

**COUNCIL MEETING MINUTES  
APRIL 26, 2021**

**DATE COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, APRIL 26, 2021**

**CONVENED** The meeting convened at 7:06 p.m. with Mayor Swenson presiding.

**ROLL CALL**

Mayor Swenson	Present -via video conferencing
Councilor Carney	Present -via video conferencing
Councilor Cornwell	Present -via video conferencing
Councilor Schaub	Present -via video conferencing
Councilor Swanson	Present- via video conferencing
Councilor Puente	Absent
Councilor Cabrales	Absent

**Staff Present** (via video conferencing): City Administrator Derickson, City Attorney Shields, Economic Development Director Johnk, Acting Police Chief Pilcher, Community Development Director Kerr, Operations Director Stultz, Public Works Project and Engineering Director Liljequist, Finance Director Turley, Human Resources Director Gregg, Assistant City Attorney Granum, Parks and Recreation Manager Cuomo, Senior Planner Cortes, City Recorder Pierson

**PRESENTATION**

COVID-19 Update - Parks and Recreation Manager Cuomo provided an update on the COVID-19 response in Woodburn.

**CONSENT AGENDA**

- A. Woodburn City Council minutes of April 12, 2021,
  - B. Crime Statistics through March 2021.
- Carney/Schaub**...adopt the Consent Agenda. The motion passed unanimously.

**PUBLIC HEARINGS**

A Public Hearing to consider input on annexation of approximately 31.13 acres of territory known as the Schultz Farm Property with no street address along the west side of Boones Ferry Rd NE north of Hazelnut Dr. and approval of related land use applications for development into the “Dove Landing” Planned Unit Development (ANX 2020-03 & PUD 2020-02). Mayor Swenson declared the hearing open at 7:20 p.m. for the purpose of hearing public input on annexation of approximately 31.13 acres of territory known as the Schultz Farm Property with no street address along the west side of Boones Ferry Rd NE north of Hazelnut Dr. and approval of related land use applications for development into the “Dove Landing” Planned Unit Development (ANX 2020-03 & PUD 2020-02). Mayor Swenson asked if there were any declarations from the Council. Councilor Carney stated that he has been asked questions about this from his constituents but told them he was not allowed to discuss it. City Recorder Pierson read the public hearing statement. Community Development Director Kerr provided a staff report. Michael Robinson Attorney for the applicant provided testimony on behalf of the applicant. Mayor Swenson asked if any member of the public wished to speak in support of the of the annexation of approximately 31.13 acres of territory known as the Schultz Farm Property with no street address along the west side of Boones Ferry Rd NE north of Hazelnut Dr. and approval of related land use applications for development into the “Dove Landing” Planned Unit Development (ANX 2020-03 & PUD 2020-02). No

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members of the public wished to speak in support. Mayor Swenson asked if any member of the public wished to speak in opposition of the annexation of approximately 31.13 acres of territory known as the Schultz Farm Property with no street address along the west side of Boones Ferry Rd NE north of Hazelnut Dr. and approval of related land use applications for development into the “Dove Landing” Planned Unit Development (ANX 2020-03 & PUD 2020-02). Jim Nicolarsen, 620 Troon Ave, Woodburn, stated his concerns about the track H lots and the onsite parking. Mr Robinson provided rebuttal testimony. Mayor Swenson closed the hearing at 8:10 p.m. Councilors provided comments and discussion on the application. **Carney/Cornwell**... agree to tentatively approve the annexation of approximately 31.13 acres of territory known as the Schultz Farm Property with no street address along the west side of Boones Ferry Rd NE north of Hazelnut Dr. and approval of related land use applications for development into the “Dove Landing” Planned Unit Development known as ANX 2020-03 and PUD 2020-02 and direct staff to prepare an ordinance and present that at a future meeting. On roll call vote the motion passed unanimously.

## **COUNCIL BILL NO. 3148 - A RESOLUTION ESTABLISHING THE AMERICAN RESCUE PLAN FUND AND APPROVING APPROPRIATIONS FOR THE FUND FOR FISCAL YEAR 2020-2021**

**Carney** introduced Council Bill No. 3148. City Recorder Pierson read the bill by title only since there were no objections from the Council. City Administrator Derickson provided a staff report. On roll call vote for final passage, the bill passed unanimously. Mayor Swenson declared Council Bill No. 3148 duly passed.

## **SURPLUS VEHICLE DISPOSAL**

Chief Pilcher provided a staff report. **Carney/Schaub**... authorize the City Administrator to dispose of surplus vehicles that are currently in the inventory of the Woodburn Police Department. The motion passed unanimously.

## **WORK SESSION**

Woodburn-Gervais Enterprise Zone Re-Designation – Economic Development Director Johnk provided information on enterprise zone designation and the criteria for qualification. She also spoke on the process for the Woodburn-Gervais Enterprise Zone re-designation.

## **CITY ADMINISTRATOR’S REPORT**

The City Administrator reported the following:

- Thanked the Budget Committee members for their participation.

## **MAYOR AND COUNCIL REPORTS**

Councilor Cornwell reminded people that kids are back in school.

Councilor Swanson stated that she is encouraged that constituents continue to reach out. She stated that she appreciates the PowerPoints that are easy to read.

Mayor Swenson stated that he visited the Comcast station along with other mayors, he also was able to attend the CERT banquet, and thanked Councilors Schaub and Swanson for their work with CERT and congratulated them on their awards. He noted that the Mayor’s roundtable will take place on May 5<sup>th</sup> and the League of Oregon Cities will have an Emergency Preparedness Forum

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on May 7<sup>th</sup>.

**EXECUTIVE SESSION**

Mayor Swenson entertained a motion to adjourn into executive session under the authority of ORS 192.660 (2)(h) and ORS 192.660 (2)(f). **Carney/Schaub**... move into executive session. The motion passed unanimously. The Council adjourned to executive session at 9:02 p.m. and reconvened at 9:31 p.m. and Mayor Swenson stated that no action was taken by the Council while in executive session.

**ADJOURNMENT**

**Carney/Swanson**... meeting be adjourned. The motion passed unanimously. The meeting adjourned at 9:31 p.m.

APPROVED \_\_\_\_\_  
ERIC SWENSON, MAYOR

ATTEST \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon

**EXECUTIVE SESSION  
COUNCIL MEETING MINUTES  
APRIL 26, 2021**

**DATE COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, APRIL 26, 2021**

**CONVENED** The meeting convened at 9:02 p.m. with Mayor Swenson presiding.

**ROLL CALL**

Mayor Swenson	Present -via video conferencing
Councilor Carney	Present -via video conferencing
Councilor Cornwell	Present -via video conferencing
Councilor Schaub	Present -via video conferencing
Councilor Swanson	Present- via video conferencing
Councilor Puente	Absent
Councilor Cabrales	Absent

Mayor Swenson reminded Councilors and staff that information discussed in executive session is not to be discussed with the public.

**Media Present:** None.

**Staff Present:** City Administrator Derickson, City Attorney Shields, Assistant City Attorney Granum, Operations Director Stultz, City Recorder Pierson

The executive session was called:

To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed pursuant to ORS 192.660 (2)(h).

To consider records that are exempt by law from public inspection pursuant to ORS 192.660 (2)(f).

**ADJOURNMENT**

The executive session adjourned at 9:31 p.m.

APPROVED \_\_\_\_\_  
Eric Swenson, Mayor

ATTEST \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon



# Agenda Item

May 10, 2021

TO: Honorable Mayor and City Council through City Administrator  
 THRU: Marty Pilcher, Chief of Police  
 FROM: Jason Millican, Lieutenant  
 SUBJECT: **Liquor License Application**

**RECOMMENDATION:**

Recommend that the OLCC approve the **Liquor License Application** for The Playce.

**BACKGROUND:**

Applicant: Ausmax2 LLC  
 2245 Country Club Rd.  
 Woodburn, OR 97071  
 503-984-1122

Point of Contact:  
 Brandon Singleterry  
 2742 Championship Dr.  
 Woodburn, Oregon 97071

Business: The Playce  
 2245 Country Club Rd  
 Woodburn, OR 97071  
 503-984-1122

Owner(s): Brandon Singleterry

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Agenda Item Review: City Administrator  City Attorney  Finance

License Type(s):

**Limited On-Premises** - May sell and serve beer, wine and cider for consumption on the licensed premises. May sell beer, wine, and cider in a secure container, "growler", for consumption off licensed premises

On May 4, 2021, the Woodburn Police Department received an application for Limited On-Premises, sales liquor license for The Playce. The business will operate as a restaurant and gaming/entertainment area. The business will be located at 2245 Country Club Rd., Woodburn, Oregon 97071. The hours of operation are from 12 PM to 6 PM Monday-Friday. The establishment will have coin operated machines and gaming consoles for customers.

The business will have seating for up to 18 persons. The business will have no outside seating. The Woodburn Police Department has not received any communication from the public or surrounding businesses in support of or against the proposed change.

**DISCUSSION:**

The Police Department has completed a background investigation on the subject listed on the OLCC application, Brandon Singleberry. Brandon has a valid Oregon driver's license. Brandon has no arrests on file. Brandon was clear in all other police database checks.

Brandon has no other liquor licenses or other applications at this time. Brandon is also the owner of Anytime Fitness, which is located next to the location this application is for.

**FINANCIAL IMPACT:**

None

May 10, 2021

TO: Honorable Mayor and City Council through City Administrator  
FROM: Curtis Stultz, Public Works Operations Director  
SUBJECT: **Declaration of Surplus Property and Authorizing City Administrator to Sale**

**RECOMMENDATION:**

Conduct a public hearing and adopt the attached resolution declaring certain city owned property as Surplus Property and authorizing the City Administrator to solicit the sale of said property.

**BACKGROUND:**

In December of 2004 the City purchased the adjacent properties to the east of the Wastewater Facility in preparation of the expansion of the poplar reuse system and the creation of a treatment wetland to remove the excess temperature before discharge to the Pudding River.

The 3025 Molalla Rd. property consists of an abandoned unusable dwelling and several small outbuilding that were used as flop house before the City purchased the property. The terrain is sloped and oddly shaped making it unusable for the proposed Poplar Reuse and has been a maintenance problem for staff to try and keep the area mowed and maintained prior to the dry season for fire prevention.

All thru not all of the property is unusable for the City's needs, a portion of the lower end is flat and contagious to the area identified for the treatment wetland, and for this reason the City will sub-divide 4 acres of the 7.3 as surplus property.

The City will also maintain a ROW on the east side for use if required for the Wetland process piping and access.

**DISCUSSION:**

Staff reviewed the current and long term needs of the 3025 Molalla Rd property and have determined that a portion of property be considered for surplus.

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Agenda Item Review: City Administrator  City Attorney  Finance

Marion County Assessor Property Records

<i>Property ID</i>	<i>Map Tax Lot</i>	<i>Location</i>	<i>Acres</i>
R109007	051W10B000700	3025 Molalla Rd.	4 of 7.3

Under state law, the declaration of surplus property by the City requires a public hearing, and the passage of a resolution that declares the property as surplus. Staff provided the required public notice via the Business Tribune inserted in the Woodburn Independent and the public hearing was held in conjunction with this recommended action.

Once the property is declared surplus, the sale of the property will require no further public notice or public hearing. The City Administrator is directed and has authorization to solicit the sale of said property by any means determined to be in the best interest of the City. Such sale shall be for a price of no less than the Real Market Value for the property as set by the Marion County Tax Assessor's Office.

**FINANCIAL IMPACT:**

The financial impact of obtaining property appraisals and marketing services is unknown at this time.





# Agenda Item

May 10, 2021

TO: Honorable Mayor and City Council  
FROM: Jamie Johnk, Economic Development Director  
SUBJECT: **Woodburn-Gervais Enterprise Zone Re-Designation**

## **RECOMMENDATION:**

1. Conduct a public hearing on re-designating the Woodburn-Gervais Enterprise Zone.
2. If acceptable to the City Council, adopt the attached resolution recommending the re-designation of the Woodburn-Gervais Enterprise Zone *(to be effective July 1, 2021)*.

## **BACKGROUND:**

Woodburn designated an enterprise zone (EZ) in July 2010. In January 2014, Woodburn's enterprise zone was expanded to include the City of Gervais and was designated the Woodburn-Gervais Enterprise Zone. Unless re-designated, the current zone expires July 1, 2021.

The enterprise zone program provides important tools for communities to utilize in retaining and attracting new employers, while supporting the strategy of creating more local employment opportunities for our residents. Enterprise zones encourage business investment through property tax relief. In exchange for locating or expanding a business in an enterprise zone, eligible (non-retail) businesses receive total exemption from the property taxes normally assessed on new plants and/or equipment for a specified amount of time, which varies between the different community programs. Eligible businesses typically include manufacturers, processors, shippers and a variety of operations that serve other organizations, as well as call centers and headquarter-type facilities. Generally, construction, financial and retail activities are ineligible.

To designate an Enterprise Zone, procedurally, notice to taxing districts must first be provided 21 days in advance of City Council's consideration. Notice was sent to taxing districts on April 7, 2021, and a meeting with the taxing districts was held on April 29, 2021. No taxing district has submitted an objection or opposition to the re-designation proposal. The proposed re-designation meets the

procedural standards of state statutes.

As required by statute, the Gervais City Council adopted a resolution on May 6, 2021, supporting the re-designation of the Woodburn-Gervais Enterprise Zone.

**DISCUSSION:**

The City Council is required to first hold a public hearing on the proposed re-designation. After consideration of public input, the Council may adopt the attached resolution for re-designation of the enterprise zone. Following Council's adoption of the attached Resolution, the City's Economic Development Director shall submit the enterprise zone application and supporting documents to Business Oregon for re-designation.

**FINANCIAL IMPACT:**

Re-designating the zone itself only costs staff time, however, the enterprise zone designation will have potential impacts on property taxes collected on investments including new buildings, machinery, and equipment within the zone for 3-5 years after a subject business moves or expands their operations within the district.



# Agenda Item

May 10, 2021

TO: Honorable Mayor and City Council

FROM: N. Robert Shields, City Attorney

CC: Kelly Hossaini, Attorney for Trillium Reserve;  
Jim Nicolarsen (presented testimony on April 12, 2021)

SUBJECT: **Request to Reopen Evidentiary Record  
Trillium Reserve Land Use Hearing (ANX 2020-01; PLA 2020-05; PUD  
2020-01; RCWOD 2020-01; SUB 2020-01; and ZC 2020-01**

On April 21, 2021, Community Development Director Chris Kerr received the attached letter from Kelly Hossaini, the attorney for Trillium Reserve. This letter makes a procedural request - that the City Council reopen the evidentiary record of the Trillium Reserve land use hearing. As you recall, the City Council closed the evidentiary record on April 12, 2021, and passed a motion directing staff to draft a final written decision denying the applications, to be presented at a future meeting. Here is a summary of the legal parameters:

1. **I agree with attorney Hossaini that reopening the evidentiary record is legally possible.** If the City Council were to decide to reopen, my legal advice would be to comply with all Woodburn Development Ordinance (WDO) and statutory requirements applicable to the first hearing. This ensures that all parties (i.e., the applicant, proponents, and opponents) have full notice and an equal opportunity to participate. If the hearing were renoticed, this would require several weeks and the new hearing would occur at a future date.
2. **Reopening of the evidentiary record is entirely up to the City Council.** While it is legally possible for the City Council to reopen the evidentiary record, this is not required.
  - A. If the City Council wants to reopen the record, a new public hearing must be renoticed.
  - B. If the City Council does not want to reopen the record, the City Council can instead proceed to consider and vote on the final documents to deny the applications.

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Agenda Item Review: City Administrator \_\_\_x\_\_\_ City Attorney \_\_\_x\_\_\_ Finance \_\_\_x\_\_\_

3. **The applicant and other parties to the hearing have no legal right to oral argument on the applicant's request to reopen the evidentiary record.** While it is legally appropriate to place attorney Hossaini's letter before the City Council, neither the WDO nor state law requires that the City Council hear oral argument from the applicant or any other party.
  
4. **Unless the City Council reopens the evidentiary record, the City Council's final decision on the applications must be based on the evidentiary record made at the April 12, 2021 meeting.** Legally, it is important for the City Council to remember that considering any new evidence outside the record is inappropriate. New facts and evidence should not be considered. To the degree that attorney Hossaini's letter goes beyond applicable legal procedure and implies what the applicant might be willing to do, these statements should be disregarded as speculative and not present in the record.

April 21, 2021

**VIA E-MAIL**  
**CHRIS.KERR@CI.WOODBURN.OR.US**

Mr. Chris Kerr, AICP  
Community Development Director  
City of Woodburn  
City Hall  
270 Montgomery Street  
Woodburn, Oregon 97071

Subject: Trillium Reserve; Annexation ANX 2020-01, PLA 2020-05, PUD 2020-01,  
RCWOD 2020-01, SUB 2020-01, & ZC 2020-01

Dear Chris:

As you know, at the April 12, 2021, City Council meeting, Council voted to tentatively deny the above-referenced applications. The Tukwila team was very surprised by that tentative vote. Planning Commission unanimously recommended approval of the applications to City Council. The staff recommendation to City Council was also approval. During the hearing, there were some questions, which we believed we answered. We also made a number of concessions, which we believed resolved any disagreement on the remaining conditions of approval. During the hearing, Council appeared to be interested in changing some aspects of the PUD application that had not been seriously discussed before, including adding more greenspace with a playground, gating off Olympic Street, and adding a second access to Boones Ferry Road. Tukwila would have liked an opportunity to amend the application to address those concerns, if that is what Council wanted to see. Once it appeared that the applications would be denied on those bases, the hearing had been closed and Tukwila was not given an opportunity to ask that the hearing be continued or that the record be reopened to allow it to respond. Tukwila is asking now for that opportunity. In the spirit of fairness, Tukwila should be able to work with staff to amend its application and provide a site plan for the PUD that is responsive to what it heard during Council closed deliberations.

I spoke with Mr. Shields about this request on April 20, 2021, and he suggested that I make this request of you and set out how the City could reopen the record in a way that is consistent with the Woodburn Development Ordinance (the "Code") and state law. I have reviewed both the Code and state law, and I think reopening the record can be done in a way that does not prejudice any one's substantial rights, which is the purpose of the procedural protections found in the Code and state law. Because the City has not made a final decision, there is nothing that I have found in the Code or state law that would prohibit the record from being reopened. What is important are procedural protections, which could be accomplished with the recommendation below.

#### *Recommendation for Reopening the Record*

As part of the May 10, 2021, Council hearing packet, staff could inform Council that the City has received a request from Tukwila that the record be reopened to allow Tukwila to continue to work with staff to amend its application to be responsive to the comments that Tukwila heard at the hearing and during deliberations. We hope that staff would support that request before Council. Specifically, the request would be for Council to vote to reopen the record that night, May 10, and leave the record open until at least the next Council meeting on May 24, 2021, so that the revised application could be submitted as part of the Council's May 24, 2021, packet. We could push the applicable Council meeting to the June 14, 2021, hearing, if need be, but the idea is that Tukwila would start working with staff as soon as staff decides to make the request to reopen the record to Council, if it so decides, so that we could quickly have that amended application before Council if Council agrees to reopen the record.

As far as notice and an opportunity to comment on the revised submittal, I believe that at the April 12, 2021, hearing, it was stated that the denial findings would be brought back to Council for its first meeting in May. If that was stated, then under the law nothing more needs to be done legally. *See, e.g., Apalategui v. Washington County*, 80 Or App 508, 514 (1986). That is enough to inform interested parties that the matter will be taken up again on May 10, 2021. The Council is not prohibited from taking a different action at the May 10<sup>th</sup> meeting date simply because it tentatively voted at the April 12<sup>th</sup> meeting to deny the applications. For example, Council could, at the May 10<sup>th</sup> hearing, reverse itself and instead vote to approve the applications. Council could also, as we request, decide to reopen the record because it would like additional information. There is nothing in state law or in the Code that prohibits Council from deciding to do any of those things at the May 10<sup>th</sup> meeting.

That said, if Council agrees at the May 10, 2021, meeting to reopen the record and the City would like to provide direct notice to those who have participated to-date, the City could provide individualized notice to those participants. In that notice, the City could inform them that the Council has decided to reopen the record for new evidence and provide the meeting date on which Council will consider the matter. Tukwila would be happy to pay for that notice to the extent that there is a cost in doing so. As well, if the City wished to send new mailed notice to all property owners in the original notice area regarding the reopening of the record, the City could do so and Tukwila would be happy to pay for the notice.

If at the April 12, 2021, meeting it was not stated that the Tukwila applications would be back before Council at its first May meeting, then the City should send direct notice to those who have participated to-date that the record has been reopened. Again, the City could choose to provide new notice to property owners within the original notice area. This new notice, however, is not legally necessary regardless of whether the May meeting date was noted at the April 12, 2021, hearing. New notice is only necessary if an application changes to such a degree that the original notice no longer reasonably describes the decision made. *Bigley v. City of Portland*, 37 Or LUBA 554, 551, *rev'd and remanded* 168 Or App 508 (2000).

Thank you for considering this request. Tukwila would really like an opportunity to work with staff to make the changes necessary to the PUD so that it is acceptable to Council. Had Tukwila had the opportunity to make that request at the April 12, 2021, hearing, Tukwila would have done so. I would also appreciate the opportunity to respond to any concerns you or Mr. Shields may have with respect to the legality of reopening the record or the need to provide new notice. As I noted above, I did not find anything in state law or the Code that would prohibit Council from making this decision, but I would like an opportunity to respond if you believe you have found such a prohibition.

Very truly yours,



Kelly S. Hossaini

cc: Mr. Robert Shields



# Agenda Item

May 10, 2021

TO: Honorable Mayor and City Council

THROUGH: Scott Derickson, City Administrator

FROM: Chris Kerr, Community Development Director  
Colin Cortes, AICP, CNU-A, Senior Planner

SUBJECT: **Action on Final Decision Document Denying Annexation of Approximately 39.68 Acres of Territory Known as the Oregon Golf Association Property with no street address along the east side of Boones Ferry Rd NE north of Hazelnut Dr (ANX 2020-01) and Related Land Use Applications for Development into the Trillium Reserve Planned Unit Development (PUD 2020-01)**

### Recommendation:

Staff recommends that the City Council direct staff regarding the attached final decision document that denies the Trillium Reserve annexation and development.

### Background:

The Council on April 12, 2021 tentatively denied the consolidated applications package and directed staff to prepare a final decision document.

### Attachments:

1. Final decision document and its attachments

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Agenda Item Review: City Administrator \_\_\_\_\_ City Attorney \_\_\_\_\_ Finance \_\_\_\_\_





# Final Decision

## City Council

**File number(s):** ANX 2020-01, PLA 2020-05, PUD 2020-01, RCWOD 2020-01, SUB 2020-01, & ZC 2020-01

**Project name:** Trillium Reserve Planned Unit Development

**Date of decision:** May 10, 2021

**Applicant:** M. Loomis, Senior VP Land Development, Tukwila Development, LLC, 1300 Esther St, Suite 200, Vancouver, WA 98660-2875;  
Applicant's representative: Chris Goodell, AICP, LEED AP, AKS Engineering & Forestry, LLC, 12965 SW Herman Rd, Ste 100, Tualatin, OR 97062-7052

**Landowner(s):** Tukwila Partners: W. Trent Withers, P.O. Box 129, Woodburn, OR 97071-0129;  
Oregon Golf Association c/o Members Club Inc.: Barbara Trammell, 2840 Hazelnut Dr, Woodburn, OR 97071-9698

**Site location:** No street address; Tax Lots 051W06D000502 (primary), 500, & 800 and 051W06DC00201 & 300

**Summary:** The request was for the Trillium Reserve planned unit development (PUD) of 90 small lots with 90 houses and several improved common area / open space tracts.

First, the Planning Commission held a public hearing on March 11, 2021 and unanimously recommended that the City Council approve the consolidated applications package (Type IV) with the conditions recommended by staff through the staff report published March 4, except for three revision items that strike Condition:

1. PUD-3d(2) found on Commission staff report p. 7.
2. T-A1 found on Commission staff report p. 10; and
3. T-BP1 found on Commission staff report p. 10.

Second, the City Council held a public hearing on April 12, 2021 and unanimously voted to tentatively deny the project based on the findings listed below.

Staff returned to Council on May 10, 2021 with this final decision document for the Council to authorize the Mayor to sign.

Several parties testified (besides the applicant). The table below in the “Testifiers” section lists them. Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

## I. Facts

### *Applications*

The applicant submitted a consolidated package of applications including annexation, planned unit development (PUD), and preliminary subdivision, and all the applications other than for annexation were dependent on annexation approval. The proposal was for development along the existing Oregon Golf Association (OGA) course, for 90 houses on small lots with several common area open space tracts. The PUD modification requests included decreasing lot area minimums, increasing the permitted maximum density, and decreasing lot width minimums, street frontage minimums, front and rear setback minimums, and modifying lot coverage maximums.

### *Boundary street improvements*

The application materials lacked information or details for boundary street improvements at the [northeast corner of Boones Ferry Road NE and Hazelnut Drive](#). This boundary street adjoins the southwest perimeter of the subject property and currently exists with substandard improvements.

What follows is a conceptual site plan in color:



The Boones Ferry Road NE and Hazelnut Drive boundary street area is included within the red circled area at the Southwest corner of the property.

*Common area*

The proposed common area identified for the PUD was all open space and private, and to have been owned and maintained by an HOA of the development or the OGA golf course. The applicant based the proposal on having an unspecified area of the existing golf course be 69.9% of the total common area space necessary to meet the PUD standard. This golf course is not a municipal or public course.

### *Open space*

The proposed open space tracts apart from the OGA course totaled 1.68 acres. These were to be landscaped as passive open space. The largest two tracts, G & H, were 0.46 and 0.62 acres respectively. Both overlapped the west tributary of Mill Creek and associated wetlands. About half of Tract G would have been a fenced stormwater detention pond. Tract H had a shelter and picnic bench. The major improvement in terms of buildings or similar structures would have been the picnic shelter. Beyond that, the most noticeable improvements would have been installation of a fitness station within Tract D and pedestrian paths around the development.

### *Playground*

While the proposal included a small fitness station area within Tract D, the proposal included no playground or more child-focused amenities. The improved area within Tract D was proposed to be privately held by the HOA and not open or available to the public.

## II. Standards & Criteria

### *Background*

The City reviewed annexation and development applications package holistically per WDO:

“4.01.07 Consolidated Applications

An applicant may request, in writing, to consolidate applications needed for a single development project. Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.”

The proposal was a consolidated package as a land use Type IV review – a discretionary review – and all the applications other than for annexation were dependent on annexation.

### *Criterion #1 of this Final Decision*

#### **5.04.01 Annexation**

##### **C. Criteria:**

- 1. Compliance with applicable Woodburn Comprehensive Plan goals and policies regarding annexation.**

### *Criterion #2 of this Final Decision*

#### **5.04.01 Annexation**

##### **C. Criteria:**

- 2. Territory to be annexed shall be contiguous to the City and shall either:**
  - a. Link to planned public facilities with adequate capacity to serve existing and future development of the property as indicated by the Woodburn Comprehensive Plan; or**
  - b. Guarantee that public facilities have adequate capacity to serve existing and future development of the property.**

### *Criterion #3 of this Final Decision*

#### **5.04.01 Annexation**

##### **C. Criteria:**

- 3. Annexations shall show a demonstrated community need for additional territory and development based on the following considerations:**
  - a. Lands designated for residential and community uses should demonstrate substantial conformance to the following:**
    - 5) Annexed fulfills a substantial unmet community need, that has been identified by the City Council after a public hearing. Examples of community needs include park space and conservation of significant natural or historic resources.**

*Criterion #4 of this Final Decision*

**5.04.01 Annexation**

**F. The timing of public improvements is as follows:**

**3. Street improvements are required upon development**

### III. Application of Standards & Criteria

#### *Analysis of Criterion #1*

Oregon Revised Statutes (ORS) 227.175 “Application for permit or zone change; fees; consolidated procedure; hearing; approval criteria; decision without hearing” states, “(4)(a) A city may not approve an application unless the proposed development of land would be in compliance with the comprehensive plan for the city and other applicable land use regulation or ordinance provisions. The approval may include such conditions as are authorized by ORS 227.215 or any city legislation.” The criterion reflects this.

[Comprehensive Plan](#) Section G “Growth Management and Annexation” starting on p. 26 includes these annexation policies:

- G-1.4 “The City shall assure the provision of major streets as shown in the Transportation Systems Plan. The City shall *hold development accountable for streets* within and *abutting the development*. In addition, the policy of the City is to emphasize development outward in successive steps and phases that avoid unnecessary gaps in the development and improvement of the streets.” (p. 28) [staff emphasis]
- G-1.6 “The City shall encourage high standards of design and flexibility that are enabled by the PUD zone.” (p. 28)
- G-2.1 “For each proposed expansion of the City, Woodburn shall *assess the proposal’s conformance* with the City’s plans, and *facility capacity* and *assess its impact on the community*.” (p. 33) [staff emphasis]
- G-2.2 “Woodburn will achieve more efficient utilization of land within the City by: (a) Incorporating all of the territory within the City limits that will be of *benefit to the City*.” (p. 33) [staff emphasis]

#### *Boundary street improvements*

Because the application materials lacked necessary improvements for the boundary street at Hazelnut Drive, the existing substandard improvements abutting the southwest perimeter of the subject property would have remained. Therefore, the proposal failed to meet Policies G-1.4, G-2.1 (conformance; facility capacity; impact to community by hindering pedestrians through lack of sidewalk and street trees), & G-2.2 (benefit to the City).

#### *Open space and playground*

Policy G-1.6 refers to PUD, which is a discretionary approval and for which the purpose statement that opens WDO 3.09 states, “In exchange for the ability to modify development and use standards, PUDs must provide common open space and enhanced public amenities.”

Because the proposed development included few open space tracts and provided too much passive open space that lacked enough active recreational improvements, and because the proposal also lacked a playground specifically, the proposal failed to meet Policies G-1.6 (high standards of design and flexibility), G-2.1 (facility capacity; assess impact), & G-2.2 (benefit to the City).

A second PUD standard applies through WDO 5.03.06B.6:

“5.03.06 Planned Unit Development (PUD), Conceptual Development Plan Approval

B. Criteria: Approval of a Conceptual Development Plan shall require compliance with the following:

6. That the requested flexibility in development standards is justified by *commensurate public benefits.*” [staff emphasis]

As just mentioned, the proposed open space tracts were too few and provided too much passive open space by lacking enough active recreation improvements, and it lacked a playground. Because of this aspect of the proposal, combined with the fact that the applicant opted for a PUD to get flexibility to the City's development standards – requests to modify standards including lot area minimums, maximum density, lot width minimums, street frontage minimum, front and rear setback minimums, and lot coverage maximums – the proposal failed to justify the flexibility in exchange for commensurate public benefits.

ORS 197.522 “Local government to approve subdivision, partition or construction; conditions” states that, “(4) A local government shall deny an application that is inconsistent with the comprehensive plan and applicable land use regulations and that cannot be made consistent through amendments to the application or the imposition of reasonable conditions of approval.” It would not have been practical or reasonable for the City Council *ad hoc* to specify a minimum number of open space tracts, tract minimum areas, or active recreation improvements and improvise a condition or conditions on these topics. The configuration of the site, the decision on the number and location of the open space tracts and the public amenities being provided through the development were elements and details decided upon by the applicant.

Because the PUD proposal lacked sufficient common open space with needed enhanced public amenities, and the applicant failed to propose adequate improvements for a boundary street to the development, this criteria has not been met.

#### *Analysis of Criterion #2 of this Final Decision*

##### *Boundary street improvements*

Because the application materials lacked necessary improvements for the boundary street at Hazelnut Drive, the existing substandard improvements abutting the southwest perimeter of the subject property would have remained. The proposal failed to guarantee that the public facilities like sidewalks and street trees would have adequate capacity to serve the existing (golf course) and future development (the PUD) of the property.

##### *Open space*

The proposed territory to be annexed was to be a planned unit development (PUD) for which WDO Table 3.09A requires that 30% of gross site area be common area.

First, the City Council applied the table such that it would not allow having an unspecified area of the existing golf course be a majority of the common area minimum (equal to 21% of the 30% minimum, which is equal to 69.9% of 100% of the minimum).



Second, regarding the tracts A-G: the small size, Tract G's use as a stormwater facility, Tracts G & H's environmental constraints, and the lack of active recreation facilities on the tracts overall was deemed to have constrained the active recreational opportunities for the 90 families who would have occupied the small-lot homes. In other words, both the public and residents of the future development would have lacked adequate facilities to engage in active recreation within their own neighborhood.

### *Playground*

The City has a parks plan that identifies facilities the public wants and needs. Specifically, the City Council adopted the [Parks and Recreation Master Plan](#) via Ordinance No. 2458 on July 13, 2009 as part of the Comprehensive Plan per ordinance Section 2.

Page 55 contains Figure 17 "Importance of outdoor recreation facilities to be added, expanded, or improved" based on a public survey and in which playgrounds rank the highest among 19 facility types at 62% of respondents who ranked the facility 4 or 5 on an importance scale of 1-5 (low to high).

Page 56 contains Figure 18 "Most important outdoor facilities to be added, expanded, or improved" based on a public survey and in which playgrounds tie with interactive water feature/play fountains among 18 facility types at 27% of respondents who ranked the facility most or second most important.

The proposal lacked any playground, particularly one as a public facility. This would result in a lack of active recreational opportunities for children who would have occupied the 90 houses on the small lots. In other words, both the public and residents of the future development (the PUD) would have lacked adequate access to a playground facility.

Because the PUD proposal lacks sufficient common open space with needed enhanced public amenities, including, but not limited to a playground facility, and because the applicant has failed to propose adequate improvements for a boundary street to the development, this criteria has not been met.

### *Analysis of Criterion #3 of this Final Decision*

#### *Open space and playground*

Regarding the open space tracts, active recreation, and playground, the Council found that the proposal failed to meet the substantial need of the community of future residents of the 90 houses in the development within the territory to be annexed for active recreation including by children.

The same as examined above for criterion #2 (5.04.01C.2) and relating to both open space and a playground relates here to criterion C3a5) as well. Additionally, Comprehensive Plan Section L "Parks and Recreation" starting on p. 50 includes this goal and this policy:

- Goal L-1. "... It is the goal of the City to provide *adequate parks, recreation facilities, and open space to maintain* Woodburn's livability and *managed growth*, and to provide social, economic and environmental benefits to individuals, families and the community." (p. 50) [staff emphasis]

- Policy L-1.11 “Because recreation participation preferences and interests vary among employment, ethnic, social, and cultural groups, it is the policy of the City to ensure that parks, *open spaces, facilities,* and programs *are developed to meet the diverse needs and interests of Woodburn’s population.*” (p. 52) [staff emphasis]

The proposal, a combination of annexation and development, would have permitted unmanaged growth by failing to provide adequate open space and sufficient active recreation facilities for families, particularly for the needs of the future residents of the 90 houses in the small lot development. For such reason, this criteria has not been met

#### *Analysis of Criterion #4 of this Final Decision*

##### *Boundary street improvements*

The proposal was a consolidated package of applications including both annexation, planned unit development (PUD), and preliminary subdivision. WDO 1.02 defines “development” as, “A building or grading operation, making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, partitioning or subdividing land, or the creation or termination of an access right.” Incidentally, the definition mimics that in ORS 227.215 “Regulation of development” that states, “(1) As used in this section, “development” means a building or mining operation, making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, including partitions and subdivisions as provided in ORS 92.010 to 92.285, and creating or terminating a right of access.”

The proposal involved subdivision, thereby creating lots, tracts, and public rights-of-way (ROWs) changing access rights. It also would have set the stage for later grading and building permits. Therefore, the proposal met the definition and so was subject to street improvements through 3.01.01B, 3.01.02A, 3.01.03, & Figure 3.01A.

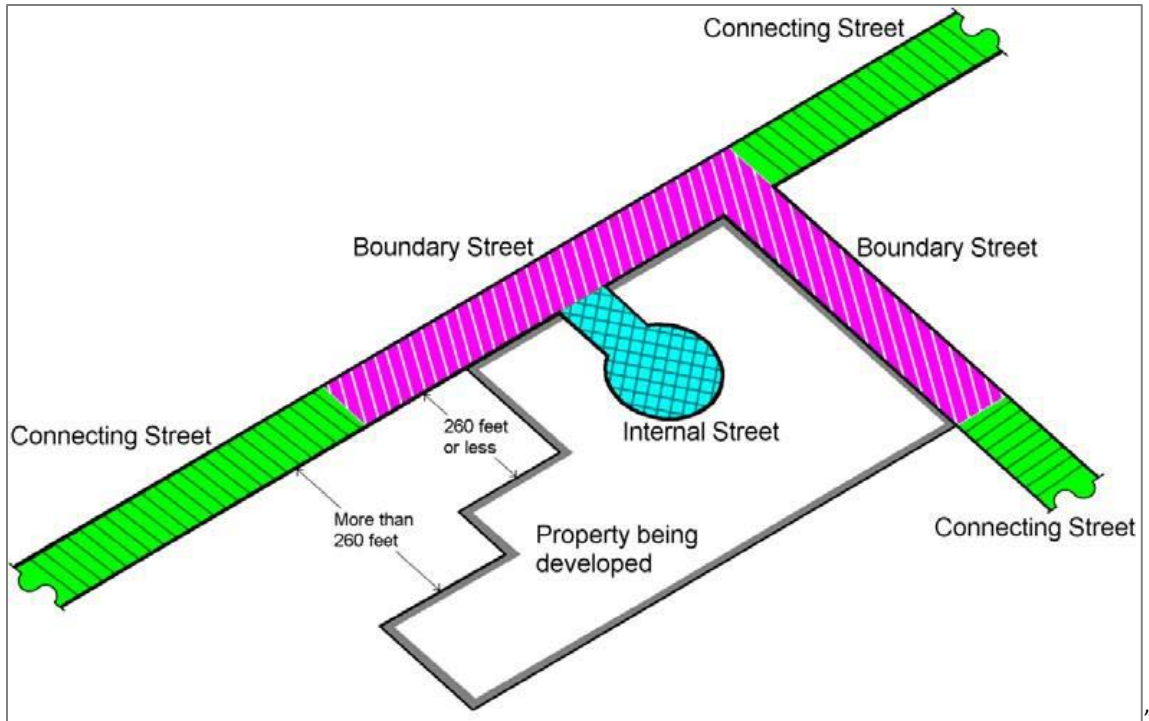


Figure 3.01A – Internal, Boundary, and Connecting Streets

WDO Figure 3.01A illustrates a boundary street.

The applicant argued that the “development” was the subdivision subarea of the territory to be annexed. However, the applicant’s narrative submitted September 24, 2020 on p. 7 stated that changes to the existing golf course would have been, “realignment and reestablishment of cart path connections in limited areas”, specifically realigning golf cart paths to match new golf cart paths in the subdivision. These changes meet the WDO definition of “development”. Thus, the entire territory to be annexed was “development” and subject to street improvements including at the southwest boundary of the territory to be annexed that is also a southwest boundary of the golf course.

Because the land use applications failed to propose adequate improvements for a boundary street to the development, this criteria has not been met.

#### **IV. Findings**

The Council makes the following findings regarding the Trillium Reserve land use applications:

- A. Open space tracts were too few and provided too much passive open space by lacking enough active recreation improvements and enhanced public amenities.
- B. Lacked a playground.
- C. Lacked application materials for required boundary street improvements for the portion of Hazelnut Drive & Boones Ferry Road NE running along the Southwest corner of the development.
- D. Lacked a second, northerly street connection to Boones Ferry Road NE (extending the proposed Trillium Avenue west to the road).
- E. Had uncertainty about whether or not it would generate traffic along Olympic Street south of the development.
- F. Removed the large tree along the road (Tree 12610).
- G. Lacked cycling facilities on the local streets in addition to the proposed bicycle lane along the east side of the road.
- H. Packed in flag lots too much with driveways that were too narrow.

#### **V. Conclusion**

Based on the above findings, particularly A-C, the City Council denies the consolidated applications package.

**Appeals:** The decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) pursuant to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) 661-010.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071-4730. For questions or additional information, contact Alyssa Nichols, Administrative Assistant, at (503) 982-5246 or [alyssa.nichols@ci.woodburn.or.us](mailto:alyssa.nichols@ci.woodburn.or.us).

**Testifiers:**

<i>Name</i>	<i>Address</i>	<i>Planning Commission</i>		<i>City Council</i>	
		<i>Written</i>	<i>Verbal</i>	<i>Written</i>	<i>Verbal</i>
Michael Cook, President	The Links at Tukwila Homeowners Association, Inc., 955 Tukwila Dr, Woodburn, OR 97071-8672	x			
Dave Fischer	641 Troon Ave Woodburn, OR 97071-7691			x	
Richard Hascall	2832 Olympic St Woodburn, OR 97071-7695		x		
Kelly S. Hossaini (applicant's attorney)	Miller Nash Graham & Dunn, LLP, 111 SW 5 <sup>th</sup> Ave, Ste 3400 Portland, OR 97204-3614	x	x	x	x
Griff Lindell, President	Renaissance Reserve Homeowners Association, Inc., 494 Tukwila Dr, Woodburn, OR 97071-7688	x	x		
Mary Manning	2548 Meridian Ct Woodburn, OR 97071-7685			x	
Jim Nicolarsen	620 Troon Ave Woodburn, OR 97071-7691	x	x	x	x
Ken Pasley	810 Tukwila Drive Woodburn, OR 97071-7665	x			
Eric & Donna Svela	549 Turnberry Ave Woodburn, OR 97071-7742	x		x	
Dylan Wells	10408 Crosby Rd NE Woodburn, OR 97071-8741		x		

**Attachment(s):**

- A. City Council April 12, 2021 staff memo with its attachments
- B. Testimony by Kelly S. Hossaini, applicant's attorney (Apr. 9, 2021 received Apr. 12, 2021; 6 pages)
- C. Testimony by Mary Manning, 2548 Meridian Ct, e-mail (Apr. 10, 2021 received Apr. 12, 2021; 2 pages)
- D. Testimony by Donna Sveta, 549 Turnberry Ave, e-mail (Apr. 11, 2021 received Apr. 12, 2021; 1 page)

Sincerely,



Colin Cortes, AICP, CNU-A  
Senior Planner

As authorized by the City Council on May 10, 2021

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Eric Swenson, Mayor

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Date

ES/cmc

cc: Chris Kerr, Community Development Director

Dago Garcia, P.E., City Engineer

Building Official

Jason Space, GIS Technician

M. Loomis, Senior VP Land Development, Tukwila Development, LLC, 1300 Esther St, Suite 200,  
Vancouver, WA 98660-2875 (applicant)

Chris Goodell, AICP, LEED AP, AKS Engineering & Forestry, LLC, 12965 SW Herman Rd, Ste 100, Tualatin,  
OR 97062-7052 (applicant's representative)

Oregon Golf Association c/o Members Club Inc.: Barbara Trammell, 2840 Hazelnut Dr, Woodburn, OR  
97071-9698 (landowner)

Tukwila Partners: W. Trent Withers, PO Box 129, Woodburn, OR 97071-0129 (landowner)

Testifiers: Per the table above.

Casey Knecht, P.E., Development Review Coordinator, Oregon Dept. of Transportation (ODOT) Region 2  
Marion County Assessor's Office  
Marion County Geographic Information System (GIS)  
Marion County Public Works Dept.



# Agenda Item

April 12, 2021

TO: Honorable Mayor and City Council

THROUGH: Scott Derickson, City Administrator

FROM: Chris Kerr, Community Development Director  
Colin Cortes, AICP, CNU-A, Senior Planner

SUBJECT: **Annexation of Approximately 39.68 Acres of Territory Known as the Oregon Golf Association Property with no street address along the east side of Boones Ferry Rd NE north of Hazelnut Dr (ANX 2020-01) and Approval of Related Land Use Applications for Development into the Trillium Reserve Planned Unit Development (PUD 2020-01)**

**RECOMMENDATION:**

Conduct a public hearing and make a motion to tentatively approve the land use applications with the modifications that this staff memo describes, directing staff to submit an ordinance and final order for consideration at the next City Council meeting.

**BACKGROUND:**

The item before the Council is action on annexation application ANX 2020-01 submitted by AKS Engineering & Forestry, LLC, on behalf of Tukwila Development, LLC, for property totaling approximately 39.68 gross acres and located along the east side of Boones Ferry Road NE north of Hazelnut Drive.

The territory is eligible for annexation because it is within the City urban growth boundary (UGB).

Upon annexation, the City would need to designate the property with City zoning. The Comprehensive Plan land use map designates the territory Low Density Residential and Open Space and Parks. Per Comprehensive Plan Policy Table 1, the default compatible base zoning districts are the Residential Single Family (RS) and Public and Semi-Public (P/SP).

Because a west tributary of Mill Creek and associated wetlands are on the subject property, the Riparian Corridor and Wetlands Overlay District Permit (RCWOD)

**Attachment A**

Agenda Item Review: City Administrator  City Attorney  Finance



also applies. The applicant accepts the two base zoning districts and the overlay district.

### *Development Applications*

Because the applicant proposes also to develop the subject property with 90 houses, there are the following corollary development applications:

- Property Line Adjustment PLA 2020-05: This adjusts the northerly boundary of Tax Lot 051W06DC02600 so that the golf course area remains on its own lot.
- Planned Unit Development PUD 2020-01: This relates to the site plans and the overall physical site development. A PUD is a discretionary land use application type allowing developers to modify Woodburn Development Ordinance (WDO) provisions – such as allowing for smaller minimum lot areas and higher residential density – in exchange for a minimum area of open space, minimum common area improvements, and what the City interprets to mean “enhanced public amenities”. More to the point, the conditions of approval included in the related 200-series attachments (see the Planning Commission Staff Report), establish PUD development standards and common area improvements that would apply for this specific development.
- Riparian Corridor and Wetlands Overlay District Permit RCWOD 2020-01: This permit acknowledges, protects, and enhances the west tributary of Mill Creek and associated wetlands.
- Preliminary Subdivision SUB 2020-01: This subdivides the land into tracts and small lots per PUD standards – premised upon PUD approval.
- Zone Change 2020-01: This relates to the zoning designations that come with annexation.

### *Project Summary*

See the next few pages for a marked aerial photo and a site plan.



Aerial map (2016) with site outlined in purple



Site map from cover sheet of the site plans

The development extends dead-end Olympic Street to N. Boones Ferry Road to serve fire and life safety and comply with 2019 Oregon Fire Code (OFC) [Appendix D](#), Transportation System Plan (TSP) Figure 6 "Local Street Connectivity Plan" (Attachment 104C), and Woodburn Development Ordinance (WDO) 3.01.05C "Street Access".

*Commission Recommendation*

The Planning Commission on March 11, 2021, heard and unanimously recommended approval of the consolidated application package with three changes from the staff recommendation:

1. Striking Condition PUD-3d(2) found on Commission staff report p. 7.

Description: This would have granted the Public Works Department discretion to require along the north side of Hazelnut Drive upgrade to an existing golf cart crossing north approach.

Revision: Re-format to drop (1), remove indent, and move text up into the main body of d.:

PUD-3. Frontage/street improvements: These shall be as follows: ...

- d. Hazelnut: Per WDO Fig. 3.01G except that:

~~(1)~~ The territory contiguous with Tax Lots 051W06DC00201 & 300, which is occupied by Hazelnut, shall be dedicated to the City as ROW, and the applicant shall revise the draft legal description and map exhibits of the annexation ordinance to include the north leg of Tax Lot 201. (Note: To not meet this condition part [1] would require modification of condition [MOC] application and approval per WDO 4.02.07.)

~~(2) PW may require upgrades to the dirt north approach of the golf cart crossing, to be determined through CEP.~~

2. Striking Condition T-A1 found on Commission staff report p. 10.

Description: This would have required the developer to pay \$15,840 towards signal timing studies of three intersections along Oregon Highway 214 (OR 214) / Newberg Highway (I-5 northbound ramp, I-5 southbound ramp, & Oregon Way), the studies being Transportation System Plan (TSP) Projects R8, R9, & R11 with cost estimates totaling \$45,000 and found on TSP p. 32.

Revision:

~~T-A1. BFR & OR 214: The developer shall pay towards TSP signal timing studies or a combined study per Attachment 206. [TSP R8, R9, & R11, p. 32 as Attachment 104A]~~

3. Striking Condition T-BP1 found on Commission staff report p. 10.

Description: This would have required the developer to construct an enhanced pedestrian crossing in service of the national and state “Safe Routes to School” initiative to be located on Hazelnut Drive next to Woodburn High School and aligned with a bicycle/pedestrian subdivision connection path leading to and from the Broadmoor Place cul-de-sac. The crossing is TSP Project P36 with cost estimate of \$65,000 and found on TSP p. 62.

Revision:

~~**T-BP1. Bicycle/pedestrian off-site improvements: The developer shall construct TSP project P36 (TSP p. 62 as Attachment 104A).**~~

After the Planning Commission meeting and in consultation with the applicant, staff recommends four additional changes to the conditions of approval:

1. Revising a minimum setback standard in Attachment 202, Table 202A to specify that, for those lots that have double frontages by being along both N. Boones Ferry Road at the rear and the new street Trillium Drive at the front, the “Front setback and setback abutting a street, minimum” doesn’t apply along Boones Ferry Road.

The applicant submitted as testimony a request to lessen minimum setback along the road, and staff drew attention to the request in a slide presentation and offered to clarify the standard because it wasn’t staff’s intent to apply the standard along Boones Ferry Road. The applicant said the clarification is welcome, and the Commission didn’t object to revision.

