location proposed (*until completion of the permanent sewer PS to serve the entire basin*), the nearest gravity sewer with capacity to accept flows from a new sewer pump station is on the opposite end of town (*ie. by the Main Sewer Pump Station, located adjacent to Ferry Street at the Yamhill River*).
 - A new sewer pump station to serve this UGB swap area will involve a new force main across town to a point where an upsized gravity trunk sewer can be extended to (*between where-ever the force main ends and Main Sewer Pump Station*).
 - Also, we were recently informed (*after the previous pre-application meeting for this property*) that DEQ has enacted a new statewide requirement under which a City must certify to DEQ that they have adequate sewer conveyance and treatment capacity to accommodate any proposed sewer system extension or expansion without violating their NPDES permit (*our understanding is that this requirement has come down to DEQ from the USEPA*). It is uncertain what will be required by DEQ to approve a major expansion of their sewage collection system. At this time, the City’s current wastewater treatment plant cannot

accommodate a development of this size without a major WWTP expansion or upgrade project.

- Furthermore, due to other ongoing sewer projects and sewer funding obligations, the City Council recently deferred the budget funding for a new Wastewater Facilities Plan *(which will address the UGB swap area and which is typically required by DEQ prior to a major system expansion of this type)* until at least the 2025-26 fiscal year.

While the development of the UGB swap areas is important to the City of Dayton, there are some timing and logistical challenges which are still being grappled with.

We hope this information is helpful.

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*

Celebrating 56 Years of Service 1968 - 2024

From: John Raugust <JohnR@aks-eng.com>

Sent: Thursday, July 11, 2024 9:49 AM

To: Denny Muchmore

Cc: (

Subject: City of Dayton - Ash Road Subdivision Preapp

Denny,

See attached. We submitted a preapp with the City of Dayton in late June and are awaiting this to get scheduled. I am writing you to see if it would be possible for you to give your sign off from the engineering side to schedule this preapp? The developer is up against a tight due diligence deadline and the City mentions that they cannot schedule the preapp until the engineer and planner give their sign off (see below). We are planning on reaching out to the City planner as well, but they are on vacation, so this may be a moot point.

Looks like it's been on step three for over a week now. Thanks for your assistance.



Jason S July 9, 10:08 AM

Hello Natasha,

I will notify the person in charge of that step and request an update. The next step will be a review by the City Planner (who is on vacation until the 15th of July) and then the City Engineer. Once they both approve, then we can move to scheduling.

Respectfully,

Jason E. Shirley

Building Permits/Code Enforcement



Natashia M July 9, 10:09 AM

Please let me know if you have questions or would like to talk through this.

Cell: 541-610-2040

Regards:

John Raugust, PE



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 Ext. 272 | www.aks-eng.com | johnr@aks-eng.com

Offices in: Bend, OR | Keizer, OR | The Dalles, OR | Tualatin, OR | Vancouver, WA | White Salmon, WA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FLETCHERS
1ST ADDITION
(1892)

LIPPINCOTT'S
2ND ADDITION
(1890)

2006-05
AS

2006-05
SE ASH RD

FLETCHERS
1ST ADDITION
(1892)

FLETCHERS
1ST ADDITION
(1892)

FLETCHERS
1ST ADDITION
(1892)

*plat
index*

2003-17
WATER
TREATMENT
PLANT

2006-49

AMITY DAYTON HWY (HWY 155)

PLA
CS1755

FLOWER LANE

FLOWER LANE

ASH RD

SE ASH RD (CR 91)

13595 SE
AMITY-DAYTON
HWY

13525 SE
AMITY-DAYTON
HWY

13665 SE
AMITY-DAYTON
HWY

13805 SE
AMITY-DAYTON
HWY

13885 SE
AMITY-DAYTON
HWY

14005 SE
AMITY-DAYTON HWY

14125 SE
AMITY-DAYTON HWY

14255 SE
AMITY-DAYTON
HWY

13565

13625

13400

13500

13625

13675

13600

13720

13751

13845

13845

13906

14000

1151

1153

300

1209

1205

ASH RD

UGB

VLDR-2.5

OUT
C.
VLDF

OUTSIDE
CL
AF-10

OUTSIDE
CL & UGB

EF-80

UGB.