Revision: Revise Attachment 202, Table 202A, Footnote 3:

Front Setback and Setback Abutting a Street, Minimum (feet) – excluding garage and carport <sup>3</sup>	Other than corner lot	15 <sup>3</sup>
	Corner lot	15 <sup>3</sup> with second frontage 10

~~**3. If streetside PUE is wider than WDO 3.02.01B 5 ft min, min street setback increases to 18 Excludes lot lines along BFR.**~~

2. Revising a landscaping standard in Attachment 205, Part C.3 to clarify that no new plantings are required where the RCWOD overlaps the golf course.

Revision: Revise Attachment 205, Part C.3:

3. Other plants: Within the RCWOD area where it overlaps Tracts G & H, plant ...
3. Adding a Condition PUD-13 to make explicit that construction traffic access should be via Boones Ferry Road instead of Olympic Street. This is in response to both written and verbal testimony on the topic by Griff Lindell, President, Renaissance Reserve Homeowners Association, Inc. (494 Tukwila Dr).

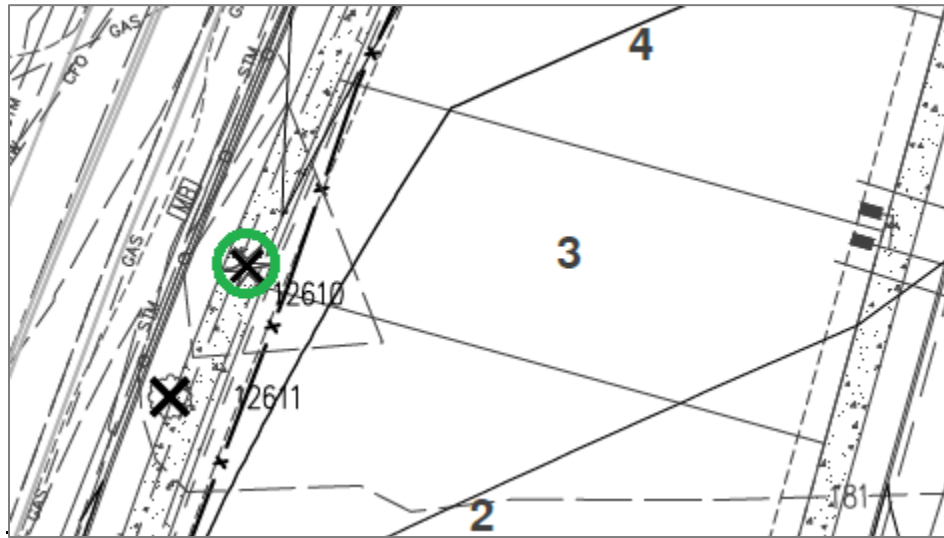
Revision: To add:

**PUD-13. Construction access shall not be taken from Olympic Street except as otherwise directed by Public Works.**

4. Revising Attachment 205, Part A.1 to strike tree preservation standards relating to N. Boones Ferry Road. The applicant submitted two letters from a certified arborist stating that these trees cannot be preserved. The letters are staff memo Attachments 4 & 5.

Revision: Strike Attachment 205, Part A.1 and note it's struck to maintain the formatting of subsections 2. & 3.:

1. ROW: **[struck]**  
**(a) — Street improvements, inc. both frontage and off site improvements, shall preserve:**  
**(1) — Tree 12610, which is a 64 DBH Doug fir located where BFR sidewalk would be near Lots 2 & 3 (Sheet P-19), inc. through meandering sidewalk and tapering it to as narrow as 6 ft wide where it passes through the RPZ.**



**Exhibit 205A1(a)(1) (Tree 12610 circled in green)**

~~(2) — Also min 18 trees among the 30 Trees 11613 through 11643 that constitute a loose row along the east side of BFR north of Hazelnut, inc. through meandering sidewalk and tapering it to as narrow as 6 ft wide where it passes through RPZs.~~

~~(3) — Exception: The developer may be able to except one or more trees, max 15, from preservation if (a) providing for arborist examination during construction, (b) the arborist documents why and how preservation is not physically feasible, (c) the developer submits such documentation to the Director and, for ROW trees, simultaneously to PW, and (d) the Director approves such documentation prior to removal.~~

The conditions of approval presented for Council’s consideration include the above modifications to what is in the Commission staff report.

*Testimony*

Besides the applicant, three individuals testified verbally at the hearing:

<i>Who</i>	<i>Topic</i>
Griff Lindell, President, Renaissance Reserve Homeowners Association, Inc., 494 Tukwila Dr, Woodburn, OR 97071-7688	Requested that construction traffic access not involve Olympic Street; requested that there be a swimming pool
Dylan Wells, 10408 Crosby Rd NE Woodburn, OR 97071-8741	Asked whether the common areas will be privately owned and maintained by a homeowners association
Richard Hascall, 2832 Olympic St, Woodburn, OR 97071-7695	Requested that Olympic Street remain a dead-end

Attached are two letters of public comment submitted for the Council hearing.

**DISCUSSION:**

Annexation is a policy decision by the Council.

Decision-making criteria for annexation are in Woodburn Development Ordinance (WDO) 5.04.01C. The attached Planning Commission staff report of March 11, 2021, particularly its Attachment 102 Analyses & Findings, addresses the criteria and finds them met.

The Council reviews and decides upon the consolidated applications package for the development project because per WDO 4.01.07, the City reviews a package at the highest land use review type among the application types. (In this context, it's the annexation application type, which is Type IV – a Council decision.)

**FINANCIAL IMPACT:**

Annexing the territory into city limits would subject it to City taxing authority, including property tax that generates the largest source of funding for general fund services such as the library, policing, and parks and recreation.

The City permanent tax rate is \$6.0534 per thousand dollars – equal to a millage rate of 6.0534 mils – as set by Oregon Ballot Measure 50 in 1997-98. The property had a rural dwelling, now demolished. The table below simplifies and grossly estimates tax revenue, not accounting for increase resulting from development:

<i>Address</i>	<i>Tax Lot</i>	<i>Marion County Assessed Value (AV)</i>	<i>Gross Estimate of City Property Tax (6.0534 mils)</i>
none	051W06D000502 (primary)	\$197,630	\$1,196.33
none	051W06D000500	\$1,400	\$8.47
none	051W06D000800	\$610	\$3.69
none	051W06DC00201	\$630	\$3.81
none	051W06DC00300	\$170	\$1.03
Total:		\$200,440	\$1,213.34

The estimate neither accounts for how the City might assess property value differently than Marion County nor excludes the unknown cost of providing basic utility services to the properties that the City does not already provide. Crucially, site development would increase both the number of residences and assessed valuation (AV) while also increasing City utility and other service costs.



**Attachments:**

1. Planning Commission March 11, 2021 Staff Report and attachments:
  101. Marked Tax Maps (2 sheets)
  102. Analyses & Findings (53 pages)
  - 102A. Public Works comments (Mar. 2, 2021)
  103. Site plans (19 sheets)
  - 103A. Annexation Service Provider Letters (SPLs; 3 pages)
  - 104A. TSP Tables 2 & 5 marked excerpts from pages 32 & 62: Projects R8, R9, R11, & P36 (2 pages)
  - 104B. TSP Fig. 2 "Functional Roadway Classification"
  - 104C. TSP Fig. 6 "Local Street Connectivity Plan"
  - 104D. TSP Fig. 8 "Pedestrian Plan Elements"
  - 201.\* ANX 2020-01 Trillium Reserve PUD: Dictionary & Glossary
  202. ANX 2020-01 Trillium Reserve PUD: Lot & Tract Development Standards
  203. ANX 2020-01 Trillium Reserve PUD: Common Area Improvements & Public Easements
  204. [Struck. Number kept to preserve order.]
  205. ANX 2020-01 Trillium Reserve PUD: Tree Preservation & Protection and Environmental Remediation
  206. ANX 2020-01 Trillium Reserve PUD: Conditioned Fees

\*The 200 series of attachments are details for the conditions of approval.
2. Arborist letter (Mar. 3, 2021; 2 pages)
3. Arborist letter (Apr. 1, 2021; 2 pages)
4. Testimony by Dave Fischer, 641 Troon Ave, letter (Mar. 30, 2021; 2 pages)
5. Testimony by Julie Nicolarsen, 620 Troon Ave, letter (received Apr. 1, 2021; 3 pages)



# Staff Report

**To:** Planning Commission

**Through:** Chris Kerr, AICP, Community Development Director *CK*

**From:** Colin Cortes, AICP, CNU-A, Senior Planner

**Meeting Date:** March 11, 2021 (Prepared March 4, 2021)

**Item:** “Trillium Reserve” Planned Unit Development (ANX 2020-01)

**Tax Lot(s):** 051W06D000502 (primary), 500, & 800 and 051W06DC00201 & 300 (no address; Boones Ferry Rd NE west side north of Hazelnut Dr)

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**ATTACHMENT LIST ..... 11**

## Issue before the Planning Commission

Annexation ANX 2020-01 (Type IV) with proposed planned unit development PUD 2020-01 Trillium Reserve: Commission is to hold a public hearing and make a recommendation to the City Council.

**April 12, 2021 Council staff memo  
Attachment 1**

## Executive Summary

### Location

The proposed Trillium Reserve PUD of 90 houses on small lots is based on annexation of 39.21 acres from Marion County. The territory is a former orchard located at northeast city limits along the east side of Boones Ferry Road NE and includes part of the existing Oregon Golf Association golf course. Annexation includes road right-of-way (ROW) down to the south leg of the intersection of the road with Hazelnut Drive.



Site map from cover sheet of the site plans

### *Annexation & Zoning Designation*

Because the Comprehensive Plan land use map designates the territory Low Density Residential and – on the golf course – Open Space and Parks per Comprehensive Plan Policy Table 1 the default corresponding zoning districts are Residential Single Family (RS) and Public and Semi-Public (P/SP). Along with an annexation ordinance, the Council would by separate ordinance designate the annexed territory as RS & P/SP base zoning districts. Because a west tributary of Mill Creek and wetlands are within the territory, designation would include the Riparian Corridor and Wetlands Overlay District (RCWOD).

### *Development*

Staff and the developer worked diligently to produce a superior site development that includes features such as:

1. Frontage/street improvements including enhanced public amenities in form of wider sidewalks and more street trees;
2. Street stubs that allow a logical network for future development to extend;
3. A subdivision connection path (on Tract C) as a shortcut for people walking and cycling to and from the road and local streets;
4. Lessened driveway curb cuts through shared driveways at flag lots;
5. Common area improvements such as benches and a shelter;
6. Remediation of the riparian corridor of the west tributary of Mill Creek through invasive groundcover removal (e.g. Himalaya blackberry) and restorative plantings;
7. Off-site bicycle and sidewalk safety improvements, including “Safe Routes to School” for travel to and from Woodburn H.S.;
8. Walking and cycling wayfinding signage; and
9. Fees towards City bus stop improvements.

The recommended conditions of approval secure things like the above. Site plans are within Attachment 103.

The Public Works Department, Woodburn Fire District, and Woodburn School District gave the applicant annexation service provider letters (SPLs; Attachment 103B) indicating that they can serve the development.

Staff finds that the proposal meets applicable Woodburn Development Ordinance (WDO) provisions per the analyses and findings (Attachment 102).

## Recommendation

Approval: Staff recommends that the Planning Commission consider the staff report and attachments and recommend approval to the City Council application with the conditions recommended included with this report.

## Conditions of Approval

The conditions are copied from towards the end of the analyses and findings (Attachment 102):

### *General*

G1. As part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: Attachment 201 serves as a dictionary or glossary defining certain abbreviations, acronyms, phrases, terms, and words in the context of the conditions of approval. The 200 series of attachments are as binding as the conditions of approval in the main body of the final decision.

G4. Due dates / public improvements:

- a. By application: Unless a condition specifies otherwise, conditions inc. those relating to any of final subdivision, final partition, property line adjustment or lot consolidation recordation are due by building permit application. Prior to both any recordation of any final subdivision, final partition, or property line adjustment and building permit application, the applicant shall submit and obtain approval of an Address Assignment Request.
- b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, and construction of off-site, park, and other public improvements are due by building permit issuance. Where phasing is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.

G5. Recordation due dates: The applicant shall apply to the County for recordations of items that the City requires no later than six (6) months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to the building permit stage.

G6. Fees: The developer shall pay fees per Attachment 206.

G-PW. Public Works: Follow the appended PW comments (March 2, 2021); Attachment 102A).

*Preliminary Subdivision 2020-01*

SUB-1. Expiration: Based on ORS 92.040(3), development per the Council land use final decision may continue 3 years past the decision date, the 3-year approval period being established by WDO 4.02.04, as follows:

- a. Subdivision Final Plat: WDO 4.02.04B.2 shall mean that application to the City for final plat per WDO 5.01.06 occurs prior to 3 years past the final decision date. The developer shall apply to the City prior to applying to Marion County for recordation.
- b. Recordation with Marion County: Same as WDO 5.01.06C.1. (within 30 calendar days of the Director’s signature on the plat Mylar).
- c. Vesting: The decision is vested unless:
  - (1) The developer fails to meet subdivision and PUD requirements, resulting in the City being unable to authorize staff to sign a final plat Mylar by July 1, 2026; or
  - (2) There is no substantial construction (as defined through Condition G3) by July 1, 2026.

SUB-2. Documents:

- a. Geotech report: Prior to final plat approval by the City, the developer shall submit to the Director a geotechnical report documenting that, whether or not the developer spreads any fill or spoil dirt across lots and tracts, soil is compacted and ready to accommodate the construction of buildings on lots and tracts proposed for development.
- b. Plat: Upon recordation, the developer shall submit to PW and cc the Director Adobe PDFs of the subdivision plat and any and all ancillary documents necessary to conform to conditions of approval and not addressed on the face of the plat.

*Planned Unit Development 2020-01*

PUD-PW. Stormwater management: Prior to civil engineering plan approval through CEP review, the applicant shall provide an Engineer Stamped Storm Drainage Hydraulic Analysis Report that existing private storm drainage systems have capacity to handle the additional flow from the Trillium Reserve Subdivision, and that the culvert/pipe under Olympic Street has capacity to handle a 100 year base flood event, and to provide a final 100 year floodway, floodplain, and wetland delineation for this development. The applicant is responsible for correcting any capacity deficiencies, including installing new or additional drainage systems, and/or attaining the right to increase stormwater flows into neighboring private stormwater systems.

PUD-1. Mods: The City approves PUD modifications only as written in conditions of approval and the 200 series of attachments, particularly Attachment 202. Other modifications that site plans imply are subject to later administrative approval or denial by the Director.

PUD-2. ROWs: For BFR and the proposed local class streets, the developer shall dedicate ROWs that meet or exceed the min widths necessary to conform to WDO Figures 3.01C & G.

PUD-3. Frontage/street improvements: These shall be as follows:

- a. BFR: Per WDO Fig. 3.01C except that planter strip shall be min 6½ ft wide inc. curb width.
- b. Olympic: Bridge over Mill Creek tributary:
  - (1) Elevation: Shall be such that the travel way and parking lanes wouldn't flood during the 100-year flood.
  - (2) Fencing/railings: Along the bridge sidewalks, pedestrian fall protection fencing/railings, if any, shall be decorative or ornamental (as examples, having an artistic pattern or resembling wrought iron), and blue, bronze, brown, green, teal, metal, or rust color.
  - (3) Fencing: Transition fencing at the ends of railings, if any, shall be the same color as the railings.
  - (4) Design details are deferred to PUD Final Plan Approval process; refer to Condition PUD-12.
- c. Trillium Way: The developer shall dedicate it as a common area tract instead of ROW and also dedicate over the entire tract a public street easement to the benefit of the City. The easement shall allow for all purposes permitted by what would have been ROW dedication including construction of street improvements. (The objective is to have maintenance responsibility remain with a party other than the City.)

- d. Hazelnut: Per WDO Fig. 3.01G except that:
  - (1) The territory contiguous with Tax Lots 051W06DC00201 & 300, which is occupied by Hazelnut, shall be dedicated to the City as ROW, and the applicant shall revise the draft legal description and map exhibits of the annexation ordinance to include the north leg of Tax Lot 201. (Note: To not meet this condition part [1] would require modification of condition [MOC] application and approval per WDO 4.02.07.)
  - (2) PW may require upgrades to the dirt north approach of the golf cart crossing, to be determined through CEP.
- e. Planter strip remainder: Remaining ground not occupied by trees shall be planted with lawn grass.
- f. Sidewalks: Min 6 ft wide except wider as Exhibit PUD-3f supersedes. BFR sidewalk southerly and two northerly dead-ends shall have ADA-compliant transitions spanning between sidewalk and road shoulder. The segment extending north from Hazelnut sidewalk may meander, including PUE overlap, and taper to 6 ft through RPZs to save most of the loose row of trees along the road.

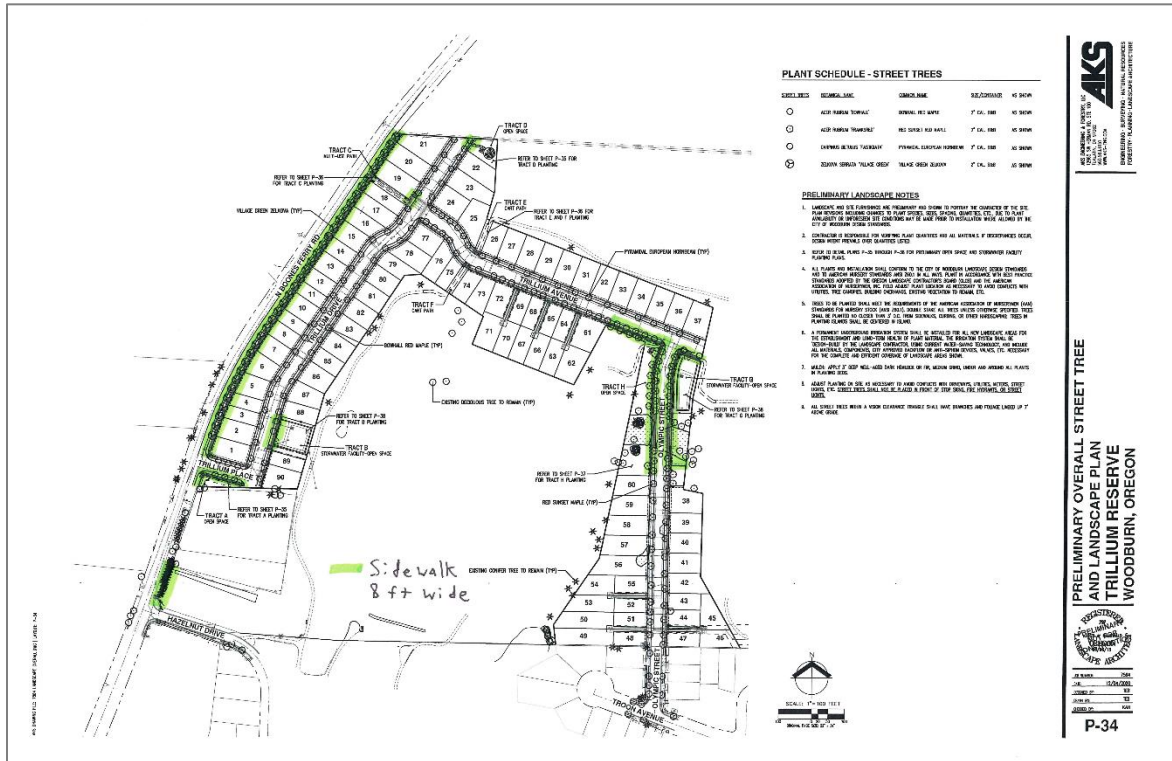


Exhibit PUD-3f: Sidewalks (green: min 8 ft wide)

- g. Overlap: The extra width of planter strip and sidewalk shall either (1) overlap outside ROW into streetside PUE or (2) come with additional ROW to accommodate them. Wider sidewalks shall not narrow planter strips.



h. Street trees: Min numbers equal to block frontage ratios per Exhibit PUD-3h:

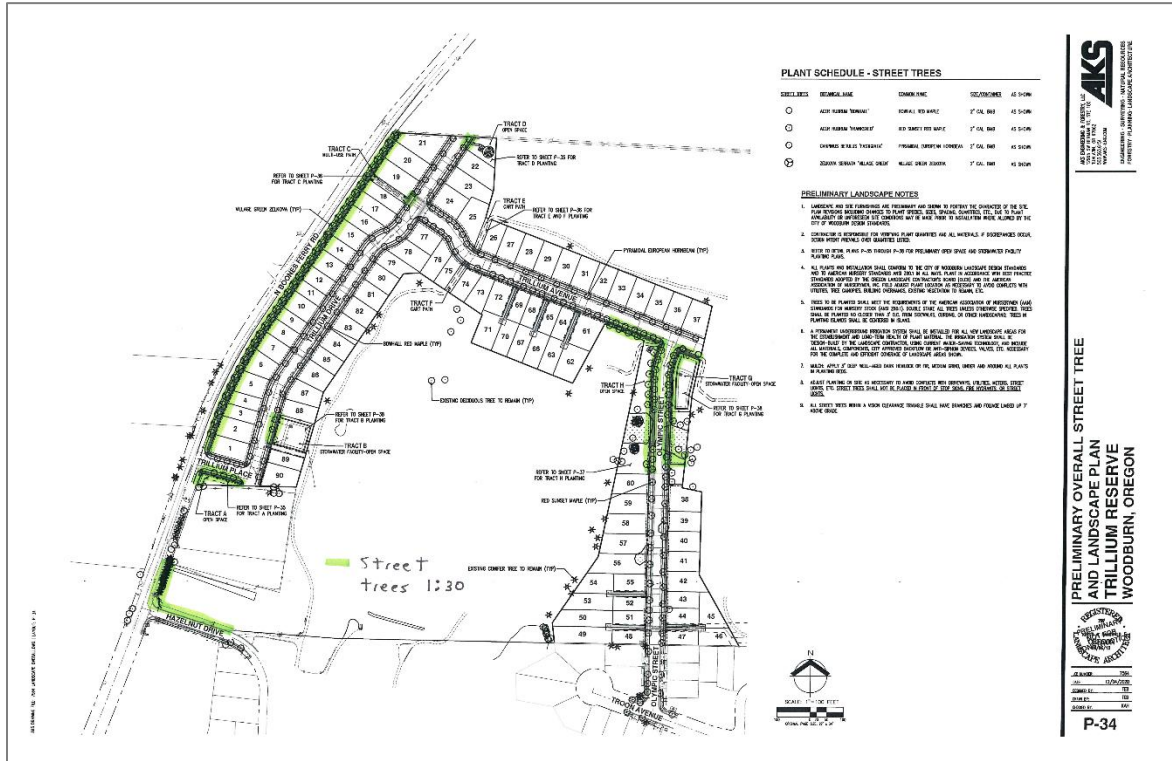


Exhibit PUD-3h: Street Tree Min No. (green: equal to 1 tree per 30 ft of block frontage)

- i. Electric power lines: Electric power lines, whether in or beyond ROW, shall be buried.
- j. Traffic calming: As proposed, min. 2 to 3 pedestrian crossings along intersection legs shall be patterned poured concrete each min 8 ft wide:
  - (1) Trillium Drive & Trillium Avenue, east/SE leg; and
  - (2) Whichever one or both of the north/NE or south/SW legs that would have a curb ramp along the top of the “T” of the T-intersection.

PUD-4. Streets, dead-end:

- a. Barricades/Signage: Based on WDO 3.01.05A.2b & c, the developer shall place:
  - (1) A barricade with sign at the south end of Trillium Drive; and
  - (2) A barricade at each of the north end of Trillium Drive and the east end of Trillium Avenue.

Consult PW for a barricade detail, and no later than CEP show both it and a modified version with a sign in conformance with 3.01.05A.2c.

- b. Reserve strips: Per 3.01.05A.2d, to preclude vehicular access via the north dead-end of each of “C”, “D”, & “E” Streets to and from farmland not under common ownership with the subject territory, conform to 3.01.05A.2d by providing either a 1-ft deep reserve strip tract as wide as the right-of-way (ROW) and dedicated to the City, or an alternate method for limiting access that PW indicates in writing it is willing to accept – such as barricades per part 1c. The developer shall obtain the written choice of PW prior to

final plat application to the City and shall submit a copy of the written direction as part of the final plat application materials. Absent identification of an alternate by PW, the developer shall default to conformance with 3.01.05A.2d and accordingly illustrate and label on the face of the plat.

PUD-5. [Struck. Number kept to preserve order.]

PUD-6. Tree preservation: The developer shall preserve trees per Attachment 205.

PUD-7. RCWOD designation:

- a. The developer shall revise zone change ordinance exhibits to apply not only the base zoning districts consistent with the Comprehensive Plan but also the RCWOD that WDO 2.05.05 describes to the applicable areas within Tracts G & H and where the applicable area overlaps the golf course lot.
- b. The applicant shall revise the draft legal description and map exhibits of the zoning ordinance – those specific to the RCWOD – to shrink the RCWOD at the northwest so that it doesn't overlap territory contiguous with BFR ROW post-dedication and any subdivision lot.

PUD-8. Environmental remediation: The developer shall remediate per Attachment 205, Part C.

PUD-9. Lot and tract development standards: The standards shall be per Attachment 202.

PUD-10. Common area improvements: Improvements shall be per Attachment 203.

PUD-11. Association: The developer shall establish an association/HOA per Attachment 203, Part E.

PUD-12. PUD Final Plan Approval Process:

- a. The developer shall conform to WDO 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the PUD Detailed Development Plan (DDP) approval, including regarding street improvements, public improvements outside ROW if any, and common area improvements. The developer shall apply to the Director for PUD Final Plan Approval no later than when applying to PW for CEP review.
- b. Scope: The scope of DDP includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW. The Final Plan Approval process is to establish any and all design details deferred from land use review.

- c. CEP: The developer shall incorporate a PUD Final Plan Approval by the Director into CEP review by PW and the civil engineering plan set that PW would approve through CEP.

*Planned Unit Development 2020-01: Transportation*

T-A1. BFR & OR 214: The developer shall pay towards TSP signal timing studies or a combined study per Attachment 206. [TSP R8, R9, & R11, p. 32 as Attachment 104A]

T-BP1. Bicycle/pedestrian off-site improvements: The developer shall construct TSP project P36 (TSP p. 62 as Attachment 104A).

T-BP2. Wayfinding: To further TDM, the developer shall do one of the following:

- a. Install 3 min devices, such as signage, that provide wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placements shall be min:

- (1) 2 sign faces at or near the junction of the BFR sidewalk & Tract C path
- (2) 1 face at or near the junction of the Tract C path & Trillium Dr sidewalk
- (3) 1 face at the T-intersection of BFR & Trillium Pl.

Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development (ANX 2017-05) adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area.

- b. Pay a fee in-lieu per Attachment 206. [TSP B40 “wayfinding”/P62]

T-T1. [Struck. Number kept to preserve order.]

T-T2. Bus stop bicycle parking: To further TDM through bus transit, the developer shall at each of the following locations provide for bicycle parking by either (1) installing a bicycle rack to the specs specified by the Assistant City Administrator in a 6 by 4 ft min concrete pad or (2) paying a fee in-lieu per Attachment 206:

- a. BFR along Tract A; and
- b. BFR northbound adjacent to Tax Lot 051W07BA01300 (2348 N. Boones Ferry Rd). [TSP T18]

T-T3. Bus shelter: To further TDM through bus transit, the developer shall provide for a bus shelter by either (a) installing a shelter to the specs specified by the Assistant City Administrator or (b) paying a fee in-lieu per Attachment 206. [TPU 9]

## **Actions**

The Planning Commission may instead act on the land use application to recommend to:

1. Approve with modified conditions, or
2. Deny, based on WDO criteria or other City provisions.

If the Planning Commission were to act upon the recommendation, staff would proceed to a City Council hearing, tentatively scheduled for April 12, 2021, with the Commission recommendation. (Were the Council to approve the consolidated application package, it would do so by adopting two ordinances, one for annexation and one for zoning, and authorizing a final decision document for the applications besides the annexation.)

## **Attachment List**

101. Marked Tax Maps (2 sheets)
102. Analyses & Findings
- 102A. Public Works comments (Mar. 2, 2021)
103. Site plans (dated Dec. 4, 2021 and submitted Jan. 19, 2021; 19 sheets)
- 103A. Annexation Service Provider Letters (SPLs; 3 pages)
- 104A. TSP Tables 2 & 5 marked excerpts from pages 32 & 62: Projects R8, R9, R11, & P36 (2 pages)
- 104B. TSP Fig. 2 “Functional Roadway Classification”
- 104C. TSP Fig. 6 “Local Street Connectivity Plan”
- 104D. TSP Fig. 8 “Pedestrian Plan Elements”
- 201.\* ANX 2020-01 Trillium Reserve PUD: Dictionary & Glossary
202. ANX 2020-01 Trillium Reserve PUD: Lot & Tract Development Standards
203. ANX 2020-01 Trillium Reserve PUD: Common Area Improvements & Public Easements
204. [Struck. Number kept to preserve order.]
205. ANX 2020-01 Trillium Reserve PUD: Tree Preservation & Protection and Environmental Remediation
206. ANX 2020-01 Trillium Reserve PUD: Conditioned Fees

\*The 200 series of attachments are details for the conditions of approval.



MARION COUNTY, OREGON  
SE1/4 SEC6 T5S R1W W.M.  
SCALE 1" = 200'

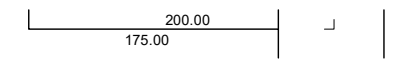
LEGEND

- LINE TYPES**
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22

- NUMBERS**
- Tax Code Number  
**00 00 0**
  - Acres  
**0.25 AC**
  - All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

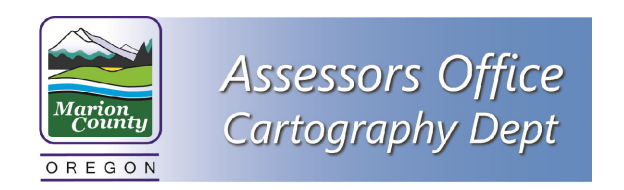
**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



**CANCELLED NUMBERS**

600	1200
601	1400
602	1500
700	1501
801	
900	
901	
902	
1000	
1001	
1002	
1100	
1101	
1102	
1103	
1104	
1105	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

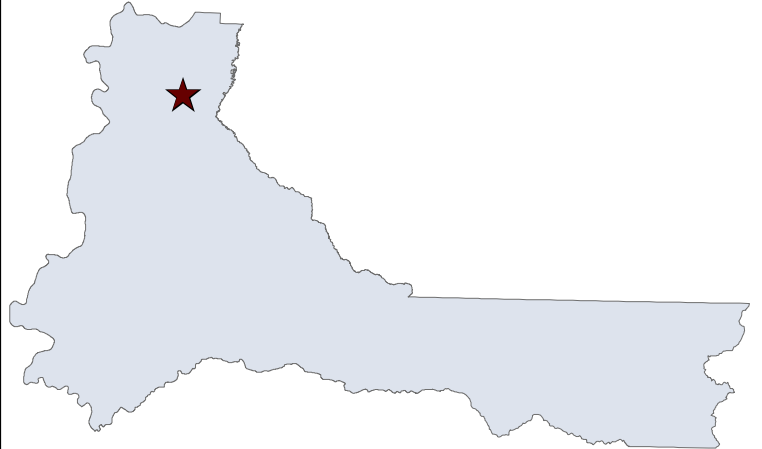
PLOT DATE: 10/16/2020

Attachment 101  
Sheet 1 of 2



05 1W 06DC

05 1W 06DC  
WOODBURN



MARION COUNTY, OREGON  
SW1/4 SE1/4 SEC6 T5S R1W W.M.  
SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ Section Corner
  - 16 15
  - 21 22

NUMBERS

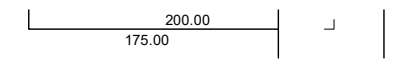
Tax Code Number  
**00 00 0**

Acreege  
**0.25 AC**

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

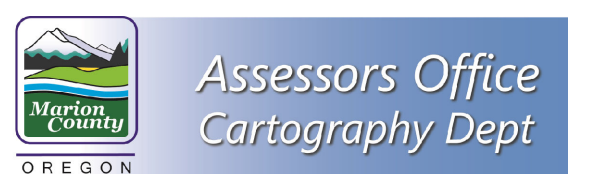


CANCELLED NUMBERS

101			
202			

Attachment 101  
Sheet 2 of 2

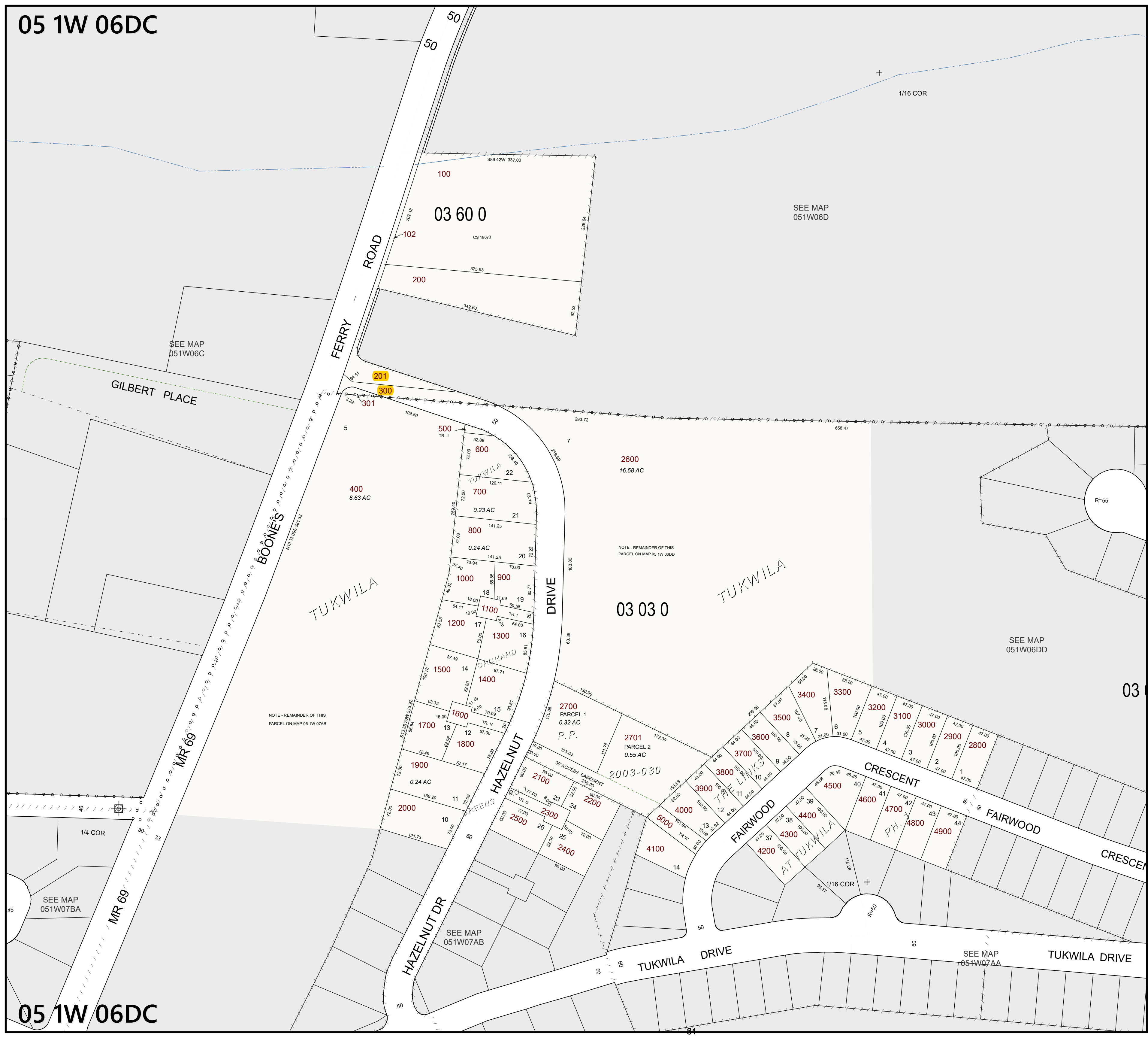
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 10/16/2020

WOODBURN  
05 1W 06DC



05 1W 06DC

# ANX 2020-01: Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	<ul style="list-style-type: none"> <li>Requirement (or guideline) met, but might become unmet because of condition applied to meet separate and related requirement that is not met</li> <li>Plan sheets and/or narrative inconsistent</li> <li>Other special circumstance benefitting from attention</li> </ul>	Revision needed for clear and consistent records
■	Deviation: Planned Unit Development, Zoning Adjustment, and/or Variance	Request to modify, adjust, or vary from a requirement

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

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## Project Name & Case File Numbers

The project name is Trillium Reserve. The land use application master/parent case file number is Annexation ANX 2020-01, and the children/corollary case file numbers are Property Line Adjustment PLA 2020-05, Planned Unit Development PUD 2020-01, Riparian Corridor and Wetlands Overlay District Permit RCWOD 2020-01, Preliminary Subdivision SUB 2020-01, & Zone Change 2020-01.

## Location

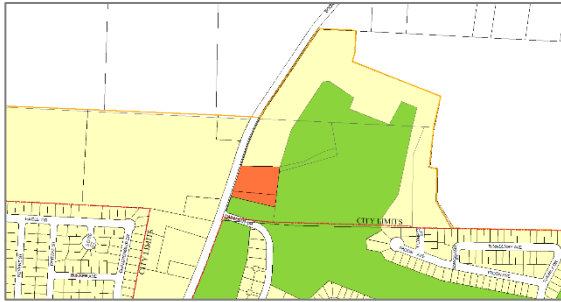
<i>Address(es)</i>	None (east side of N. Boones Ferry Rd north of Hazelnut Dr)
<i>Tax Lot(s)</i>	051W06D000502 (primary), 500, & 800 and 051W06DC00201 & 300; respectively 39.21, 0.15, 0.07, 0.09, & 0.16 acres, totaling 39.69 acres
<i>Nearest intersection</i>	N. Boones Ferry Rd & Hazelnut Dr

## Land Use & Zoning

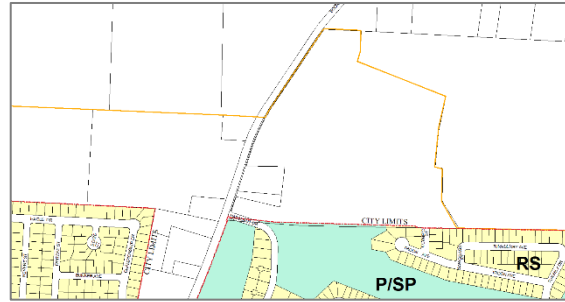
<i>Comprehensive Plan Land Use Designation</i>	Low Density Residential and Open Space and Parks
<i>Zoning District</i>	Residential Single Family (RS) and Public and Semi-Public (P/SP) – the latter covering the existing golf course – upon annexation
<i>Overlay District(s)</i>	Riparian Corridor and Wetlands Overlay District (RCWOD) along the west tributary of Mill Creek
<i>Existing Use(s)</i>	Closed orchard and part of Oregon Golf Association golf course

For context, the comprehensive plan land use map designations and zoning are illustrated below with excerpts from the City geographic information system (GIS) and the zoning is tabulated further below:





Comprehensive Plan land use map excerpt



Zoning map excerpt

<i>Cardinal Direction</i>	<i>Adjacent Zoning</i>
North	No City zoning because not annexed and outside the City urban growth boundary (UGB)
East	No City zoning because not annexed and outside the City urban growth boundary (UGB)
South	Mix of RS & P/SP; from east to west: The Links at Tukwila Phase IV subdivision, golf course, Tukwila Orchard Greens No. 1 subdivision, and more golf course
West	No City zoning because not yet annexed; orchard and two rural houses

## Statutory Dates

<i>Application Completeness</i>	January 29, 2021
<i>120-Day Final Decision Deadline</i>	May 29, 2021 per Oregon Revised Statutes (ORS) <a href="#">227.178</a> . (The nearest and prior regularly scheduled City Council date would be either May 10 or 24, 2021, depending on coronavirus.)*

\*However, the Assistant City Attorney had counseled staff on January 16, 2018 that an annexation request is not subject to the 120-day deadline for final action per 227.178(8).



## **Annexation Provisions**

Because the proposal is for annexation, per 5.04 it requires a Type IV review with City Council decision. The applicant submitted application materials on September 24, 2020 and revised and additional materials through January 19, 2021 (excerpted within Attachment 103).

### **5.04.01 Annexation**

- A. Purpose:** The purpose of this Type IV review is to provide a procedure to incorporate contiguous territory into the City in compliance with state requirements, Woodburn Comprehensive Plan, and Woodburn Development Ordinance.
  
- B. Mandatory Pre-Application Conference:** Prior to requesting annexation to the City, a Pre-Application Conference (Section 4.01.04) is required. ...
  
- C. Criteria:**
  - 1. Compliance with applicable Woodburn Comprehensive Plan goals and policies regarding annexation.**
  - 2. Territory to be annexed shall be contiguous to the City and shall either:**
    - a. Link to planned public facilities with adequate capacity to serve existing and future development of the property as indicated by the Woodburn Comprehensive Plan; or**
    - b. Guarantee that public facilities have adequate capacity to serve existing and future development of the property.**
  - 3. Annexations shall show a demonstrated community need for additional territory and development based on the following considerations:**
    - a. Lands designated for residential and community uses should demonstrate substantial conformance to the following:**
      - 1) The territory to be annexed should be contiguous to the City on two or more sides;**
      - 2) The territory to be annexed should not increase the inventory of buildable land designated on the Comprehensive Plan as Low or Medium Density Residential within the City to more than a 5-year supply;**
      - 3) The territory proposed for annexation should reflect the City's goals for directing growth by using public facility capacity that has been funded by the City's capital improvement program;**
      - 4) The site is feasible for development and provides either:**
        - a) Completion or extension of the arterial/collector street pattern as depicted on the Woodburn Transportation System Plan; or**

- b) Connects existing stub streets, or other discontinuous streets, with another public street.
    - 5) Annexed fulfills a substantial unmet community need, that has been identified by the City Council after a public hearing. Examples of community needs include park space and conservation of significant natural or historic resources.
  - b. Lands designated for commercial, industrial and other uses should demonstrate substantial conformance to the following criteria:
    - 1) The proposed use of the territory to be annexed shall be for industrial or other uses providing employment opportunities;
    - 2) The proposed industrial or commercial use of the territory does not require the expansion of infrastructure, additional service capacity, or incentives that are in excess of the costs normally borne by the community for development;
    - 3) The proposed industrial or commercial use of the territory provides an economic opportunity for the City to diversify its economy.
- D. Procedures:**
- 1. An annexation may be initiated by petition based on the written consent of:
    - a. The owners of more than half of the territory proposed for annexation and more than half of the resident electors within the territory proposed to be annexed; or
    - b. One hundred percent of the owners and fifty percent of the electors within the territory proposed to be annexed; or
    - c. A lesser number of property owners.
  - 2. If an annexation is initiated by property owners of less than half of property to be annexed, after holding a public hearing and if the City Council approves the proposed annexation, the City Council shall call for an election within the territory to be annexed. Otherwise no election on a proposed annexation is required.
- E. Zoning Designation for Annexed Property:** All land annexed to the City shall be designated consistent with the Woodburn Comprehensive Plan, unless an application to re-designate the property is approved as part of the annexation process.
- F. The timing of public improvements is as follows:**
- 1. Street dedication is required upon annexation.
  - 2. Dedication of public utility easements (PUE) is required upon annexation.
  - 3. Street improvements are required upon development.
  - 4. Connection to the sanitary sewer system is required upon development or septic failure.
  - 5. Connection to the public water system is required upon development or well failure.
  - 6. Connection to the public storm drain system is required upon development.

Regarding subsection B., staff hosted the pre-application conference (Pre-App PRE 2020-02) on February 6, 2020.

The applicant requests that the City designate the annexed territory with the Residential Single Family (RS) and Public and Semi-Public (P/SP) base zoning districts and the Riparian Corridor and Wetlands Overlay District (RCWOD).

Regarding the criteria of subsection C.:

1. The City Comprehensive Plan, Section G. Growth Management and Annexation contains annexation policies on pp. 30-31. The annexation criteria in the WDO already reflect the goals, including efficient City services.

First, the territory to be annexed is within the Woodburn Urban Growth Boundary (UGB). The premise of a UGB is to define an area feasible for the City to provide services to greenfield development over approximately 20 years as described in the Comprehensive Plan. So, in this way the annexation of territory within the UGB is consistent with the comp plan.

Second, the territory also is adjacent to infrastructure that development can make use of or extend into the territory to develop it:

- Roads and street: N. Boones Ferry Road borders to the property to the west, providing a means of access. The property also has a second access by bordering to the south the dead-end of Olympic Street. The annexation legal description and map series include the right-of-way (ROW) adjacent to the site, from the north end south to the south leg of the intersection of N. Boones Ferry Road & Hazelnut Drive.
  - Transit: Along N. Boones Ferry Road and Olympic Street, the City and other agencies could run transit vehicles.
  - Potable water, sanitary sewer, and stormwater sewer: These are adjacent or nearby, and as the Public Works Department Directs at the civil engineer plan (CEP) review and public works permit stage, the developer will upgrade and extend them as necessary to provide laterals to the site development and for these upgraded and extended utilities to accommodate the demands of the development.
  - Other: Other franchise utility providers attend to such utilities as electric power, cable television and internet, natural gas, and cellular wireless telephony, often using existing or extended ROWs.
2. The territory is contiguous to the City. Per the comp plan and with implementation through the WDO, upon development of the territory the City would require

improvements that guarantee that public facilities have adequate capacity to serve such development.

The Public Works Department identified no impediments to serve the development that would not be resolved at the permitting stage, evidenced by the Public Works comments that are Attachment 102A.

Second, the Public Works Department, Woodburn Fire District (WFD), and Woodburn School District (WSD) submitted service provider letters (SPLs) as annexation applications require. They are in Attachment 103B. The Public Works one dated September 3, 2020 states:

“This letter is to certify that the City of Woodburn has no capacity issue with the public wastewater treatment facility or public water treatment facility. However, the subject property is not adjacent to an existing collection system for water, wastewater or a public storm sewer collection system. The requirements for these collection facilities would still need to be determined. The capacity analysis, design and installation would be the responsibility of the applicant/property owner.”

Along with the Public Works comments that are Attachment 102A, it appears to Planning Division staff that the Public Works Department has no objection to annexation and that public works can serve the development through typical public improvements by a developer of the territory to be annexed.

Additionally, the applicant’s narrative (September 24, 2020, pp. 40-41) states:

“Adequate capacity for service exists to serve this subdivision. ... Water service via a 12-inch mainline is available at the intersection of Hazelnut Drive and N Boones Ferry Road. This water line is planned to be extended through the community and looped back into an 8-inch water line at the current stub end of Olympic Street.

Stormwater from the project is planned to be routed to internal stormwater facilities. Per the Preliminary Composite Utility Plans (Exhibit D) and Preliminary Stormwater Report (Exhibit H), these facilities have capacity to accommodate surface water runoff from the project.

Sanitary sewer for the project is planned to be routed to a point of confluence at the south end of the planned extension of Olympic Street, then east and south through the golf course to an existing sanitary sewer mainline within an existing utility easement near the intersection of Troon Avenue and Tukwila Drive. The existing line has the capacity for the planned PUD project and potential future development west of N Boones Ferry Road.

Application to Marion County to extend sanitary sewer utilities within the EFU zone will be made concurrently. Plans depicting the sanitary sewer and other planned utilities are included as part of Exhibit D. The applicant plans to install necessary water, wastewater, stormwater, and other utility facilities needed to serve the project. These criteria are met.”

There’s no written objection by the Public Works Department to the applicant’s narrative.

3. a. Examining the considerations under subsection a. because the Comprehensive Plan land use map designates the territory Low Density Residential and Open Space and Parks, and the territory is to be designated with Residential Single Family (RS) and Public and Semi-Public (P/SP) base zoning districts consistent with both the applicant’s request and Comprehensive Plan Policy Table 1:

- 1) The territory to be annexed doesn’t meet the guideline that it “should be contiguous to the City on two or more sides”.
- 2) The applicant’s narrative (pp. 41-42) states:

“The Comprehensive Plan Land Use Map designates the territory as a combination of Low Density Residential and Open Space and Parks. Per the City’s Housing Needs Analysis adopted December 9, 2019, the territory was included in the Buildable Lands Inventory and had been previously designated Low-Density Residential; therefore, the project helps meet the needs identified within the Housing Needs Analysis and Buildable Lands Inventory. Changes to density or zoning designation are not planned.

This petition for annexation represents only a small portion of the residentially designated lands within the UGB. The Housing Needs Analysis states that the future estimated housing need to be provided by single-family detached dwellings, manufactured homes, and mobile homes is 1,563 net new dwellings. The planned 90-lot PUD is planned to provide 5.76 percent of the total needed single-family detached dwellings or slightly more than one year’s supply. There is no known oversupply of annexed Low Density Residential lands and the supply of these lands following annexation is not more than a 5-year supply for residential growth.”

Staff concurs.

3) The applicant's narrative (p. 4) states:

"The project involves the extension of an existing public street stub from Olympic Street to N Boones Ferry Road and provide for future local street connections to surrounding development. The project is planned to also correct a previous dedication error to accommodate right-of-way for future N Boones Ferry Road widening needs. Utility projects related to this project that increase capacity or serve other developments are part of the City's Capital Improvement Plan."

There's no written objection by the Public Works Department to the applicant's narrative.

4) Regarding (a) & (b), the applicant's narrative (p. 4) states:

"The territory is feasible for development. The RS-zoned lands are relatively flat former farmland with no obvious physical constraints other than the unnamed North Mill Creek tributary. The territory is reasonably adjacent to City utilities and street infrastructure. The annexation includes right-of-way portions of N Boones Ferry Road. Infrastructure for the project including potable water extend along or under N Boones Ferry Road. The Woodburn Comprehensive Plan addresses the extension of utility infrastructure for the project and its criteria are addressed within this report below. The existing Olympic Street stub is planned to be extended to N Boones Ferry Road. Additional street stubs are shown to be dedicated for potential future development."

Staff concurs.

5) The applicant asserts no unmet community need. Because these analyses and findings come before the first public hearing by the Planning Commission, it is yet unknown if annexation fulfills a substantial unmet community need because the City Council has not yet identified such a need. Examples of community needs include park space and conservation of significant natural or historic resources, and the corollary development includes Tracts G & H along the west tributary of Mill Creek that the developer is to improve and dedicate as common area tracts to be owned and maintained by an association such as a homeowners association (HOA). (No public parkland is proposed.)

Annexation of the subject territory demonstrates substantial conformance with the criteria.

Regarding D., the applicant obtained the requisite written consent and such that no election is needed.

Regarding E., the applicant confirms the proposal includes no request to amend the Comprehensive Plan land use designation or upon annexation to designate the territory with City base zoning districts other than RS and P/SP. (Pursuant to Comprehensive Plan Policy Table 1, RS and P/SP are each the only zoning district that implements the respective Low Density Residential and Open Space and Parks designations.)

Regarding F., the applicant need not address subsection 1. because the territory to be annexed includes adjacent ROW and because the public improvements including ROW and public utility easement (PUE) dedications that F. describes are addressed through development review, i.e. site plan review process, instead of annexation itself.

✓ The criteria are met.



## Zoning Map Change Provisions

### Zoning Map Change Provisions

#### 5.04.04

**A. Purpose:** The purpose of an Owner Initiated Official Zoning Map Change is to provide a procedure to change the Official Zoning Map, in a manner consistent with the Woodburn Comprehensive Plan.

**B. Criteria:** The following criteria shall be considered in evaluating an Official Zoning Map Change;

**1. Demonstrated need for the proposed use and the other permitted uses within the proposed zoning designation.**

**2. Demonstrated need that the subject property best meets the need relative to other properties in the existing developable land inventory already designated with the same zone considering size, location, configuration, visibility and other significant attributes of the subject property.**

**3. Demonstration that amendments which significantly affect transportation facilities ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:**

**a. Limiting allowed land uses to be consistent with the planned function of the transportation facility; or**

**b. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the Transportation Planning Rule; or,**

**c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.**

Staff interprets this section such that it applies only to rezoning – a change from one City zoning district to another. Because the zone change proposed through ZC 2020-01 comes with annexation in order to assign City zoning, and the proposed zoning districts comply with the Comprehensive Plan land use map designations, the criteria are not applicable.

⊖ Not applicable.

## Riparian Corridor and Wetlands Overlay District (RCWOD) Provisions

### RCWOD Provisions

#### 2.05.05 Riparian Corridor and Wetlands Overlay District

##### A. Purpose

The Riparian Corridor and Wetlands Overlay District (RCWOD) is intended to conserve, protect and enhance significant riparian corridors, wetlands, and undeveloped floodplains in keeping with the goals and policies of the Comprehensive Plan. The RCWOD is further intended to protect and enhance water quality, prevent property damage during floods and storms, limit development activity in designated areas, protect native plant species, maintain and enhance fish and wildlife habitats, and conserve scenic and recreational values.

##### B. Boundaries of the RCWOD

###### 1. The RCWOD includes:

- a. Riparian corridors extending upland 50 feet from the top of the bank of the main stem of Senecal Creek and Mill Creek and those reaches of their tributaries identified as fish-bearing perennial streams on the Woodburn Wetlands Inventory Map; and
- b. Significant wetlands identified on the Woodburn Wetlands Inventory Map. Where significant wetlands are located fully or partially within a riparian corridor, the RCWOD shall extend 50 feet from the edge of the wetland; and
- c. The 100-year floodplain on properties identified as vacant or partly vacant on the 2005 Woodburn Buildable Lands Inventory.

2. The approximate boundaries of the RCWOD are shown on the Zoning Map. The precise boundaries for any particular lot should be verified by the property owner when making a land use application. Map errors may be corrected as provided in this Ordinance (Section 1.02.04).

RCWOD applies per subsection B. and mainly aligns with the west tributary of Mill Creek across Tracts G & H and under the golf course, as well as over associated wetlands, and the applicant submitted a legal description and map as the zoning ordinance exhibits to designate the RCWOD. (Incidentally, no other overlay districts from 2.05 apply.)

✓ The criteria are met.

##### C. Permitted Uses and activities

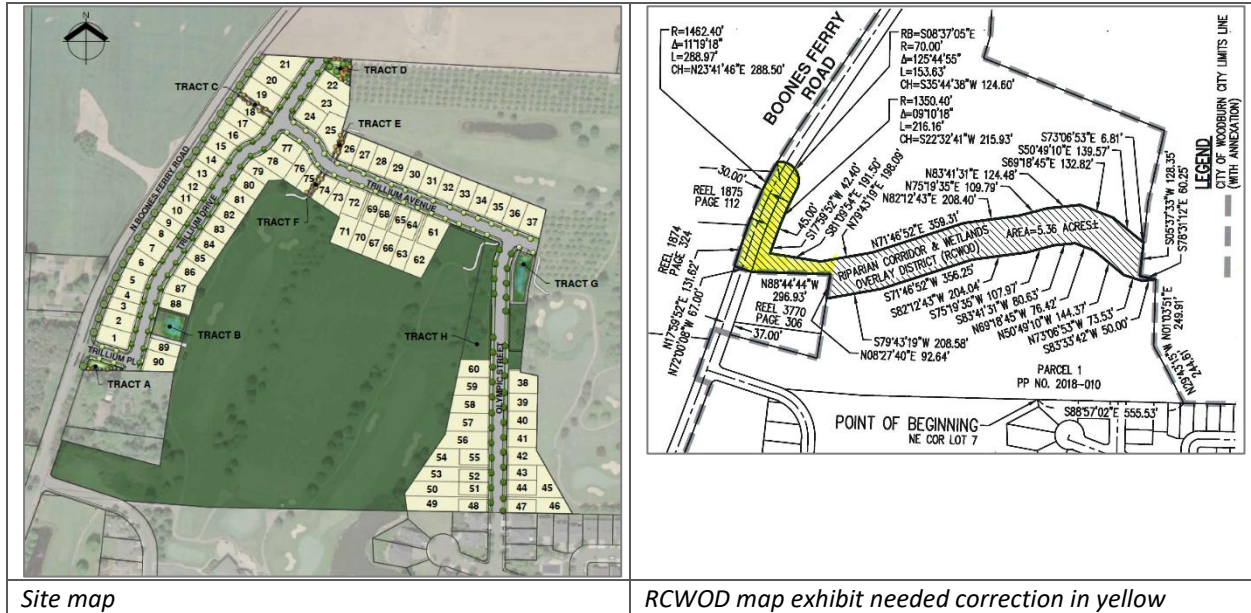
The following uses and activities are allowed, provided they are designed and constructed to minimize intrusion into the RCWOD:

1. Erosion or flood control measures that have been approved by the Oregon Department of State Lands, the U.S. Army Corps of engineers, or another state or federal regulatory agency
2. Maintenance of existing structures, lawns and gardens
3. Passive recreation uses and activities

4. **Removal of non-native plant species and replacement with native plant species**
5. **Streets, roads, and paths that are included in an element of the Comprehensive Plan**
6. **Utilities**
7. **Water-related and water-dependent uses, including drainage facilities, water and sewer facilities, flood control projects, drainage pumps, public paths, access ways, trails, picnic areas or interpretive and educational displays and overlooks, including benches and outdoor furniture**
- D. Prohibited Uses and Activities**
  1. **New buildings or structures or impervious surfaces, except for replacement of existing structures within the original building footprint**
  2. **Expansion of existing buildings or structures or impervious surfaces**
  3. **Expansion of areas of pre-existing non-native landscaping such as lawn, gardens, etc.**
  4. **Dumping, piling, or disposal of refuse, yard debris, or other material**
  5. **Removal of vegetation except for:**
    - a. **Uses permitted by this Section**
    - b. **Perimeter mowing of a wetland for fire protection purposes;**
    - c. **Water-related or water-dependent uses, provided they are designed and constructed to minimize impact on the existing riparian vegetation;**
    - d. **Removal of emergent in-channel vegetation that has the potential to cause flooding;**
    - e. **Hazardous tree removal.**
  6. **Grading, excavation and the placement of fill except for uses permitted by this Section.**

Staff noticed that the draft legal description and map as the zoning ordinance exhibits to designate the RCWOD have an error by extending the RCWOD past the west boundary of the golf course.

It's an error because while having RCWOD overlap public streets – N. Boones Ferry Road, Trillium Place, & Trillium Drive – wouldn't be problem per subsection C.5, the exhibits would apply RCWOD to a number of lots near the intersection of those two streets, creating a conflict with the prohibition against private development in the RCWOD per subsection D. Staff opted to direct the applicant to end the RCWOD west boundary at the conveniently identifiable west boundary of the golf course, the same as the west boundary of adjusted Lot 502, per the illustration below right:



Site map

RCWOD map exhibit needed correction in yellow

▲ Staff applies a *PUD condition* about RCWOD designation.

**G. Site Plan**

When a use or activity that requires the issuance of a building permit or approval of a land use application is proposed on a parcel within, or partially within the RCWOD, the property owner shall submit a site plan to scale showing the location of the top-of-bank, 100-year flood elevation, jurisdictional delineation of the wetland boundary approved by the Oregon Department of State Lands (if applicable), riparian setback, existing vegetation, existing and proposed site improvements, topography, and other relevant features.

The applicant is conforming to such through land use review site plan sheets, DSL application #63057-GP in review, and DSL approved wetland delineation WD2020-0463, and will factor in the RCWOD through civil engineering plan (CEP) review by the Public Works Department, which comes after land use final decision, for the Olympic Street bridge/culvert/crossing of the west tributary.

**H. Coordination with the Department of State Lands**

The Oregon Department of State Lands shall be notified in writing of all applications to the City for development activities, including applications for plan and/or zone amendments, development or building permits, as well as any development proposals by the City that may affect any wetlands, creeks or waterways..

Planning staff notified DSL through the webform form specific to that agency for what became agency case file number WN2020-0690.

✓ The criteria are met.



## Property Line Adjustment Provisions

### Property Line Adjustment; Consolidation of Lots

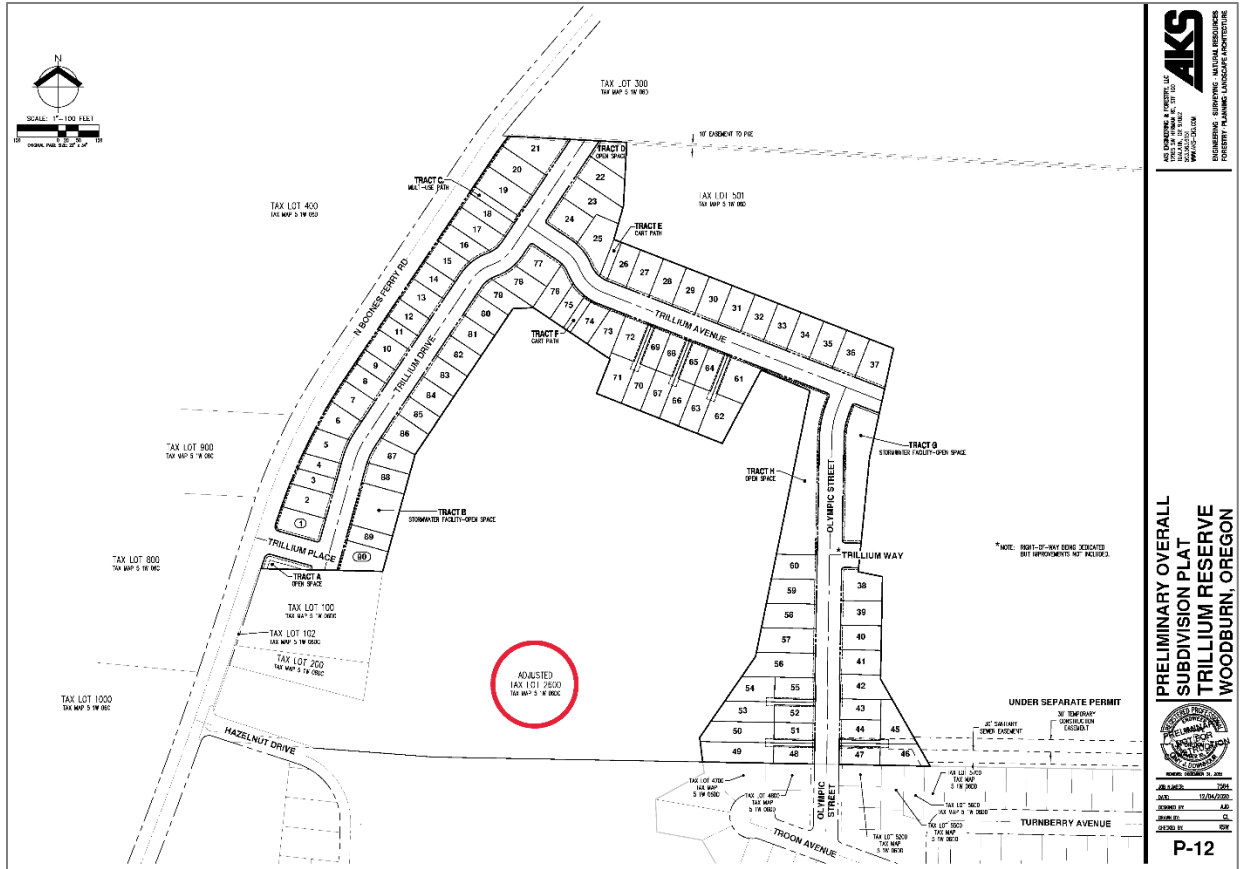
**A. Purpose:** The purpose of this review is to ensure that adjustments to property lines or the consolidation of existing lots and parcels, complies with the standards of this ordinance (Section 2), and State Statutes (ORS Chapters 92 and 209). Property line adjustments and consolidation of lots are allowed in all zones.

**B. Criteria:**

- 1. Lot area, depth, width, frontage, building setbacks, vehicular access and lot coverage comply with the standards of this ordinance (Sections 2 and 3);**
- 2. Existing easements are accurately reflected;**
- 3. Existing land use and development on the subject property comply with the requirements of prior land use actions; and**
- 4. Buildings and structures abutting the adjusted property lines comply with State building codes and with respect to current occupancy.**
- 5. Property line adjustments are surveyed and monumented to the requirements set forth in State statutes (ORS Chapters 92 and 209) and recorded by the County Surveyor.**

**C. Procedure:** The Director shall review and approve the application when it is found that it meets this Ordinance and the State Building Codes.

The proposal through PLA 2020-05 is to adjust the northerly boundary of Tax Lot 051W06DC02600 so that the golf course remains on its own lot. Below is land use review Sheet P-12 with the adjusted tax lot labeled circled in red:



The applicant proposes re-routing some segments of golf cart paths to align with new paths on adjacent subdivision tracts, and the proposal includes no new buildings or building additions on the golf course adjusted lot. The northerly adjusted lot line doesn't come near any existing building, and the City geographic information system (GIS) showed no public easements on the adjusted golf course lot with which the adjustment would interfere.

The golf course lot is to be zoned Public/Semi-Public (P/SP) zoning district, which has few development standards per Table 2.04D. There are no minimums for lot area, width, depth, or street frontage. Because the proposal includes no new buildings or building additions, the remainder of the standards in the table are not applicable.

✓ The criteria are met.



## Subdivision Preliminary Approval Provisions

### Subdivision Preliminary Approval Provisions

#### 5.03.10 Subdivision Preliminary Approval

**A. Purpose:** The purpose of a Type III Subdivision decision is to ensure that the division of properties into 4 or more lots complies with the standards of this Ordinance (Sections 2 and 3). Subdivisions are allowed in all zones, provided the proposal meets applicable standards.

**B. Criteria:** Preliminary approval of a Subdivision shall require compliance with the following:

1. That approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and efficient development of the remainder of any adjoining land or access thereto.

2. That the proposed development shall be served with city streets, water, sewer and storm drainage facilities with adequate capacity.

3. That the plan for the development takes into account topography, vegetation and other natural features of the site.

4. That adequate measures have been planned to alleviate identified hazards and limitations to development:

a. For wetlands these shall be the measures required by the Division of State Lands for regulatory wetlands.

b. For unstable areas, demonstration that streets and building sites are on geologically stable soil considering the stress and loads.

5. The preliminary plat complies with all applicable provisions of this Ordinance (Sections 2 and 3), except where waived by variance.

Because the subdivision is for planned unit development (PUD), which can and does modify WDO provisions, the criteria are met through the PUD provisions, including modification by PUD to establish a smaller minimum lot area standard.

■ *PUD:* Staff further addresses WDO and modified subdivision standards below under the Planned Unit Development Provisions section.

## Planned Unit Development Provisions

### Planned Unit Development Provisions

#### 3.09

The purpose of this Section is to establish the requirements for Planned Unit Developments (PUDs). PUDs allow flexible development standards, unique street cross-sections, and more variety in permitted uses. They are especially appropriate when developing properties with unique topographic, geotechnical, or other constraints. They also encourage innovation and creative approaches for developing land. In exchange for the ability to modify development and use standards, PUDs must provide common open space and enhanced public amenities.

PUD is a discretionary land use application type allowing developers to modify WDO provisions – such as getting smaller minimum lot areas and higher residential density – in exchange for a minimum area of open space, minimum common area improvements, and what the City interprets to mean “enhanced public amenities”. More to the point, the conditions of approval and the related 200 series of attachments establish PUD development standards and common area improvements.

#### 3.09.01 Allowable Types and Minimum Area of PUDs

##### A. Transfer of Density PUD

1. A Transfer of Density PUD shall consist entirely of property in any residential zone, or in more than one residential zone. A Transfer of Density PUD may only be used to transfer residential density from undevelopable areas of a site (riparian corridor, floodplain, wetlands, unstable soils or slopes) to developable areas of a site, but not to increase the overall number of dwelling units allowed on the site. Note: This development option is often called cluster housing.

2. There is no minimum site area for a Transfer of Density PUD.

##### B. Residential PUD

1. A Residential PUD shall consist entirely of property zoned RS, RM, RSN, RMN, R1S, or P/SP, or in more than one such zone. A PUD is not allowed in the Neighborhood Conservation Overlay District (NCOD).

2. A Residential PUD shall contain a minimum of two acres.

##### C. Mixed-Use PUD

1. A Mixed-Use PUD may consist of property in any zone or zones. A Mixed- Use PUD is not allowed in the Neighborhood Conservation Overlay District (NCOD).

2. A Mixed-Use PUD shall contain a minimum of three acres.

The applicant’s narrative (September 24, 2020, p. 27) addresses the section but doesn’t clearly indicate one of the three PUD types. Based on the application materials, it appears to be a Residential PUD per subsection B. The PUD contains at least two acres and territory to be annexed and zoned RS & P/SP.



✓ The provisions are met.

### 3.09.02 Allowed Uses

#### A. Transfer of Density PUD

Single-family dwellings, manufactured dwellings, duplexes, row houses, and multiple-family dwellings shall be allowed in a Transfer of Density PUD.

#### B. Residential PUD

Any use allowed in any residential zone shall be allowed in a Residential PUD (see Table 2.02A). No separate Conditional Use process shall be required for any use that is described in the Detailed Development Plan and the project narrative.

#### C. Mixed-Use PUD ...

Because the proposal includes no conditional use for the Residential PUD, subsection B isn't applicable.

⊖ Not applicable.

### 3.09.03 Density Transfer

A. Any PUD may be used to transfer residential density from undevelopable areas of a site (riparian corridor, floodplain, wetlands, unstable soils or slopes) to developable areas of a site. Up to 40 percent of the density may be transferred, except as provided in Sections B through G, below. No more than 100 percent of the density may be transferred.

B. If the PUD dedicates to the City or provides an easement for a trail or bike path shown in any adopted City Plan, an additional 20 percent of the density may be transferred.

C. If the PUD dedicates to the City property abutting a public park, the Commission may allow up to an additional 20 percent of the density to be transferred, commensurate with the amount and usability of the property dedicated.

D. If the improved common area of the PUD is available for use by the public, the Commission may allow up to an additional 10 percent of the density to be transferred, commensurate with the amount and usability of the improved common area. The area must be permanently posted with a sign reading, "This common area is available for use by the public."

E. If the PUD plan proposes landscaping or buffering that exceeds the WDO minimum standards by at least 25 percent, the Commission may allow up to an additional 20 percent of the density to be transferred, commensurate with the amount, quality, and variety of the enhanced landscaping or buffering.

F. If the PUD plan proposes stormwater mitigation measures that exceed minimum City standards by at least 25 percent, the Commission may allow up to an additional 10 percent of the density to be transferred, upon a recommendation by the Public Works Department.

G. If the PUD plan proposes other environmental, sustainability, or architectural enhancements, the Commission may allow up to an additional 10 percent of the density to be transferred, commensurate with the amount, quality, and community benefit of the enhancements. Such enhancements may include, but are not limited to, solar heating or electrical generation, community gardens, public art, mitigation of off-site stormwater, and greywater diversion.

The applicant's narrative skips this section, and because of that and the site plans, staff concludes that the applicant declines to opt for any of the density transfer provisions.

⊖ Not applicable.

### **3.09.04 Conceptual Development Plan**

**A. PUDs require both a Conceptual Development Plan and a Detailed Development Plan. These reviews may be accomplished sequentially or as a consolidated review, at the applicant's discretion.**

**B. A Conceptual Development Plan shall include drawings and a narrative describing the surrounding neighborhood, existing site conditions, general development areas, phasing, land uses, building envelopes, architectural theme, landscaping and buffering, streets, bicycle and pedestrian circulation, common areas, utility locations, sign theme, and other information the Director may deem necessary to convey the concept plan.**

The application materials indicate that the applicant seeks Conceptual Development Plan approval.

✓ The provisions are met.

### **3.09.05 Detailed Development Plan**

**A. PUDs require both a Conceptual Development Plan and a Detailed Development Plan. These reviews may be accomplished sequentially or as a consolidated review, at the applicant's discretion.**

**B. No building, grading, access, or other development permit may be issued until a Detailed Development Plan has been approved for at least one phase of the project.**

**C. Buildings shown on a Detailed Development Plan are exempt from Design Review if they are in substantial conformity to the Detailed Development Plan (see Section 3.07.01.B).**

**D. A Detailed Development Plan shall include drawings and a narrative sufficient to demonstrate compliance with the Conceptual Development Plan and any conditions of approval previously imposed. A Detailed Development Plan shall provide specific information regarding the site layout, architecture, and proposed amenities. A Detailed Development Plan that proposes land uses not in the Conceptual Development Plan or that deviates by more than ten percent from any development standard in the Conceptual Development Plan for any phase, or that does not meet the standards of this Section shall not be approved. The applicant may request that the decision-maker approve such a plan as an amended Conceptual Development Plan.**

The application materials indicate that the applicant seeks both PUD Conceptual Development Plan and Detailed Development Plan (DDP) approvals.

Staff applies a PUD condition, similar to as was done for the Smith Creek PUD (ANX 2017-05), to conform to 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the DDP approval.

▲ Staff applies a *PUD condition* for PUD Final Plan Approval process.

**3.09.06 Development Standards**

A PUD is intended to allow flexibility in the development standards of Sections 2.02 through 2.04 and 3.01 through 3.10. The Detailed Development Plan may propose modified standards without a separate Variance. Any standard that is not proposed for modification shall apply to the PUD. The development standards stated below shall not be modified through the PUD process.

**A. Common area and density shall comply with Table 3.09A.**

Common Area and Density Standards for Planned Unit Developments Table 3.09A				
		Transfer of Density	Residential	Mixed-Use
Common Area, Minimum	Four or fewer dwelling units	All undevelopable site area		
	Five or more dwelling units, or nonresidential uses	30 percent of gross site area, including all undevelopable site area <sup>1</sup>		
Improved Common Area, Minimum	Four or fewer dwelling units	None		
	Five or more dwelling units	100 square feet per dwelling unit		
	Nonresidential uses	None	None	None
Residential Density, Minimum (units per net acre)		Pursuant to the Comprehensive Plan <sup>2</sup>		
Residential Density, Maximum (units per net acre)		Not specified <sup>4</sup>		
<p>1. At least one common area shall be sized to accommodate a circle 25 feet in diameter.</p> <p>2. In residential zones only. There is no minimum for non-residential zones.</p> <p>3. Child care facility for 13 or more children, group home for six or more persons.</p> <p>4. The maximum density is determined by setbacks, off-street parking, open space, and other requirements. Pursuant to Comprehensive Plan Policy Table 1, Note (p. 7), allowable densities may be increased through PUD above the maximum(s) of the base zone(s).</p>				

First, before applying standards from the table, definitions from 1.02 are in order:

- “Common area”: Not defined.
- “Improved common area”: Not defined. However, the next section beyond Table 3.09A, which is 3.09.06B, states that, “Common areas are deemed improved if they are provided with benches, playground equipment, gazebos, picnic facilities, or similar amenities. Lawn area by itself does not constitute improvement. Trails or paths do not constitute improvement, unless they connect to the public trail system. Common meeting or recreation rooms are deemed to be improved common areas.”
- “Open space, common”: “An area, feature, building or other facility within a development which has been dedicated in common to the ownership within the

development, or to the public, specifically for the purpose of providing places for recreation, conservation or landscaping, and which is intended for the use of the residents and property owners of the development.”

- “Open space, usable common”: “Common open space, the use of which conforms with use and development guidelines specified by the Woodburn Development Ordinance.”

It appears that through the table, “common area” describes the same as “open space, common”. “Improved common area” could mean the same as “open space, usable common”, except that the definition is vague and refers to WDO guidelines and specifications that simply don’t exist except for 3.09.06B, so the description in 3.09.06B stands. Staff concludes that the City through PUD can define the details of what “improved common area” and “similar amenities” mean as standards and require that they be met. Staff concluded the same and acted accordingly for the Smith Creek Development (ANX 2017-05), for example.

Second, looking at the applicable standards from the table, they are as follows:

<p>Common Area, Minimum: Five or more dwelling units, or nonresidential uses</p>	<p>30 percent of gross site area, including all undevelopable site area<sup>1</sup></p> <p><sup>1</sup>At least one common area shall be sized to accommodate a circle 25 feet in diameter.</p>	<p>30.0% of the subdivision gross area is (18.58 acres x 0.3) =5.57 acres</p> <p>The applicant proposes 30% with common area tracts totaling 1.68 acres (9% among the 30%) and part of the existing golf course crediting towards the remaining 3.89 acres (21% among the 30%)</p> <p>Looking at the 30% common area as a base of 100%, the tracts are 30.1%, and part of the existing golf course credits towards 69.9% of the remaining common area standard.</p> <p>In other words, the vast share of the 30% PUD common area is golf course.</p>
<p>Improved Common Area, Minimum: Five or more dwelling units</p>	<p>100 square feet per dwelling unit</p>	<p>The next section beyond Table 3.09A, which is 3.09.06B, defines improved common area.</p> <p>What the applicant proposes on land use review revised Sheets</p>

		P-35 to P-38 is improved common area, and a PUD condition memorializes these improvements.
Residential Density, Maximum (units per net acre)	Pursuant to the Comprehensive Plan <sup>2</sup>  <sup>2</sup> In residential zones only. There is no minimum for non-residential zones.	Through Policy Table 1 starting on plan p. 7, the table has a footnote stating, “Note: ... Allowable densities may be increased through the discretionary planned unit development review process.” The proposal does so and proposes at least 7.1 dwelling units (DUs) per net acre. The conditioned development standards acknowledge such.
Residential Density, Maximum (units per net acre)	Not specified <sup>4</sup>  <sup>4</sup> The maximum density is determined by setbacks, off-street parking, open space, and other requirements. Pursuant to Comprehensive Plan Policy Table 1, Note (p. 7), allowable densities may be increased through PUD above the maximum(s) of the base zone(s).	The applicant’s narrative (submitted 9/24/2020, p. 28) states that the average lot size of the 90 house lots of Trillium Reserve is 5,920 sq ft. The resulting density is (43,560 / 5,920) = 7.4 houses (DUs) per net acre.  Additionally, Oregon House Bill (HB) 2001 (2019) and OAR 660-046 took effect that require most cities including Woodburn to allow “middle housing” – duplexes, triplexes, quadplexes, cottage clusters, and townhouses – as follows: (a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and (b) A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.

		<p>The max densities are as follows:</p> <ul style="list-style-type: none"> <li>• 7.4 DUs per net acre for the proposed 90 houses on 90 lots; and</li> <li>• 46.1 DUs per net acre for the 90 lots to allow a theoretical maximum of four dwellings per lot composed of a combination of houses and middle housing.</li> </ul> <p>Note: Accessory dwelling units (ADUs) don't count against max density, and the bulleted maximums exclude the golf course territory.</p> <p>In service of substantial conformance and out of caution, a PUD condition establishes as a development standard min density as a little less than what's proposed, and higher than 7.0, the min density necessary as a city planning rule of thumb to make bus service viable at a frequency of at least once every 30 minutes.</p>
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Lastly, here staff addresses development standards in lieu of addressing them in the Subdivision Preliminary Approval Provisions section: A PUD condition establishes development standards, each on either modified by PUD or as in the WDO. Because the standards accommodate the proposed subdivision, the proposed subdivision meets them.

✓ The provisions are met.

**B. Improved Common Area**

- 1. Common areas are deemed improved if they are provided with benches, playground equipment, gazebos, picnic facilities, or similar amenities. Lawn area by itself does not constitute improvement. Trails or paths do not constitute improvement, unless they connect to the public trail system.**
- 2. Common meeting or recreation rooms are deemed to be improved common areas.**
- 3. Improved common areas are subject to the performance guarantee provisions of Section 4.02.08.**

Staff addressed this through 3.09.06A above.

**C. Streets**

1. A PUD shall conform to and, where possible, enhance existing or planned vehicle, pedestrian and bicycle networks, including connections and functionality. Note: See Figures 7-1 (Functional Classification Designations), 7-3 (Pedestrian Plan), and 7-4 (Bicycle Plan) of the Transportation System Plan.

2. All streets shall be public.

3. Boundary and connecting streets shall use the street sections of Section 3.01.04.

4. Internal streets may use the street sections of Section 3.01.04, or the PUD may propose other street sections, provided that the streets:

a. conform to the Oregon Fire Code (see Figures 3.04C and 3.04D)

b. include sidewalks, and

c. are constructed to the specifications of the Public Works Department.

**D. Parking**

If a front setback of less than 20 feet is proposed, the requirement of Section 3.05.03 for an improved parking pad for single-family and duplex dwellings may be satisfied by on-street parking or by a common off-street parking lot.

**E. Signs**

1. A PUD may include a sign plan to require a common architectural design and location.

2. The standards of the Mixed Use Village (MUV) zone shall apply to commercial uses in the residential zones of a Mixed-Use PUD.

The street improvements as proposed or conditioned meet or exceed 3.01, including Figures 3.01A, C, & G:

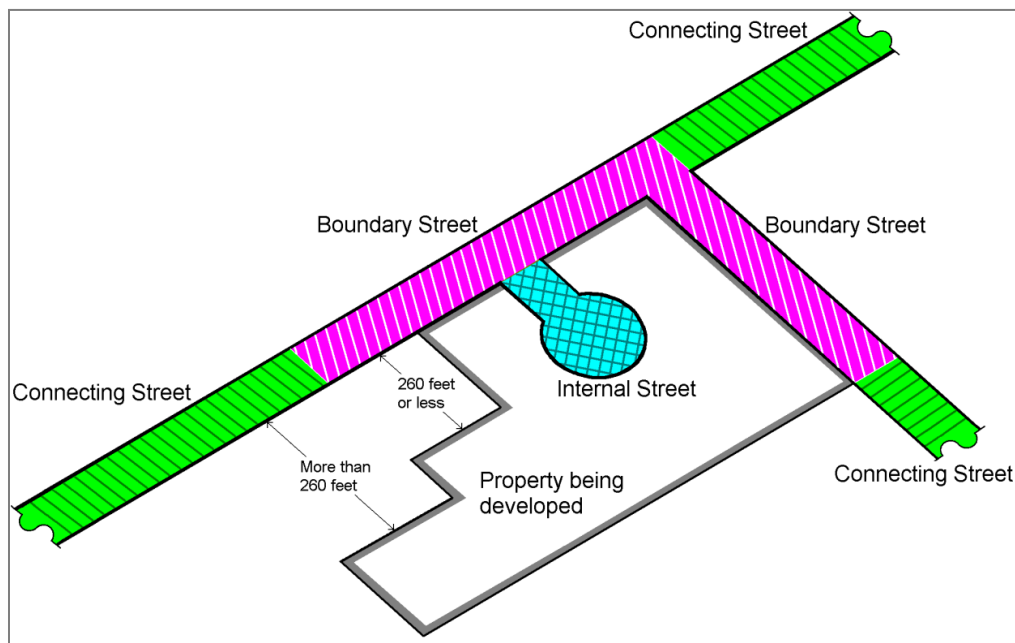
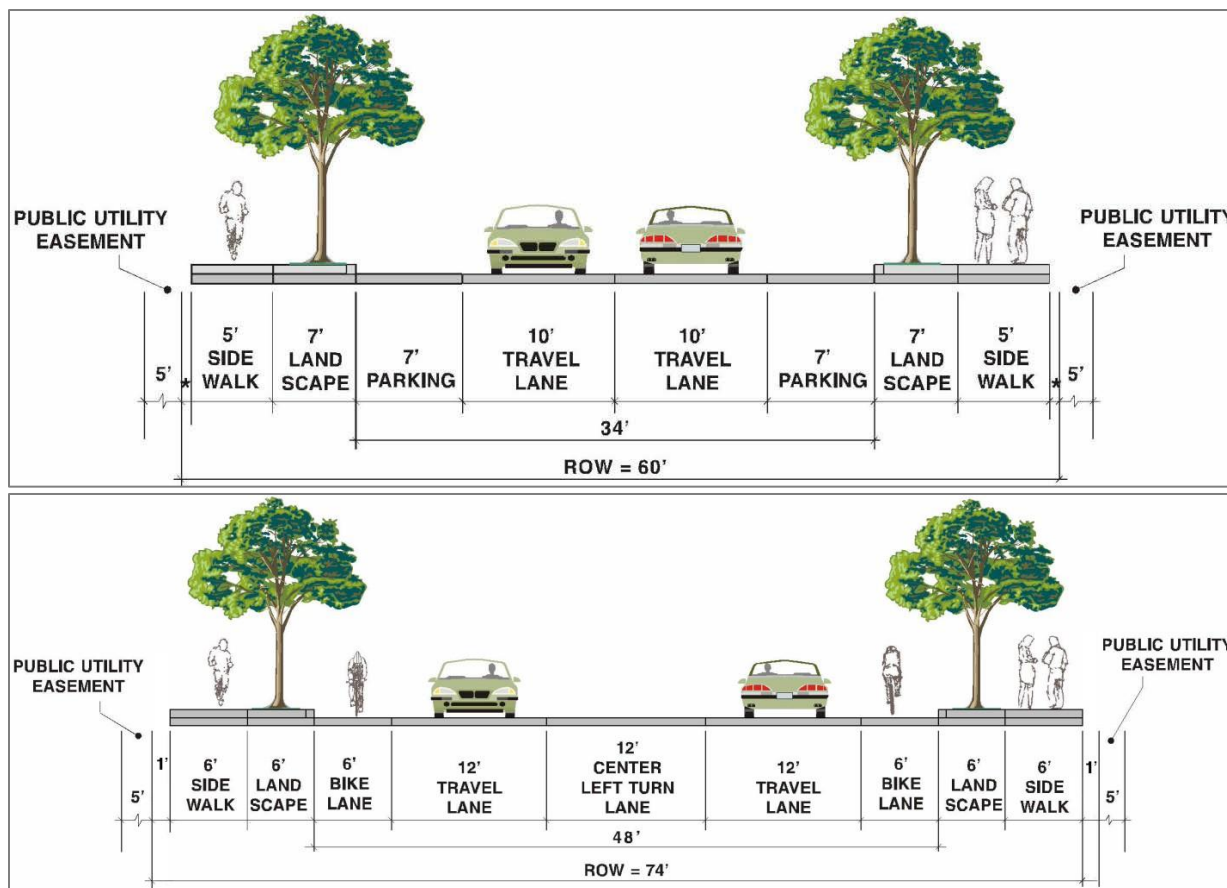


Figure 3.01A – Internal, Boundary, and Connecting Streets



Top: Figure 3.01C – Minor Arterial (This applies to N. Boones Ferry Road.)

Bottom: Figure 3.01G – Local Residential Street with Parking Both Sides, 60 Foot Right-of-Way (This applies to remaining streets.)

Street improvements include wider sidewalks to encouraging walking and accommodate cyclists who feel safer on sidewalk. Off-street public improvements include in place of a street a subdivision connection path, a bicycle/pedestrian path through Tract C as a shortcut within the street network directly linking N. Boones Ferry Road and Trillium Drive.

▲ Staff applies a *PUD condition* to specify street improvements.

### 3.09.09 Owners/Tenants Association

Any land and structures not dedicated to the public, but reserved for the common use of the owners or tenants, shall be subject to control by an association of owners or tenants.

▲ Staff applies a *PUD condition* to ensure conformance.

### 3.09.10 Phasing

A. A PUD may be developed in phases, pursuant to Section 5.03.05.



**B. Phases shall be functionally self-contained with regard to access, parking, utilities, open spaces, and similar physical features, and capable of occupancy, operation, and maintenance upon completion.**

**C. The phased provision of common areas and improvements shall be roughly proportional to the development of housing and other elements intended for private ownership.**

**D. At least one improved common area sized to accommodate a circle 25 feet in diameter shall be provided with the first phase.**

There's no phasing.

⊖ Not applicable.

### [Other]

ORS 92.040(3) sets a 10-year expiration on development approvals in order to help with the issue of entitlement "vesting". It also local governments to set shorter periods, and staff opts to do so in case the project begins to manifest during the 3-year land use approval window but slows down or stops afterwards. Condition SUB-1 sets an ultimate deadline. As an example, were another recession like the Great Recession to occur and lead to a "zombie" project, it would be clear when an apparently dormant project was dead.

▲ Staff applies a *SUB condition* to clarify the issue of "vesting".

A geotechnical or "geotech" report is necessary for subdivision improvements. It became necessary for Smith Creek Development building permits, and the master developer happened to have prepared one in keeping with private agreements with homebuilders and so was able to submit it on short notice. Thankfully, the report document no field conditions that needed correction. The Building Official thought Public Works handled Geotech reports, and this item isn't a WDO requirement or a Planning Division policy item. So, staff established a condition that gets the developer to submit a copy prior to the City accepting subdivision improvements.

▲ Staff applies a *SUB condition* regarding a geotech report.

PUD per the opening purpose statement of 3.09 refers to "enhanced public amenities", which along with annexation as interpreted by staff includes upgrades to public works. The Public Works Department asked for what became Condition PUD-PW to reinforce related items with the Public Works comments that are Attachment 102A. Staff mentions annexation again because public facilities, a.k.a. public works, with adequate capacity are an annexation criterion.

▲ Staff applies *Condition PUD-PW* supporting Public Works Department desires regarding stormwater management.

PUD per the opening purpose statement of 3.09 refers to both “enhanced public amenities” and “unique street cross-sections”, which staff interprets to include what it considers “upgrades” such as wider sidewalk segments, more street trees, traffic calming in the form of patterned poured concrete crosswalks as subtle visual reinforcement for drivers, and public works as civic art, e.g. more than simply functional sides of the Olympic Street bridge over the tributary of Mill Creek.

Staff also accommodates some of the developer’s desires, such as to exempt the Trillium Way street stub from standard improvements per 3.01 while conditioning a public street easement that secures to the City the right to have a street constructed (by someone other than the present developer).

There are also conditions clarifying vagueness or omissions in the WDO, such as that planter strips need to have grass and groundcover among the trees, not gravel or pebbles. Another two examples are to preserve trees and specifying how to implement dead-end street provisions of WDO 3.01.05A.2.

Staff also notes for the developer, PUD is a tool for getting more lots and more houses than a standard subdivision in order to get greater profit. In exchange, the City gets enhanced public amenities. For example, staff interprets enhanced public amenities to include through easement public access to common area off-street bicycle/pedestrian paths.

▲ Staff applies *PUD conditions* requiring street improvements that meet or exceed the WDO or provide an enhanced public amenity in exchange for meeting a street standard.

“Enhanced public amenities” includes common area and “off-street” improvements. Examples are to preserve trees outside ROW, specifying how to apply and remediate the RCWOD, and specifying common area improvements.

Staff accommodates some of the developer’s desires by requiring common area improvements that are basically the same as what the developer proposed after many discussions with staff, the purpose being to have standards that remain clear to all heading into the final plat stage.

Conditions also gain variety in trees, getting more evergreens, establishes a table of standards for off-street bicycle/pedestrian paths, and establishes a table of standards for public easements to secure public access to off-street bicycle/pedestrian paths and allow for future mid-block public utility corridors where and as needed.

Because all proposed common areas are just that – private, not any City/public parkland to be dedicated – there is a condition reiterating that there needs to be maintenance association per WDO 3.09.09.

Lastly, there is a condition reiterating that there needs to be PUD “Final Plan Approval” per WDO 5.01.07 so that outstanding details are deferred after land use approval, allowing the developer to proceed, but also securing between the developer and the City resolution of details before final plat approval by the City.

▲ Staff applies *PUD conditions* requiring common area improvements and public access to some improvements.

Relating to annexation and more so PUD, a number of transportation (T) conditions call out modest transportation improvements (or fees in-lieu where conditions of approval allow), all from the [Transportation System Plan \(TSP\)](#):

- Funding a signal timing study or studies.

A factor is that much traffic passes through the already highly trafficked intersection of N. Boones Ferry Road and Oregon Highway 214 (OR 214) to and from I-5 (Portland and Salem metros).

The development being all houses, it would attract households with commuters to and from those metro areas.

The developer proposes no traffic mitigation or transportation demand management (TDM), and staff anticipates Planning Commission and City Council to seek the developer doing something about traffic.

TSP signal timing study Projects R8, R9, & R11 are readily identifiable and might identify a way to deal with traffic that wouldn't require construction. They also cost less than a conventional road widening or traffic signal installation.

Lastly, with ANX 2020-03 Dove Landing also in review and across the street from the subject development, Trillium Reserve, the condition requires Trillium Reserve to pay a small fraction – 35.2% -- as a proportionate share of the total cost of the three studies, the idea being that the City Council would approve with conditions both developments and that Dove Landing would be conditioned to pay the remaining 64.8% share, thereby completing the funding of the three signal timing studies. (See below the

Trillium Reserve ANX 2020-01, PUD 2020-01, etc. Staff Report  
Attachment 102  
Page 29 of 53

Remaining Provisions section, under 3.04.05, to the Tables T-A1-1 & 2 for detail about how staff determined the shares based on number of houses.)

- Constructing an enhanced pedestrian crossing serving “Safe Routes to School” for Woodburn H.S., the public high school in town.

The basic objective is that if people perceive they can walk and cycle more easily and safely, they’ll do so and drive less. A second is to improve safety of high school students who would reside in the development walking, cycling, scootering, and skateboarding to and from school, serving the concept of “[Safe Routes to School](#)” that the enhanced pedestrian crossing TSP Project P36 references in its description.

- Wayfinding signage for people walking and cycling, particularly to and from the bike/ped path along Tract C.

The basic objective is that if people perceive they can walk and cycle more easily and safely, they’ll do so and drive less. This includes seeing the Tract C bike/ped path and being able to see wayfinding signage to quell concerns they might have like, “Is that public?”, “Can my kids go there?”, “Can I get to Boones Ferry from here?”, and “Can I get to Trillium Drive from here?”

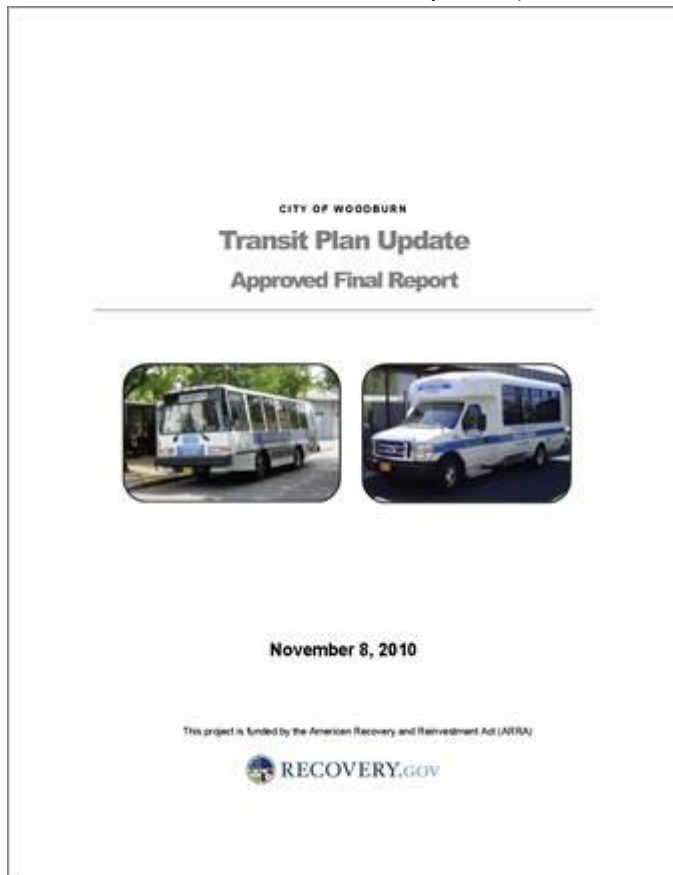
Based on input from the Assistant City Administrator (the *de facto* parks and recreation director) about what a wayfinding installation would cost, staff discussions about conditioning of ANX 2019-01 Woodburn Eastside Apartments, and ANX 2019-01 Condition T-BP4, staff applies the set figure of \$1,500 per installation location.

- A bus shelter.

The basic objective is that if people perceive they can wait to ride the bus in greater comfort, they’ll do so and drive less. PUD per the opening purpose statement of 3.09 refers to “enhanced public amenities”, which along with annexation as interpreted by staff includes upgrades to public works. Public facilities, a.k.a. public works, with adequate capacity are an annexation criterion. Both annexation and PUD support the City requiring a bus shelter or fee in-lieu. The fee in-lieu option is practical accommodation of the fact that the City is yet to expand its transit system beyond city limits into the outer urban growth boundary (UGB) area as territory is annexed and developed. However, where development expands, transit generally will follow. Getting a shelter or fee in-lieu now allows the Assistant City Administrator (the *de facto*

transit director) to use an installed shelter or pay to install one when the City extends bus service. This is an enhanced public amenity.

Also, a basis is the Transit Plan Update (November 8, 2010):



Specifically, TPU Project 9 "Install New Bus Shelters" on p. 10-11, which states, "'Safe and comfortable passenger amenities are an important element of any successful transit service. As such, bus shelters are recommended ...", and indicates a City bus shelter cost \$10,000 – in 2010 dollars, which equates to about \$12,000 in present dollars.

(Note: a separate condition requires a public easement accommodating placement on Tract A along N. Boones Ferry Road of the required shelter. This accommodates later decision by the Assistant City Administrator to install a shelter in the region of the development and identifies a tract along and visible from the major road next to and that serves the development. Clearing a default and readily identifiable space for a shelter enables the enhanced public amenity of a bus shelter.)

- Bus stop bicycle parking.

The basic objective is that if people perceive they can walk and cycle more easily and safely as well as wait to ride the bus in greater comfort and without having to mount their bicycles, they'll do so and drive less. Bike parking also is inexpensive.

There's a bus stop bike parking fee in-lieu option based on the table below:

<i>TSP Project 18 Description</i>	<i>TSP Cost Estimate</i>	<i>Method</i>
Evaluate all bus stops to verify static bus route information signage is visible and accessible and that bike racks are available at major bus stops	\$25,000	<p>50 existing bus stops are WTS stops.</p> <p>Of these, the Woodburn Memorial Transit Center/Facility already has bike racks, and the DR 2019-05 Allison Way Apts. developer will install bike parking at Stop 11 (along Harvard Drive behind Walmart) at a cost of 25,000 by 49 = \$510.20.</p> <p>This leaves 48 stops, and an updated cost of <math>(\\$25,000 - \\$510.20) / 48 = \\$510.20</math> per bus stop.</p> <p>Second, staff identifies two bus stops, a new one that could be along or on Tract A and the existing nearest one south of the development along N. Boones Ferry Road, both for which no bike parking exists. 2 stops x \$510.20 = \$1,020.40 total.</p>

Another factor for staff for all the above bulleted items that are in the TSP is that they reflect the Council's legislative intent for transportation citywide and that the developer constructing them manifests them sooner than if the City managed them as projects. P36 would be less expensive to construct by private labor than the 2019 cost estimate based on City construction at public wages. Projects R8, R9, R11, & P36 would benefit residents traveling between the development and both I-5 and Woodburn H.S. The wayfinding and transit improvements per Conditions T-BP2, T-T2, & T-T3 serve to provide public facilities to preserve (a) adequate encouragement to walk and cycle more and (b) the ability of the City to extend a bus transit route or routes adequately with signage, a shelter, and bike parking that encourages walking and cycling to the bus. Staff concludes by nothing that together Trillium Reserve and Dove Landing all but constitute the north area within the UGB, and it is necessary with development to obtain infrastructure concurrent with development of the north UGB.

- ▲ Staff applies *transportation (T) conditions* requiring the construction or funding of transportation improvements.



## Remaining Provisions

These are applicable provisions not already addressed in the application type provisions sections above.

### 4.01.07 Consolidated Applications

**An applicant may request, in writing, to consolidate applications needed for a single development project. Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.**

The proposal is consolidated.