CITY-
LIMITS
AF-10
OUTSIDE
CL

R³⁰⁰-1

CITY LIMITS

ZONE ADDRESS

OUTSIDE
CL AF-10

UGB-

14255 SE
AMITY-DAYTON
HWY
OUTSIDE
CL

WATER
TREATMENT

AMITY DAYTON HWY (HWY 155)

30
30
3
30
50
30
31
315



NORTH
f Palmer Creek)

4319

4319

4320BB

4319

TAX MAP &
TAX LOT

WATER
TREATMENT
PLANT

AMITY DAYTON HWY (HWY 155)

ASH RD

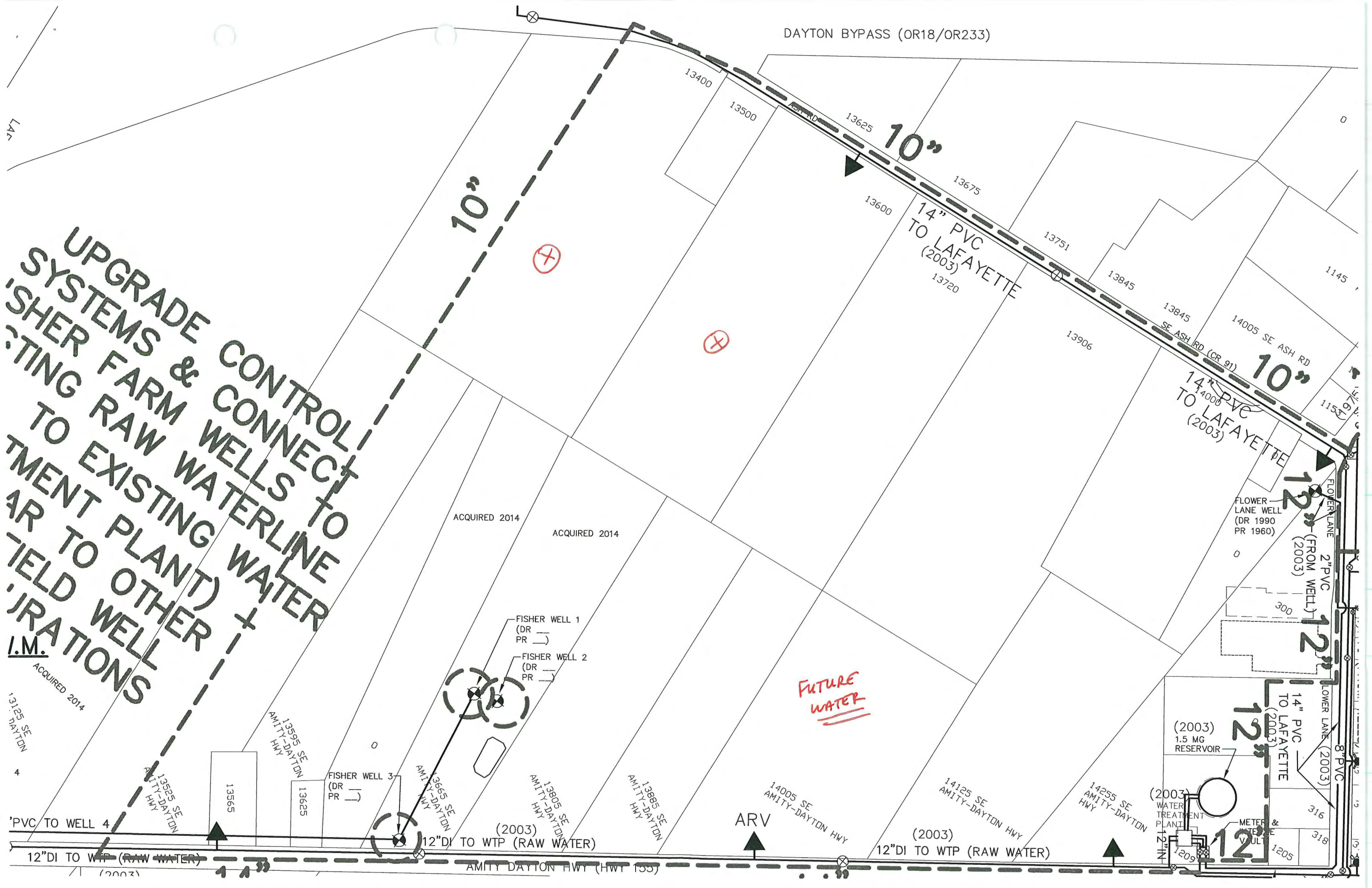
SE ASH RD (CR 91)