### 2.07 Special Uses

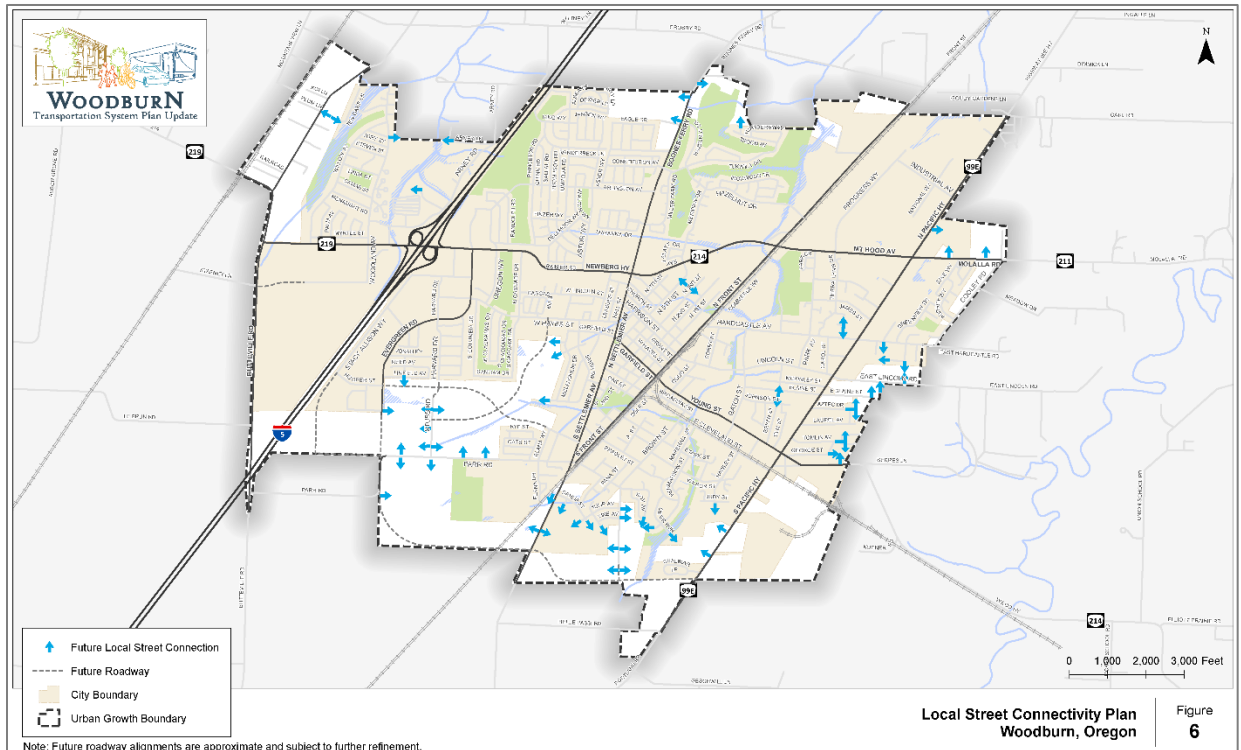
There is no “community club building” (clubhouse).

☐ None apply.

### 3.01 Streets

*Long-range Planning*

TSP Figure 6 “Local Street Connectivity Plan” shows street connections into the northeast area of the urban growth boundary (UGB) that includes the subject property:



TSP Figure 6

There are two blue arrows, one each to N. Boones Ferry Road and one from the dead-end of Olympic Way. The proposed extension of Olympic Street to N. Boones Ferry Road (with three name changes) conforms to Figure 6.

## 3.02 Utilities & Easements

### 3.02.01

**A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.**

**B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.**

**C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.**

Planning staff expects the Public Works Department during the final plat stage to ensure that the developer dedicates the minimum streetside PUEs, and the preliminary subdivision drawings indicate conformance with 3.02.01B.

▲ Regarding 3.02.01A & C, staff applies a *PUD condition* for additional public easements for public bicycle/pedestrian access and potential mid-block utility corridors.



## 3.04 Vehicular Access

### 3.04.03 Driveway Guidelines and Standards

#### B. Joint Access

3. Every joint driveway or access between separate lots shall be established by an access easement and maintenance agreement to the satisfaction of the Director and revocable only with the concurrence of the Director.

▲ Staff applies a *PUD condition* ensuring the subdivision plat will provide for flag lot pole access easements to lessen curb curbs and thereby preserve more room for on-street parking and street trees.

### 3.04.05 Traffic Impact Analysis

**A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.**

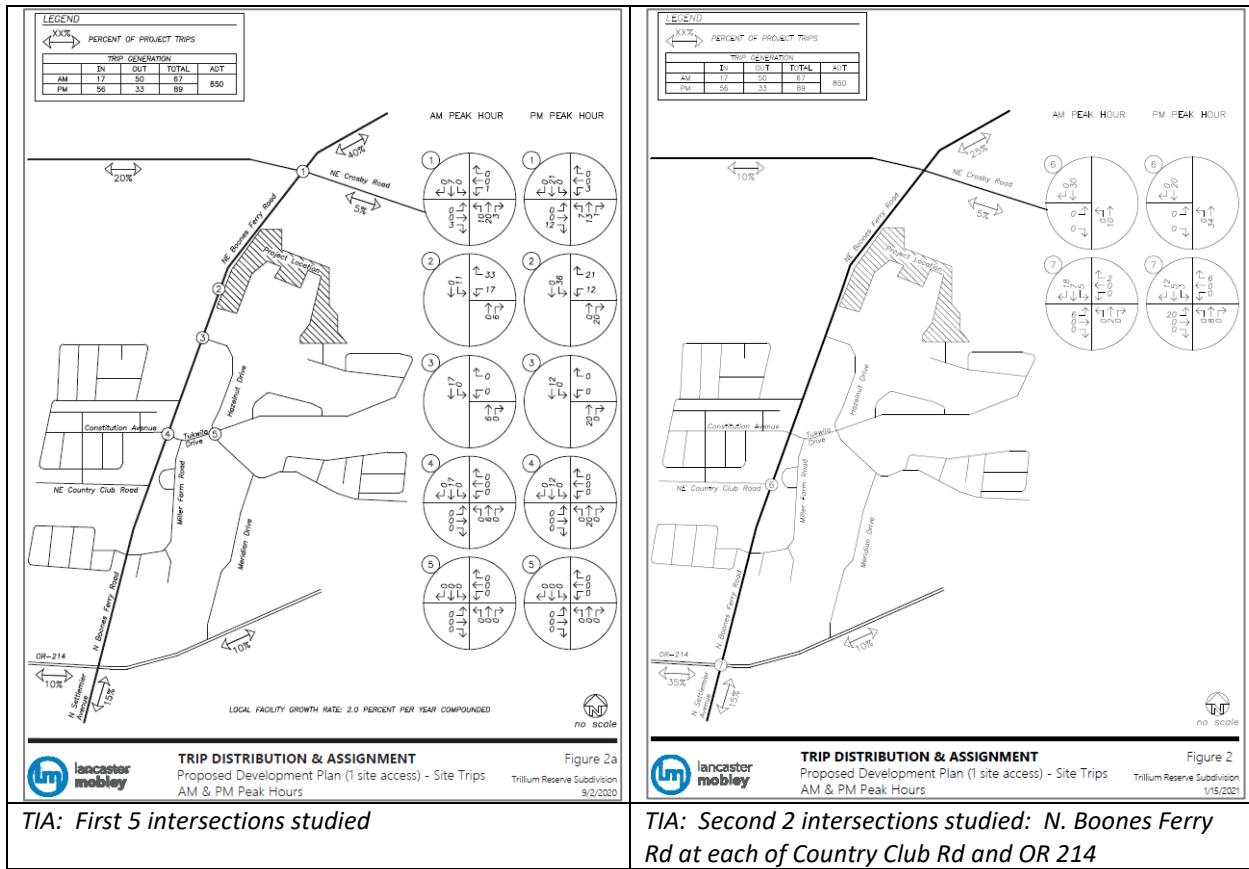
The applicant submitted three exhibits as a TIA: the original TIA (Exhibit G, September 24, 2020), an updated TIA (Exhibit G1, December 4, 2020), and an addendum #2 (Exhibit G2, January 19, 2021).

The TIA, limiting its conventional analysis to vehicle traffic only, assumed citywide growth in background vehicle traffic through 2022, specifically a compounded rate of 2.0% yearly (Exhibit G, p. 13).

The TIA studied 7 intersections, the northernmost being N. Boones Ferry Road at Crosby Road and the southernmost Boones Ferry Road at Oregon Highway 214 (OR 214) / Newberg Highway. The traffic modeling distributed 40% of trips generated by development to north of the development (to and past Crosby Road) and 60% to the south.

The TIA identified no vehicle trip reduction or transportation demand management (TDM) measures.

Below are two images serving as vicinity maps of the intersections:



TIA intersection locations map adapted from exhibits

As of January 25, 2021, no agency including ODOT responded to notice of hearing with any written comment.

The City contracted with a transportation consultant (from a company other than the one that prepared the applicant's TIA) to review the TIA, rebut or affirm its conclusions, and advise staff. The consultant will likely participate in one or more of the public hearings.

### Boones Ferry Road & OR 214

- The one studied intersection north of the project is outside the urban growth boundary (UGB).
- South of the project, BFR & OR 214 is heavily trafficked at peak hours.
- Of the studied intersections, the trips that the project would add show that BFR & OR 214 is the most trafficked.
- Staff supposes that most of the generated trips are to and from I-5 (Portland and Salem), the back way to Salem along S. Settlemier Avenue and S. Boones Ferry Road and outer rural roads southwest of Woodburn, and central Woodburn.
- The intersection includes a state highway under ODOT control (OR 214).

- There are no specific plans in any foreseeable time horizon by ODOT to make major physical changes to the intersection or highway.
- It thus seems that the best thing to do is collect money for some kind of transportation improvement somewhere under City control that benefits travel through the intersection, whether directly or indirectly. This leads to Condition T-A1.

*Automotive*

Looking to specific TSP projects, Condition T-A1 gets money to study the highway. Specifically, Transportation System Plan (TSP) Projects R8, R9, & R11 relate to traffic signal timing on three highway intersections east of I-5. (The City already conditioned DR 2019-05 Allison Way Apartments with funding R10.)

This condition has a proportionate fair share based on the following logic that these two tables show:

<i>Case file no.</i>	<i>Development Name</i>	<i>Dwelling Units</i>	<i>Percentage</i>
ANX 2020-01	Trillium Reserve	90	35.2%
ANX 2020-03	Dove Landing	166	64.8%
tot.		256	100.0%

Staff notes that together Trillium Reserve and Dove Landing all but constitute the north area within the UGB.

<i>TSP Project No.</i>	<i>Cost Estimate</i>	<i>Proportionate Shares</i>	
		<i>Trillium Reserve</i>	<i>Dove Landing</i>
R8	\$15,000		
R9	\$15,000		
R11	\$15,000		
tot.	\$45,000:	35.2%	64.8%
		\$15,840	\$29,160

Staff applies *Condition T-A1*.

*Bicycle/Pedestrian & Transit*

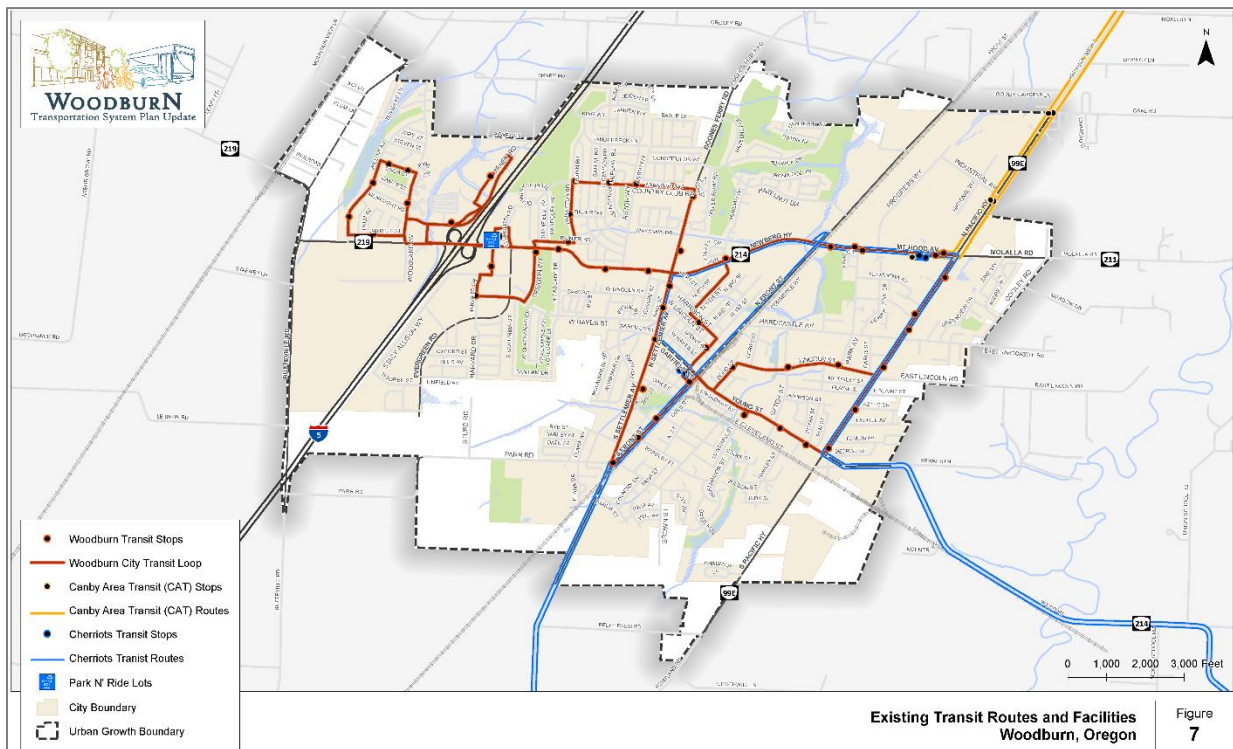
In the interest of PUD per the purpose statement that opens 3.09 of providing enhanced public amenities, below are comprehensive plan policies that relate to infrastructure upgrades, enhanced public amenities, and improved traveling for those who walk, cycle, and ride transit.

<i>Policy</i>	<i>Page No.</i>	<i>What Related Conditions Address</i>
G-1.1	27	Expansion areas of the City are served by adequate public facilities and services.
H-1.1	33	Develop an expanded intracity bus transit system that provides added service and route coverage to improve the mobility and accessibility of the transportation disadvantaged and to attract traditional auto users to use the system – specifically by conditioning construction and/or fees to add a bus shelter and bus stop bicycle parking.
H-1.3	34	Develop a low stress network of bicycle lanes and routes that link major activity centers such as residential neighborhoods, schools, parks, commercial areas and employment centers. Identify off-street facilities in City greenway and park areas. Ensure all new or improved collector and arterial streets are constructed with bicycle lanes – specifically duly requiring frontage/street improvements and also conditioning wide sidewalk segments as a public bicycle/pedestrian path and planter strip segments that are wider and/or have more street trees than standard. The subdivision connection path through Tract C also serves.
H-1.4		Develop a comprehensive network of sidewalks and off-street pathways. Identify key connections to improve pedestrian mobility within neighborhoods and link residential areas to schools, parks, places of employment and commercial areas. Ensure all new collector and arterial streets are constructed with sidewalks. Specifically, to do so by duly requiring frontage/street improvements, conditioning wide sidewalk segments as a public bicycle/pedestrian path and planter strip segments that are wider and/or have more street trees than standard, having the proposed Tract C subdivision connection path, and having some common area bike parking. These are all to raise the attractiveness, ease, safety, and potential cyclists’ perception of safety of cycling.
H-1.5		Maintain adequate intersection and roadway capacity on the key east-west and norths south arterials, in this case OR 214 through Condition T-A1.
H-3.2		Implement strategies to address pedestrian and bicycle safety issues, specifically for travel to and from local schools, commercial areas, and major activity centers – through Conditions T-BP1 (the part about Project P36) & T-BP2.
H-5.1		Implement, where appropriate, a range of potential Transportation Demand Management (TDM) strategies that can be used to improve the efficiency of the transportation system by shifting single-occupant vehicle trips to other models and reducing automobile reliance at times of peak traffic volumes – specifically through Conditions T-BP1, T-BP2, T-T2, & T-T3.

For these transportation reasons and based on the PUD, staff applies *bicycle/pedestrian (T-B/P) conditions*.

*Additional Issues: Transit*

Presently, the Woodburn Transit System (WTS) bus loops through east, central, and west Woodburn, but is yet to reach into the north UGB area:



TSP Figure 7 (2019)

Neither do Salem-Keizer Cherriots nor Canby Area Transit (CAT) serve it. Staff discussed conditioning fees towards local and regional bus service and vanpooling, similar as for DR 2019-05 Allison Way Apartments (Condition T-T) and ANX 2019-01 Woodburn Eastside Apartments (recommended Condition T-T1). The Assistant City Administrator declined to support such for Trillium Reserve. Conditions T-T2 & T-T3 require a bus shelter or fee in-lieu and bicycle parking at two bus stops or fee(s) in-lieu.

As a concluding summary, City objectives are for the development to contribute towards the objectives of:

- Increasing walking and cycling appeal and safety
- Bus shelter installation or purchase
- Installation of bicycle parking where bus stops lack it, and
- Dealing with traffic along OR 214 near I-5.

▲ To address transportation problems, staff applies *transportation (T) conditions*.

### **3.06 Landscaping**

#### **3.06.02 General Requirements**

Staff expects the development to meet this section except where otherwise conditioned and will confirm such during PUD Final Plan Approval process.

✓ The requirement is met.

#### **3.06.03 Landscaping Standards**

##### **A. Street Trees**

The applicant proposes street trees that appear to meet the provisions.

▲ To secure a higher minimum amount of street trees, staff applies a *PUD condition*.

Staff expects the development to meet the remainder of 3.06 except where otherwise conditioned.

##### **3.06.05 Significant Trees on Private Property**

There are two Significant Trees that are healthy and structurally sound enough and appear feasible to save, as well as a number of additional mature trees in a row along the road.

▲ To secure tree preservation or fee in-lieu, staff applies a *PUD condition*.

## Recommended Conditions of Approval

Staff recommends approval of the consolidated applications based on the findings in the staff report and attachments, which are incorporated by this reference, as well as applying the following conditions of approval:

### *General*

G1. As part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: Attachment 201 serves as a dictionary or glossary defining certain abbreviations, acronyms, phrases, terms, and words in the context of the conditions of approval. The 200 series of attachments are as binding as the conditions of approval in the main body of the final decision.

G4. Due dates / public improvements:

- a. By application: Unless a condition specifies otherwise, conditions inc. those relating to any of final subdivision, final partition, property line adjustment or lot consolidation recordation are due by building permit application. Prior to both any recordation of any final subdivision, final partition, or property line adjustment and building permit application, the applicant shall submit and obtain approval of an [Address Assignment Request](#).
- b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, and construction of off-site, park, and other public improvements are due by building permit issuance. Where phasing is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.

G5. Recordation due dates: The applicant shall apply to the County for recordations of items that the City requires no later than six (6) months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to the building permit stage.

G6. Fees: The developer shall pay fees per Attachment 206.

G-PW. Public Works: Follow the appended PW comments (March 2, 2021); Attachment 102A).

*Preliminary Subdivision 2020-01*

SUB-1. Expiration: Based on ORS 92.040(3), development per the Council land use final decision may continue 3 years past the decision date, the 3-year approval period being established by WDO 4.02.04, as follows:

- a. Subdivision Final Plat: WDO 4.02.04B.2 shall mean that application to the City for final plat per WDO 5.01.06 occurs prior to 3 years past the final decision date. The developer shall apply to the City prior to applying to Marion County for recordation.
- b. Recordation with Marion County: Same as WDO 5.01.06C.1. (within 30 calendar days of the Director's signature on the plat Mylar).
- c. Vesting: The decision is vested unless:
  - (1) The developer fails to meet subdivision and PUD requirements, resulting in the City being unable to authorize staff to sign a final plat Mylar by July 1, 2026; or
  - (2) There is no substantial construction (as defined through Condition G3) by July 1, 2026.

SUB-2. Documents:

- a. Geotech report: Prior to final plat approval by the City, the developer shall submit to the Director a geotechnical report documenting that, whether or not the developer spreads any fill or spoil dirt across lots and tracts, soil is compacted and ready to accommodate the construction of buildings on lots and tracts proposed for development.
- b. Plat: Upon recordation, the developer shall submit to PW and cc the Director Adobe PDFs of the subdivision plat and any and all ancillary documents necessary to conform to conditions of approval and not addressed on the face of the plat.

*Planned Unit Development 2020-01*

PUD-PW. Stormwater management: Prior to civil engineering plan approval through CEP review, the applicant shall provide an Engineer Stamped Storm Drainage Hydraulic Analysis Report that existing private storm drainage systems have capacity to handle the additional flow from the Trillium Reserve Subdivision, and that the culvert/pipe under Olympic Street has capacity to handle a 100 year base flood event, and to provide a final 100 year floodway, floodplain, and wetland delineation for this development. The applicant is responsible for correcting any capacity deficiencies, including installing new or additional drainage systems,



and/or attaining the right to increase stormwater flows into neighboring private stormwater systems.

PUD-1. Mods: The City approves PUD modifications only as written in conditions of approval and the 200 series of attachments, particularly Attachment 202. Other modifications that site plans imply are subject to later administrative approval or denial by the Director.

PUD-2. ROWs: For BFR and the proposed local class streets, the developer shall dedicate ROWs that meet or exceed the min widths necessary to conform to WDO Figures 3.01C & G.

PUD-3. Frontage/street improvements: These shall be as follows:

- a. BFR: Per WDO Fig. 3.01C except that planter strip shall be min 6½ ft wide inc. curb width.
- b. Olympic: Bridge over Mill Creek tributary:
  - (1) Elevation: Shall be such that the travel way and parking lanes wouldn't flood during the 100-year flood.
  - (2) Fencing/railings: Along the bridge sidewalks, pedestrian fall protection fencing/railings, if any, shall be decorative or ornamental (as examples, having an artistic pattern or resembling wrought iron), and blue, bronze, brown, green, teal, metal, or rust color.
  - (3) Fencing: Transition fencing at the ends of railings, if any, shall be the same color as the railings.
  - (4) Design details are deferred to PUD Final Plan Approval process; refer to Condition PUD-12.
- c. Trillium Way: The developer shall dedicate it as a common area tract instead of ROW and also dedicate over the entire tract a public street easement to the benefit of the City. The easement shall allow for all purposes permitted by what would have been ROW dedication including construction of street improvements. (The objective is to have maintenance responsibility remain with a party other than the City.)
- d. Hazelnut: Per WDO Fig. 3.01G except that:
  - (1) The territory contiguous with Tax Lots 051W06DC00201 & 300, which is occupied by Hazelnut, shall be dedicated to the City as ROW, and the applicant shall revise the draft legal description and map exhibits of the annexation ordinance to include the north leg of Tax Lot 201. (Note: To not meet this condition part [1] would require modification of condition [MOC] application and approval per WDO 4.02.07.)
  - (2) PW may require upgrades to the dirt north approach of the golf cart crossing, to be determined through CEP.
- e. Planter strip remainder: Remaining ground not occupied by trees shall be planted with lawn grass.

- f. Sidewalks: Min 6 ft wide except wider as Exhibit PUD-3f supersedes. BFR sidewalk southerly and two northerly dead-ends shall have ADA-compliant transitions spanning between sidewalk and road shoulder. The segment extending north from Hazelnut sidewalk may meander, including PUE overlap, and taper to 6 ft through RPZs to save most of the loose row of trees along the road.

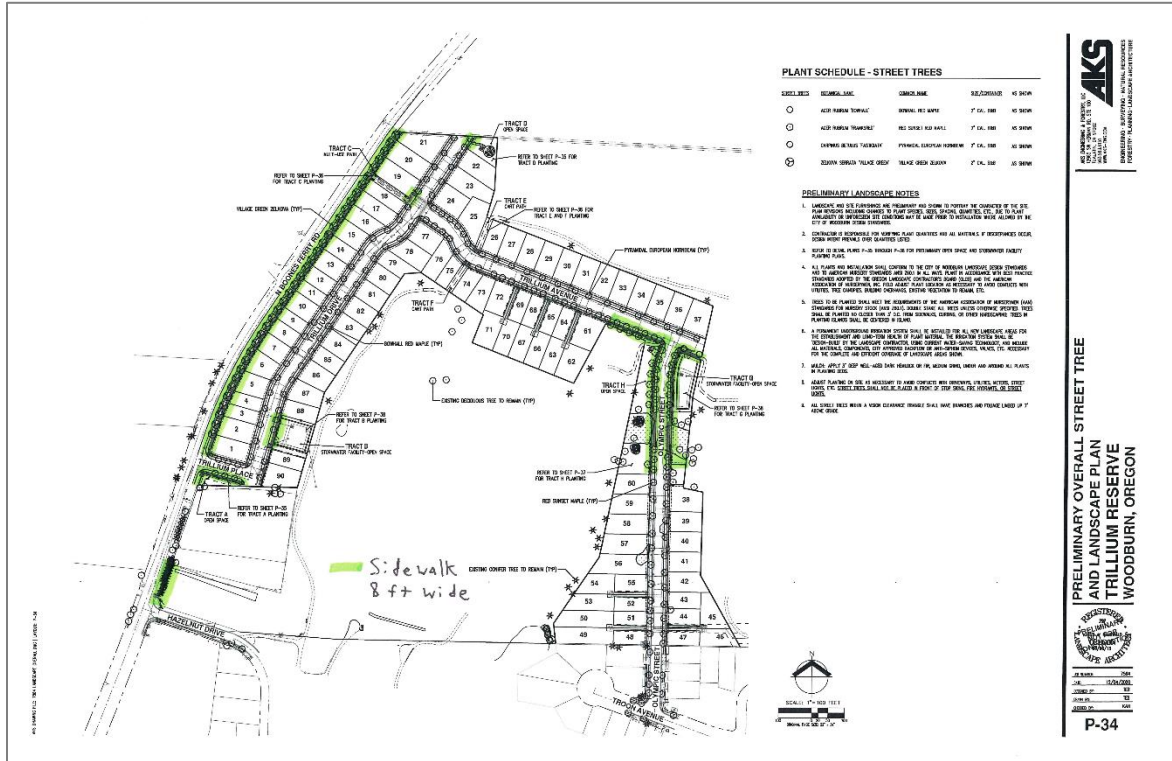


Exhibit PUD-3f: Sidewalks (green: min 8 ft wide)

- g. Overlap: The extra width of planter strip and sidewalk shall either (1) overlap outside ROW into streetside PUE or (2) come with additional ROW to accommodate them. Wider sidewalks shall not narrow planter strips.
- h. Street trees: Min numbers equal to block frontage ratios per Exhibit PUD-3h:

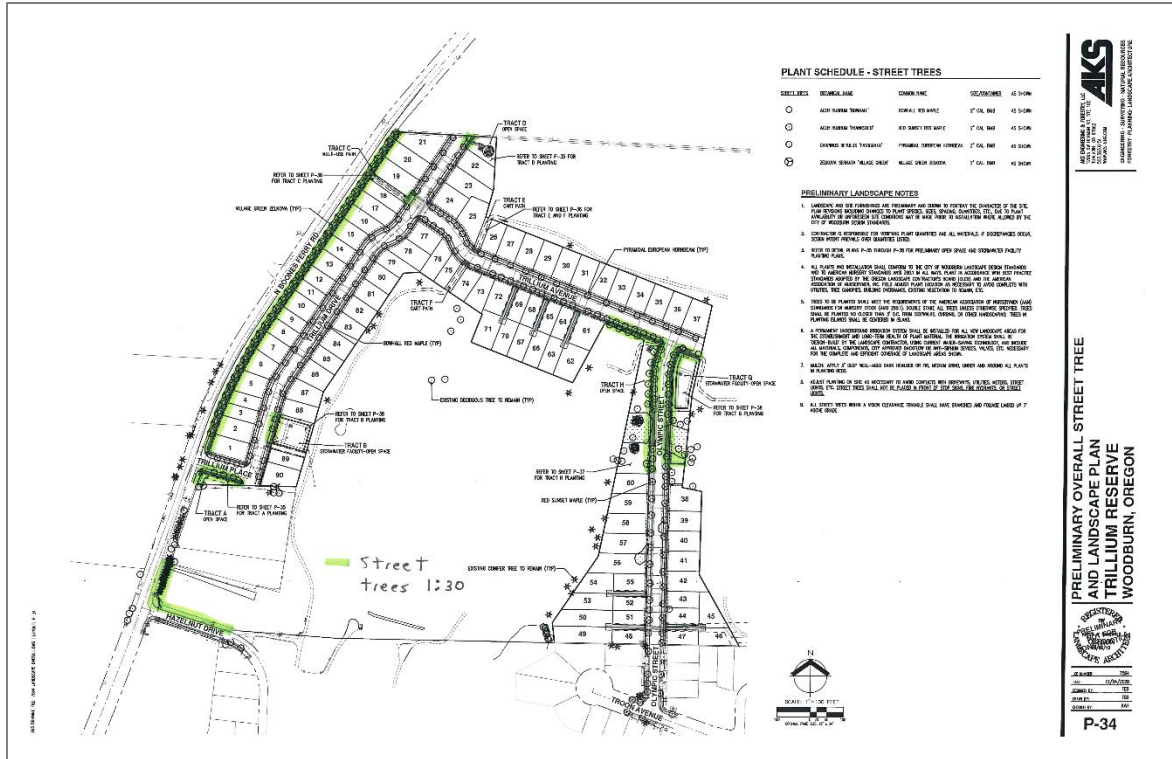


Exhibit PUD-3h: Street Tree Min No. (green: equal to 1 tree per 30 ft of block frontage)

- i. Electric power lines: Electric power lines, whether in or beyond ROW, shall be buried.
- j. Traffic calming: As proposed, min. 2 to 3 pedestrian crossings along intersection legs shall be patterned poured concrete each min 8 ft wide:
  - (1) Trillium Drive & Trillium Avenue, east/SE leg; and
  - (2) Whichever one or both of the north/NE or south/SW legs that would have a curb ramp along the top of the "T" of the T-intersection.

**PUD-4. Streets, dead-end:**

- a. Barricades/Signage: Based on WDO 3.01.05A.2b & c, the developer shall place:
  - (1) A barricade with sign at the south end of Trillium Drive; and
  - (2) A barricade at each of the north end of Trillium Drive and the east end of Trillium Avenue.

Consult PW for a barricade detail, and no later than CEP show both it and a modified version with a sign in conformance with 3.01.05A.2c.

- b. Reserve strips: Per 3.01.05A.2d, to preclude vehicular access via the north dead-end of each of "C", "D", & "E" Streets to and from farmland not under common ownership with the subject territory, conform to 3.01.05A.2d by providing either a 1-ft deep reserve strip tract as wide as the right-of-way (ROW) and dedicated to the City, or an alternate method for limiting access that PW indicates in writing it is willing to accept – such as barricades per part 1c. The developer shall obtain the written choice of PW prior to

final plat application to the City and shall submit a copy of the written direction as part of the final plat application materials. Absent identification of an alternate by PW, the developer shall default to conformance with 3.01.05A.2d and accordingly illustrate and label on the face of the plat.

PUD-5. [Struck. Number kept to preserve order.]

PUD-6. Tree preservation: The developer shall preserve trees per Attachment 205.

PUD-7. RCWOD designation:

- a. The developer shall revise zone change ordinance exhibits to apply not only the base zoning districts consistent with the Comprehensive Plan but also the RCWOD that WDO 2.05.05 describes to the applicable areas within Tracts G & H and where the applicable area overlaps the golf course lot.
- b. The applicant shall revise the draft legal description and map exhibits of the zoning ordinance – those specific to the RCWOD – to shrink the RCWOD at the northwest so that it doesn't overlap territory contiguous with BFR ROW post-dedication and any subdivision lot.

PUD-8. Environmental remediation: The developer shall remediate per Attachment 205, Part C.

PUD-9. Lot and tract development standards: The standards shall be per Attachment 202.

PUD-10. Common area improvements: Improvements shall be per Attachment 203.

PUD-11. Association: The developer shall establish an association/HOA per Attachment 203, Part E.

PUD-12. PUD Final Plan Approval Process:

- a. The developer shall conform to WDO 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the PUD Detailed Development Plan (DDP) approval, including regarding street improvements, public improvements outside ROW if any, and common area improvements. The developer shall apply to the Director for PUD Final Plan Approval no later than when applying to PW for CEP review.
- b. Scope: The scope of DDP includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW. The Final Plan Approval process is to establish any and all design details deferred from land use review.

- c. CEP: The developer shall incorporate a PUD Final Plan Approval by the Director into CEP review by PW and the civil engineering plan set that PW would approve through CEP.

*Planned Unit Development 2020-01: Transportation*

T-A1. BFR & OR 214: The developer shall pay towards TSP signal timing studies or a combined study per Attachment 206. [TSP R8, R9, & R11, p. 32 as Attachment 104A]

T-BP1. Bicycle/pedestrian off-site improvements: The developer shall construct TSP project P36 (TSP p. 62 as Attachment 104A).

T-BP2. Wayfinding: To further TDM, the developer shall do one of the following:

- a. Install 3 min devices, such as signage, that provide wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placements shall be min:

- (1) 2 sign faces at or near the junction of the BFR sidewalk & Tract C path
- (2) 1 face at or near the junction of the Tract C path & Trillium Dr sidewalk
- (3) 1 face at the T-intersection of BFR & Trillium Pl.

Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development (ANX 2017-05) adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area.

- b. Pay a fee in-lieu per Attachment 206. [TSP B40 “wayfinding”/P62]

T-T1. [Struck. Number kept to preserve order.]

T-T2. Bus stop bicycle parking: To further TDM through bus transit, the developer shall at each of the following locations provide for bicycle parking by either (1) installing a bicycle rack to the specs specified by the Assistant City Administrator in a 6 by 4 ft min concrete pad or (2) paying a fee in-lieu per Attachment 206:

- a. BFR along Tract A; and
- b. BFR northbound adjacent to Tax Lot 051W07BA01300 (2348 N. Boones Ferry Rd). [TSP T18]

T-T3. Bus shelter: To further TDM through bus transit, the developer shall provide for a bus shelter by either (a) installing a shelter to the specs specified by the Assistant City Administrator or (b) paying a fee in-lieu per Attachment 206. [TPU 9]

## Applicant Identity

<i>Applicant</i>	M. Loomis, Senior VP Land Development, Tukwila Development, LLC
<i>Applicant's Representative</i>	Chris Goodell, AICP, LEED AP, AKS Engineering & Forestry, LLC (Tualatin office)
<i>Landowner(s)</i>	Tukwila Partners; and Oregon Golf Association c/o Members Club Inc.

## Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any private signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. PLA Time Limit: WDO 4.02.04B. specifies that, "A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved. Because unrecorded re-plats lingering indefinitely have burdened staff, a condition sets sooner time limits for subsection 2. to begin and finish recordation.
5. Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Technical standards:
  - a. Context: A reader shall not construe a land use condition of approval that reiterates a City technical standard, such as a PW standard, to exclude remaining standards or to assert that conditions of approval should have reiterated every standard the City has in order for those standards to be met.

- b. Utilities: A condition involving altered or additional sidewalk or other frontage/street improvement that would in the field result in displacement or relocation of any of utility boxes, cabinets, vaults, or vault covers does not exempt the developer from having to move or pay to move any of these as directed by the City Engineer and with guidance from franchise utilities.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
  9. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
  10. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
  11. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current [Public Works construction specifications, Standard Drawings, Standard Details](#), and general conditions of a permit type issued by the Public Works Department.
  12. ROW:
    - a. Dedication: The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use.  
  
ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
    - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public

improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.

13. Franchises: The applicant provides for the installation of all franchised utilities in any required easements.
14. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
15. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in a communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
16. Fire: Fire protection requirements must comply with Woodburn Fire District standards and requirements, including how the District interprets and applies Oregon Fire Code (OFC). Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
17. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.
18. Public Improvements Civil Plan Review: The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by the Engineering Division. If opting for CEP, the applicant shall not only follow the direction of the



Engineer Division, but also take some actions to facilitate tracking by Planning staff and coordination with Engineering:

- a. Cover letter: Upon submitting application to the Engineering Division, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, project phase, tax lot number(s), street address(es), and the land use / planning / zoning final decision conditions of approval that require the public improvement that is the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each subpart of a condition is met.
- b. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter may include these.
- c. Plan copies: Submit to the attention of the Planning Division at least two plan size copies of plan sets (24 by 36 inches). Within the cover sheet title block(s), include the phrase "civil engineering plans" or "public improvements civil plans". Submit also Adobe PDFs using a fileshare service.
- d. Re-submittal fee: If there are multiple re-submittals, beginning with a third submittal / second revised submittal and continuing with each subsequent submittal, the applicant must pay through the Planning Division into City general revenue a fee of \$100.

Where public improvements involve the jurisdiction of an outside agency such as the Oregon Department of Transportation (ODOT), the developer must account for that when interacting with the City Engineer and City Public Works Department process.

#### 19. PUD Final Plan (FP) Approval Process:

##### A. Context and project management:

1. The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by PW.
2. CEP remains the means for implementing final decision conditions of approval affecting street improvements, both surface and underground, and extending into PUEs.
3. The developer is project manager. Because PW establishes that CEP applicants have a single point of contact termed the "Engineer of Record", the developer manages the engineer of record who handles the CEP and also interacts with the Planning Division regarding FP review. For Planning Division staff, the developer is the point of contact, namely whoever on the developer's team the developer tasks with being the project manager.

4. The developer shall be completely responsible for integrating staff directions found in FP documents issued by Planning Division staff into civil engineering plans that the engineering of record submits to PW.
  5. If, when, and where conflicting directions arise between FP directions and CEP directions, the developer shall be responsible for communicating with formal cover or transmittal letters messages from the conflicting division to the other division, and shall communicate such.
  6. The Planning Division observes the CEP for other projects has come after land use final decision and before the building permit stage. Except where otherwise conditioned, it's up to the developer to determine when to submit for CEP and PUD Final Plan relative to each other to best meet this "context and project management" condition.
- B. PUD Final Plan review scope and result:
1. The scope of FP review includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW or, where applicable, parks and recreation staff. It includes, as examples, pavement, game and sports courts and fields, buildings including pre-fabricated ones, playgrounds and other structures including pre-fabricated ones, exterior lights, landscaping, signage, and appurtenances such as benches, bicycle parking, dog waste stations, ornamental fountains, and water fountains, as well as materials, textures, colors, and model specifications. (Although in or partially in ROW, a bus shelter or shelters are to be subject to FP instead of CEP based on PW preference, unless PW were to direct the engineer of record to include such in CEP scope.)
  2. There shall result an official version of a civil engineering plan set marked approved by PW that shows all common area improvements and all public improvements, including off-street public improvements, resulting from both FP review and CEP. It shall come to be prior to building permit application; however, PW is prohibited from approving any time prior to the developer paying conditioned fees related to CEP Planning Division review.
- C. Submittal directions FP review:
1. Due date: For CEP, none other than what PW might specify. For FP, original / 1<sup>st</sup> submittal is due whichever occurs earlier: When the developer applies for either CEP or final plat application to the City.
  2. Cover letter: Upon submitting CEP application to PW, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, tax lot number(s), street address(es), and the land use final decision conditions

of approval that require the public improvements that are the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each part of a condition is met.

3. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter to the Planning Division may include these. The developer may submit to the Planning Division a copy of the stamped CEP application form submitted to PW if the form includes the required information.
- D. Site Plans: For CEP Planning Division review and FP:
1. CEP: Submit to the attention of the Planning Division at least 2 plan size copies of plan sets, one plotted at native scale (min 22 by 34 inches, max 24 by 36) and one at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal and the phrase "civil engineering plans", "civil plans for CEP", or "public improvements civil plans".
  2. FP: Submit to the attention of the Planning Division at least 6 plan size copies of plan sets, 3 plotted at native scale (min 22 by 34 inches, max 24 by 36) and 3 at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal.
  3. Both: Fold the plan size sets if thin enough to do so. Submit also Adobe PDFs using a fileshare service.



**Public Works Comments**  
**ANX 2020-01, PLA 2020-05, PUD 2020-01, SUB 2020-01, ZC 2020-01**  
**Trillium Reserve \_ Land Use Application**

**March 2, 2021**

**A. CONDITIONS OF LAND USE APPROVAL:**

1. The Applicant, not the City, is responsible for obtaining any necessary permits from the State, Marion County, Oregon Division of State Lands, US Army Corps of Engineering and/or federal agencies that may require such permit or approval for the construction of this development.
2. The Applicant is responsible for obtain permit/approval/agreement from applicable property owners for the conveyance and maintenance of the storm water drainage from the Trillium Reserve Development into the existing storm drainage system locate in current tax lot 051W06D000502 and tax lot 051W06D000501.
3. Applicant to provide a final Engineer stamped storm drainage hydraulic analysis report for detention and conveyance system. The storm drainage hydraulic analysis shall comply with Marion County, Oregon Division of State Lands, US Army Corps of Engineering and City's requirements as applicable.

**B. CONDITIONS TO BE COMPLETED PRIOR TO CIVIL PLANS APPROVAL:**

1. Applicant to provide a copy of approved permit(s) from the Oregon Division of State Lands and US Army Corps of Engineering and Marion County, as applicable, if a permit shall be obtained for discharging storm drainage into state lands. This permit(s) shall be obtained prior to City approval of the Trillium Reserve Civil Plans.
2. The Applicant to provide a recorded permit/approval/agreement from applicable property owners for the conveyance and maintenance of the storm water drainage from the Trillium Reserve Development into the existing storm drainage system locate in current tax lot 051W06D000502 and tax lot 051W06D000501. The agreement(s) shall be obtained prior to City approval of the Trillium Reserve Civil plans
3. Applicant is responsible for correcting/upgrading any storm drainage capacity deficiencies, including upgrading private storm drainage systems or installing a

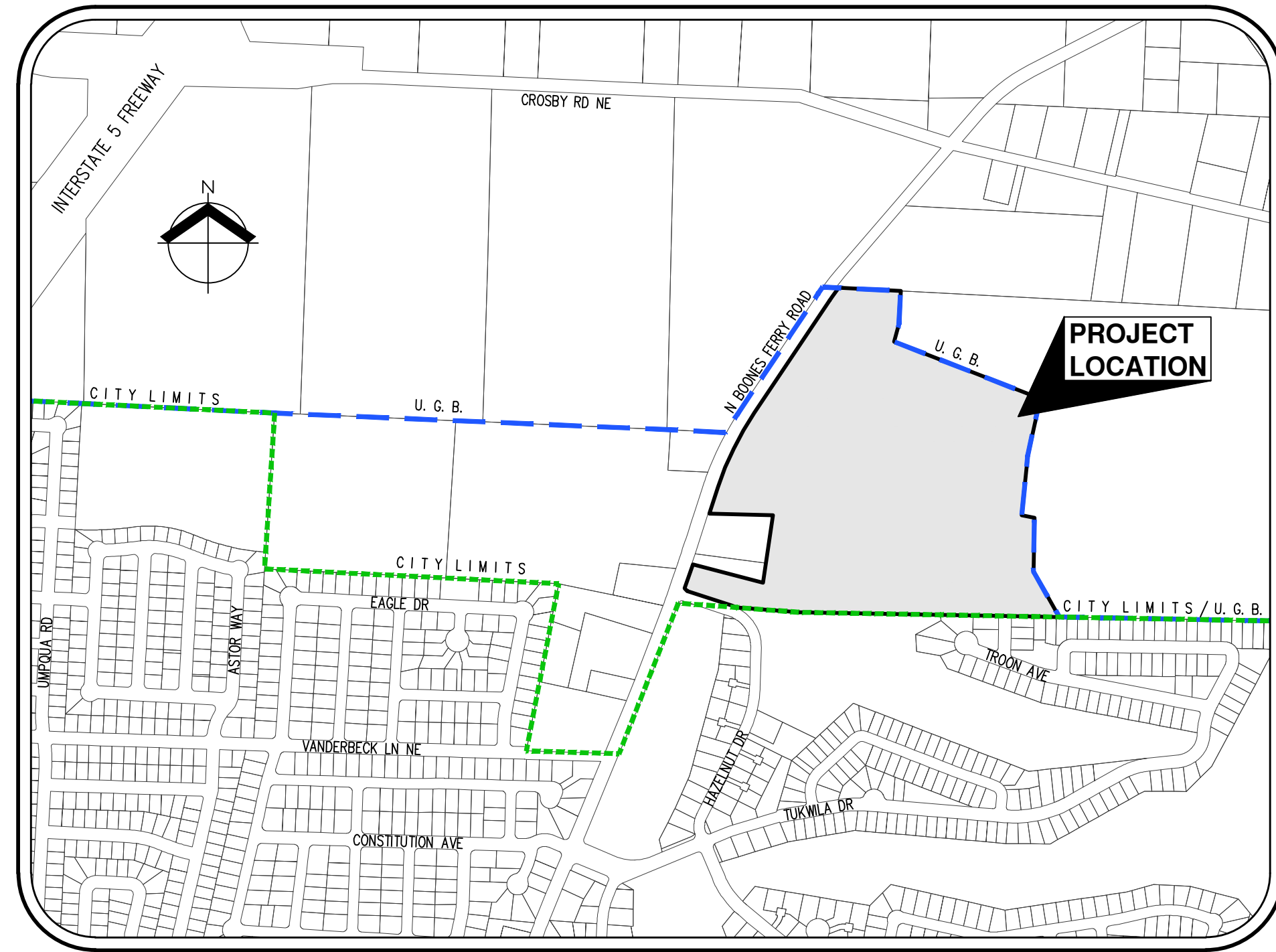


new drainage system as per City's requirements and per approved Storm Drainage Hydraulic Analysis Report.

4. Applicant to provide for the installation of all franchise utilities and shall provide any required easements for these facilities. All permanent utility services to the development shall be underground.
5. Department of Environmental Quality Erosion Control 1200C permit will need to be obtained for this development prior to City issuance of approval civil plans.
6. All sewer mains are a gravity system and the termini of sewer lines locations and depths shall be such that it is suited for future extensions to adjoining areas.
7. Culvert pipes at Olympic Street shall be sized to accommodate future development of adjoining areas, specifically properties located west of N Boones Ferry Road. The culvert pipes shall be designed to handle a 10-year flow event.
8. Final review of the Civil Plans will be done during the Subdivision Application for Construction. Public infrastructure will be constructed in accordance with plans approved by public works and Marion County (where applicable).

# TRILLIUM RESERVE

## PRELIMINARY PLANS



**VICINITY MAP**  
1" = 500'

**APPLICANT:**

TUKWLA DEVELOPMENT, LLC  
1300 ESTHER STREET, SUITE 200  
VANCOUVER, WA 98660

**PLANNING / ENGINEERING / SURVEYING TEAM:**

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MONTY HURLEY / AMY DOWNHOUR / CHRIS GOODELL  
12965 SW HERMAN RD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151

**PROJECT LOCATION:**

NORTHEAST OF THE INTERSECTION OF NORTH BOONES FERRY ROAD AND HAZELNUT DRIVE WOODBURN, OREGON

**PROPERTY DESCRIPTION:**

TAX LOT 502, MARION COUNTY ASSESSOR'S MAP 5S 1W 6D, SOUTHEAST ONE QUARTER SECTION OF TOWNSHIP 5 SOUTH, RANGE 1 WEST, LOCATED IN SECTION 6, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON.

**EXISTING LAND USE:**

VACANT/GOLF COURSE

**PROJECT PURPOSE:**

PLANNED UNIT DEVELOPMENT FOR FUTURE SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS.

**VERTICAL DATUM:**

VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK RD1523, LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF STATE HIGHWAY 99E AND INDUSTRIAL AVENUE ACCESS BEING A PAVED ROAD LEADING EAST TO MACLAREN YOUTH CORRECTIONAL FACILITY.  
ELEVATION = 182.27 FEET (NAVD 88)

**HORIZONTAL DATUM:**

HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001105030 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH 553991.748, EAST 7595761.288). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'40"03". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.

### SHEET INDEX

- P-01 COVER SHEET WITH LEGEND, VICINITY, AND SITE MAPS
- P-02 PRELIMINARY COLOR SITE PLAN
- P-03 PRELIMINARY OVERALL EXISTING CONDITIONS PLAN
- P-04 PRELIMINARY EXISTING CONDITIONS PLAN
- P-05 PRELIMINARY EXISTING CONDITIONS PLAN
- P-06 PRELIMINARY EXISTING CONDITIONS PLAN
- P-07 PRELIMINARY EXISTING CONDITIONS PLAN
- P-08 PRELIMINARY EXISTING CONDITIONS PLAN
- P-09 PRELIMINARY EXISTING CONDITIONS PLAN
- P-10 PRELIMINARY EXISTING CONDITIONS PLAN
- P-11 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
- P-12 PRELIMINARY OVERALL SUBDIVISION PLAT
- P-13 PRELIMINARY DETAILED SUBDIVISION PLAT
- P-14 PRELIMINARY DETAILED SUBDIVISION PLAT
- P-15 PRELIMINARY DETAILED SUBDIVISION PLAT
- P-16 CONCEPTUAL NEIGHBORHOOD CIRCULATION PLAN
- P-17 PRELIMINARY OVERALL TREE PRESERVATION AND REMOVAL PLAN
- P-18 PRELIMINARY DETAILED TREE PRESERVATION AND REMOVAL PLAN
- P-19 PRELIMINARY DETAILED TREE PRESERVATION AND REMOVAL PLAN
- P-20 PRELIMINARY DETAILED TREE PRESERVATION AND REMOVAL PLAN
- P-21 PRELIMINARY DETAILED TREE PRESERVATION AND REMOVAL PLAN
- P-22 PRELIMINARY DETAILED TREE PRESERVATION AND REMOVAL PLAN
- P-23 PRELIMINARY DEMOLITION PLAN
- P-24 PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P-25 PRELIMINARY OVERALL COMPOSITE UTILITY PLAN
- P-26 PRELIMINARY DETAILED COMPOSITE UTILITY PLAN
- P-27 PRELIMINARY DETAILED COMPOSITE UTILITY PLAN
- P-28 PRELIMINARY DETAILED COMPOSITE UTILITY PLAN
- P-29 PRELIMINARY OFFSITE SANITARY SEWER COMPOSITE UTILITY PLAN
- P-30 PRELIMINARY STREET PLAN AND CROSS SECTIONS
- P-31 PRELIMINARY STREET PROFILES
- P-32 PRELIMINARY STREET PROFILES
- P-33 PRELIMINARY AERIAL PHOTOGRAPH PLAN
- P-34 PRELIMINARY OVERALL STREET TREE AND LANDSCAPE PLAN
- P-35 PRELIMINARY TRACT A AND D - OPEN SPACE LANDSCAPE PLAN
- P-36 PRELIMINARY TRACT C, E, AND F - PATHS LANDSCAPE PLAN
- P-37 PRELIMINARY TRACT G AND H - OPEN SPACE LANDSCAPE PLAN
- P-38 PRELIMINARY TRACT B AND G - STORMWATER FACILITIES LANDSCAPE PLAN



**SITE MAP**  
1" = 200'

LEGEND			
EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
EXISTING		PROPOSED	
RIGHT-OF-WAY LINE		BOUNDARY LINE	
BOUNDARY LINE		PROPERTY LINE	
PROPERTY LINE		CENTERLINE	
CENTERLINE		DITCH	
DITCH		CURB	
CURB		EDGE OF PAVEMENT	
EDGE OF PAVEMENT		EASEMENT	
EASEMENT		FENCE LINE	
FENCE LINE		GRAVEL EDGE	
GRAVEL EDGE		POWER LINE	
POWER LINE		OVERHEAD WIRE	
OVERHEAD WIRE		COMMUNICATIONS LINE	
COMMUNICATIONS LINE		FIBER OPTIC LINE	
FIBER OPTIC LINE		GAS LINE	
GAS LINE		STORM DRAIN LINE	
STORM DRAIN LINE		SANITARY SEWER LINE	
SANITARY SEWER LINE		WATER LINE	
WATER LINE			



FITNESS RECREATION AREA

SHELTER WITH ACCESSIBLE PICNIC TABLE

BENCH OPEN SPACE

CART PATH CONNECTION

PEDESTRIAN PATH CONNECTION

MONUMENT SIGN AND LANDSCAPING

CART PATH CONNECTION

STORMWATER FACILITY

OPEN SPACE

EXISTING GOLF COURSE/  
DRIVING RANGE

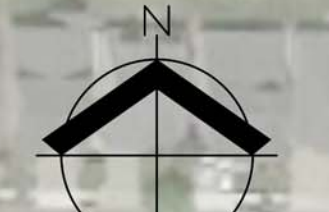
OPEN SPACE

CART PATH CONNECTION

STORMWATER FACILITY

CART PATH CONNECTION

PRESERVED WETLAND



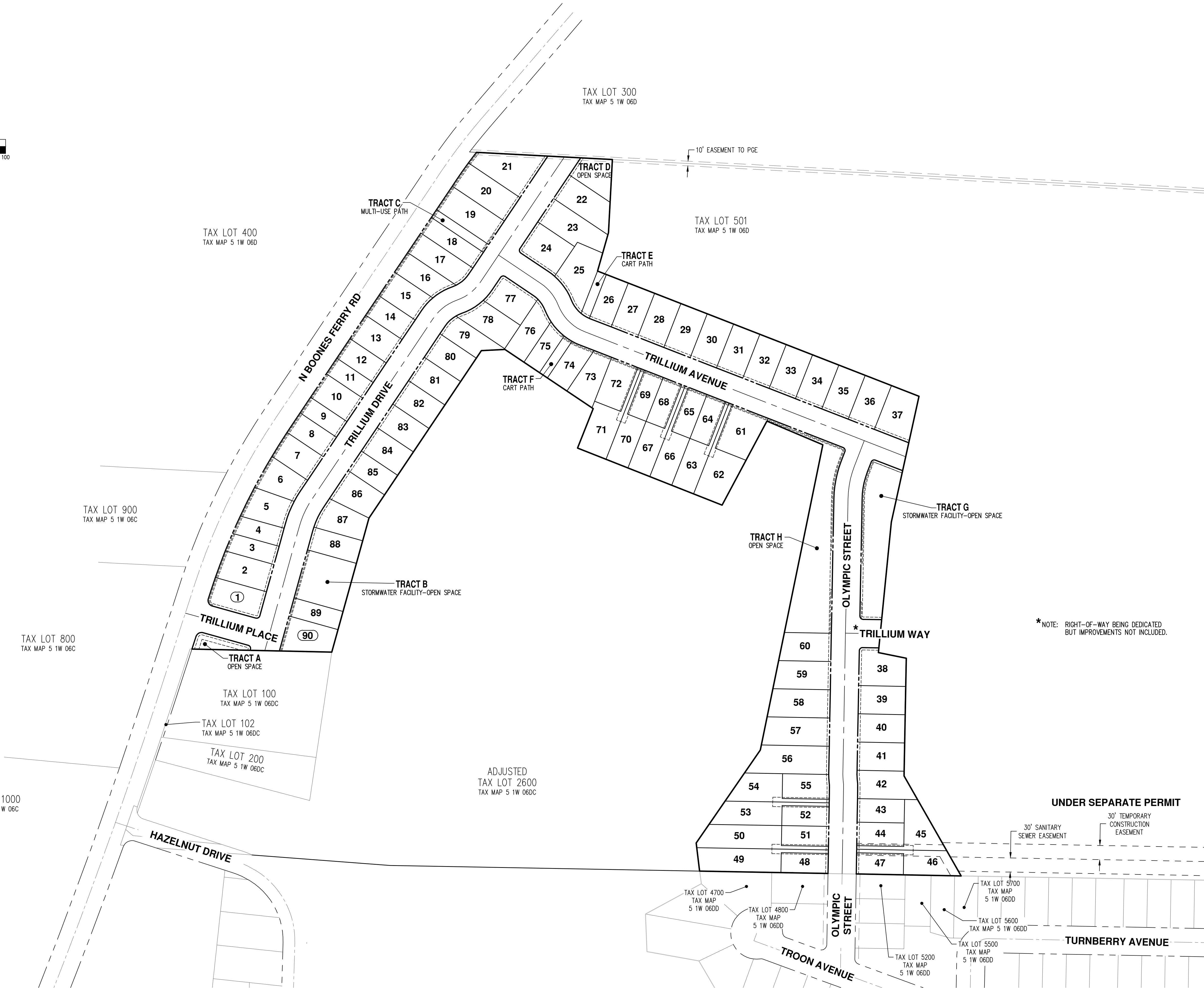
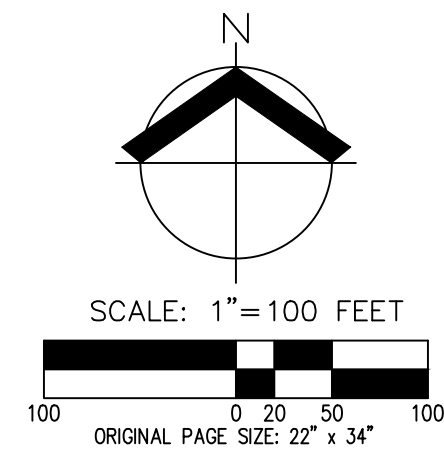
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ORIGINAL PAGE SIZE: 22" x 34"



**PRELIMINARY STREET TREE AND  
LANDSCAPE OVERALL PLAN  
TRILLIUM RESERVE  
WOODBURN, OREGON**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

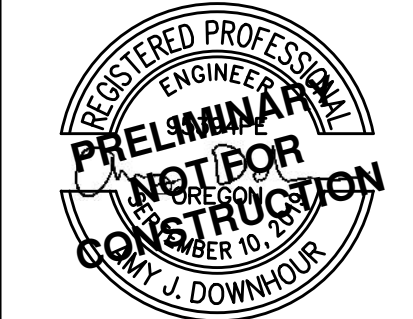
JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	AJD
DRAWN BY:	CL
CHECKED BY:	RSW



\*NOTE: RIGHT-OF-WAY BEING DEDICATED BUT IMPROVEMENTS NOT INCLUDED.

UNDER SEPARATE PERMIT

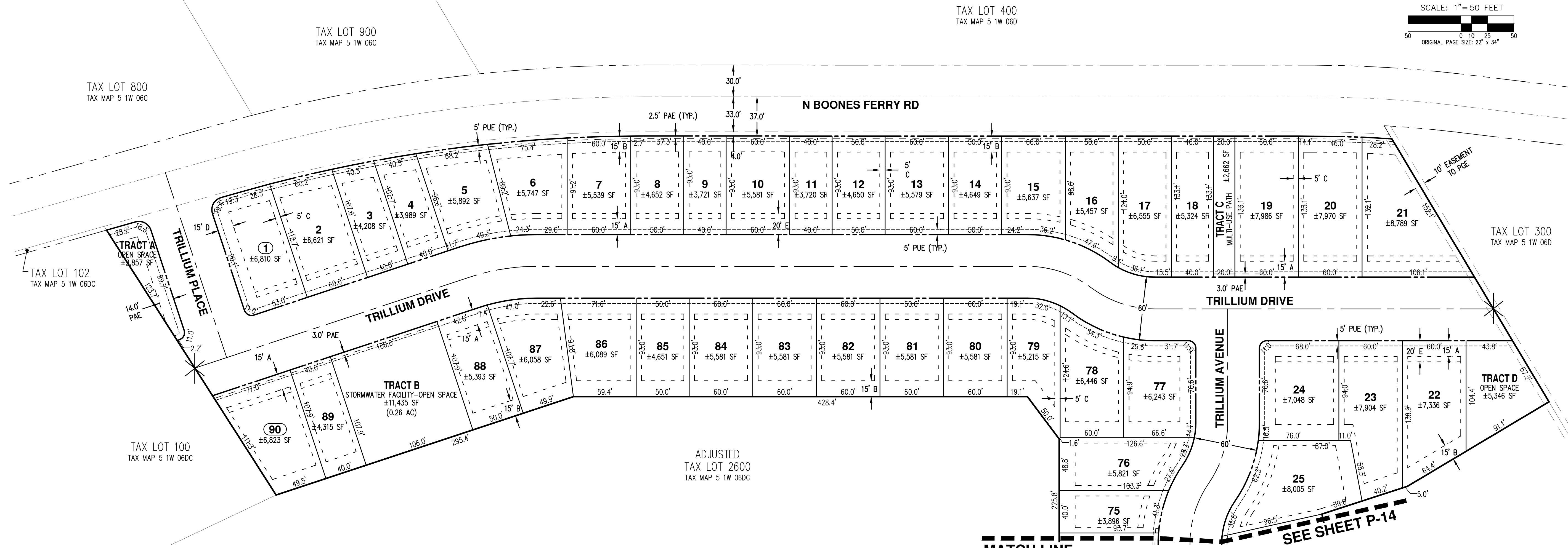
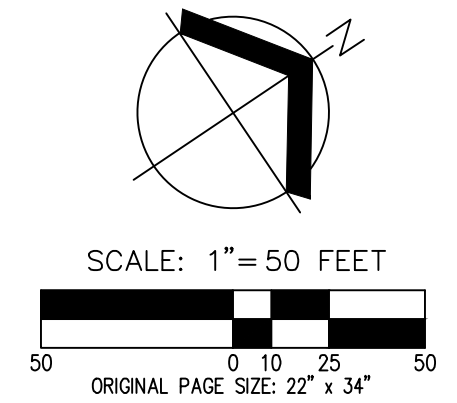
**PRELIMINARY OVERALL  
SUBDIVISION PLAT  
TRILLIUM RESERVE  
WOODBURN, OREGON**



RENEW: DECEMBER 31, 2021  
 JOB NUMBER: 7564  
 DATE: 12/04/2020  
 DESIGNED BY: AJD  
 DRAWN BY: CL  
 CHECKED BY: RSW

AKS DRAWING FILE: 7564 PRELIM PLAT OVERALLS LAYOUT: P-12





**PUD SETBACK LEGEND**

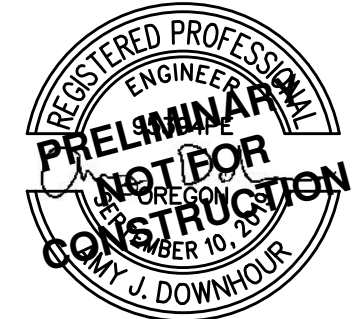
A. FRONT YARD:	15 FT
B. REAR YARD:	15 FT
C. SIDE YARD:	5 FT
D. STREET SIDE YARD:	15 FT
E. GARAGE SETBACK:	20 FT

**EASEMENT LEGEND**

PUBLIC UTILITY EASEMENT	PUE
PUBLIC ACCESS EASEMENT	PAE
SANITARY SEWER EASEMENT	SSE
TEMPORARY CONSTRUCTION EASEMENT	TCE

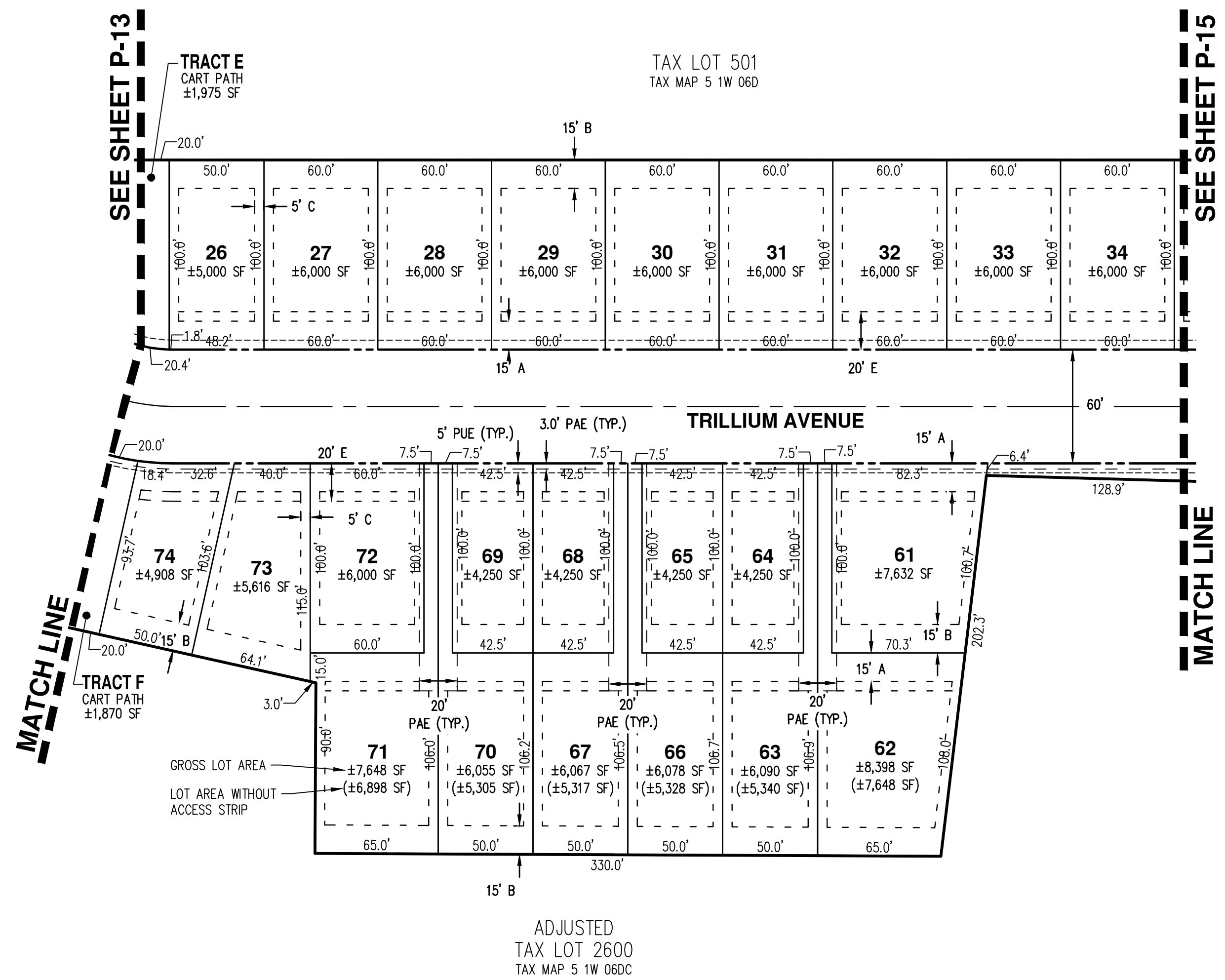
- NOTES:**
- THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAT IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.
  - A ONE FOOT RESERVE STRIP, NON-ACCESS RESERVATION, OR ALTERNATIVE METHOD FOR LIMITING ACCESS APPROVED BY THE CITY WILL BE PROVIDED AT EACH TEMPORARY STREET STUB.
  - REQUIRED SETBACKS FOR THIS PUD ARE MEASURED FROM THE PROPERTY LINE.

**PRELIMINARY DETAILED  
 SUBDIVISION PLAT  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



RENEWS: DECEMBER 31, 2021

JOB NUMBER:	7564
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DESIGNED BY:	AJD
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CHECKED BY:	RSW



**PUD SETBACK LEGEND**

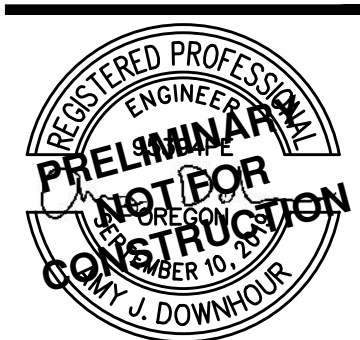
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B. REAR YARD:	15 FT
C. SIDE YARD:	5 FT
D. STREET SIDE YARD:	15 FT
E. GARAGE SETBACK:	20 FT

**EASEMENT LEGEND**

PUBLIC UTILITY EASEMENT	PUE
PUBLIC ACCESS EASEMENT	PAE
SANITARY SEWER EASEMENT	SSE
TEMPORARY CONSTRUCTION EASEMENT	TCE

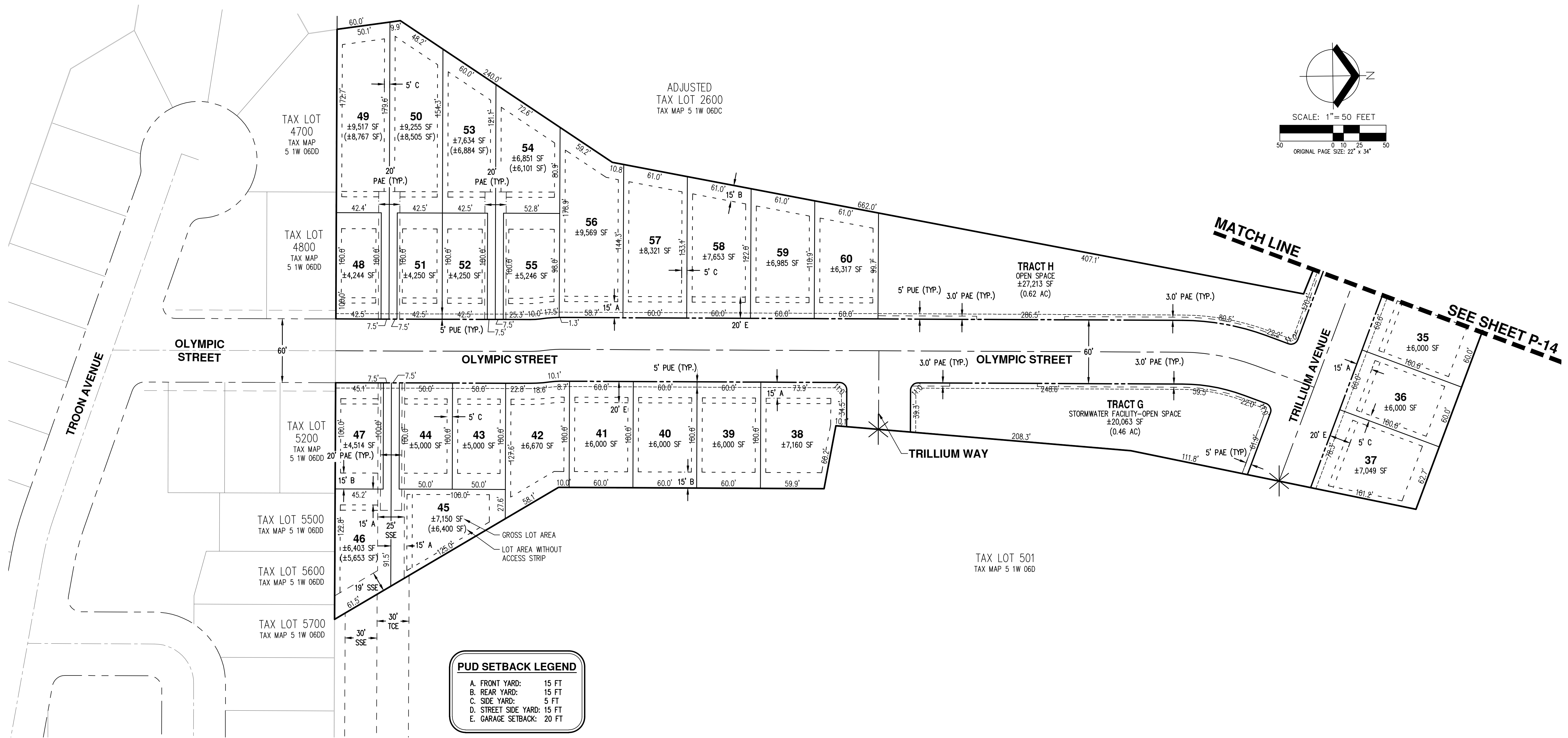
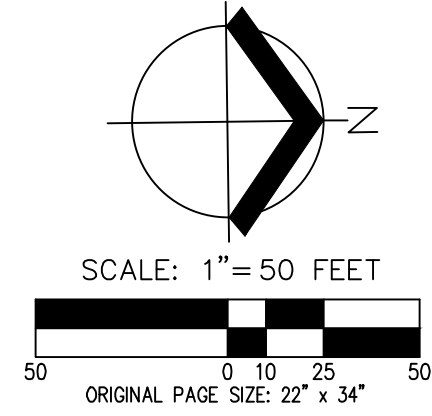
**NOTE:**  
 THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAT IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.

**PRELIMINARY DETAILED  
 SUBDIVISION PLAT  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



RENEWS: DECEMBER 31, 2021

JOB NUMBER:	7564
DATE:	12/04/2020
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**PUD SETBACK LEGEND**

A. FRONT YARD:	15 FT
B. REAR YARD:	15 FT
C. SIDE YARD:	5 FT
D. STREET SIDE YARD:	15 FT
E. GARAGE SETBACK:	20 FT

- NOTES:**
- THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAT IS TO SHOW LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL RECORDED FINAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. ALL DIMENSIONS ARE SUBJECT TO CHANGE.
  - A ONE FOOT RESERVE STRIP, NON-ACCESS RESERVATION, OR ALTERNATIVE METHOD FOR LIMITING ACCESS APPROVED BY THE CITY WILL BE PROVIDED AT EACH TEMPORARY STREET STUB.

**EASEMENT LEGEND**

PUBLIC UTILITY EASEMENT	PUE
PUBLIC ACCESS EASEMENT	PAE
SANITARY SEWER EASEMENT	SSE
TEMPORARY CONSTRUCTION EASEMENT	TCE

**PRELIMINARY DETAILED  
 SUBDIVISION PLAT  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



RENEWS: DECEMBER 31, 2021  
 JOB NUMBER: 7564  
 DATE: 12/04/2020  
 DESIGNED BY: AJD  
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 CHECKED BY: RSW



SCALE: 1" = 200 FEET  
0 40 100 200  
ORIGINAL PAGE SIZE: 22" x 34"

- NOTES:
1. THIS PLAN IS INCLUDED TO MEET THE SUBMITTAL REQUIREMENTS FOR THE CITY OF WOODBURN.
  2. CONCEPTUAL FUTURE STREET LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES FOR THE LAND USE APPLICATION ONLY AND ARE NOT PROPOSED WITH THIS PROJECT AND ARE NOT BINDING ON ANY OFF SITE PROPERTIES.
  3. THIS DRAWING DOES NOT REPRESENT A FIELD VERIFIED TOPOGRAPHIC/PROPERTY BOUNDARY SURVEY. DATA SOURCES FOR THIS CONCEPTUAL DRAWING INCLUDE INFORMATION EXTRAPOLATED FROM CITY OF WOODBURN FUTURE STREET PLAN, GIS AND NOAA LIDAR TOPOGRAPHY.
  4. AREAS, DIMENSIONS, EASEMENT LOCATIONS, AERIAL PHOTO FEATURES, ETC. ARE THEREFORE CONSIDERED APPROXIMATE.

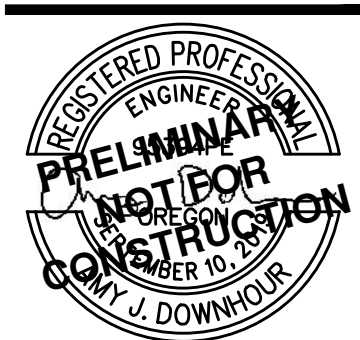


LEGEND	
U.G.B.	
SUBDIVISION BOUNDARY	
PLANNED LOCAL STREET	
EXISTING LOCAL STREET	
EXISTING MINOR ARTERIAL	
CONCEPTUAL FUTURE LOCAL STREET	
PLANNED CART PATH	
EXISTING CART PATH	
PLANNED MULTI-USE TRAIL	

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12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM

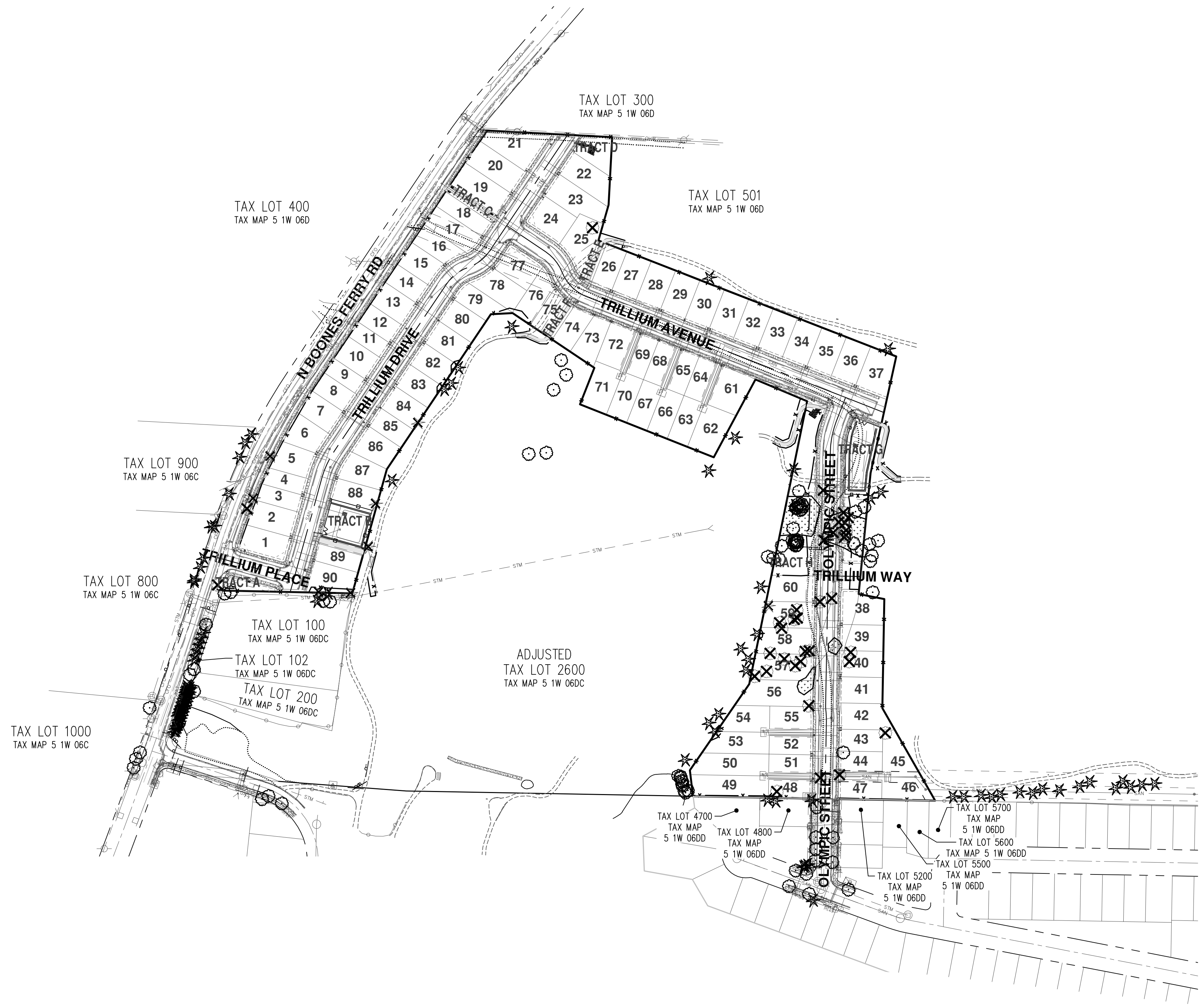
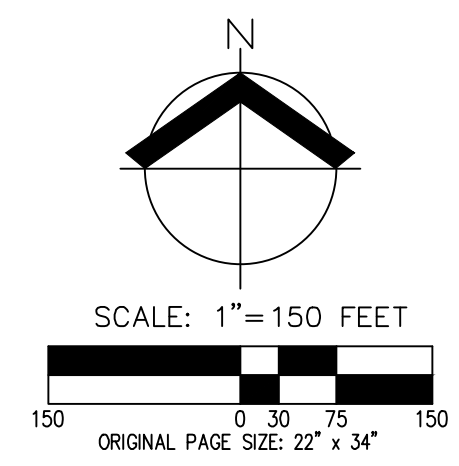
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**CONCEPTUAL NEIGHBORHOOD  
CIRCULATION PLAN  
TRILLIUM RESERVE  
WOODBURN, OREGON**



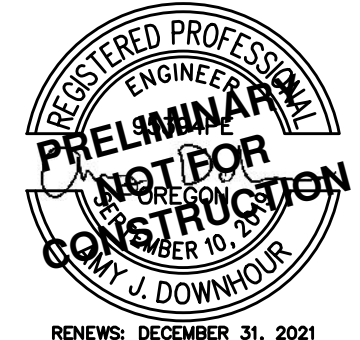
RENEWALS: DECEMBER 31, 2021

JOB NUMBER: 7564  
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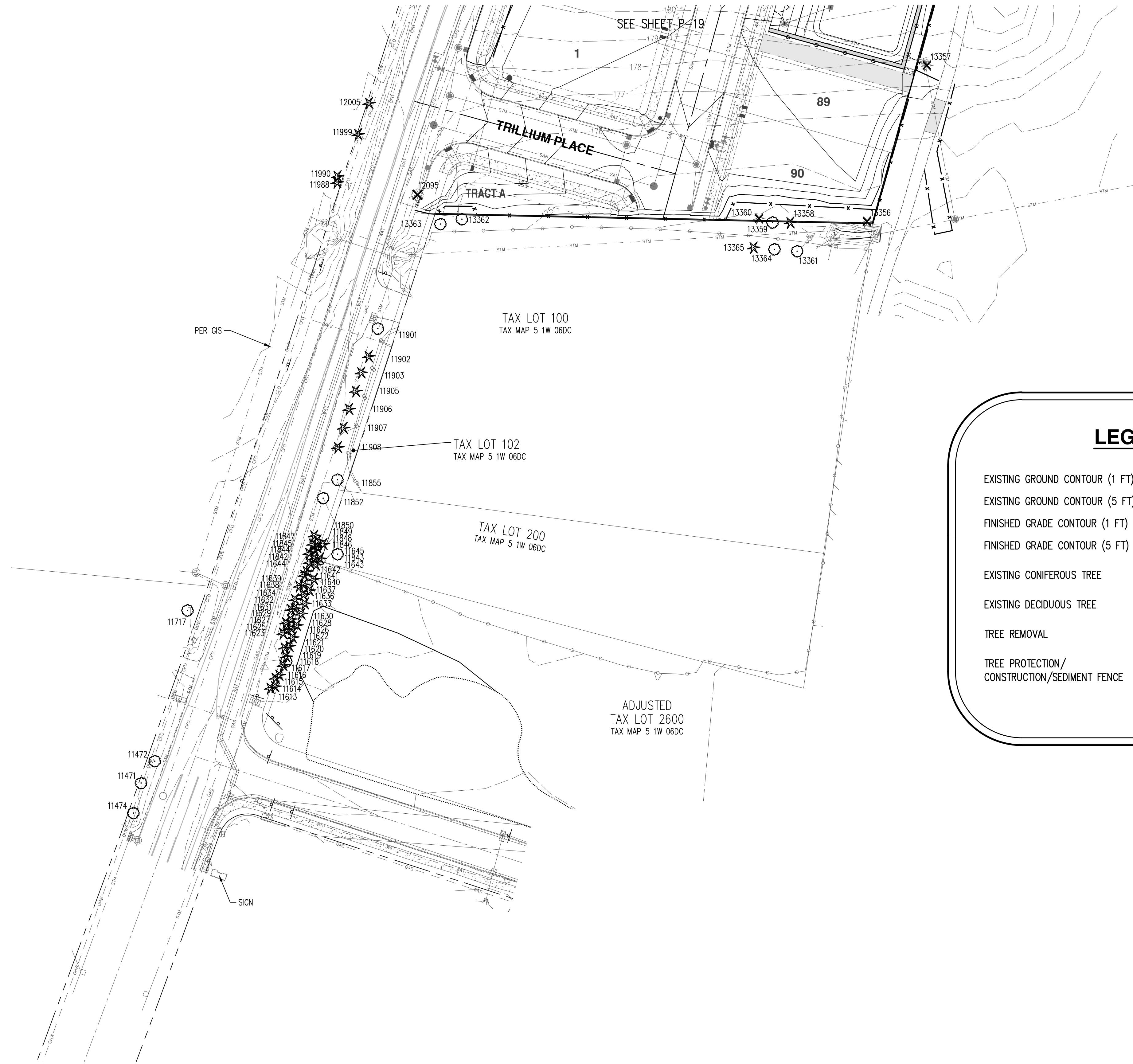
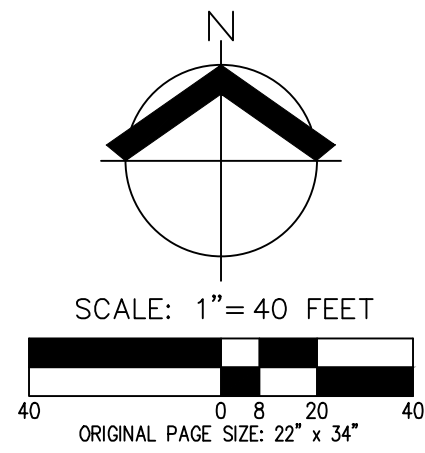


NOTE: SEE SUPPLEMENTAL ARBORIST REPORT FOR INFORMATION RELATED TO SIGNIFICANT TREES TO BE REMOVED.

**PRELIMINARY OVERALL TREE  
 PRESERVATION AND REMOVAL PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



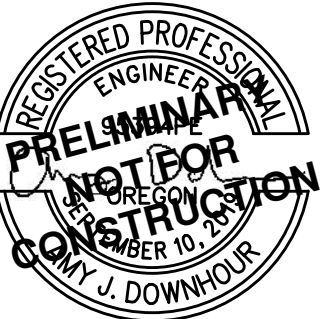
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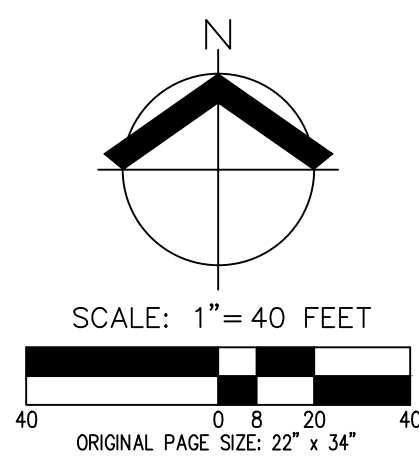
**LEGEND**

EXISTING GROUND CONTOUR (1 FT)	---	149
EXISTING GROUND CONTOUR (5 FT)	---	150
FINISHED GRADE CONTOUR (1 FT)	---	149
FINISHED GRADE CONTOUR (5 FT)	---	150
EXISTING CONIFEROUS TREE	*	
EXISTING DECIDUOUS TREE	○	
TREE REMOVAL	⊗	*
TREE PROTECTION/ CONSTRUCTION/SEDIMENT FENCE	— x —	

**PRELIMINARY DETAILED TREE  
 PRESERVATION AND REMOVAL PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



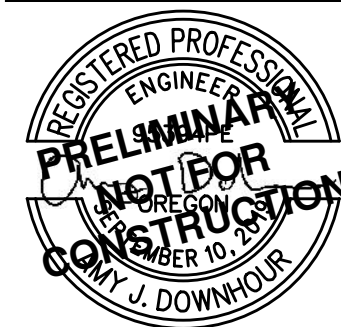
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SITUATIONAL TREE: FURTHER EVALUATION IS NECESSARY TO DETERMINE IF A SITUATIONAL TREE CAN BE PRESERVED. THIS DETERMINATION WILL BE MADE BASED UPON THE ARBORIST'S RECOMMENDATION DURING CONSTRUCTION.

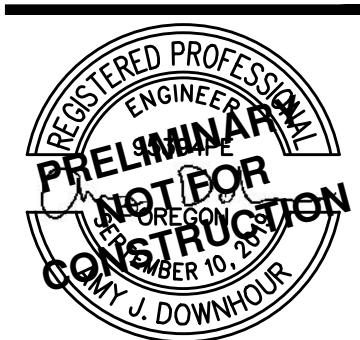
LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING CONIFEROUS TREE	* (with star)
EXISTING DECIDUOUS TREE	○ (with dot)
TREE REMOVAL	⊗ (with star)
TREE PROTECTION/ CONSTRUCTION/SEDIMENT FENCE	- x - x -

**PRELIMINARY DETAILED TREE  
PRESERVATION AND REMOVAL PLAN  
TRILLIUM RESERVE  
WOODBURN, OREGON**

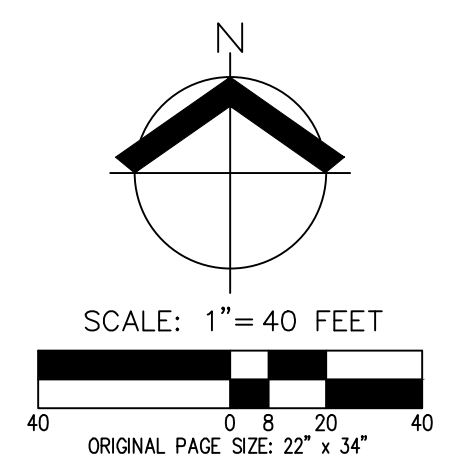
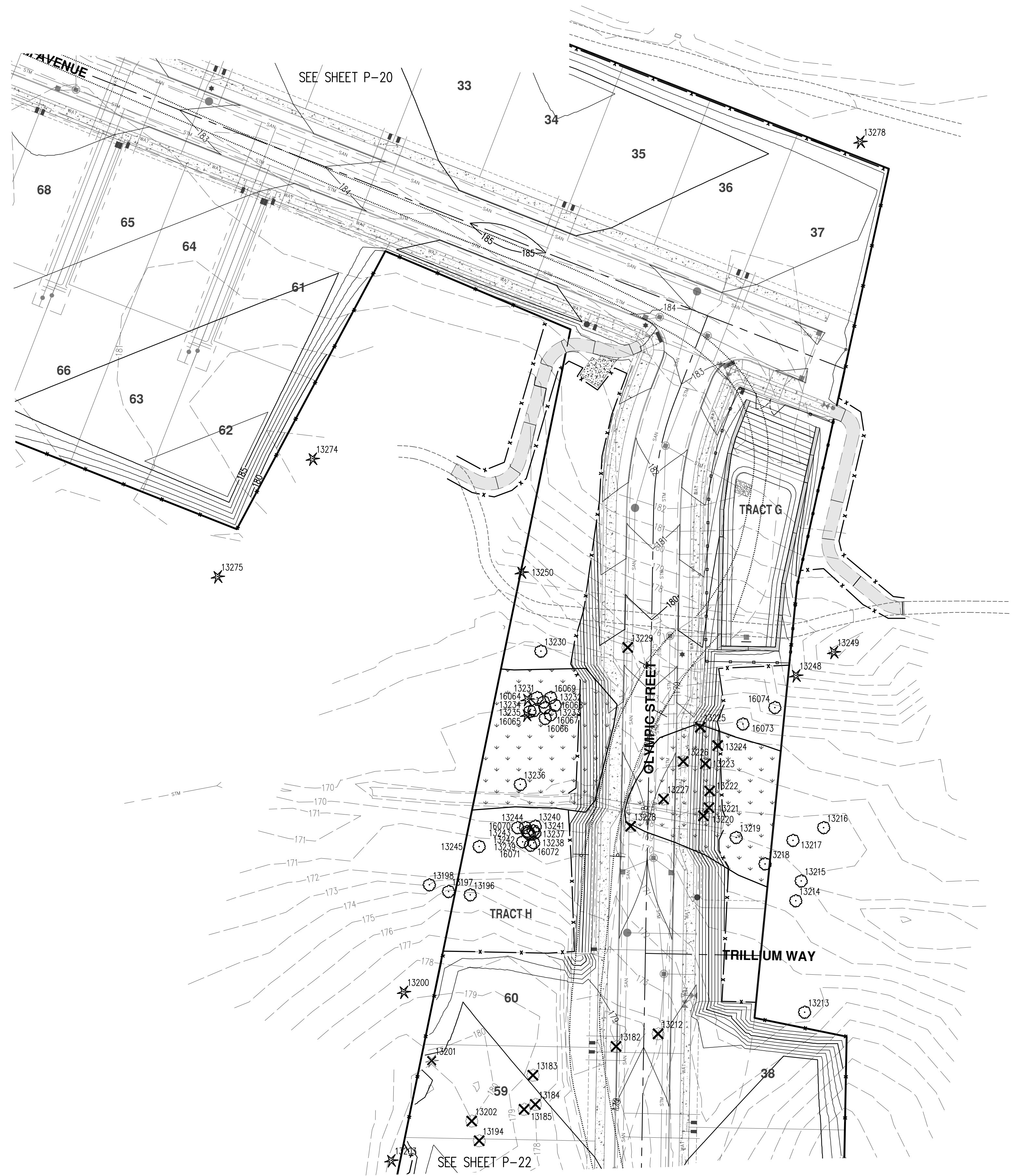


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**PRELIMINARY DETAILED TREE  
 PRESERVATION AND REMOVAL PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



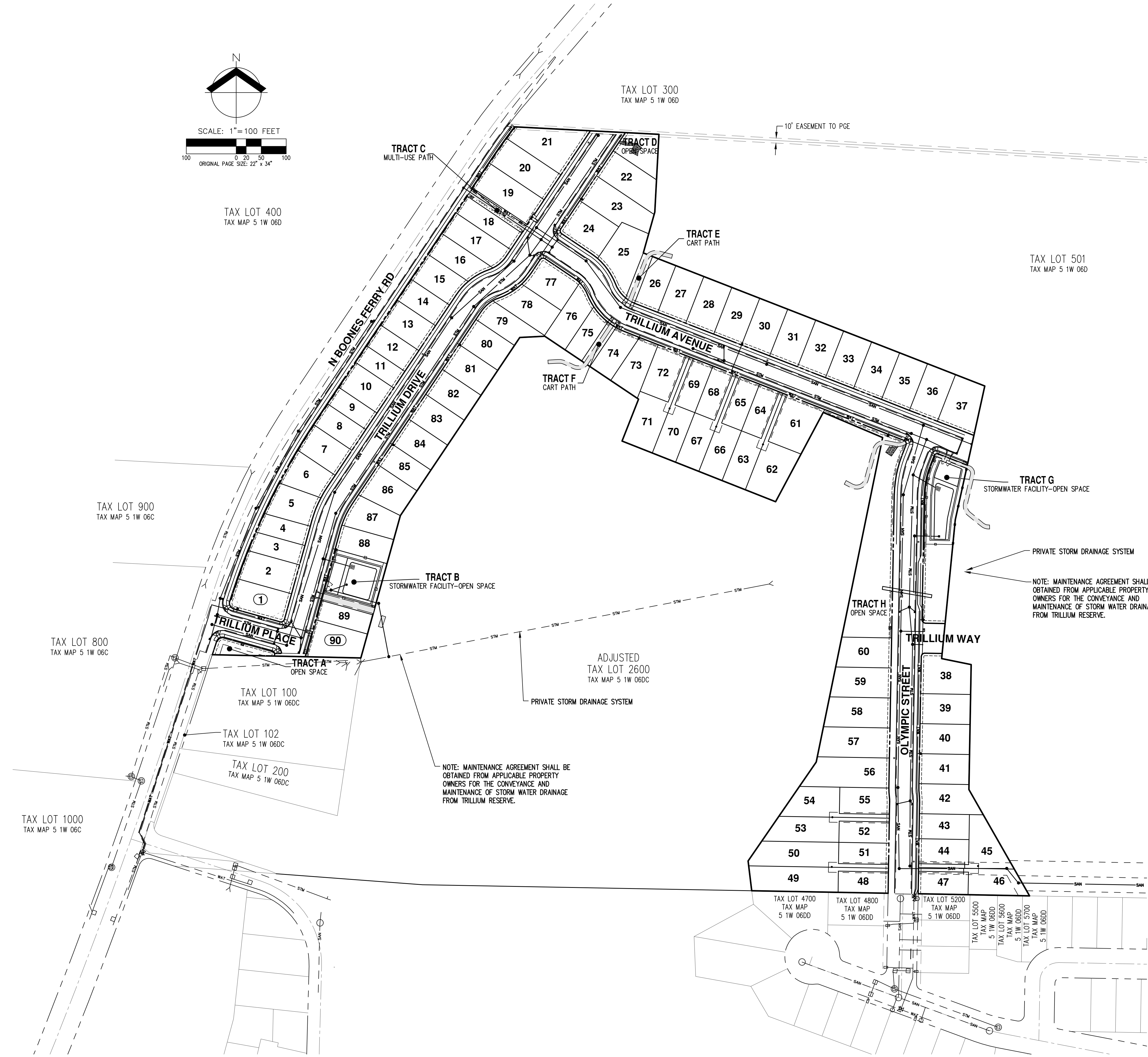
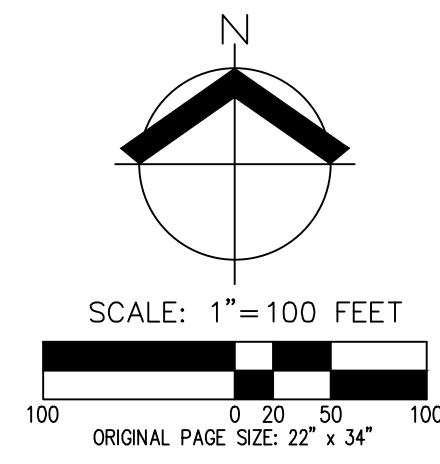
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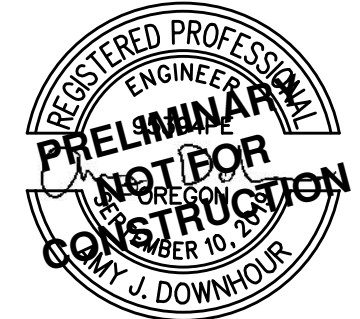
**LEGEND**

EXISTING GROUND CONTOUR (1 FT)	----	149
EXISTING GROUND CONTOUR (5 FT)	-----	150
FINISHED GRADE CONTOUR (1 FT)	----	149
FINISHED GRADE CONTOUR (5 FT)	-----	150
EXISTING CONIFEROUS TREE	*	
EXISTING DECIDUOUS TREE	○	
TREE REMOVAL	X X	
TREE PROTECTION/ CONSTRUCTION/SEDIMENT FENCE	- - - - -	





**PRELIMINARY OVERALL  
 COMPOSITE UTILITY PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



RENEWS: DECEMBER 31, 2021  
 JOB NUMBER: 7564  
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 CHECKED BY: RSW