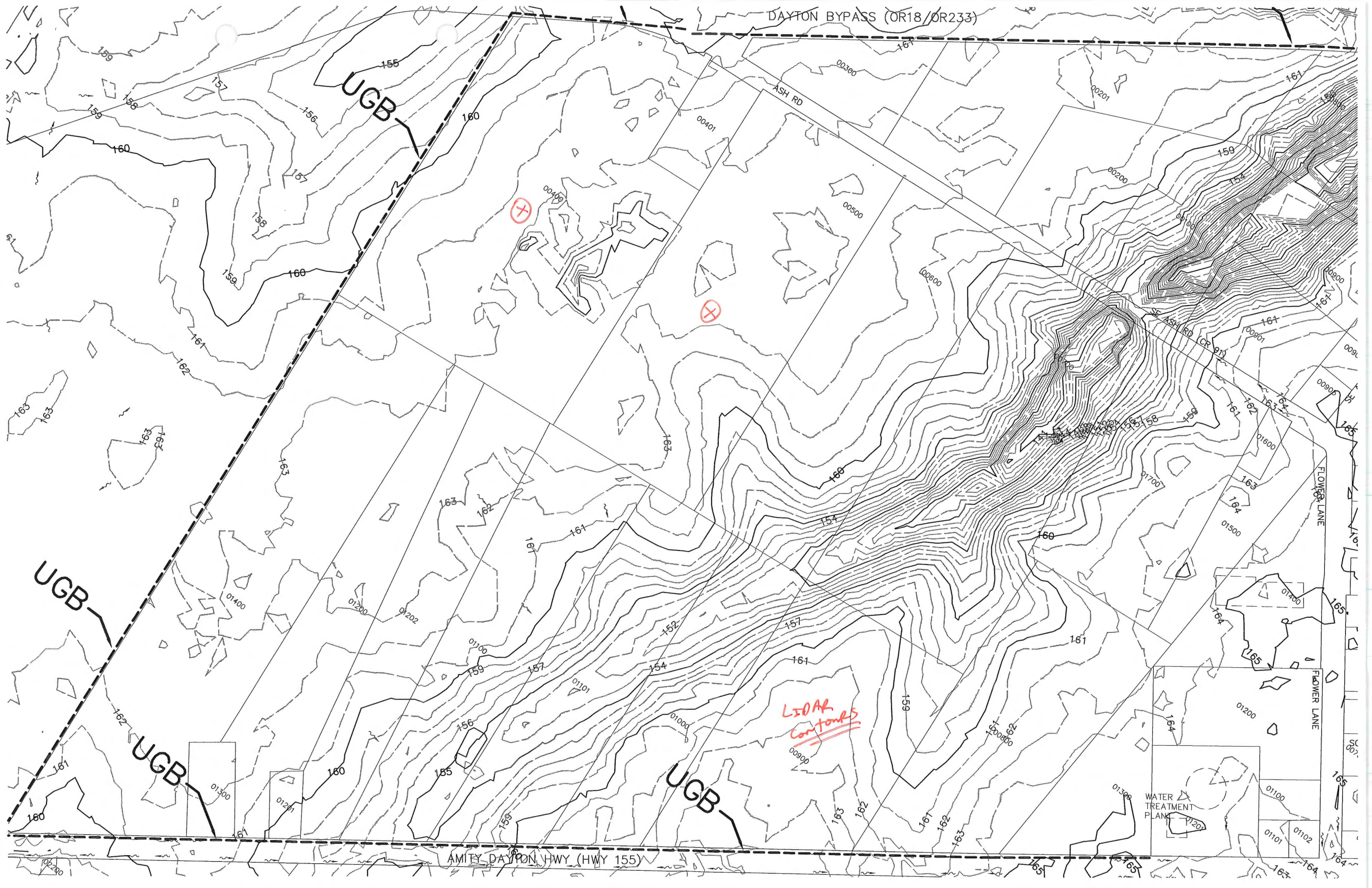
FLOWER LANE

FLOWER LANE

DAYTON BYPASS (OR18/OR233)

UPGRADE & CONTROL
SYSTEMS FARM WELLS TO
EXISTING WATERLINE
TO PLANT WATER
TREATMENT TO OTHER
WELLS
FIELD WELL
IRRIGATIONS
I.M.