**SIDEWALK LEGEND**

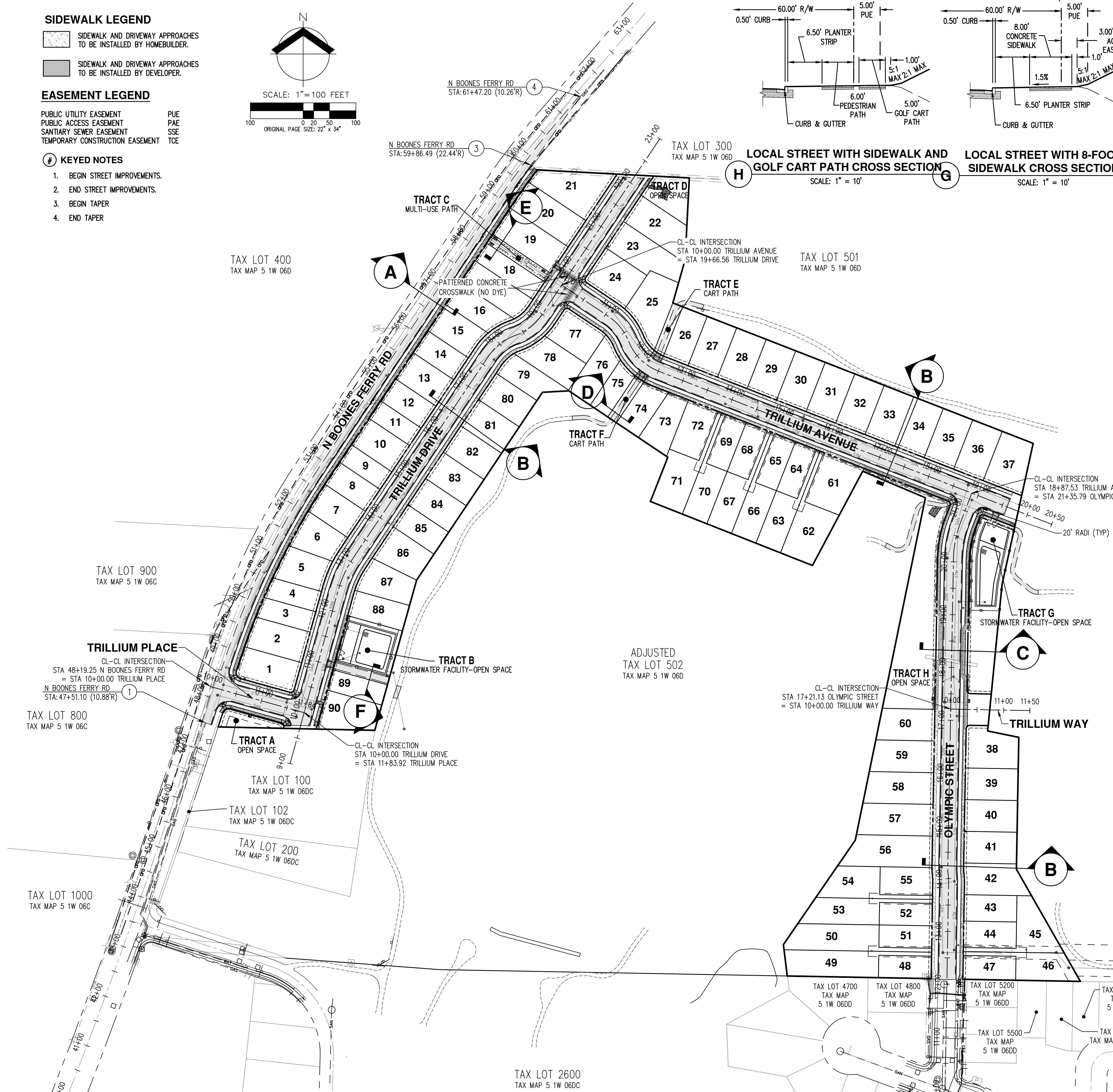
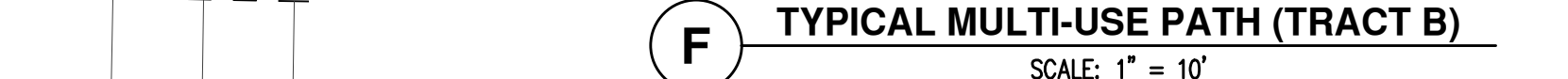
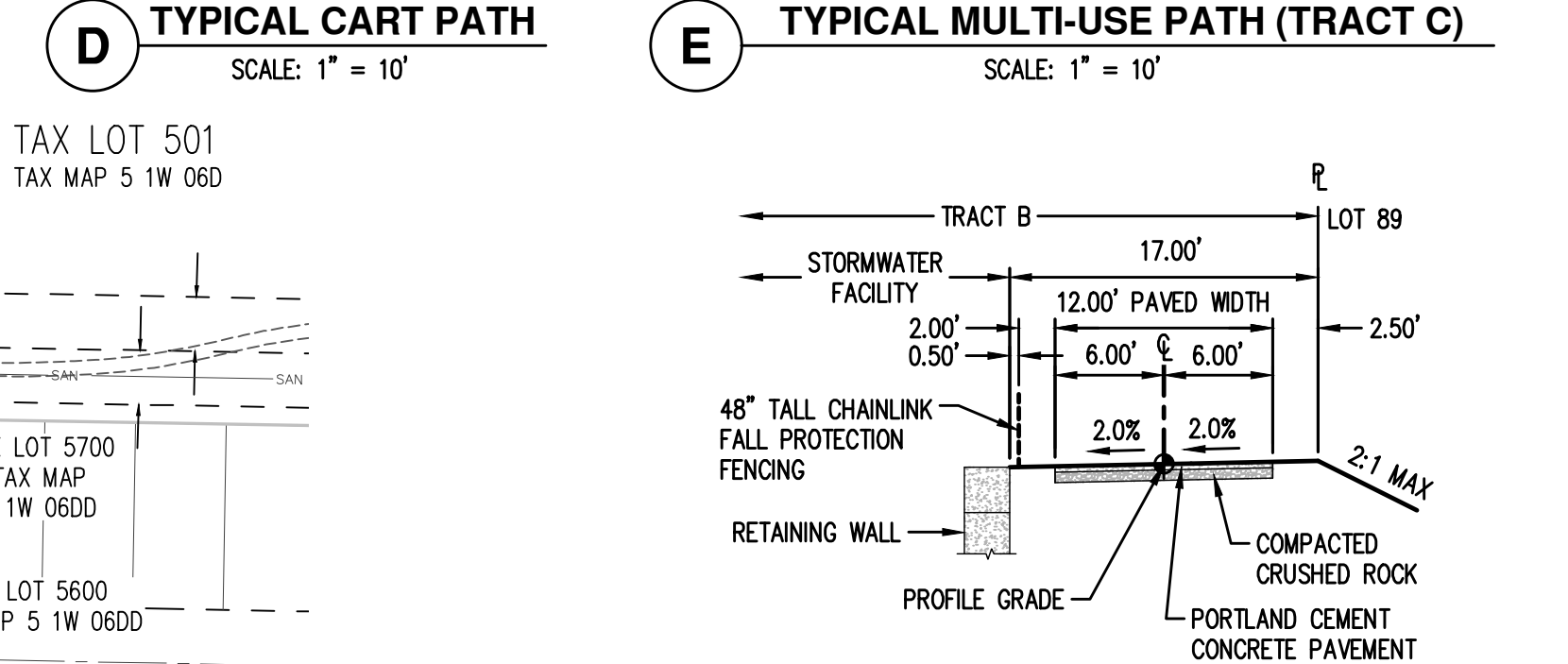
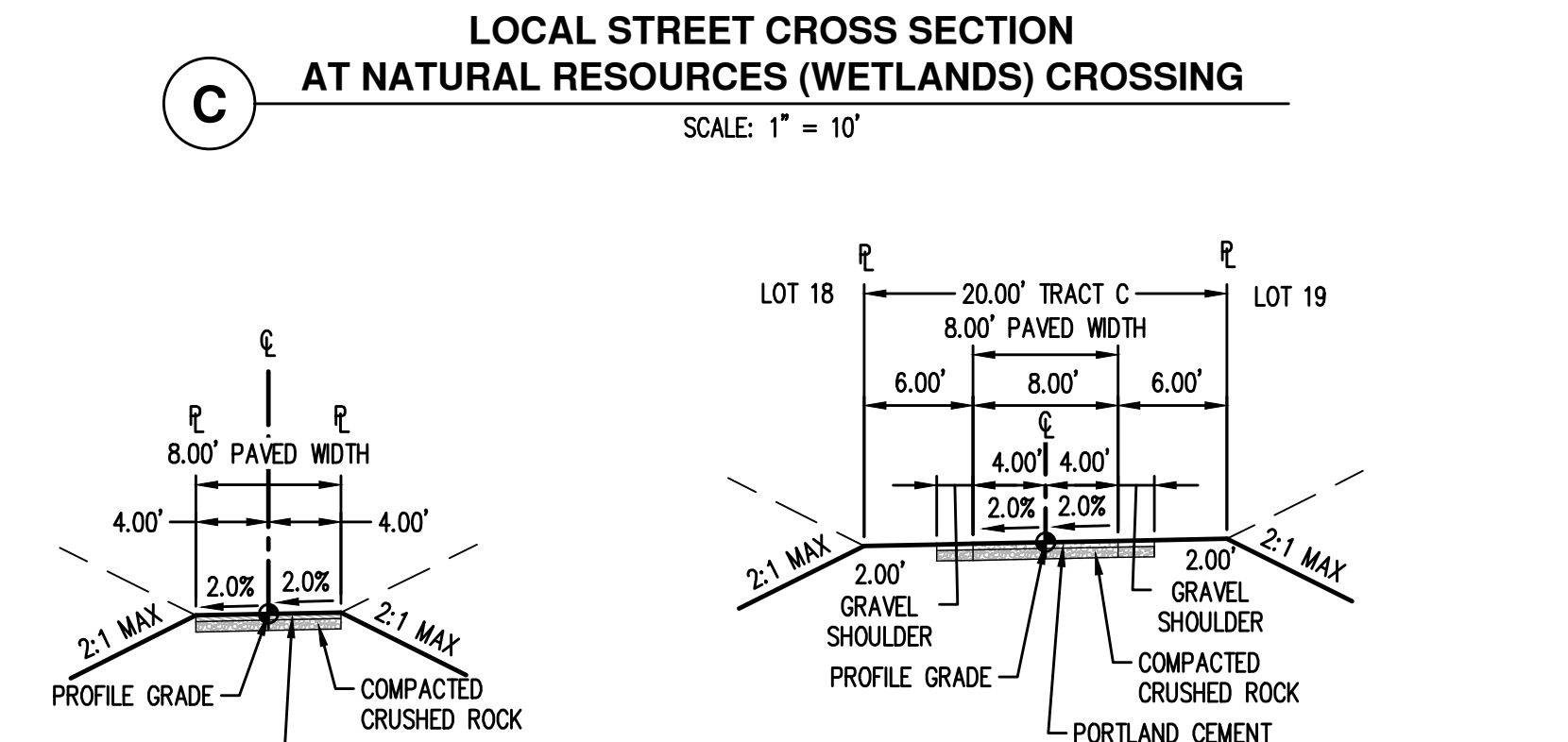
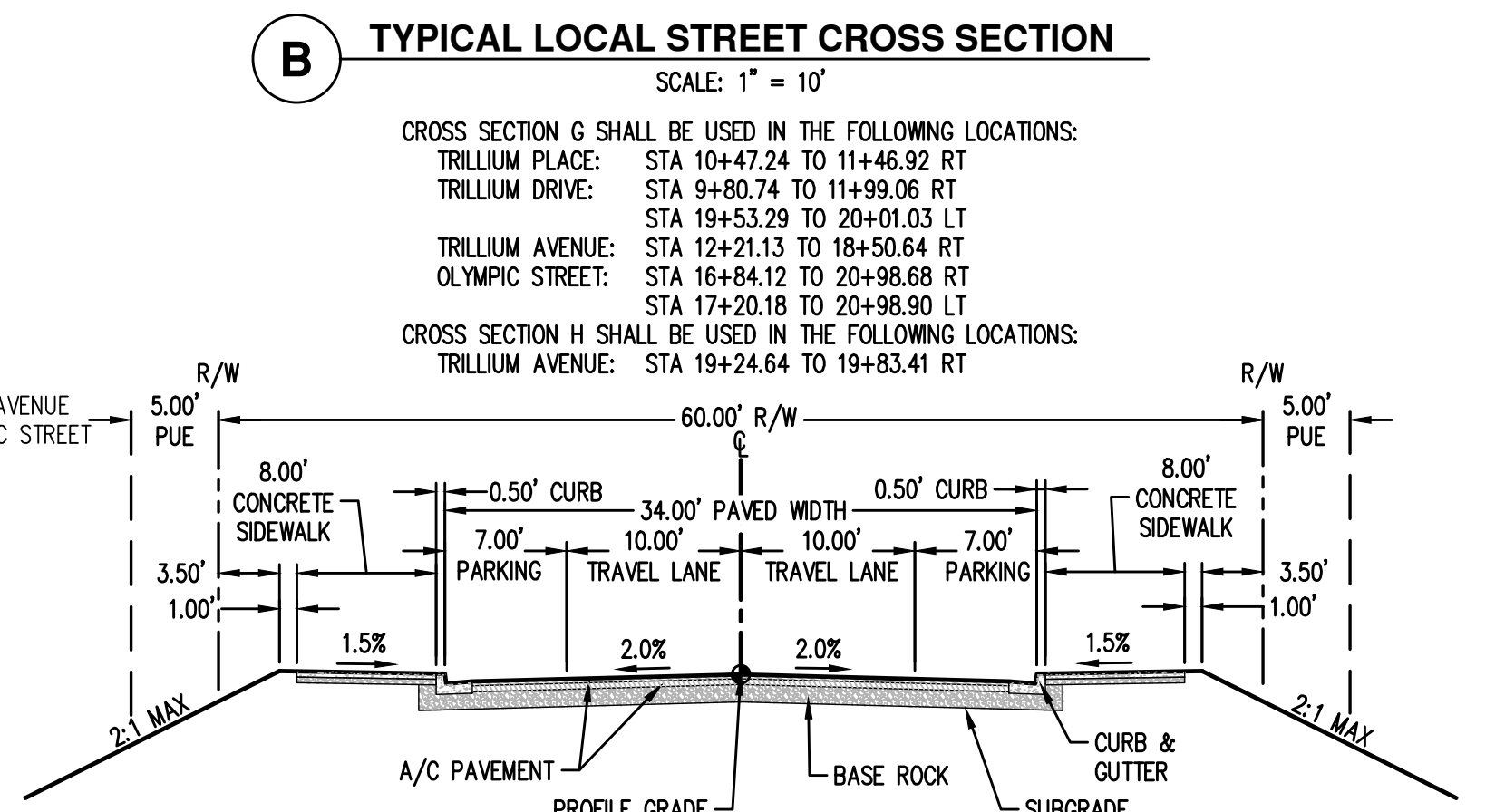
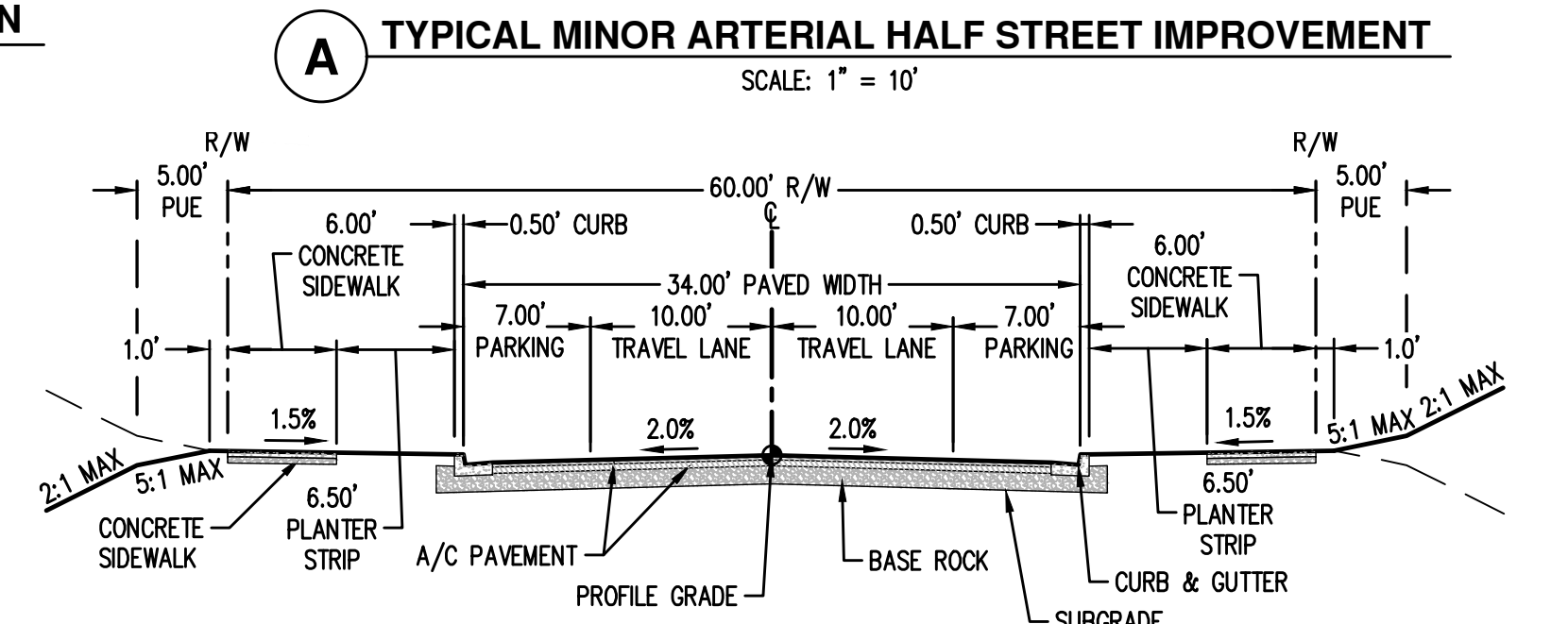
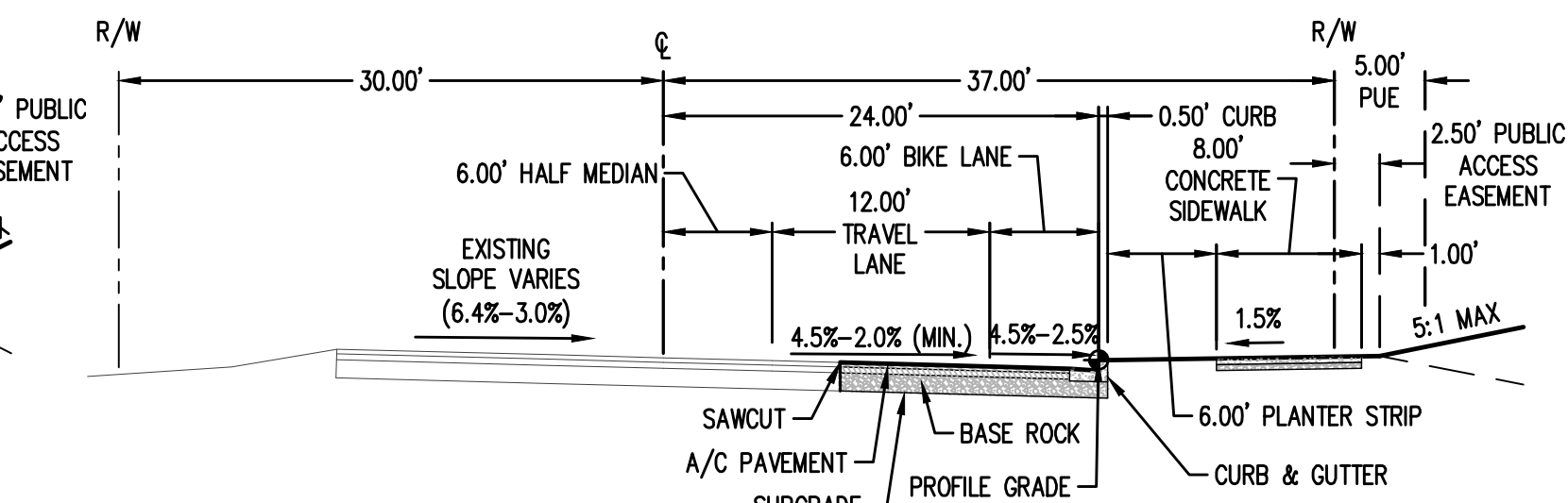
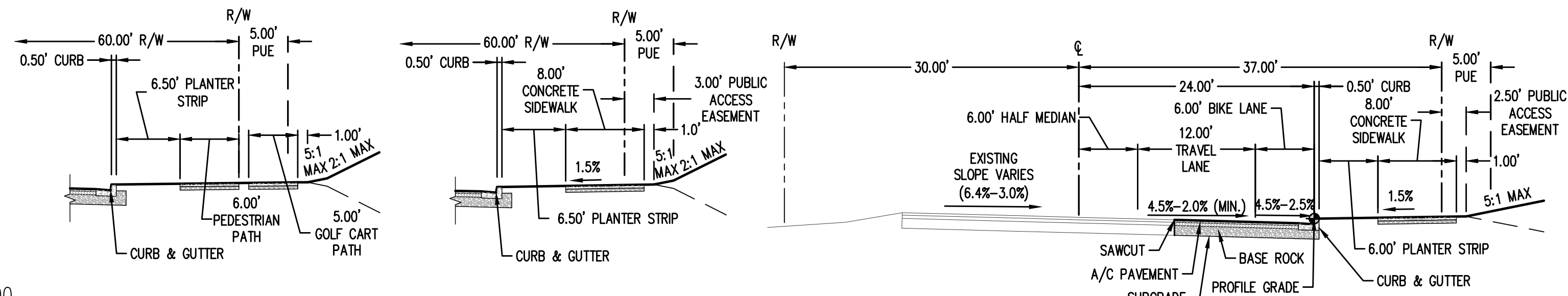
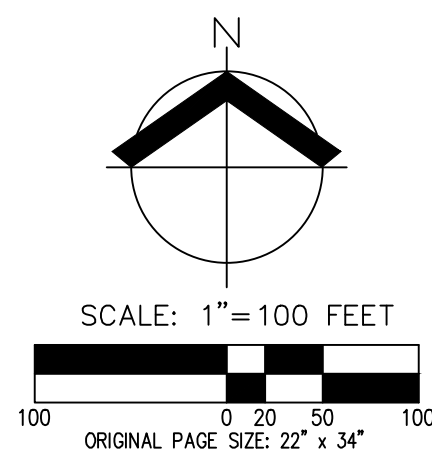
- SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY HOMEBUILDER.
- SIDEWALK AND DRIVEWAY APPROACHES TO BE INSTALLED BY DEVELOPER.

**EASEMENT LEGEND**

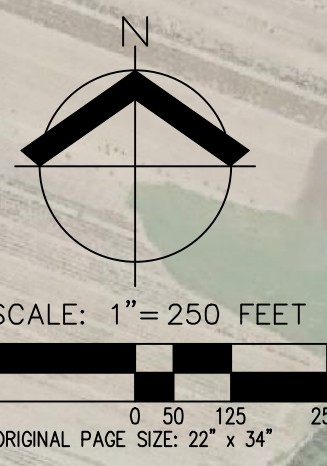
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

**KEYED NOTES**

1. BEGIN STREET IMPROVEMENTS.
2. END STREET IMPROVEMENTS.
3. BEGIN TAPER
4. END TAPER

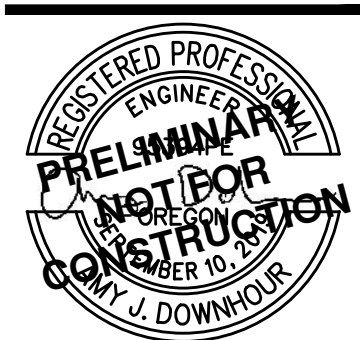


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 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**PRELIMINARY AERIAL  
 PHOTOGRAPH PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



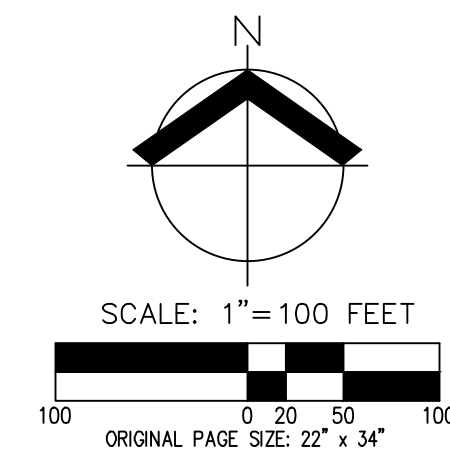
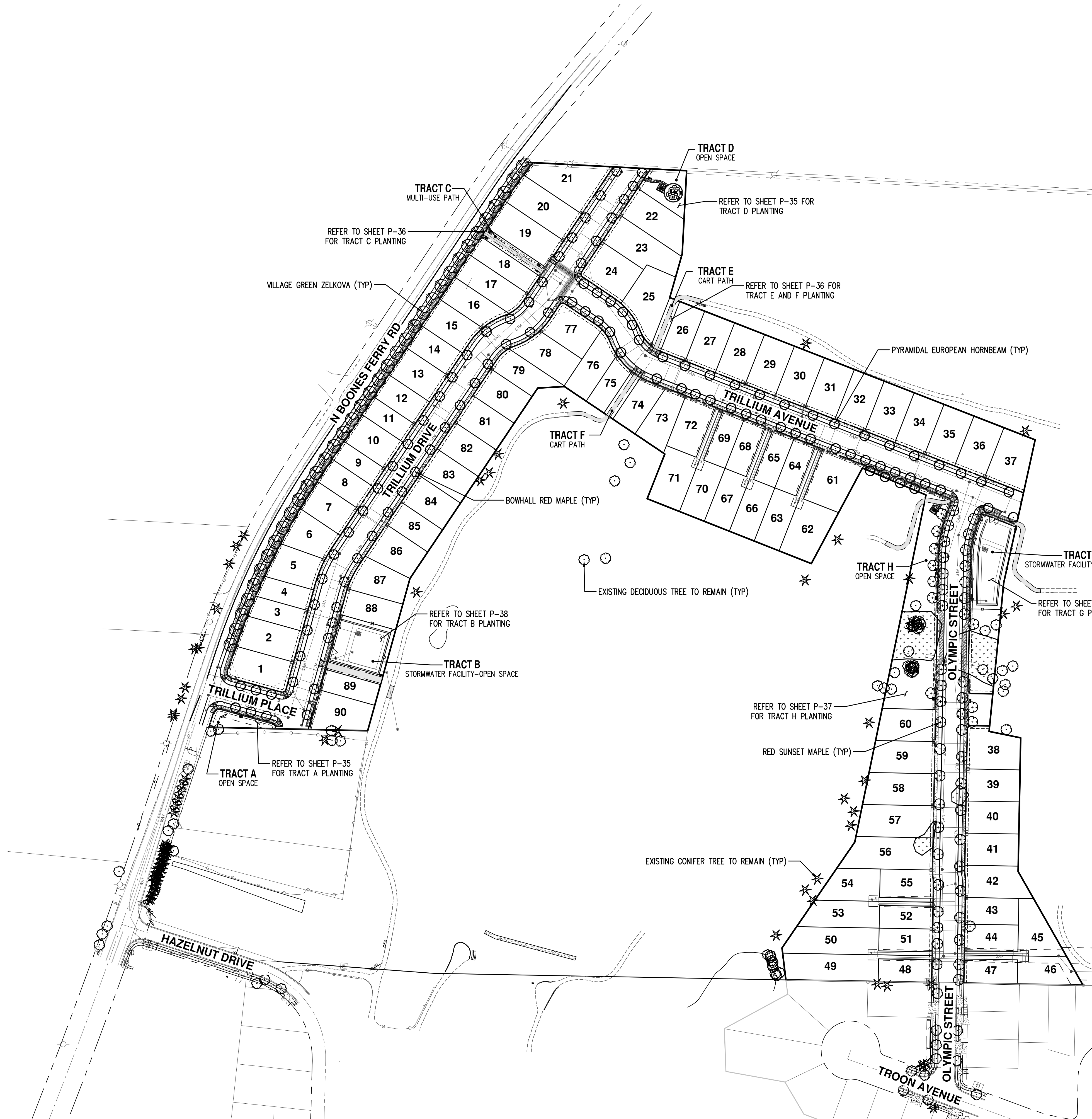
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**PLANT SCHEDULE - STREET TREES**

STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	AS SHOWN
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2" CAL. B&B	AS SHOWN
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" CAL. B&B	AS SHOWN
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL. B&B	AS SHOWN

**PRELIMINARY LANDSCAPE NOTES**

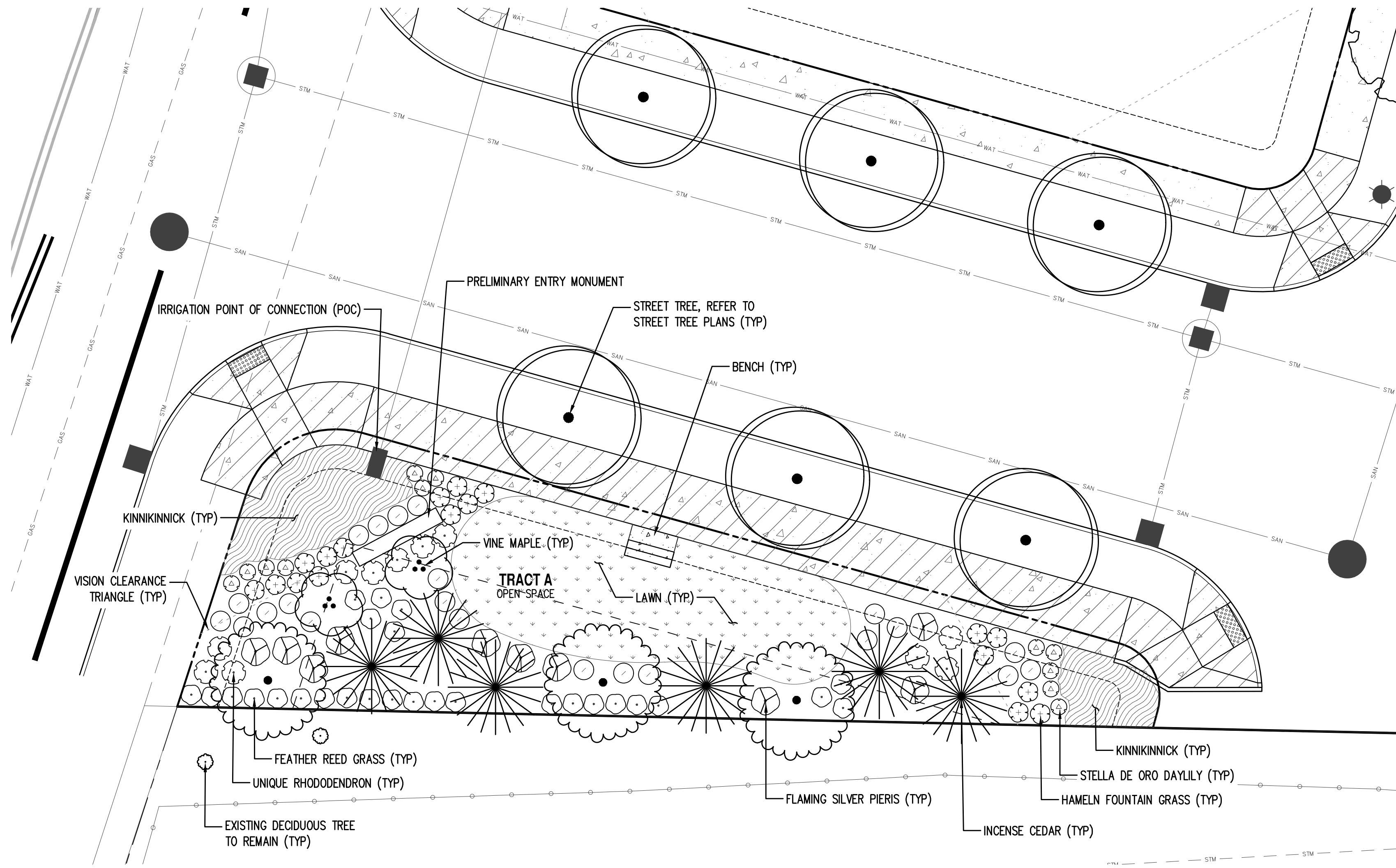
- LANDSCAPE AND SITE FURNISHINGS ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE MADE PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF WOODBURN DESIGN STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND ALL MATERIALS. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- REFER TO DETAIL PLANS P-35 THROUGH P-38 FOR PRELIMINARY OPEN SPACE AND STORMWATER FACILITY PLANTING PLANS.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF WOODBURN LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1 IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. FIELD ADJUST PLANT LOCATION AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, TREE CANOPIES, BUILDING OVERHANGS, EXISTING VEGETATION TO REMAIN, ETC.
- TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.1). DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 3' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND.
- A PERMANENT UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN.
- MULCH: APPLY 3" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS.
- ADJUST PLANTING ON SITE AS NECESSARY TO AVOID CONFLICTS WITH DRIVEWAYS, UTILITIES, METERS, STREET LIGHTS, ETC. STREET TREES SHALL NOT BE PLACED IN FRONT OF STOP SIGNS, FIRE HYDRANTS, OR STREET LIGHTS.
- ALL STREET TREES WITHIN A VISION CLEARANCE TRIANGLE SHALL HAVE BRANCHES AND FOLIAGE LIMBED UP 7' ABOVE GRADE.



**PRELIMINARY OVERALL STREET TREE  
 AND LANDSCAPE PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**

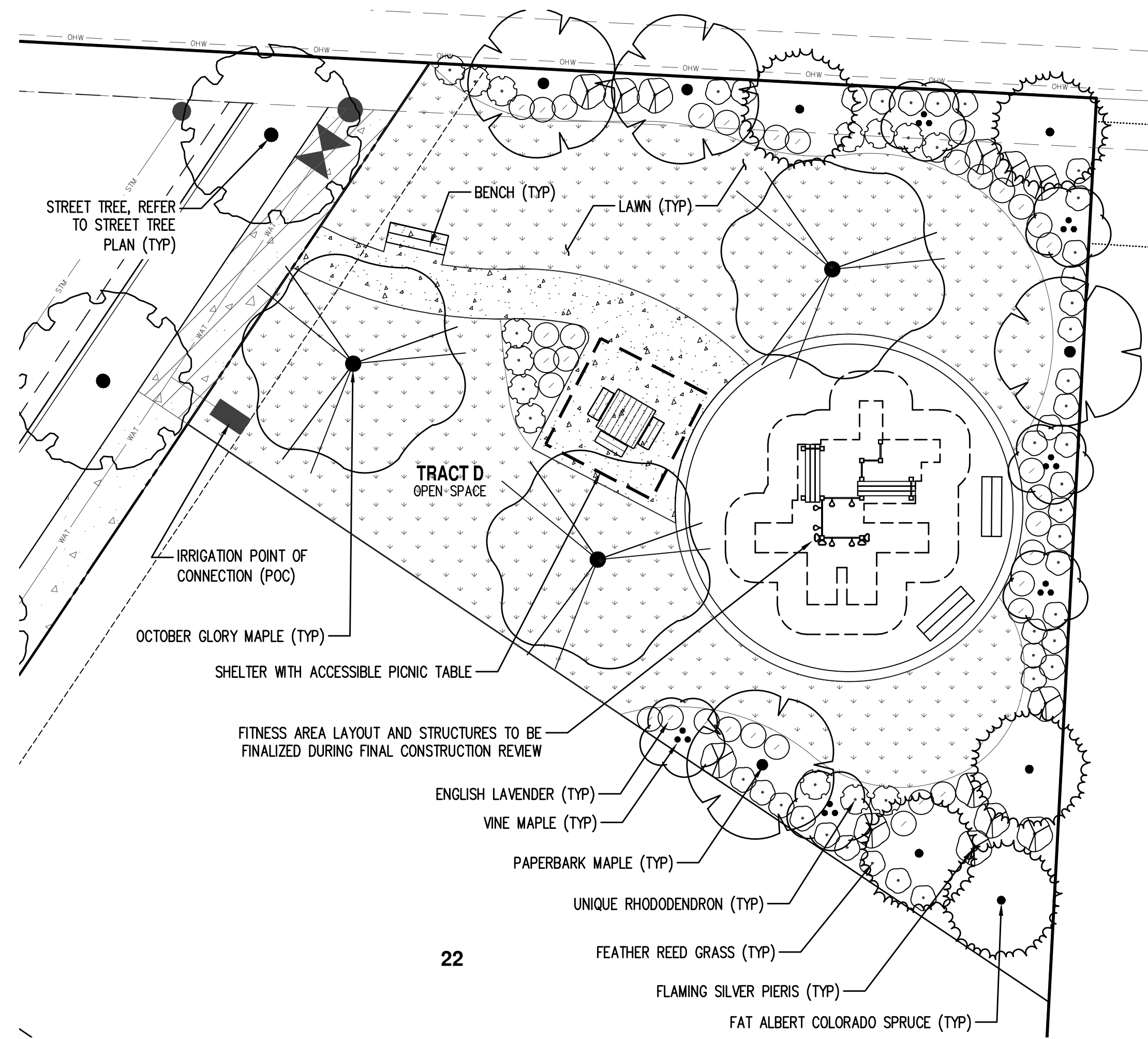


JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	KAH



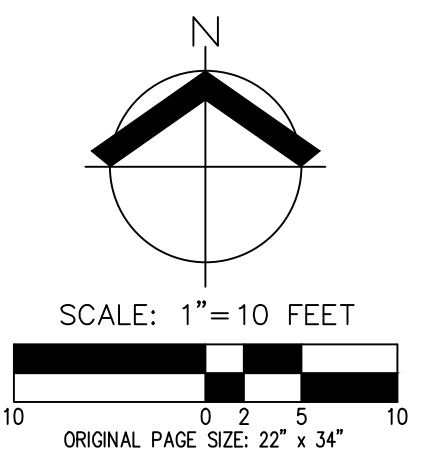
**PLANT SCHEDULE - TRACT A**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	ACER CIRCINATUM	VINE MAPLE	6' HT. B&B	AS SHOWN
	3	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	6	CALOCEDRUS DECURRENS	INCENSE CEDAR	10' MIN. HT./B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	27	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL CONT.	30" o.c.OR AS SHOWN
	12	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL CONT.	24" o.c.OR AS SHOWN
	22	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	1 GAL CONT.	30" o.c.OR AS SHOWN
	18	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL CONT.	30" o.c.OR AS SHOWN
	10	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER PIERIS	3 GAL CONT.	42" o.c.OR AS SHOWN
	11	RHODODENDRON X 'UNIQUE'	UNIQUE RHODODENDRON	3 GAL CONT.	36" o.c.OR AS SHOWN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	84	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL CONT.	24" o.c.
	±757 SF	LAWN			



**PLANT SCHEDULE - TRACT D**

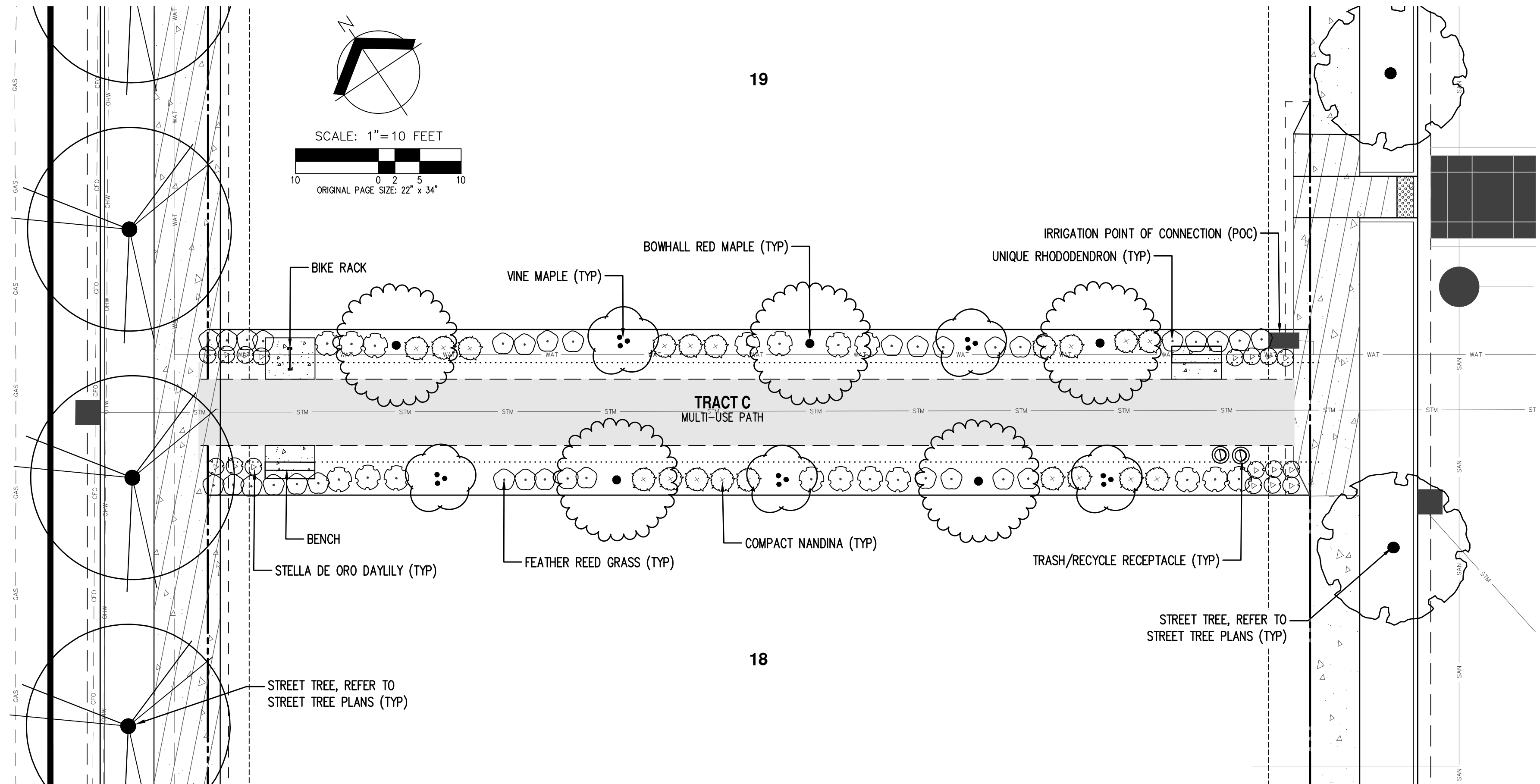
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	6	ACER CIRCINATUM	VINE MAPLE	6' HT. B&B	AS SHOWN
	4	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. B&B	AS SHOWN
	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2" CAL. B&B	AS SHOWN
	5	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE	6' HT. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	37	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL CONT.	30" o.c.OR AS SHOWN
	35	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	1 GAL CONT.	30" o.c.OR AS SHOWN
	13	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER PIERIS	3 GAL CONT.	42" o.c.OR AS SHOWN
	14	RHODODENDRON X 'UNIQUE'	UNIQUE RHODODENDRON	3 GAL CONT.	36" o.c.OR AS SHOWN
GROUND COVERS	QTY	DESCRIPTION			
	±2,655 SF	LAWN			



**PRELIMINARY TRACT A AND D -  
 OPEN SPACE LANDSCAPE PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	TEB
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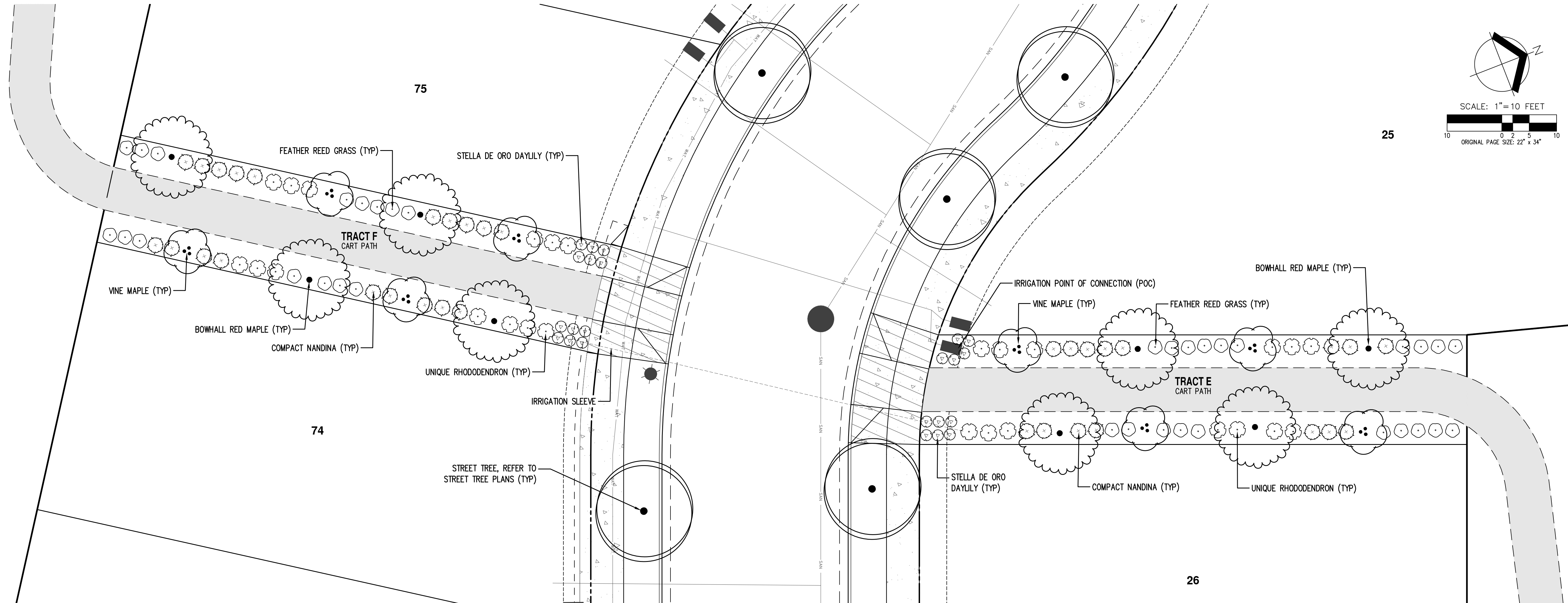


**PLANT SCHEDULE - TRACT C, E, AND F**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	13	ACER CIRCINATUM	VINE MAPLE	6' HT. B&B	AS SHOWN
	13	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	68	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. CONT.	30" o.c. OR AS SHOWN
	40	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL. CONT.	24" o.c. OR AS SHOWN
	53	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	3 GAL. CONT.	36" o.c. OR AS SHOWN
	43	RHODODENDRON X 'UNIQUE'	UNIQUE RHODODENDRON	3 GAL. CONT.	36" o.c. OR AS SHOWN



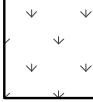
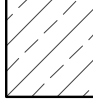
**PRELIMINARY TRACT C, E, AND F -  
 PATHS LANDSCAPE PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**

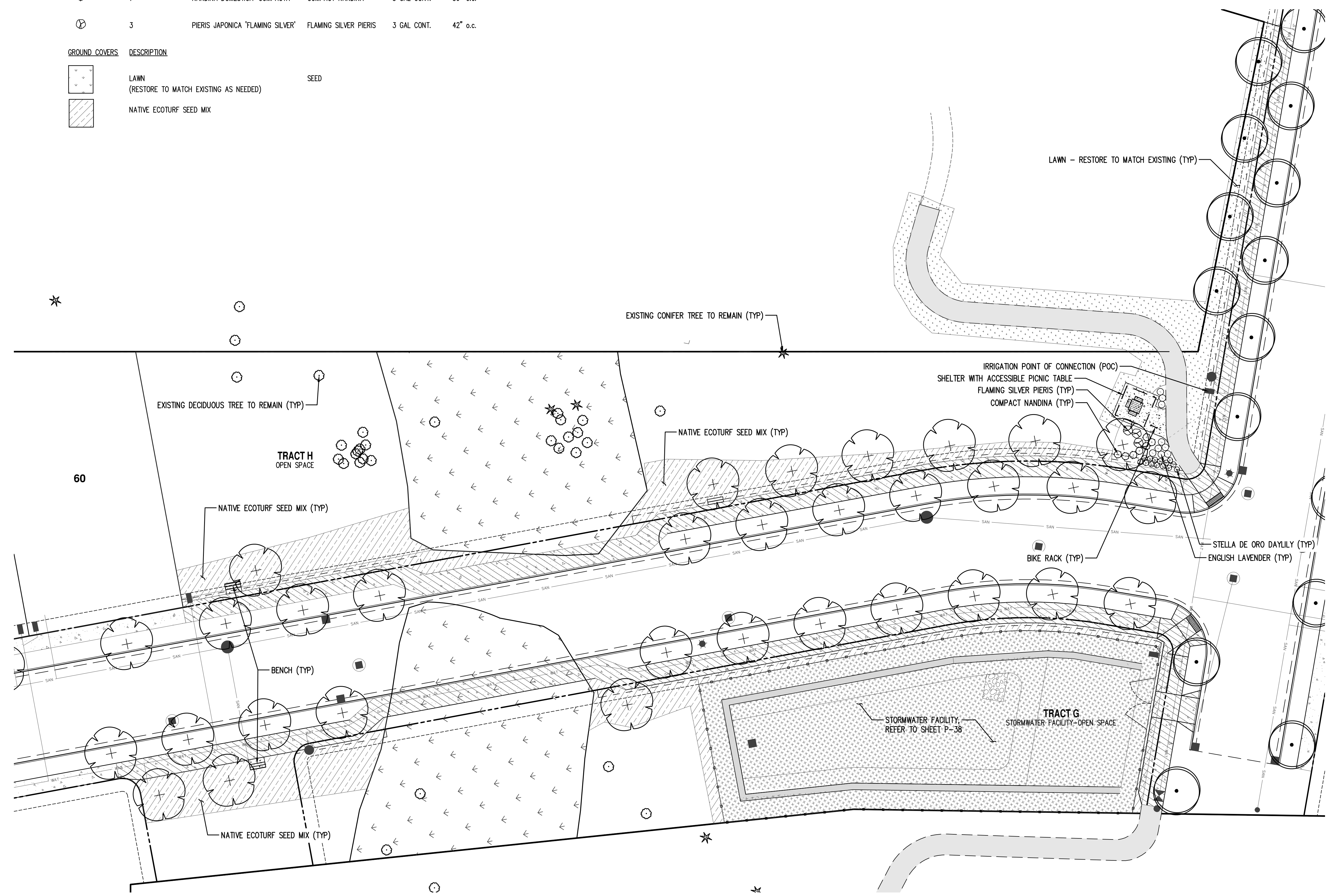


JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	KAH

**PLANT SCHEDULE - TRACT G AND H OPEN SPACE LANDSCAPE**

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
⊙	14	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL CONT.	24" o.c.
○	9	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL CONT.	30" o.c.
⊙	7	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	3 GAL CONT.	36" o.c.
⊙	3	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER PIERIS	3 GAL CONT.	42" o.c.

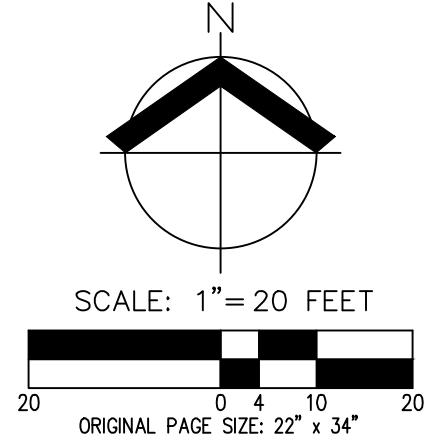
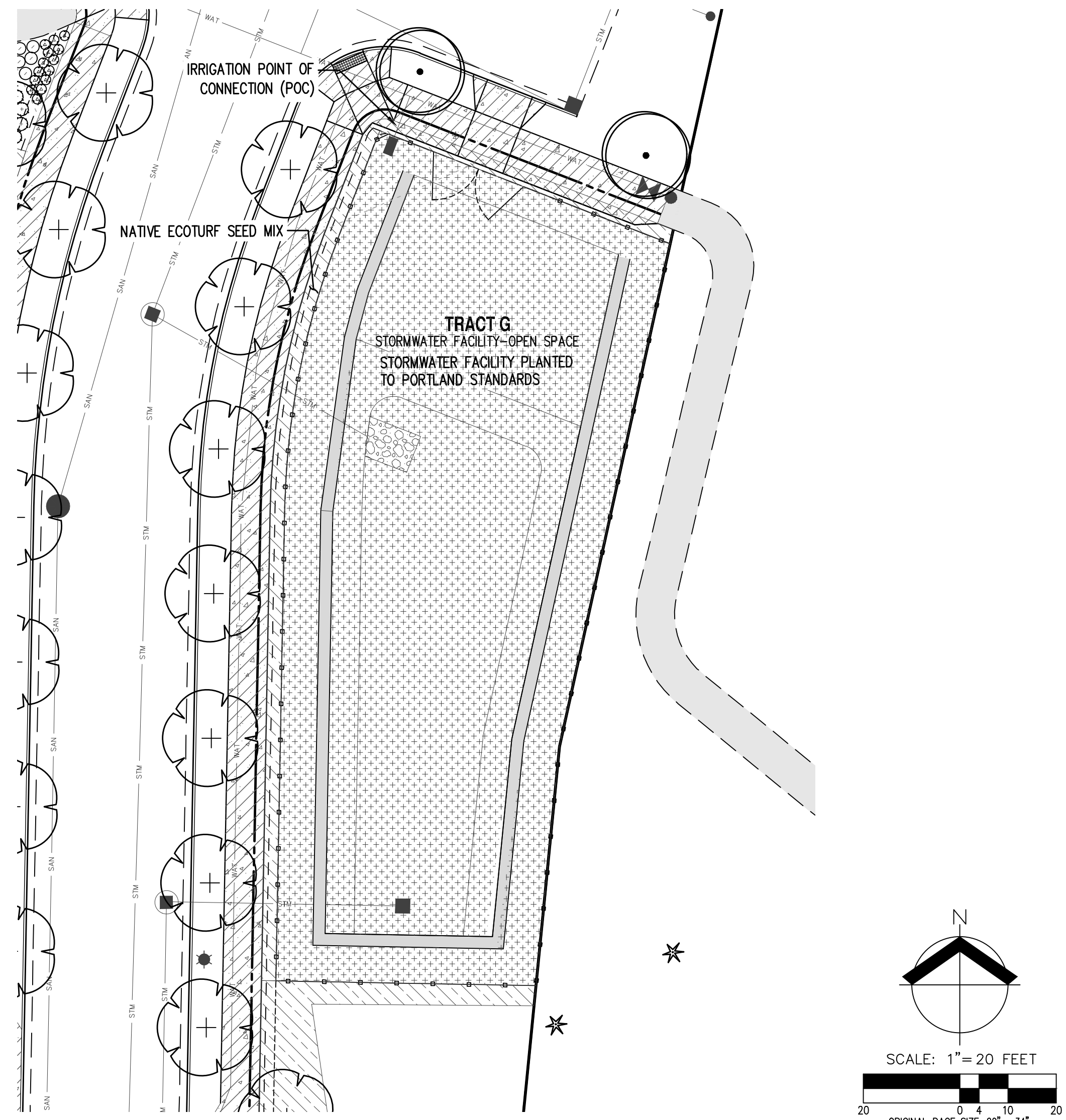
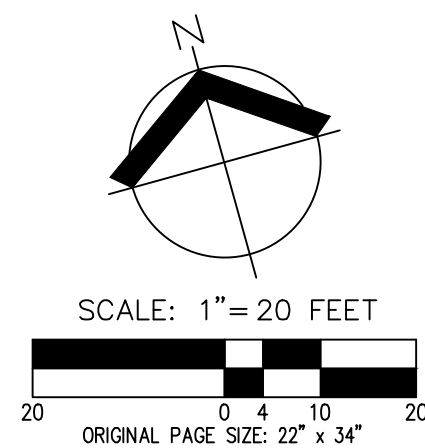
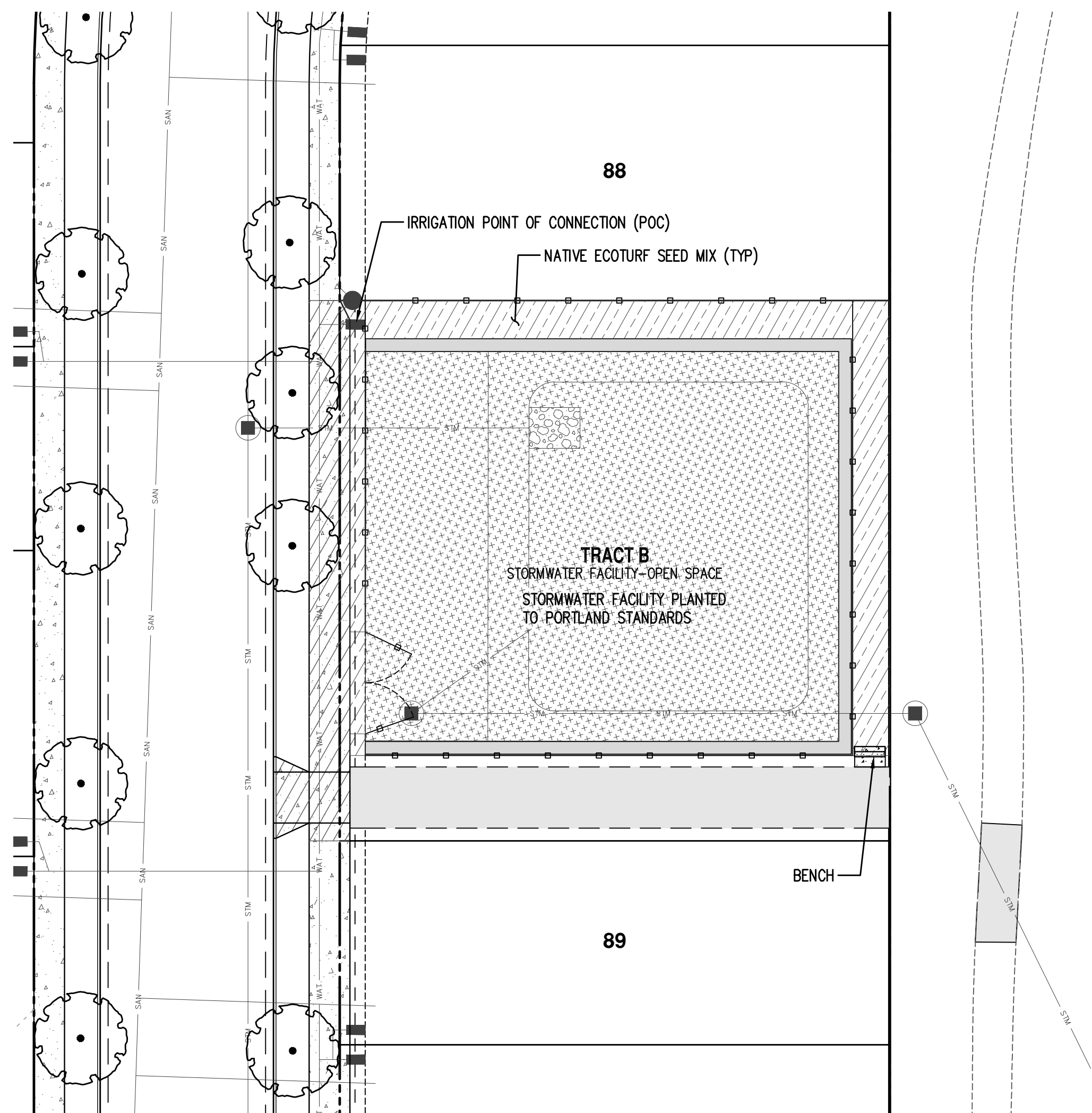
GROUND COVERS	DESCRIPTION	SEED
	LAWN (RESTORE TO MATCH EXISTING AS NEEDED)	SEED
	NATIVE ECOTURF SEED MIX	



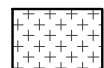

**PRELIMINARY TRACT G AND H -  
 OPEN SPACE LANDSCAPE PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	KAH



**PLANT SCHEDULE - TRACT B AND G STORMWATER FACILITIES**

GROUND COVERS	DESCRIPTION
	STORMWATER FACILITY - TO BE PLANTED TO CITY OF PORTLAND STANDARDS AS ADOPTED BY CITY OF WOODBURN
	NATIVE ECOTURF SEED MIX

**PRELIMINARY TRACT B AND G - STORMWATER FACILITIES LANDSCAPE PLAN TRILLIUM RESERVE WOODBURN, OREGON**



JOB NUMBER:	7564
DATE:	12/04/2020
DESIGNED BY:	TEB
DRAWN BY:	TEB
CHECKED BY:	KAH

**P-38**

Attachment 103  
Sheet 19 of 19





**PUBLIC WORKS DEPARTMENT**  
**190 GARFIELD STREET**  
**WOODBURN, OR 97071**

September 3, 2020, 2020  
Attn: Chris Goodell, AICP, LEED AP  
AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062

Re: Annexation Certification  
Subject Property Address: N/A  
Marion County Tax Map: 051W06D000502

This letter is to certify that the City of Woodburn has no capacity issue with the public wastewater treatment facility or public water treatment facility. However, the subject property is not adjacent to an existing collection system for water, wastewater or a public storm sewer collection system. The requirements for these collection facilities would still need to be determined. The capacity analysis, design and installation would be the responsibility of the applicant/property owner.

If you have any questions, please contact me at 503.982.5248.

Sincerely,

*Dago Garcia*

Dago Garcia, P.E.  
City Engineer  
City of Woodburn

Attachment 103A  
Letter 1 of 3



**Woodburn School District**  
1390 Meridian Drive, Woodburn, OR 97071  
Phone: 503-981-9555  
Fax: 971-983-3611

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September 18, 2020

**Glen Southerland, AICP**  
**AKS Engineering and Forestry, LLC**  
**12965 SW Herman Road, Suite 100**  
**Tualatin, OR 97062**

Re: Annexation for 90-lot subdivision located at 2850 North Boones Ferry Road

Mr. Southerland:

In response to your request, Woodburn School District has determined that your planned annexation located at 2850 North Boones Ferry Road will impact our schools in our district however we believe we will be able to accommodate the growth.

Thank you,

Casey Woolley

Director of Safety and Operations  
Woodburn School District

Attachment 103A  
Letter 2 of 3

Page 1 | 1

## Glen Southerland

---

**From:** James Gibbs <gibbsj@woodburnfire.com>  
**Sent:** Thursday, September 24, 2020 1:41 PM  
**To:** Glen Southerland; Joe Budge; Scott Heesacker  
**Subject:** RE: City of Woodburn Annexation SPL Request

**EXTERNAL EMAIL:** This email originated from outside of AKS Engineering & Forestry. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Glen,

Per our conversation this afternoon, this email is our response to the housing development in the northern City of Woodburn area and our capability/capacity to support/respond. This additional housing development is within our district and we have the capabilities to support this new addition.

James Gibbs  
Fire Marshal  
Woodburn Fire District  
1776 Newberg Hwy  
Woodburn, OR 97071  
(503) 982-2360  
[gibbsj@woodburnfire.com](mailto:gibbsj@woodburnfire.com)



---

**From:** Glen Southerland [mailto:southerlandg@aks-eng.com]  
**Sent:** Thursday, September 17, 2020 4:19 PM  
**To:** Joe Budge; James Gibbs  
**Subject:** RE: City of Woodburn Annexation SPL Request

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. \*\*\*\*

Hello Chief and Fire Marshal,

I hope you're both doing well!

I realize that you are probably incredibly busy at the moment, so I was just hoping you could tell me whether the WFD has capacity to serve the additional 90 dwellings on N Boones Ferry Road.

Please let me know if you have any questions or need any more information.

Best Regards,

Attachment 103A  
Letter 3 of 3

**Glen Southerland, AICP**

**AKS ENGINEERING & FORESTRY, LLC**

P: 503.563.6151 Ext. 166 | [www.aks-eng.com](http://www.aks-eng.com) | [southerlandg@aks-eng.com](mailto:southerlandg@aks-eng.com)

---

**From:** Glen Southerland

**Sent:** Monday, August 31, 2020 3:03 PM

**To:** James Gibbs ([gibbsj@woodburnfire.com](mailto:gibbsj@woodburnfire.com)) <[gibbsj@woodburnfire.com](mailto:gibbsj@woodburnfire.com)>

**Subject:** City of Woodburn Annexation SPL Request

Hello James,

I was hoping to get your input and request a Service Provider Letter for an annexation of territory/new 90-unit subdivision at the northern extent of the city limits. I'm not sure if you've been apprised yet what is being proposed or not.

I've attached preliminary site plans for your review. Water mains and hydrants will be installed by the developer. At the pre-app, the City specified 12" lines to the city limits and 8" within the development.

Please let me know if there is anything else you need or questions I can answer. I look forward to your comments!

Thank you!

**Glen Southerland, AICP**



**AKS ENGINEERING & FORESTRY, LLC**

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

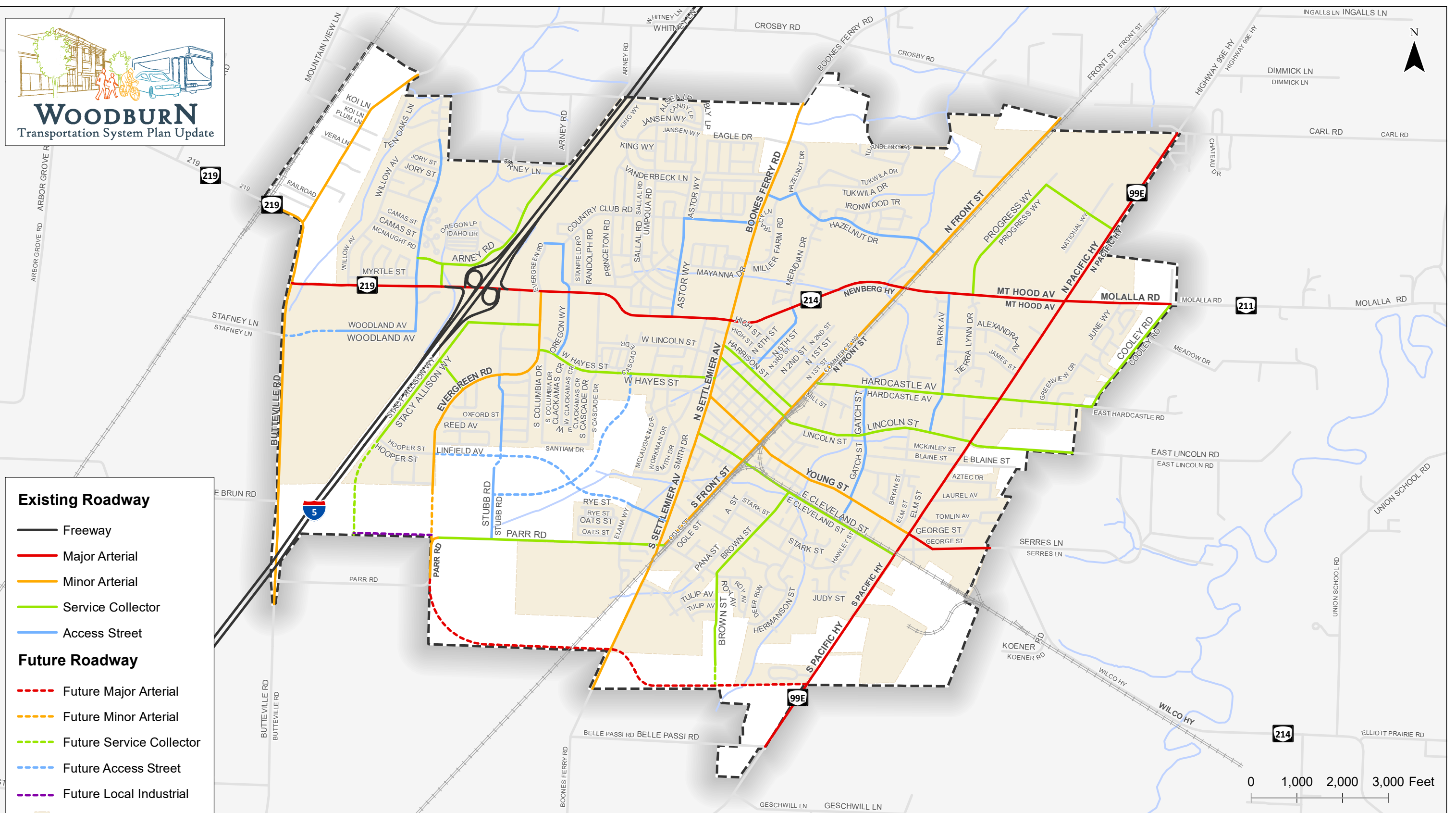
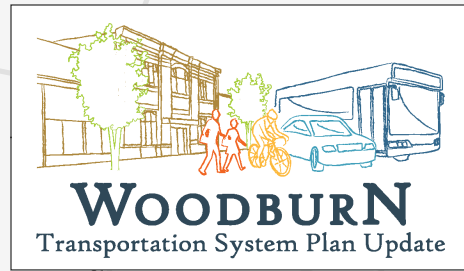
P: 503.563.6151 Ext. 166 | [www.aks-eng.com](http://www.aks-eng.com) | [southerlandg@aks-eng.com](mailto:southerlandg@aks-eng.com)

Offices in: Bend, OR | Keizer, OR | Tualatin, OR | Vancouver, WA

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Project Number	Location	Responsible Jurisdiction	Type	Description	Priority	Cost Estimate <sup>2</sup>
R7	Brown Street from Comstock Avenue to end of roadway	City	Street design	Upgrade to Service Collector urban standards including bicycle and pedestrian enhancements	Low	\$0 <sup>1</sup> (Project includes P20)
R8	OR 214/I-5 Southbound Ramp Intersection	State	Traffic signal timing	Investigate corridor signal timing and coordination adjustments in coordination with ODOT	Medium	\$15,000
R9	OR 214/I-5 Northbound Ramp Intersection	State	Traffic signal timing	Investigate corridor signal timing and coordination adjustments in coordination with ODOT	Medium	\$15,000
R10	OR 214/Evergreen Road Intersection	State	Traffic signal timing	Investigate corridor signal timing and coordination adjustments in coordination with ODOT	Medium	\$15,000
R11	OR 214/Oregon Way/Country Club Road Intersection	State	Traffic signal timing	Investigate corridor signal timing and coordination adjustments in coordination with ODOT	Medium	\$15,000
R12	OR 214/Front Street Ramp Intersection	State	Traffic control	Install intersection capacity improvement such as traffic signal (if warranted), turn lanes, or roundabout in coordination with ODOT	Medium	\$1,000,000
R13	OR 214/Park Street Intersection	State	Traffic control	Install intersection capacity improvement such as traffic signal (if warranted), turn lanes, or roundabout in coordination with ODOT	Medium	\$1,000,000
R14	OR 214/OR 211/OR 99E Intersection	State	Intersection - geometric considerations	Install a second left-turn lane on the southbound approach, install a second receiving lane on the east leg, and update signal timing in coordination with ODOT	Medium	\$900,000
R15	Parr Road/Settlemer Avenue Intersection	City	Traffic control	Install intersection capacity improvement such as traffic signal (if warranted), turn lanes, or roundabout	Low	\$500,000
R16	OR 99E/Hardcastle Avenue Intersection	State	Intersection - geometric considerations	Reconfigure the westbound approach to incorporate one left-turn lane and one thru-right turn lane in coordination with ODOT	Medium	\$50,000
R17	OR 99E/Lincoln Street Intersection	State	Intersection - geometric considerations	Install a shared through-right turn lane on the eastbound approach and reconfigure the existing approach lane as a separate left-turn lane in coordination with ODOT	Medium	\$500,000
R18	OR 99E/Young Street Intersection	State	Intersection - geometric considerations	As identified in the Highway 99E Corridor Plan, install a third westbound lane to provide separate left, thru, and right turn lanes in coordination with ODOT. Implement protected-permissive left-turn phasing on the eastbound and westbound approaches.	Medium	\$550,000

Project Number	Location	Responsible Jurisdiction	Type	Description	Priority	Cost Estimate <sup>3</sup>
P25	Gatch Street from Hardcastle Road to Cleveland Street	City	Sidewalks - Fill in gaps	Fill in the gaps. This project improves safe routes to school for Washington Elementary School	High	\$350,000
P26	Park Avenue from Hardcastle Avenue to Lincoln Street	City	New sidewalks	Install new sidewalks on one side. This project improves safe routes to school for Washington Elementary School	High	\$65,000
<b>Local Streets</b>						
P27	Willow Avenue from McNaught Road to OR 219	City	New sidewalks	Install new sidewalks on both sides	Medium	\$350,000
P28	Cascade Drive from OR 214 to Hayes Street	City	New sidewalks	Install new sidewalks. This project improves safe routes to school for Nellie Muir Elementary School	High	\$400,000
P29	Ben Brown Lane from end of roadway to Boones Ferry Road	City	Sidewalks - Fill in gaps	Fill in the gaps	Medium	\$200,000
P30	Oak Street from Boones Ferry Road to Front Street	City	New sidewalks	Install new sidewalks on one side	Medium	\$150,000
P31	Ogle Street from Cleveland Street to Boones Ferry Road	City	New sidewalks	Install new sidewalks on one side	Medium	\$900,000
<b>Pedestrian Crossing Enhancements</b>						
P32	Front Street/Young Street	City	Enhanced crossing	Construct ADA-compliant ramps and sidewalks on the east leg of the intersection	Medium	\$15,000
P33	Front Street/Lincoln Street	City	Enhanced crossing	Construct ADA-compliant ramps and sidewalks on the east leg of the intersection. This project improves safe routes to school for St Luke's School	High	\$15,000
P34	Cascade Drive/Hayes Street	City	Enhanced crossing	Install an enhanced pedestrian crossing. This project improves safe routes to school for Nellie Muir Elementary School	High	\$65,000
P35	Park Avenue/Legion Park Driveway	City	Enhanced crossing	Install an enhanced pedestrian crossing. This project improves access to Legion Park	Medium	\$65,000
<b>P36</b>	Hazelnut Drive/Broadmoor Place Accessway	City	Enhanced crossing	Install an enhanced pedestrian crossing. This project improves safe routes to school for Woodburn High School	High	\$65,000



- Existing Roadway**
- Freeway
  - Major Arterial
  - Minor Arterial
  - Service Collector
  - Access Street
- Future Roadway**
- - - Future Major Arterial
  - - - Future Minor Arterial
  - - - Future Service Collector
  - - - Future Access Street
  - - - Future Local Industrial
- City Boundary
  - Urban Growth Boundary

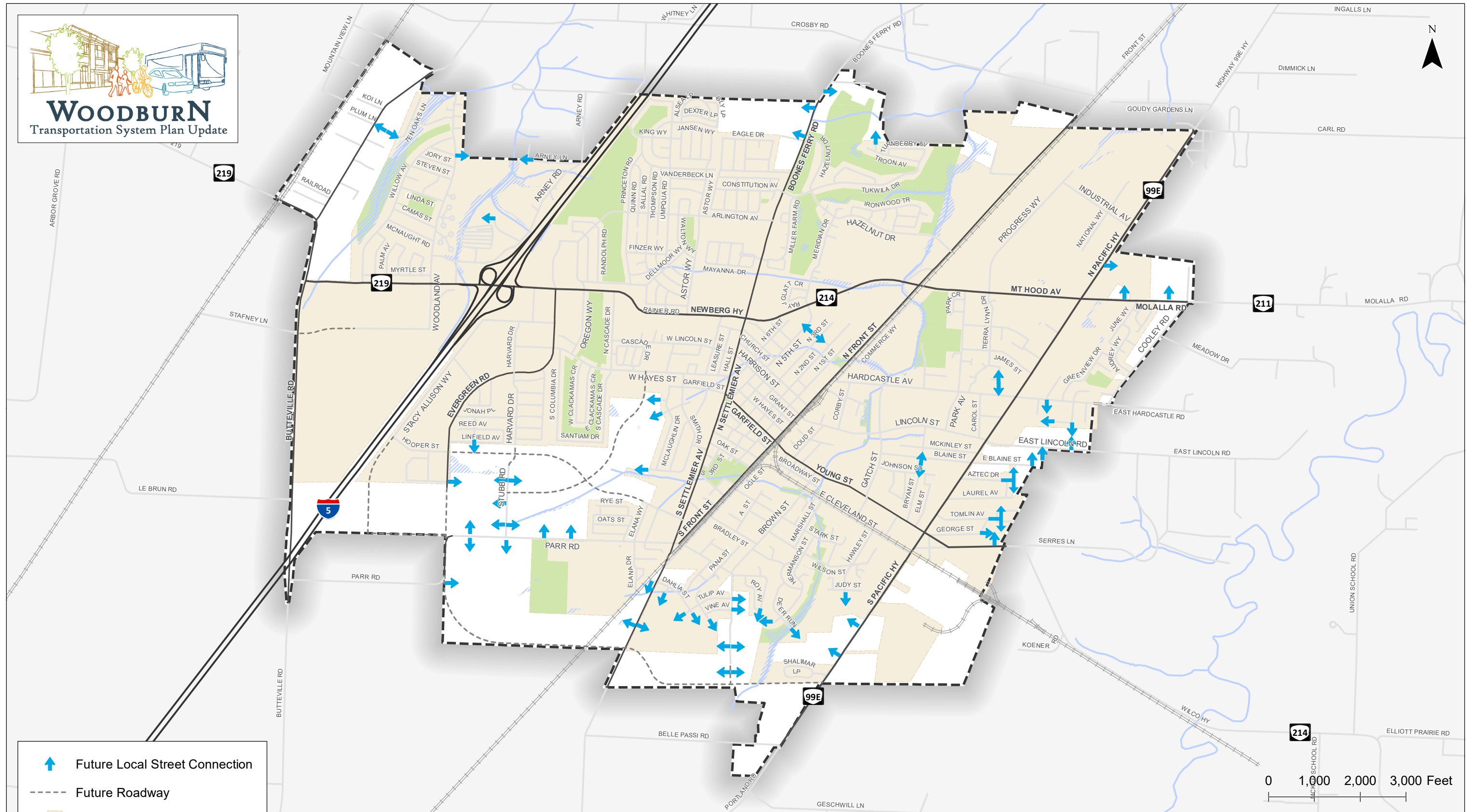
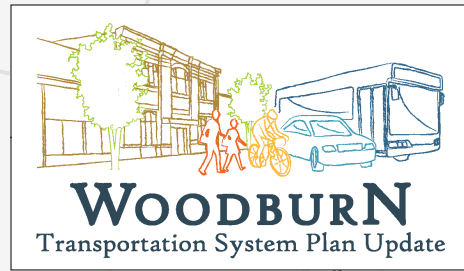
Note: Future roadway alignments are approximate and subject to further refinement.





**Functional Roadway Classification**  
**Woodburn, Oregon**

Attachment 104B

Figure 2

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation



-  Future Local Street Connection
-  Future Roadway
-  City Boundary
-  Urban Growth Boundary

Note: Future roadway alignments are approximate and subject to further refinement.

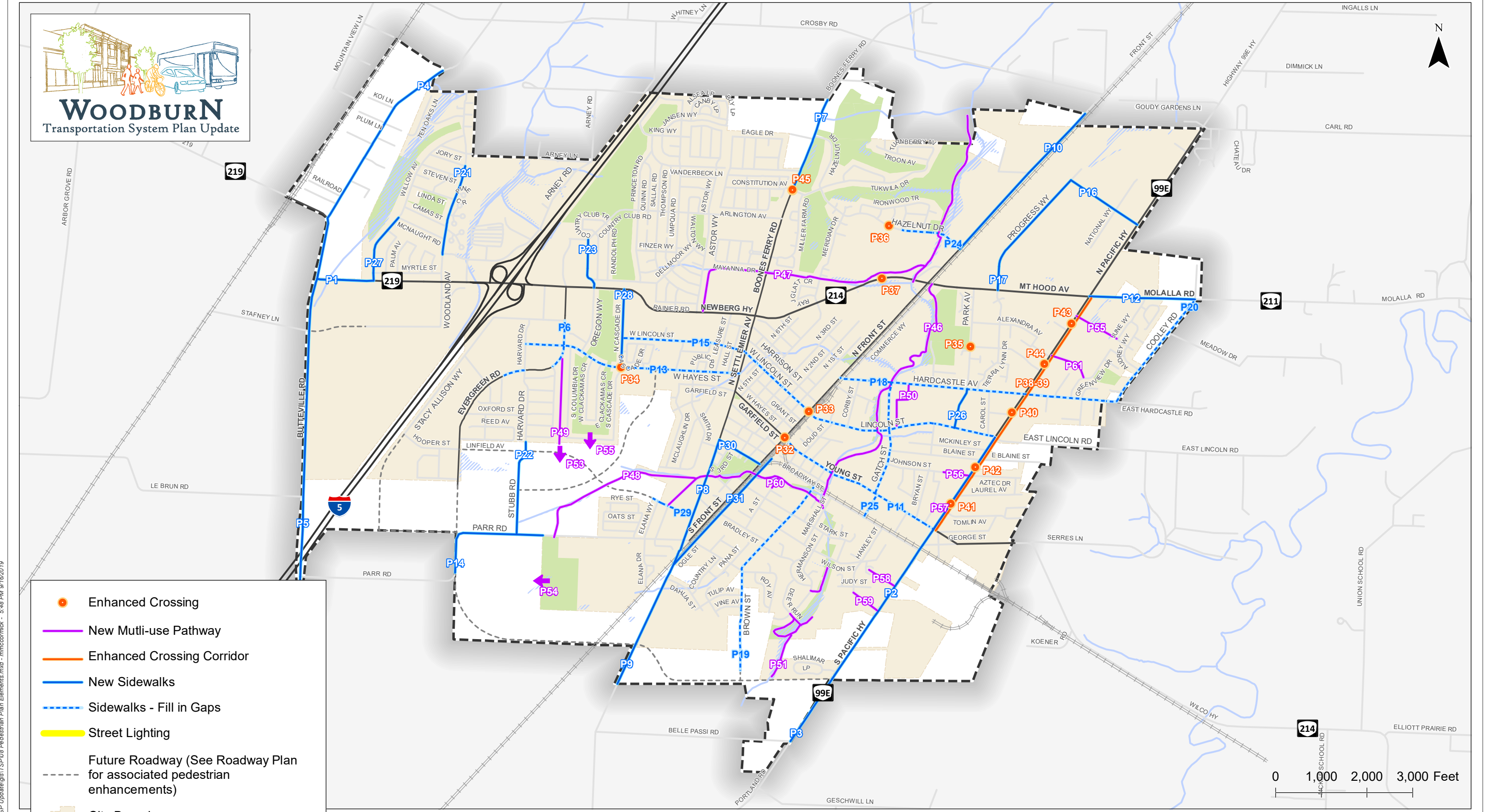
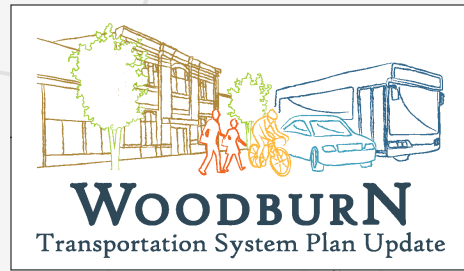
**Local Street Connectivity Plan**  
**Attachment 104C** Woodburn, Oregon

Figure 6

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

H:\1212\1071 - Woodburn TSP Update\GIS\TSP\06 Local Street Connectivity Plan.mxd - mmccormick - 5:46 PM 9/16/2019





- Enhanced Crossing
- New Multi-use Pathway
- Enhanced Crossing Corridor
- New Sidewalks
- - - Sidewalks - Fill in Gaps
- Street Lighting
- - - Future Roadway (See Roadway Plan for associated pedestrian enhancements)
- City Boundary
- Urban Growth Boundary

0 1,000 2,000 3,000 Feet

**Pedestrian Plan Elements**  
**Attachment 104D** Woodburn, Oregon **Figure 8**

H:\1212\1071 - Woodburn TSP Update\GIS\TSP08 Pedestrian Plan Elements.mxd - mmccormick - 5:48 PM 9/16/2019

Note: Future roadway alignments are approximate and subject to further refinement.

Coordinate System: NAD 1983 Oregon Statewide Lambert Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

## ANX 2020-01 Trillium Reserve PUD:

### Attachment 201: Dictionary & Glossary

This document defines and explains abbreviations, acronyms, phrases, and words particularly in the context of conditions of approval.

- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “BFR” refers to N. Boones Ferry Road.
- “CC&Rs” refers to covenants, conditions, and restrictions in the context of private contract among an association of owners and/or tenants within a PUD or a conventional subdivision with common area improvements.
- “CEP” refers to civil engineering plan review, which is a review process independent of land use review led by the Community Development Department Planning Division and that is led by the Public Works Department Engineering Division through any application forms, fees, and review criteria as the Division might establish. A staff expectation is that CEP follows land use review and approval, that is, a final decision, and precedes building permit application.
- “County” refers to Marion County.
- “Director” refers to the Community Development Director.
- “exc.” means excluding.
- “ft” refers to feet.
- “Hazelnut” refers to Hazelnut Drive.
- “max” means maximum.
- “min” means minimum.
- “Modal share” means the percentage of travelers using a particular type of transportation or number of trips using a type, as examples walking, cycling, riding transit, and driving.
- “Modal shift” means a change in modal share.
- “MUTCD” refers to *Manual on Uniform Traffic Control Devices* of the U.S. Department of Transportation (U.S. DOT) Federal Highway Administration (FHWA).
- “NE” means northeast.
- “NW” means northwest.
- “OAR” refers to Oregon Administrative Rules.
- “o.c.” refers to on-center spacing, such as of trees or shrubs.
- “ODOT” refers to the Oregon Department of Transportation.
- “OGA” refers to the Oregon Golf Association.
- “Olympic” refers to the proposed north extension of Olympic Street.
- “ORS” refers to Oregon Revised Statutes.

- “PBPE” refers to a public bicycle/pedestrian easement that grants pedestrian and cyclist access along sidewalk that overlaps private property or along an off-street bicycle/pedestrian path on private property. It substitutes for a PUBPE. “PLA” refers to property line adjustment.
- “PU” refers to plant unit as WDO Table 3.06B describes.
- “PUBPE” refers to a PUE adapted to grant pedestrian and cyclist access along sidewalk that overlaps private property (“roadside” or “streetside” PUBPE) or along an off-street bicycle/pedestrian path on private property (“off-street” PUBPE). A PBPE may substitute.
- “PUD” refers to planned unit development.
- “PUE” refers to public utility easement, whether along and abutting public ROW (“roadside” or “streetside” PUE) or extending into or across the interior of private property (“off-street” PUE). In the context of property line adjustment, partition, or subdivision, the developer records through the plat with drawings and notes on the face of the plat. Absent this context, recordation is separate from land use review pursuant to a document template or templates established by PW. PW is the project manager for receiving, reviewing, accepting, obtaining City Council approval for, and recording public easement materials that a developer submits.
- “PW” refers to Public Works (the department) or on rare occasion public works (civil infrastructure) depending on context.
- “RCWOD”, pronounced by City staff as “R quad”, refers to the Riparian Corridor and Wetlands Overlay District that WDO 2.05.05 describes.
- “Root barrier” refers to that illustrated by PW SS&Ds, [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “ROW” refers to right-of-way.
- “RPZ” refers to root protection zone in the context of tree preservation.
- “SDCs” refers to system development charges, also known as impact fees.
- “SE” means southeast.
- “SDA” refers to site development area, the entire territory that is the subject of the land use application package.
- “sq ft” refers to square feet.
- “SS&Ds” refers to PW [standard specifications and drawings](#).
- “Street trees” refer to trees that conform to the WDO, including 3.06.03A and Tables 3.06B & C, and that have root barriers where applicable per PW [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “Substantial construction” means that all grading necessary to accommodate full construction of both public improvements and common area improvements is complete, the developer constructed and dedicated all required public improvements, and the developer improved and dedicated all required common area tracts.
- “SW” means southwest.
- “Tot.” means total.

- “TPU” means the Transit Plan Update Approved Final Report dated November 8, 2010.
- “TDM” refers to transportation demand management, which means according to the TSP (p. 82), “a policy tool as well as a general term used to describe any action that removes single occupant vehicle trips from the roadway during peak travel demand periods”, and according to Wikipedia as of October 13, 2020, “the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.”
- “TSP” means the [Woodburn Transportation System Plan \(TSP\)](#).
- “UGB” means urban growth boundary.
- “Walkway” refers to what would otherwise be called sidewalk except the paved walking surface is on private property outside of any of ROW or an easement granting public access.
- “WDO” refers to the [Woodburn Development Ordinance](#).
- “WFD” refers to the Woodburn Fire District.
- “WTS” refers to the Woodburn Transit System.
- “w/i” means within.
- “w/o” means without.
- “VCA” refers to vision clearance area as WDO 1.02 and 3.03.06 establish or as a specific condition establishes.

ANX 2020-01 Trillium Reserve PUD:

Attachment 202: Lot & Tract Development Standards

**Introduction**

This attachment establishes PUD lot and tract development standards and could serve as a standalone document for both homebuilders and Planning Division review of building permits assuming the developer will have constructed or paid fees in-lieu for all public improvements, obtained final plat approval by the City, have had the Director sign the Mylar, and recorded the plat.

“WDO” refers to the Woodburn Development Ordinance, last amended via Ordinance No. 2579 adopted April 13, 2020. Refer to Attachment 201 for a dictionary/glossary, including other acronyms and abbreviations.

For improvements that the City requires of tracts, see Attachment 203.

**Part A. Lot Development Standards Table**

<b>Table 202A. PUD 2020-01 Trillium Reserve PUD Lot Development Standards</b>			
Lot Area, Minimum (square feet)	Interior, flag or cul-de-sac lot		3,700 <sup>1</sup>
	Corner lot	Single-family dwelling	6,200 <sup>1</sup>
		Child care facility or group home <sup>2</sup>	Per WDO
		Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single-family dwelling
		Any other use	Per WDO
Lot Width, Minimum (feet)	Interior, flag or cul-de-sac lot		40
	Corner lot		50
Lot Depth, Average (feet)	Interior, flag or cul-de-sac lot		Per WDO
	Corner lot		Per WDO
Street Frontage Minimum (feet)	Interior or cul-de-sac lot		Per WDO
	Corner lot	Single-family dwelling	Per WDO
		Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single-family dwelling

<i>Table 202A cont.</i>			
		Any other use	Per WDO
	Flag lot		Per each pole if poles of
Residential Density, Minimum (units per net acre)			7.1
Front Setback and Setback Abutting a Street, Minimum (feet) – excluding garage and carport	Other than corner lot		15 <sup>3</sup>
	Corner lot		15 <sup>3</sup> with second frontage 10
Setback Abutting an Alley, Minimum (feet) – excluding garage and carport			Either zero or where there is a required alleyside PUE then 5
Side Setback, Minimum (feet)	Primary structure		Per WDO
	Accessory structure		Per WDO
Rear Setback, Average (feet)	Primary structure	Other than flag lot	15 <sup>7, 11</sup>
		Flag lot	12 <sup>7, 11</sup>
	Accessory structure		Per WDO
Garage and carport setback, Minimum (feet)	Other than flag lot		20 from street
	Flag lot		If accessed from a shared driveway along the pole: 1
Setback to a streetside porch or roofed patio, Minimum (feet)			Either 5 or where there is a required streetside PUE then equal to PUE
Setback to a Private Access Easement, Minimum (feet)			1
Lot Coverage, Maximum (percent)			51.1
Building Height, Maximum (feet)	Primary structure		Per WDO
	Features not used for habitation		Per WDO
	Accessory structure		Per WDO

1. Per WDO Table 2.02B Footnote 1
2. Per WDO Table 2.02B Footnote 2
3. If streetside PUE is wider than WDO 3.02.01B 5 ft min, min street setback increases to 18.
5. A front setback applies to only to the pole. A flag is considered to have three sides and a rear.
7. Per WDO Table 2.02B Footnote 7
11. Encroachments and projections into setback minimums remain permissible per WDO 3.03.03, 04, & 05.

**Part B. Related Development Standards Table**

<b>Table 202B. PUD 2020-01 Trillium Reserve PUD Related Development Standards</b>			
Driveways	Approach / apron / curb cut	Width Min.	8
	Throat / portion outside ROW	See Parking spaces/stalls, Parking pad standards.	
	Access	Lots 44, 47, 48, 51, 52, 55, 61, 64, 65, 68, 69, & 72 are prohibited from having their own driveways along the street and shall take access from the shared driveway along an adjacent flag lot pole. To facilitate such, these lots are exempted from the parking pad standard, and garages and carports facing a flag lot pole shared driveway are subject to a lesser garage and carport minimum setback per Table 202A. The lots shall conform to WDO 3.04.03B.3 (access easements).	
Parking spaces/stalls	Ratio	Per WDO Table 3.05A	
	Parking pad (WDO 3.05.03F.1b)	Number, Minimum	1, except none required for a flag lot if garage/carport accessed from a shared driveway along the pole.
		Dimensions, Minimum	8 by 18, except 8 by 16 along an alley.
	Stalls within a garage and/or carport	Number, Minimum	2, either both garaged or as both a carport and garage on the same lot.
		Dimensions, Minimum	8 by 18, exc. fixed encroachments such as door swings and water heaters
	The 5-ft parking setback of WDO 3.05.02E does not apply.		



### **Part C. Tract Development Standards**

1. Driveway approaches / aprons / curb cuts: max 10 ft wide.
2. Fencing: Stormwater facilities: If any fencing proposed for such facilities, max 3½ ft high and w/ the coating (required for fencing per WDO 2.06.02D.2) any of blue, bronze, brown, green, teal, metal, or rust color. By PUD modification of 2.06.02D.2, slats aren't required.
3. Tracts: Any retaining walls shall conform to 3.06.05C as a standard.
4. Golf cart path: If PW during CEP allows a golf cart path in lieu of direct access to and from Trillium Avenue and possibly additional streets, the path shall be:
  - a. Min 1 ft away from the southerly edge of the Trillium Avenue sidewalk as a buffer.
  - b. The resulting buffer area shall be planted with mostly groundcover and some lawn grass.
  - c. Groundcover shall each be min number equal to average spacing of 1 plant per 3 ft of buffer length.
  - d. The design details resulting from a golf cart path deflecting northerly to street corners and its crossing of Olympic or any street, if any, is deferred to CEP and remains up to PW to decide whether to allow and, if it were to allow, to regulate.
5. Tract B is limited to one driveway apron serving both the bicycle/pedestrian path and a stormwater facility.

### **Part D. VCA**

WDO 3.03.06 is hereby modified such that:

1. The alley part of Fig 3.03A shall apply to alleys except that VCA triangles shall measure min 5 by 5 ft.
2. Regarding the street corner part of Fig. 3.03A, VCA triangles shall measure min 15 by 15 ft.

### **Part E. Lighting:**

- a. Applicability:
  - (1) Permanent exterior lighting outside of ROW.
  - (2) Lots: For fixtures located facing any of ROW, streets, alleys, flag lot pole shared driveways, and common area tracts, whether on buildings or structures or in yards.
  - (3) Tracts: For fixtures located facing any of ROW, streets, alleys, flag lot pole shared driveways, and common area tracts, whether on buildings or structures or in yards, and including floodlights and lighting of permanent signage. Sports field lighting must be full cut-off from emitting light both above a horizontal plane parallel with

the ground and beyond vertical planes flush with the field boundaries. The City may require separate review and approval of sports field lighting.

- b. Standards: If proposed, exterior light fixtures shall be full cut-off or fully shielded and shall not be visible beyond a line 3½ ft above the applicable lot line or tract boundary. They shall be limited in height – as measured to the underside of a fixture – as follows:
  - (1) Wall: Exterior wall-mounted fixtures shall be 8 ft max above finished grade. (This height limit is not applicable to emergency egress lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)
  - (2) Parking pole: On tracts, exterior pole-mounted fixtures within 4 ft of or in parking, loading, and vehicular circulation areas shall be 14½ ft high max above vehicular finished grade.
  - (3) Other pole: On lots and tracts, other exterior pole-mounted fixtures, if any, shall be 8 ft high max above grade.
- c. Conformance: Demonstrate through building permit review. The Planning Division may require inspection to be scheduled evening or night.

ANX 2020-01 Trillium Reserve PUD:

Attachment 203: Common Area Improvements & Public Easements

**Introduction**

This attachment establishes PUD common area tract improvements and types and placements of public easements.

Refer to Attachment 201 for a dictionary/glossary, including other acronyms and abbreviations.

For lot and tract development standards, see Attachment 202.

**Part A. Common area improvements: Amenities / appurtenances / street furniture / support facilities**

The mins of the improvement types in the table below are no more than those illustrated on land use review revised Sheets P-35 through P-38 dated December 4, 2020 and submitted January 19, 2021. The table outlines what the sheets illustrate:

<i>Table 203A. Common Area Improvements</i>			
<i>Improvement Type</i>	<i>Number</i>	<i>Placements</i>	<i>Details</i>
Benches	7	Tract A: 1, w/i 8 ft of ROW	Place along paths and sidewalks, set back 2 ft min, and on at least 6 by 4 ft of asphalt, brick, concrete pavers, or poured concrete. If brick or pavers, pour concrete for bench post footings. 6 ft width min; 75% min of them having backs.  The recommended model (with back) is <a href="#">Dumor Bench 88-60PL</a> in "cedar" color and with support posts in black; for Tract C and Trillium Way ROW, this model is the standard.
		Tract B: 1	
		Tract C: 2, one each end (path side and w/i 12 ft of ROW)	
		Tract D: 1, w/i 8 ft of ROW	
		Tract H: 1	
		Trillium Way: 1, except that were a condition to require improvement of this ROW stub, then the bench may relocate to either a Trillium Way planter strip or a tract.	
Picnic bench	2	Tract D: 1	

Table 203A. Common Area Improvements

Improvement Type	Number	Placements	Details
		Tract H: 1	<p>1 under a shelter (as proposed). Min 1 shall be ADA-accessible from a sidewalk or path other than a golf cart path.</p> <p>The recommended model is Tree Top Products <a href="#">46" SuperSaver Commercial Square Picnic Table</a> in black (SKU 1WG5685-KB), and the recommended <a href="#">ADA model</a> is SKU #1WG5686-BK.</p>
Bicycle parking	4 (2 U-racks)	<p>Tract C: 2 (path side and w/i 12 ft of ROW)</p> <p>Tract H: 2</p>	<p>Each facility with at least 6 by 2 ft per stall paved with asphalt, bricks, concrete pavers, or poured concrete pad. If bricks or pavers, pour concrete for the rack footings. Place all along paths and sidewalks. If along sidewalk, set back the stalls 2 ft and pave a 4-ft wide walkway between sidewalk and edge of stalls.</p> <p>The recommended model for at least Tracts A, E, &amp; G is Oregon Corrections Enterprises [OCE] "single bike rack" powder coated black, either model #718-013-006 or #718-012-006 depending on mounting. See OCE parks and recreation catalog <a href="#">p. 15</a>. For Tract C, this model is the standard.</p>
Shelter	1	A tract	<p>A gazebo, pavilion, or shelter min 12 by 12 ft and with min 10 ft height clearance.</p> <p>If a shelter floor level is at grade, place an ADA-compliant picnic bench. Provide a walkway min 4 ft wide between each shelter and any of a sidewalk or path other than a golf cart path. Walkway may be flush with a golf cart path if distinguished with any of (i) concrete or (ii) hatch pattern</p>

Improvement Type	Number	Placements	Details
			thermoplastic striping of walkway asphalt.
Trash receptacles	2	Tract C: 2	The recommended model for the trash receptacle is <a href="#">Dumor 41-40PL-RC</a> 40-gallon in “cedar” color and with support post in black; for Tract C, this model is the standard.

Administrative minor adjustment by the Director to common area improvement location or placement is permissible.