DAYTON BYPASS (OR18/OR233)

UGB

ASH RD



LIDAR
Contours

UGB

UGB

UGB

AMITY DAYTON HWY (HWY 155)

WATER
TREATMENT
PLANT

FLOWER LANE

FLOWER LANE

DAYTON BYPASS (OR18/OR233)

50' 40' ASH RD

40'

SE ASH RD (CR 97)

40'

55'

FLOWER LANE

59'

59'

60'

FLOWER LANE

55'

WATER TREATMENT PLANT

R/W WIDTHS

60'

60'

AMITY DAYTON HWY (HWY 155)

60'

60'



DAYTON BYPASS (OR18/OR233)

ASH RD

SE ASH RD (CR 91)

FLOWER LANE

FLOWER LANE

AMITY DAYTON HWY (HWY 155)

4319

4319

4320BB

4319

city owned
property

WATER
TREATMENT
PLANT

00400

00401

00300

00201

00800

00200

00100

00900

00500

00600

00700

00901

00904

00905

01600

01700

01500

01400

01200

01100

01101

01102

01101

01000

00800

01400

01200

01202

01100

01300

01201

ACQUIRED 2014

ACQUIRED 2014

ACQUIRED 2003

06220

Ash Rd Annexation Pre-Application Notes – 7/25/24

Attendees:

- Curt Fisher (Planner)
- Alex (LIS Homes / LGI Homes)
- Brandon (ODOT)
- Linda McGrew (Property Owner)
- Harold Lyons (Property Owner)
- Jacki (AKS)
- Alex (LGI)

Discussion Points:

- Property owner inquired about the Comprehensive Plan and whether it is allowed for rezoning (R2).
 - Observed City Limits boundary, if Ash Rd could be considered as the continuance of city limits.
- Curt: Are urban services available? Zoning would be defined by the Comprehensive Plan.
- Timeline question: Curt noted the City is currently developing a Comprehensive Plan, anticipated to be complete by the end of the year if TSP and Housing are completed by then.
 - Code recommendations for TSP & Housing are being addressed with grants.
- Utilities Master Plan (Denny): Work to begin next fiscal year on a master plan/study for water and sewer.
 - Water treatment. Needs water services extension.
 - Wastewater is the main issue
 - TMDL \approx EPA/DEQ.
 - Ash Rd/St needs a pump station: DEQ is requiring Capacity Certification

City of Dayton UGB Inquiries Informational

Background: In June 2022, the City of Dayton and Yamhill County approved an Urban Growth Boundary Land Swap amendment, adding approximately 100 acres (shown in yellow) of land SW of the existing City limits to the UGB, and removing approximately 156 acres (shown in orange) of land North of Highway 18 from the UGB. The specific parcels included in the amendment are shown below:

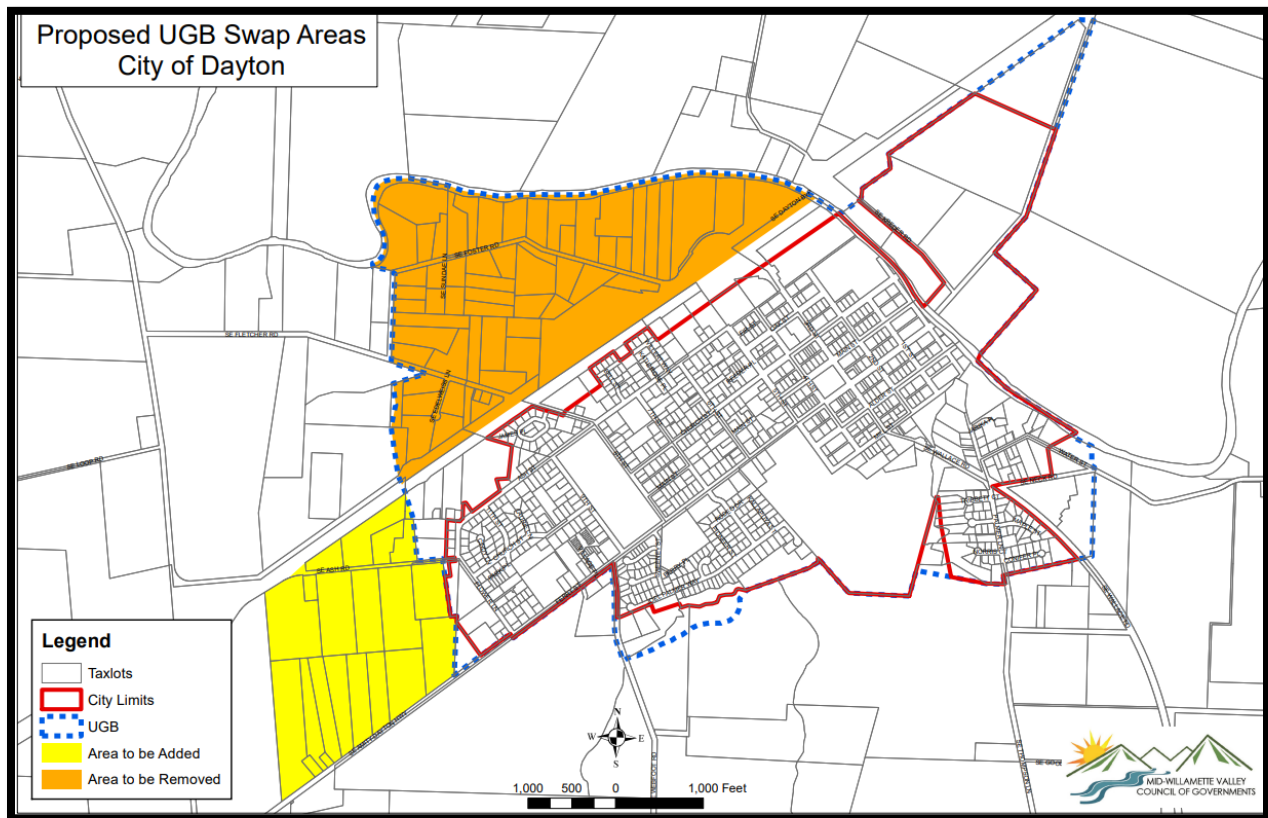


Figure 1

As the proposed UGB amendment has been finalized, the City of Dayton has begun to receive questions related to potential development, associated public facility needs, and timeline. City planning and engineering staff have prepared the following information regarding potential future development in the area to be added to the UGB to aid property owners and potential developers in understanding City of Dayton development requirements.

Public Facility Needs:

Potential developers should note that anything beyond minor building permit applications will require the addition of the facilities listed below:

1. A public sewer pump station will need to be constructed near the low point on Ash Road.

2. A sewer force main will need to be constructed from the new pump station along Ash St., from Flower Lane to 5th Street.

The City estimates that the pump station and force main projects will cost between two and three million dollars to complete, making immediate development unviable. To address the identified public facility needs, the City will begin to evaluate funding mechanisms for the project. While the City has not yet begun an evaluation, one potential option is the establishment of a sewer reimbursement district, allowing potential developers to pay the City for their share of the improvement costs. It is likely that the City will begin more detailed discussions in 2023. Property owners should check with the City periodically to ensure they remain up to date.

Land use Requirements:

- ✓ Any application for development will begin with a pre-application meeting with City Staff prior to annexation. At the pre-application meeting, City staff will inform potential applicants of application requirements and identify any potential concerns with the identified proposal.
- ✓ Should interested property owners or developers choose to move forward, the second step in the process is the submittal of an annexation application. Properties annexed into the City of Dayton must be contiguous to the existing City Limits to receive approval. All annexations shall meet all criteria for annexation outlined in Section 7.3.112.02 of the City of Dayton Land Use and Development Code.
- ✓ Concurrent to a submitted annexation application, the applicant shall submit an application for a zone change. Property owners and potential applicants shall note that any development within the area added to the must be permitted residential uses.
- ✓ Should the annexation and zone change applications be approved, the applicant may submit a development (subdivision, partition, and/or site development) application as needed.

Additional Questions: Staff recommends that any interested property owners or potential developers contact the City of Dayton directly for any questions not answered in this informational. The City Planner is in the office every second Thursday from 1:00-5:00 pm. Please call City Hall to schedule an appointment.