**Part B. Common area landscaping:**

1. Bark dust: 5.0% max of landscaped area may be bark dust or wood chip.
2. Evergreen: 7 min of trees new to the site and outside of ROW. The 7 shall be 1 min of the following coniferous or evergreen species:

Cedar, Western Red	Madrone, Pacific
Douglas-Fir	Oak, Oregon White
Fir, Grand	Pine, Ponderosa; and
Hemlock, Western	Yew, Pacific

3. Screening: Evergreen hedge or shrubbery shall be screen at-grade electrical and mechanical equipment along their sides, excepting the side intended for technician access.
4. Tract C: Along each side of the bicycle/pedestrian path, min 5 trees. 4 min shall be one or more species other than maple.

**Part C. Paths**

Bicycle/pedestrian paths: As proposed, Tracts B & C shall each have an off-street bicycle/pedestrian path or multi-use path follows:

<i>Table 203C. Paths</i>						
<i>Tract</i>	<i>Path</i>					
	<i>Min Width (ft)</i>	<i>Placement</i>	<i>Pavement</i>	<i>Construction</i>	<i>Shoulders &amp; Furniture Zones</i>	<i>Reference</i>
B	10	As proposed: south yard.	Asphalt, concrete, or both	Where concrete, subject to the same public works construction standards as for sidewalk. Where asphalt, min 4 inches of hot mix asphalt (Level 3) atop min 8 inches of 1-inch minus crushed aggregate base course. ADA-compliant.	Shoulders 2 ft min. Furniture zones 6 ft min, inclusive of shoulders. Gravel, if any, within shoulders shall be placed so that the finished grade of the gravel shall be shallow sloped such that, at the path, the gravel is min. 1 inch below the path finished grade and, at 2 ft from path edge, it's min 2 inches below path finished grade.	"Path B"
C	8	As proposed: centered.	Asphalt, concrete, or both			"Path C"
H	8	As already exists in the field as a golf cart path segment within the RCWOD.	As already exists in the field paved 8 ft wide within the RCWOD.	n/a. If segments of the remnant golf cart path segment are disrupted due to adjacent Olympic construction, replace them with asphalt, concrete, or both to the same construction standards as the other paved paths.	n/a	"Path H1"
	3	Just south of RCWOD south	Bark dust or wood chip	n/a	n/a	"Path H2"

Tract	Path					
	Min Width (ft)	Placement	Pavement	Construction	Shoulders & Furniture Zones	Reference
		boundary, meandering along the boundary.				

#### Part D. Public Easements

In addition to standard streetside PUEs per WDO 3.02.01B, based on WDO 3.02.01C the developer shall dedicate public easements as follows:

Locations	Types	Details
Wherever sidewalk overlaps area where streetside PUE would be	Either a streetside PBPE or streetside PUBPE	- Note: See Attachment 201 for dictionary/glossary including acronyms.
Tract A: Westerly boundary	Either an easement allowing installation of a public bus shelter and pad to extend beyond ROW, or some other easement type such as a PUBPE adapted to serve this function.	Absent direction by PW, default to a PUE total min 20 ft wide along both tract westerly and northerly boundaries.
Tract B	Off-street PUBPE	Min 16 ft wide along south tract boundary
Tract C	Off-street PUBPE	Whole tract
Tract D	Off-street PUE	Min 16 ft wide along tract north boundary
Tract E	Off-street PUE	Min 16 ft wide
Tract F	Off-street PUE	Min 16 ft wide
Tract G	Either two easements, a watercourse easement and a PUBPE, or a consolidated easement serving the functions of both and covering the larger area.	For watercourse: Per WDO 3.02.02A, or, if the min. width/area is unclear, default to the same area as the RCWOD. For PUBPE: Same area as the RCWOD.
Tract H	Either two easements, a watercourse easement and an off-street PUBPE,	One the same area as the RCWOD. (Surveyor may substitute with adapted watercourse easement.)

<i>Locations</i>	<i>Types</i>	<i>Details</i>
	<p>or a consolidated easement serving the functions of both and covering the larger required area.</p> <p>Also, provide an additional, separate off-street PUBPE.</p>	<p>A second one min 16 ft wide along south tract boundary.</p> <p>The additional, separate PUBPE is min 16 ft wide along the south tract boundary.</p>
Golf course: Along the piped tributary of Mill Creek, west of the east golf cart path	Off-street PUE	Min 16 ft wide centered along the pipe.
Golf course: Along the open channel tributary of Mill Creek, east of the east golf cart path	Watercourse easement	Per WDO 3.02.02A, or, if the min width/area is unclear, default to the same area as the RCWOD.

**Part E. Association / HOA**

To meet WDO 3.09.09, there shall be an association of owners and/or tenants as follows:

1. Prior to conveying land ownership of any tract, the developer shall establish an association, such as homeowners association (HOA), pursuant to ORS 94 and other applicable statutes.
2. The association shall assume maintenance of improvements on common area tracts, inc. stormwater facilities; repair, replace, and restore improvements; identify and make clear to owners association duties; and levy assessments to owners in a fair, transparent, and written way. (If the association ceases to exist resulting in a tract or tracts no longer having an existing owner for a year or more based on the Oregon Secretary of State Corporation Division business registry, and where this provision does not conflict with ORS or OAR, the City shall have right of first refusal to acquire the property in coordination with the Marion County Assessor’s Office.)
3. Golf carts on public streets: Association documents applying to the Trillium Reserve PUD shall make owners or occupants eligible for membership in or the use of one or more golf courses within the development by virtue of ownership or occupancy of a



residential dwelling unit in the development. (This facilitates City regulation of golf cart access to public streets per ORS 810.070.)

4. Documents: The developer shall provide copies of articles of incorporation, bylaws, and CC&Rs for the association to the Assistant City Attorney and Director for review upon final plat application to the City or earlier if ORS 94.565(2) requires. Bylaws and/or CC&Rs shall describe the responsibilities of the association to maintain common area improvements, and bylaws and CC&Rs shall reiterate that because of ORS 94.626, any dissolution would not also dissolve obligations. To this end, the corporation shall comply with applicable statutes and the administrative rules of the Oregon Secretary of State Corporation Division. Documents shall also conform to Oregon House Bill (HB) 2001 (2019), Section 13 (p. 10), regarding “middle housing”.

The above would continue to apply were the developer to either (1) establish multiple associations or (2) make use of an existing association related to adjacent existing development. The developer shall provide copies of articles of incorporation, bylaws, and CC&Rs for the multiple associations or these documents amended to conform to conditions of approval.

ANX 2020-01 Trillium Reserve PUD:

Attachment 205: Tree Preservation & Protection and Environmental Remediation

Part A. Tree preservation

1. ROW:

(a) Street improvements, inc. both frontage and off-site improvements, shall preserve:

- (1) Tree 12610, which is a 64 DBH Doug-fir located where BFR sidewalk would be near Lots 2 & 3 (Sheet P-19), inc. through meandering sidewalk and tapering it to as narrow as 6 ft wide where it passes through the RPZ.

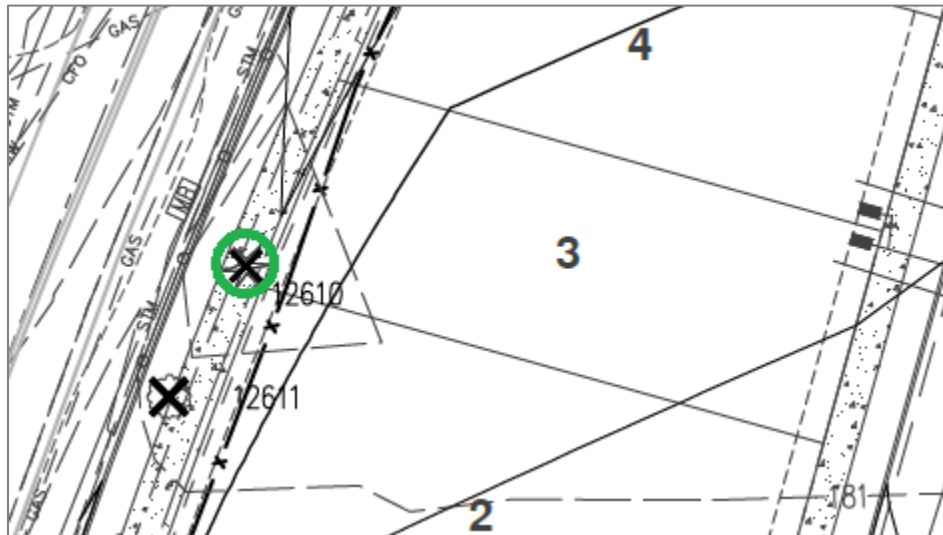


Exhibit 205A1(a)(1) (Tree 12610 circled in green)

- (2) Also min 18 trees among the 30 Trees 11613 through 11643 that constitute a loose row along the east side of BFR north of Hazelnut, inc. through meandering sidewalk and tapering it to as narrow as 6 ft wide where it passes through RPZs.
- (3) Exception: The developer may be able to except one or more trees, max 15, from preservation if (a) providing for arborist examination during construction, (b) the arborist documents why and how preservation is not physically feasible, (c) the developer submits such documentation to the Director and, for ROW trees, simultaneously to PW, and (d) the Director approves such documentation prior to removal.
2. On-site: Development shall preserve Tree 13296 along the Lot 88 rear lot line, contingent per both Sheet P-19 and the December 4, 2020 arborist letter having mentioned preservation is situational and premised on arborist examination during construction. Were the arborist at that time to recommend removal, the developer or homebuilder may remove the tree.
3. Protection during construction: The developer shall follow Attachment 205, Part B.

## Part B. Tree preservation During Construction

Tree preservation: Protection during construction:

The applicant shall protect the preserved trees pursuant similar to City of Portland Title [11.60.030](#), specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between Design Review approval and issuance of certificate of occupancy (C of O):

C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

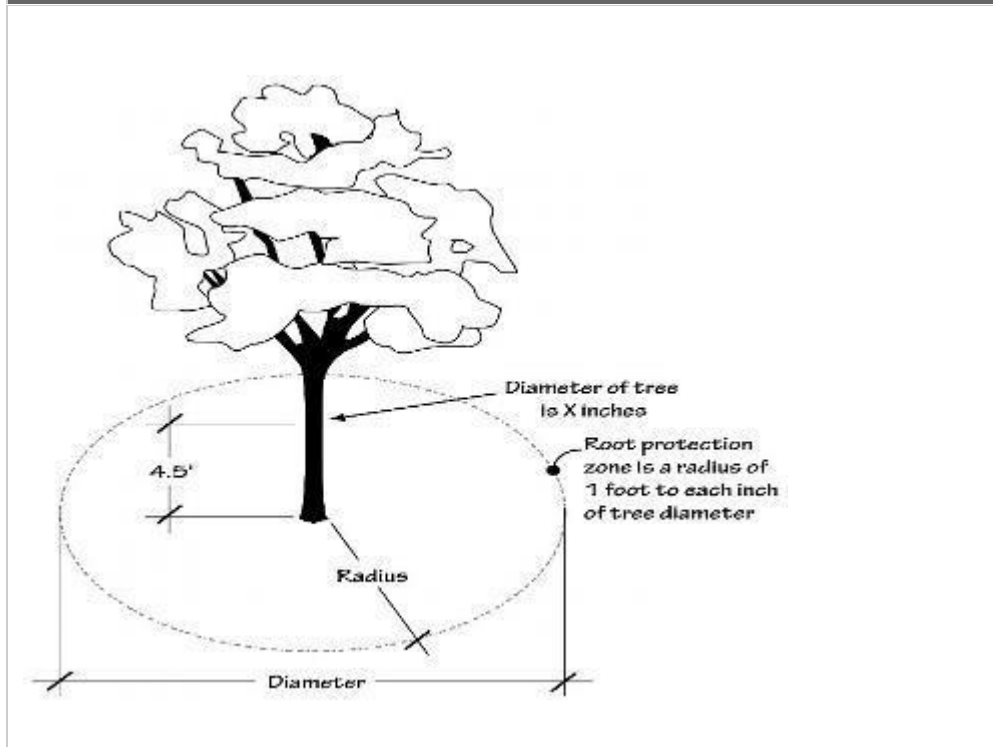
1. Clear & Objective Path.

a. A root protection zone is established as follows:

(1) For trees on the development site - a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)

**Figure 80-2**

**Root Protection Zone**



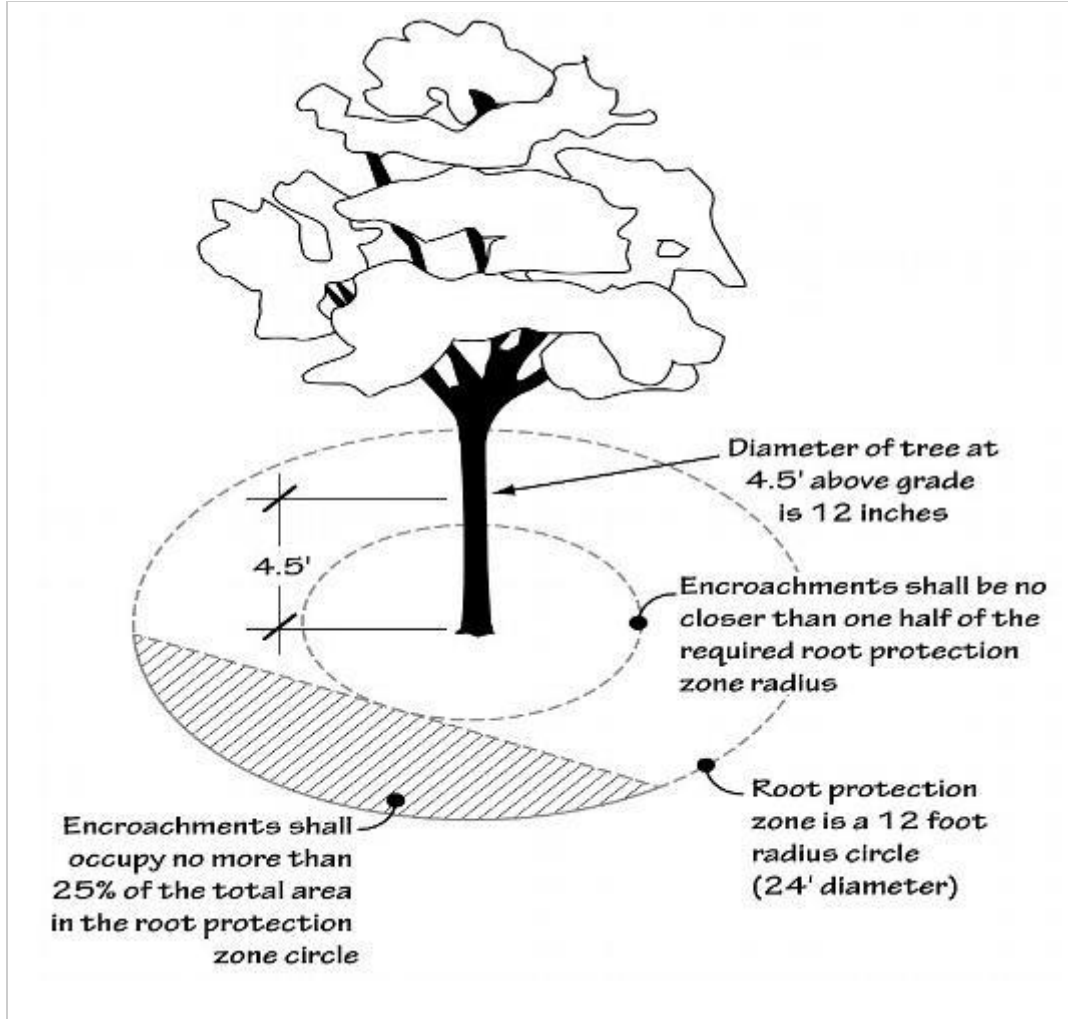
(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

(a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and

(b) no new encroachment is closer than 1/2 the required radius distance (see Figure 60-1);

Figure 60-1

Permissible RPZ Encroachments



b. Protection fencing

(1) Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 2-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.



(2) When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

f. The fence shall be installed before any ground disturbing activities including clearing and grading, or construction starts; and shall remain in place until final inspection by Planning Division staff.

2. Arborist's Discretion. When the prescriptive path is not practicable, the applicant may propose alternative measures to modify the clear and objective root protection zone (RPZ), provided the following standards are met:

a. The alternative RPZ is prepared by an arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, identified any past impacts that have occurred within the root zone, and forwarded a report through the developer to Planning Division staff;

b. The arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on the findings from the site visit described above;

- d. If the alternative methods require the arborist be on site during construction activity, the applicant shall submit a copy of the contract for those services prior to permit issuance and a final report from the arborist documenting the inspections and verifying the viability of the tree(s) prior to final inspection by the Planning Division;
- e. If the alternative tree protection method involves alternative construction techniques, an explanation of the techniques and materials used shall be submitted;
- f. The arborist shall sign the tree preservation and protection plan and include contact information.

D. Changes to tree protection. Changes to the tree protection measures during the course of the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone (RPZ), and the applicant demonstrates that the tree protection standards of this Section continue to be met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

### Part C. Environmental Remediation

1. Invasive plant removal: This applies to all tracts and where the RCWOD overlaps the golf course lot. The developer shall eradicate invasive creepers, groundcover, shrubbery, vines, and weeds that might exist, at min. any of the following species:
  - (a) Himalaya blackberry (*Rubus armeniacus*)
  - (b) English ivy (*Hedera helix*)
  - (c) Common reed (*Phragmites australis*)
  - (d) Giant hogweed (*Heracleum mantegazzianum*)
  - (e) Gorse (*Ulex europaeus*)
  - (f) Kudzu (*Pueraria lobata*)
  - (g) Old man's beard (*Clematis vitalba*)
  - (h) Ribbongrass (*Phalaris arundinacea var. Picta*)
  - (i) Water primrose (*Ludwigia hexapetala, peploides*)
  - (j) Yellow flag or yellow water iris (*Iris pseudacorus*)
2. Grass: Within the RCWOD, where removal of invasive plants or the unintended effect of nearby construction results in bare ground, plant lawn grass, wild grass, or a combination.
3. Other plants: Within the RCWOD, plant min 20 PUs of any of the following four Trillium species: *albidum* 'J.D.Freeman', *chloropetalum* (giant trillium), *ovatum* 'Pursh' (common name wake robin), *kurabayashii* 'J.D.Freeman' (large purple wake robin), and *petiolatum* 'Pursh'. Also plant 80 PUs of any min 3 non-invasive species of shrubbery most likely to attract honeybees, having identified such species on a landscape plan.

4. Trees:

- (a) Number: Within the RCWOD area where it overlaps Tracts G & H, plant a minimum number of trees that, combined with existing trees, is a number equal to 1 per 15 ft of Mill Creek tributary centerline distance.
- (b) Placement: These RCWOD trees shall be placed within a 5-ft band inside of each of the northerly and southerly RCWOD boundaries, and have distribution approximate average o.c. spacing of 1 tree every 30 ft across the four bands (The RCWOD north and south bands on Tracts G & H each).
- (c) Species: This applies to all tracts. Have 10.0% min. of existing and additional trees combined be coniferous/evergreen. WDO Table 3.06C is hereby modified by PUD to allow anywhere within the SDA (outside of ROW) any tree species that isn't invasive. A number of street trees may be coniferous/evergreen if and where PW allows during CEP, and were this to happen, such trees may count towards the minimum percentage.



ANX 2020-01 Trillium Reserve PUD:  
Attachment 206: Conditioned Fees

All of the following conditioned fees are due as applicable, whether or not mentioned directly by a condition of approval.

Refer to Condition G3 for a dictionary/glossary, including acronyms and shorthand text.

**Part A. Fee Provisions**

1. Any and all conditioned fees are in addition to, and not in place or as discounts of, any existing charge or fee however termed ordinarily assessed based on any existing ordinance, resolution, or administrative policy, inc. adopted fee schedules. If and when the City amends any ordinance, resolution, or administrative policy, inc. a fee schedule, to increase a charge or fee that is both (1) the same kind of charge or fee that is conditioned, (2) the amended charge or fee amount would exceed the amount conditioned, and (3) the increase takes effect before the conditioned fee is due, then the developer shall pay the greater amount.
2. Payments of conditioned fees shall reference a final decision case file number and the condition of approval letter/number designation, be it in a check memo field or through a cover or transmittal letter. For administrative and logistical details of such fee payments, the developer is to contact and administrative assistant or similar position in either PW or the Community Development Dept. as applicable.

For all administrative and logistical questions about fee payment, the developer is to contact the permit/planning technician at (503) 982-5246 and refer to this attachment within the ANX 2020-01 Trillium Reserve final decision.

For payment method policy details, the developer is to contact the Finance Department at (503) 982-5222, option zero, for payment method policy details.

**Part B. Fee Table**

<i>Table 206. Fee Table</i>						
<i>Condition Reference</i>	<i>Fee Type</i>		<i>Amount</i>	<i>Context</i>	<i>Timing</i>	<i>Staff Tracking:</i>
T-A1	Transportation: Automotive:	TSP signal timing study or studies	\$15,840	Proportionate share of the TSP Projects R8, R9, & R11 (p. 32+).	Final plat approval by the City	
T-BP2	Wayfinding signage fee in-lieu		\$1,500 per location	Regardless of number of sign faces that would've been at the location	Final plat approval by the City	
T-T2	Bus stop bicycle parking fee in-lieu		\$510.20 per location	See condition.	Final plat approval by the City	
T-T3	Bus shelter fee in-lieu		\$12,000 per shelter	See condition.	Final plat approval by the City	
G6 through this Attachment 206	Bond / bonding / performance guarantee: construction		\$250 per request	Covers submittal of written request and draft materials. Applies also to deferred/piecemeal submittals.	Were the developer to request and if City is willing to consider a request	

March 3, 2021



Chris Kerr  
Community Development Director  
270 Montgomery St.  
Woodburn, OR 97071  
(503) 980-2445  
Chris.Kerr@ci.woodburn.or.us

**RE: Trillium Reserve PUD – Tree #12610 - Arborist Letter (AKS Job #7564)**

Dear Mr. Kerr,

The purpose of this letter is to address concerns regarding Tree #12610 located within the Right of Way along N. Boones Ferry Road. It is my understanding that a request was made to evaluate potentially meandering the proposed sidewalk in this area to preserve this tree (current plans show the sidewalk in direct conflict with this tree). The following summarizes my observations and recommendations:

A site visit was conducted on November 30, 2020 to evaluate the health and condition of this tree. The subject tree is a 64-inch DBH (Diameter at Breast Height) Douglas-fir that is generally in fair condition. As shown on the attached Preliminary Tree Preservation and Removal Plan (dated 12/4/2020), Tree #12610 is located within the existing Public Right of Way of N. Boones Ferry Road. Based on the location of the required street widening and curb associated with the required N. Boones Ferry Road frontage improvements, the curb must be installed approximately 3.5 feet away from the trunk of the tree. The base of the tree is also approximately 2.5 feet higher in elevation than the required elevation of the curb, and as a result, the street widening and curb will be in a cut/excavation section. Assumed root loss/damage due to street improvements will result in significant negative impacts to the health and structural stability of this tree regardless of the sidewalk being meandered around the tree or if the sidewalk was eliminated in this area all together.

Please let me know if you have any questions.

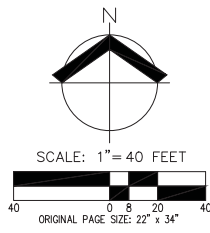
Sincerely,  
**AKS ENGINEERING & FORESTRY, LLC**

David Steinke  
ISA Certified Arborist #PN-8112A  
ISA Qualified Tree Risk Assessor  
(503) 563-6151 | SteinkeD@aks-eng.com



**DAVID J. STEINKE**  
CERTIFICATE NUMBER: PN-8112A  
EXPIRATION DATE: 12/31/21

**Attachment 2**



SITUATIONAL TREE: FURTHER EVALUATION IS NECESSARY TO DETERMINE IF A SITUATIONAL TREE CAN BE PRESERVED. THIS DETERMINATION WILL BE MADE BASED UPON THE ARBORIST'S RECOMMENDATION DURING CONSTRUCTION.

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING CONIFEROUS TREE	* (with star symbol)
EXISTING DECIDUOUS TREE	○ (with circle symbol)
TREE REMOVAL	⊗ * (with star symbol)
TREE PROTECTION/ CONSTRUCTION/SEDIMENT FENCE	- x - x -

**PRELIMINARY DETAILED TREE  
 PRESERVATION AND REMOVAL PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**



RENEWS: DECEMBER 31, 2021  
 JOB NUMBER: 7564  
 DATE: 12/04/2020  
 DESIGNED BY: A.J.D.  
 DRAWN BY: C.L.  
 CHECKED BY: R.S.W.

April 1, 2021



Chris Kerr  
Community Development Director  
270 Montgomery St.  
Woodburn, OR 97071  
(503) 980-2445  
Chris.Kerr@ci.woodburn.or.us

**RE: Trillium Reserve PUD – Trees within ROW of N. Boones Ferry Road - Arborist Letter (AKS Job #7564)**

Dear Mr. Kerr,

The purpose of this letter is to address concerns regarding several trees located near the intersection of N. Boones Ferry Road and Hazelnut Drive. It is my understanding that a request was made to evaluate potentially meandering the required sidewalk to preserve the trees in this area (see attached exhibit). The following summarizes my observations and recommendations:

A site visit was conducted on March 25, 2021 to evaluate the health and condition of the subject trees (40 trees total). The majority of these trees are Douglas-fir (*Pseudotsuga menziesii*) that range between 6” and 18” in diameter at breast height (DBH) and most of them are generally in fair to good condition; However, 13 of the trees are dead/dying/declining and are in poor condition. As shown on the attached exhibit, all the subject trees are located within the existing Right of Way of N. Boones Ferry Road and or partially on the adjoining property. Based on the location of the required street widening, curb, and sidewalk associated with the required N. Boones Ferry Road frontage improvements, assumed root loss/damage due to street improvements will result in significant negative impacts to the health and structural stability of the subject trees. Assumed root loss/damage due to street widening and curb installation will result in significant negative impacts to the health and structural stability of the majority of these regardless of the sidewalk being meandered in the Right of Way or if the sidewalk was eliminated in this area all together; However, given that the sidewalk is required in addition to the street widening and curb, the existing Right of Way area remaining to construct the sidewalk does not provide sufficient area to meander the sidewalk within the Right of Way enough to adequately preserve any of these trees.

Please let me know if you have any questions.

Sincerely,  
**AKS ENGINEERING & FORESTRY, LLC**

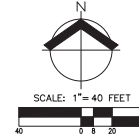
David Steinke  
ISA Certified Arborist #PN-8112A  
ISA Qualified Tree Risk Assessor  
(503) 563-6151 | SteinkeD@aks-eng.com



**DAVID J. STEINKE**  
CERTIFICATE NUMBER: PN-8112A  
EXPIRATION DATE: 12/31/21

**Attachment 3**

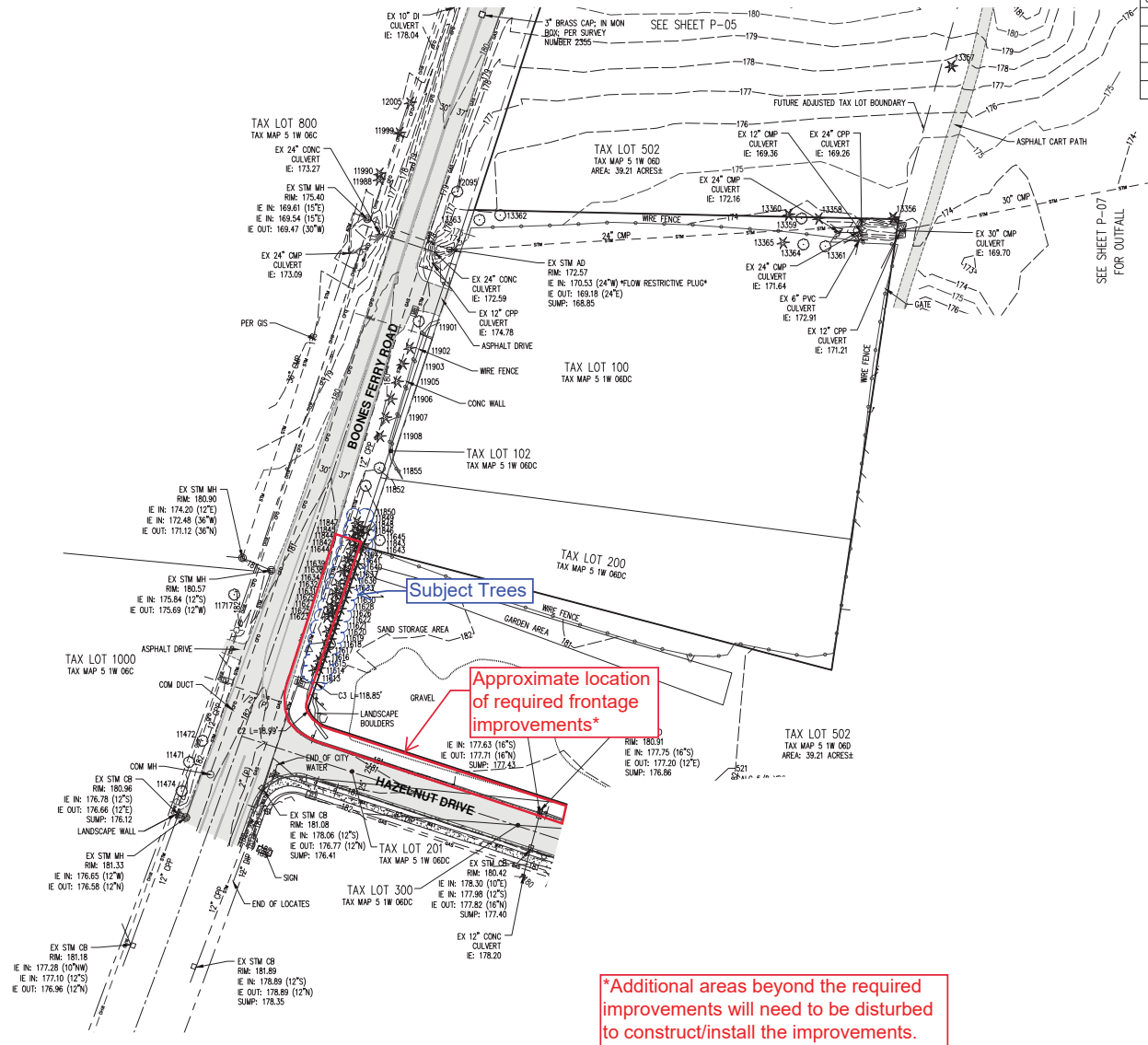
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00'	65°4'05"	24.09'	N88°3'02"W 24.08'
C2	20.00'	54°24'12"	18.99'	S44°47'58"E 18.28'
C3	11496.16'	0°35'32"	118.85'	N19°00'18"E 118.85'
C4	1395.40'	15°49'56"	385.58'	S25°57'05"W 384.36'
C5	1108.92'	3°49'50"	74.14'	S35°46'58"W 74.12'



- NOTES:**
- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 2017644, 2017652, AND 2017656. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
  - FIELD WORK WAS PERFORMED JANUARY AND JULY, 2020.
  - VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK RD1523, LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF STATE HIGHWAY 99E AND INDUSTRIAL AVENUE ACCESS BEING A PAVED ROAD LEADING EAST TO MACLAREN YOUTH CORRECTIONAL FACILITY. ELEVATION = 182.27 FEET (NAVD 88)
  - HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.000105030 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH 53.9991748, EAST 7595761.288). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1'40"03". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
  - BOUNDARIES ARE PER FOUND MONUMENTS AND RECORD DATA PER PARTITION PLAT NUMBER 2015-010. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR.
  - WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON DECEMBER 30, 2019 AND WERE PROFESSIONALLY SURVEYED BY AKS ON JANUARY 2, 2020.
  - CONTOUR INTERVAL IS 1 FOOT.
  - NOT ALL TREES WERE TIED DURING THIS SURVEY. TREES MEASURED WERE 4" OR GREATER DIAMETER AT BREAST HEIGHT. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION. SEE SHEETS P-17 - P-22.

**PRELIMINARY EXISTING  
 CONDITIONS PLAN  
 TRILLIUM RESERVE  
 WOODBURN, OREGON**

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION  
 COMPLETED 11, 2020  
 PROJECT # 21765  
 601245.5  
 RENEWS: 12/31/20  
 JOB NUMBER: 7564  
 DATE: 12/04/2020  
 DESIGNED BY: AJD  
 DRAWN BY: MAD  
 CHECKED BY: FSW



March 30, 2021

Colin Cortes, Senior Planner  
Community Development Dept.  
City of Woodburn  
270 Montgomery St.  
Woodburn, OR 97071

RE: New Trillium Reserve Addition

Dear Mr. Cortes,

I currently reside at Tukwila and my home is at the end of Troon Ave at Olympic Street. The proposed Trillium Reserve development expansion begins on Olympic Street behind my home.

I have reviewed the schematic of the development and have some concerns of egress, etc to/from not only Boones Ferry but Olympic Street as well.

1. The proposed entry to the addition off Boones Ferry occurs at a slight turn in the road as it approaches Crosby Road to the north. The speed is 55 mph at that point and most vehicles exceed the limit. If the additional development across from the Trillium Reserve, as shown on the city website, is also built, it will increase traffic entry into this high speed portion of Boones Ferry complicating anyone entering Boones Ferry.

Recommendations:

a. Move the addition's entry point of the addition either to where the existing fire road enters Boones Ferry or mid-point along Boones Ferry to distance the entry off the curve in the road. This greatly improves visibility and safety.

b. Maintain the 35 mph speed limit currently in place on Boones Ferry along the golf course, north until the Crosby Road intersection. This would increase reaction time of drivers entering Boones Ferry from either side of the road and increase safety/visibility.

2. Regarding Olympic Street being opened as the south entry to the new addition, some form of speed hump should be placed north of the homes as the road enters

RECEIVED  
**Attachment 4**  
MAR 30 2021

COMMUNITY DEVELOPMENT  
DEPARTMENT

the wetland portion of Olympic. The topography of the land creates road slope and easily increase speed. This form of low impact speed reduction would deter speeders, as we have in Tukwila now, and provide more safety to our walkers and bike riders.

I built originally with Renaissance Homes in 2007 and have found the area and the Woodburn community to be a safe and pleasant place to live. I welcome expansion but done with a clear sense of ensuring public safety. I appreciate you reading my recommendations.

Sincerely,

Dave Fischer  
641 Troon Ave  
503-718-8757  
Majordave53@yahoo.com

RECEIVED

MAR 30 2021

COMMUNITY DEVELOPMENT  
DEPARTMENT



I am a resident of the neighboring area to the proposed development of Trillium Reserve, in fact my house looks directly down Olympic. My husband and I have always known something, someday would be developed there and we are not opposed to what is under approval, just certain aspects.

We have three main objections and I have included what I think could possibly be ways to mitigate them. Please excuse my rough drawn diagrams, but I think they will give you insight into what I hope will be solutions, compromises.

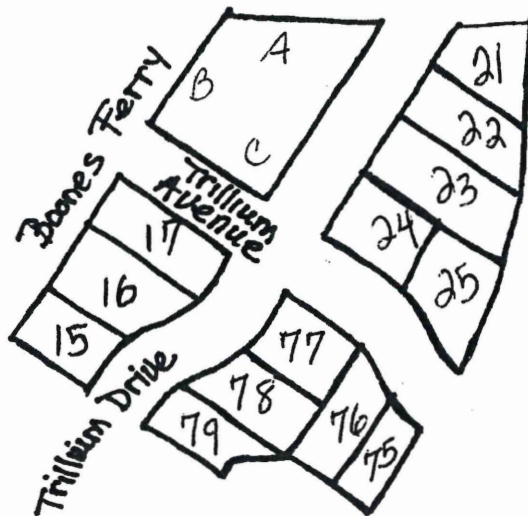
TRAFFIC

Having only one access onto Boones Ferry will create an unnecessary bottleneck on Trillium Drive on weekdays, either that or they will hustle the longer way through Renaissance Reserve to get out of the neighborhood. 90 lots has the potential for 180 cars all trying within a short time frame to get kids to school and bodies to work. Making a left on Boones Ferry can be difficult now. What happens when this and the development across the street are completed? By extending Trillium Avenue through to Boones Ferry half the residents will use that and not continue down to the end of Trillium Drive, and hopefully not decide to drive through our neighborhood.

PUBLIC SPACE

My husband has covered much of this in his letter, but I'd like to add a possible solution and a better way to utilize this area. As you can see from my drawing I've used three proposed lots backing up to Boones Ferry for the neighborhood shared area. This area would be the best for what I am proposing as it would have the least impact on neighbors.

Instead of fitness equipment that would be under utilized (most adults have gym memberships, or equipment at home they can use out of the weather), I suggest a fenced in dog run (B), a covered play area that includes some sort of water feature that children can play in or run through (C) and just a mowed field (A) that can be used for an assortment of things or developed later into what the homeowners want, and can pay for (pool, basketball court, etc.). I have also turned the applicants proposed open space into another lot.



RECEIVED

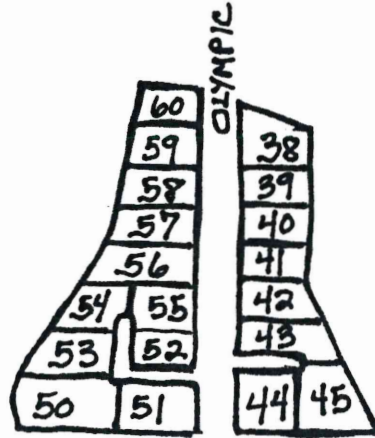
APR 1 2021

COMMUNITY DEVELOPMENT DEPARTMENT

Attachment 5

THE TRANSITION BETWEEN THE TWO NEIGHBORHOODS

As proposed now the transition is incompatible. The street lots directly next to ours are substantially smaller. Homes here are ranging in price but I doubt any are valued less than \$450,000. I know of quite a few at this end that are much higher. Can you build a home in that price range on a lot that is less than 5000 square feet? What I suggest is to remove just four lots, two on each side, and do one access driveway for all the off street homes. This would slightly enlarge the remaining lots but have a huge impact on the flow between the two neighborhoods..



All in all what I suggest will only bring the number of homes down by 8. 82 homes is still a substantial amount with a high potential for profit.

I encourage you to deny the approval as it stands, incorporate all or some of what myself and others suggest and only then give approval.

Sincerely, Julie Nicolarsen

620 Troon Ave.

*Julie A. Nicolarsen*  
503-980-9180

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APR 1 2021

COMMUNITY DEVELOPMENT  
DEPARTMENT

I hereby agree and support the objections and changes Mrs. Nicolarsen refers to in her letter.

NAME

STREET ADDRESS

Betty McRobb 566 Troon Ave

B. [unclear] 590 TROON AVE

Lisa Goudell 2878 Olympic St

Steve Goudell 2878 Olympic St

Melony Hardran 2863 Olympic St

Troy Arambur 2863 OLYMPIC ST

Ch. V. [unclear] 530 TROON AVE

Jim Nicolarsen 620 Troon Ave

RECEIVED

APR 1 2021

COMMUNITY DEVELOPMENT  
DEPARTMENT

**Kelly S. Hossaini**  
kelly.hossaini@millernash.com  
503.205.2332 direct line

April 9, 2021

**VIA E-MAIL**  
**CHRIS.KERR@CI.WOODBURN.OR.US**

Mayor Eric Swenson  
City Council  
City of Woodburn  
City Hall  
270 Montgomery Street  
Woodburn, Oregon 97071

Subject: Trillium Reserve; Annexation ANX 2020-01, PLA 2020-05, PUD 2020-01,  
RCWOD 2020-01, SUB 2020-01, & ZC 2020-01

Dear Mayor Swenson and City Councilors:

Miller Nash Graham & Dunn LLP represents Tukwila Development, LLC in the above-referenced applications. The purpose of this letter is to object to a portion of two proposed conditions of approval related to road frontage improvements. Those conditions require improvements both to property within the proposed planned unit development ("PUD") boundaries, which Tukwila does not object to, and property that is outside of the proposed PUD, which Tukwila objects to. We respectfully request that you strike the portions of those two conditions that apply to road improvements that are outside of the PUD.

The proposed conditions Tukwila is objecting to are PUD-3.f and 3.h. Condition PUD-3.f requires sidewalks along the PUD frontage, including frontage along Boones Ferry Road adjacent to the PUD. The condition also requires sidewalks along a portion of Hazelnut Drive to the south of the PUD and an adjacent portion of Boones Ferry Road, again south of the PUD. Condition PUD-3.h requires street trees along those same frontages. Tukwila should not and cannot be required to make these improvements for a number of reasons. First, this property is not owned or controlled by Tukwila and so Tukwila does not have the right to make improvements on it. It is also not owned or controlled by the entity that Tukwila is purchasing its property from,

Mayor Eric Swenson  
City Council  
April 9, 2021  
Page 2

i.e., Tukwila Partners. The owner is a third party, Oregon Golf Association Members Club, Inc.

Second, this property is within the boundaries of the annexation application only and nothing in the Code requires an applicant to improve right-of-way as part of an annexation application. Exhibit A to this letter shows two boundaries – one is the boundary of the PUD, i.e., the project boundary, and the second is the boundary of the annexation application. As you can see, the annexation application encompasses more property than the PUD boundary. Exhibit B gives a closer look at the off-site improvements that Tukwila is objecting to. The annexation application is a separate and discrete application from the PUD application. The two applications are being processed together for efficiency, but they could have been processed separately. The fact that they are being processed together does not make the PUD approval criteria or standards applicable to the annexation application. It also does not somehow combine the two applications together in any substantive way. The annexation application remains only subject to the annexation criteria.

The Woodburn Development Ordinance ("WDO" or the "Code") 4.01.06.A, Conditions of Approval, states:

*"All City decision-making bodies have the authority to impose conditions of approval reasonably related to impacts caused by the development or designed to ensure that all applicable approval standards are, or can be, met on Type II, III and IV decisions except annexation. All conditions of approval shall be clear and objective or if the condition requires discretion shall provide for a subsequent opportunity for a public hearing."*  
(Emphasis added.)

Under that clear code language, the City may not impose the conditions of approval requiring the off-site road frontage improvements to the annexation approval. The Code does not allow it. The reason for this, as the Code makes clear, is that in the context of annexation applications, street improvements are not required until development is proposed. Specifically, WDO 5.04.01.F.3 sets forth the timing of public improvements and clearly states that street improvements are not required until development.

"F. The timing of public improvements is as follows:

\* \* \*

"3. Street improvements are required upon development."

Again, the area being annexed to the south of the proposed PUD is *not* part of the PUD development area. It is only part of the annexation area. This brings us to the third reason that Tukwila should not and cannot be required to make the frontage improvements – the property at issue is not within the PUD boundaries, and, therefore, would not be a frontage improvement related to the PUD.

The fourth reason is that the City has not shown any connection between these off-site improvement requirements and the impacts of the PUD. In fact, pursuant to the transportation impact analysis, the Trillium PUD will not contribute any trips to Hazelnut Drive. Therefore, the condition is not warranted. To require Tukwila to make improvements to those areas, then, would be unconstitutional under *Nollan v. California Coastal Commission*<sup>1</sup> and *Dolan v. City of Tigard*.<sup>2</sup> Under *Nollan*, there must be a connection between the exactions sought, i.e., mitigation and the impacts of the proposed development. Under *Dolan*, the exactions must be roughly proportional to the impacts. In this case, there is no connection between the proposed improvements to the proposed PUD and no rough proportionality in requiring Tukwila to pay for them.

At the end of the Planning Commission hearing, staff disagreed with Tukwila that the off-site road improvements were not required for two reasons. First, staff stated that these improvements are on "boundary streets" to the PUD and the Code requires improvements on boundary streets. But they are not boundary streets to the PUD. Exhibit A shows the extent of the PUD. The subject street areas are not part of the PUD boundary streets. They are part of the annexation application and the annexation application is a different application with different criteria.

The second reason staff stated that the road improvements are being required is because they are being annexed to the City and the City doesn't typically accept public right-of-way that doesn't meet City street standards. As far as whether the City "typically" accepts public right-of-way that doesn't meet City street standards, it would appear that the City *does* accept such right-of-way, because the adjacent segment

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<sup>1</sup> 483 US 825, 107 S Ct 3141, 97 L Ed 2d 677 (1987).

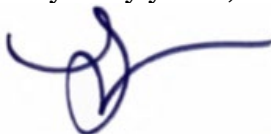
<sup>2</sup> 512 US 374, 114 S Ct 2309, 129 L Ed 2d 304 (1994).

Mayor Eric Swenson  
City Council  
April 9, 2021  
Page 4

of Hazelnut Street, which has already been annexed into the City, also lacks the sidewalks and street trees that the City is requiring of Tukwila now. As a legal matter, however, staff's statement that it typically requires right-of-way to meet City street standards upon annexation is directly contradicted by the Code, as set forth above, which expressly states that such improvements are *not* required.

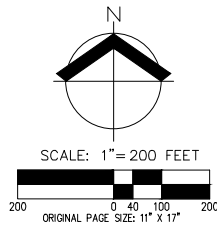
For all of those reasons, Tukwila respectfully requests that you strike the portions of PUD-3.f and 3.h that apply to road improvements that are outside of the boundaries of the PUD application.

Very truly yours,

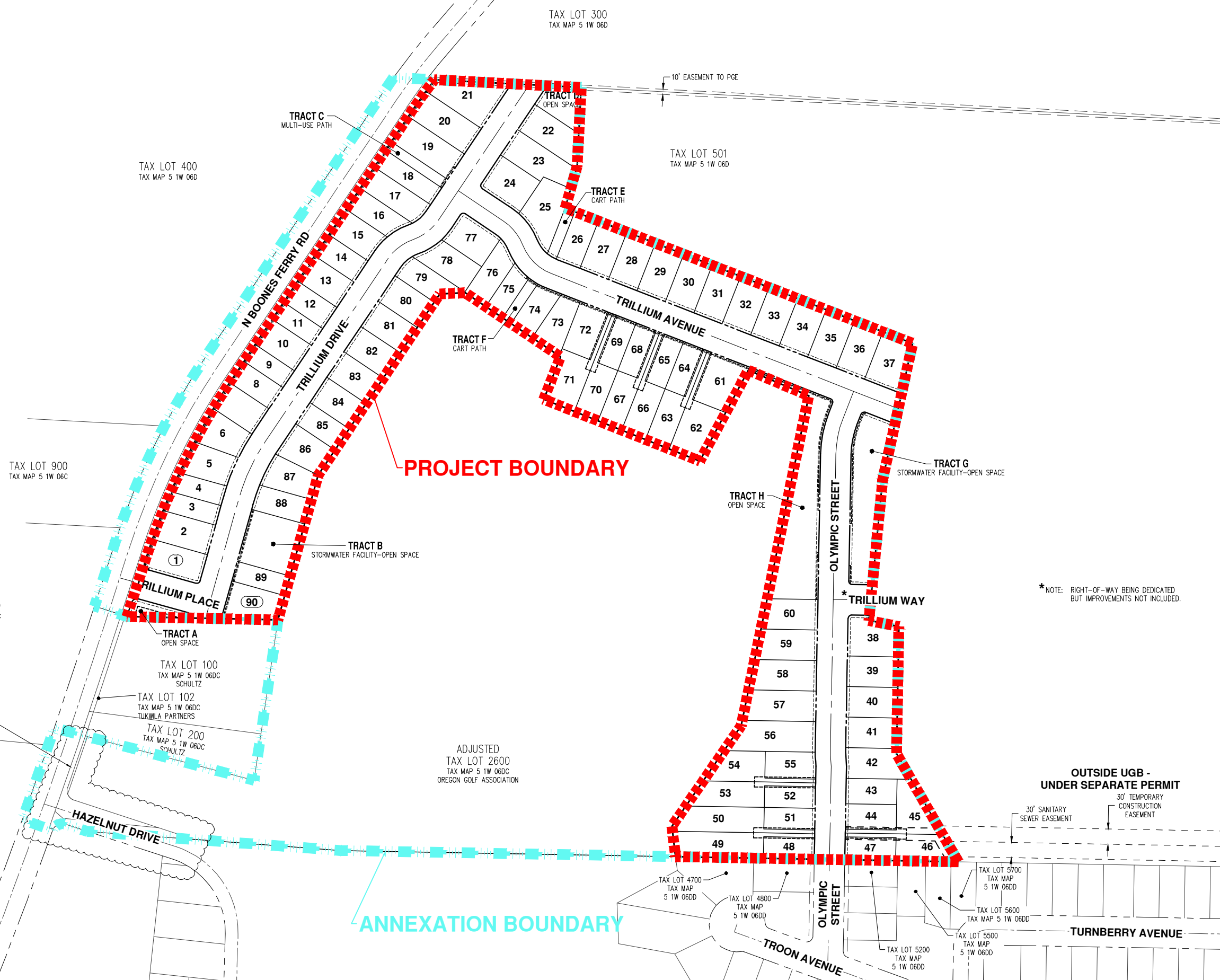
A handwritten signature in blue ink, appearing to read 'Kelly S. Hossaini', with a long horizontal flourish extending to the right.

Kelly S. Hossaini

cc: Colin Cortes



**LEGEND**  
 --- ANNEXATION BOUNDARY  
 --- PROJECT BOUNDARY



**REQUESTED IMPROVEMENTS PER RECOMMENDED CONDITIONS OF APPROVAL (DETAIL ON EXHIBIT B)**

\*NOTE: RIGHT-OF-WAY BEING DEDICATED, BUT IMPROVEMENTS NOT INCLUDED.

**OUTSIDE UGB - UNDER SEPARATE PERMIT**  
 30' SANITARY SEWER EASEMENT  
 30' TEMPORARY CONSTRUCTION EASEMENT

AKS DRAWING FILE: 7564-20210308 PRELIM PLAT OVERALLING LAYOUT: EX-A

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12045 SW HERMAN RD., STE 100  
 TUALUM, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

**TRILLIUM RESERVE**  
**WOODBURN**  
 OREGON  
 TX MAP 55 1W 6D  
 TAX LOT 502

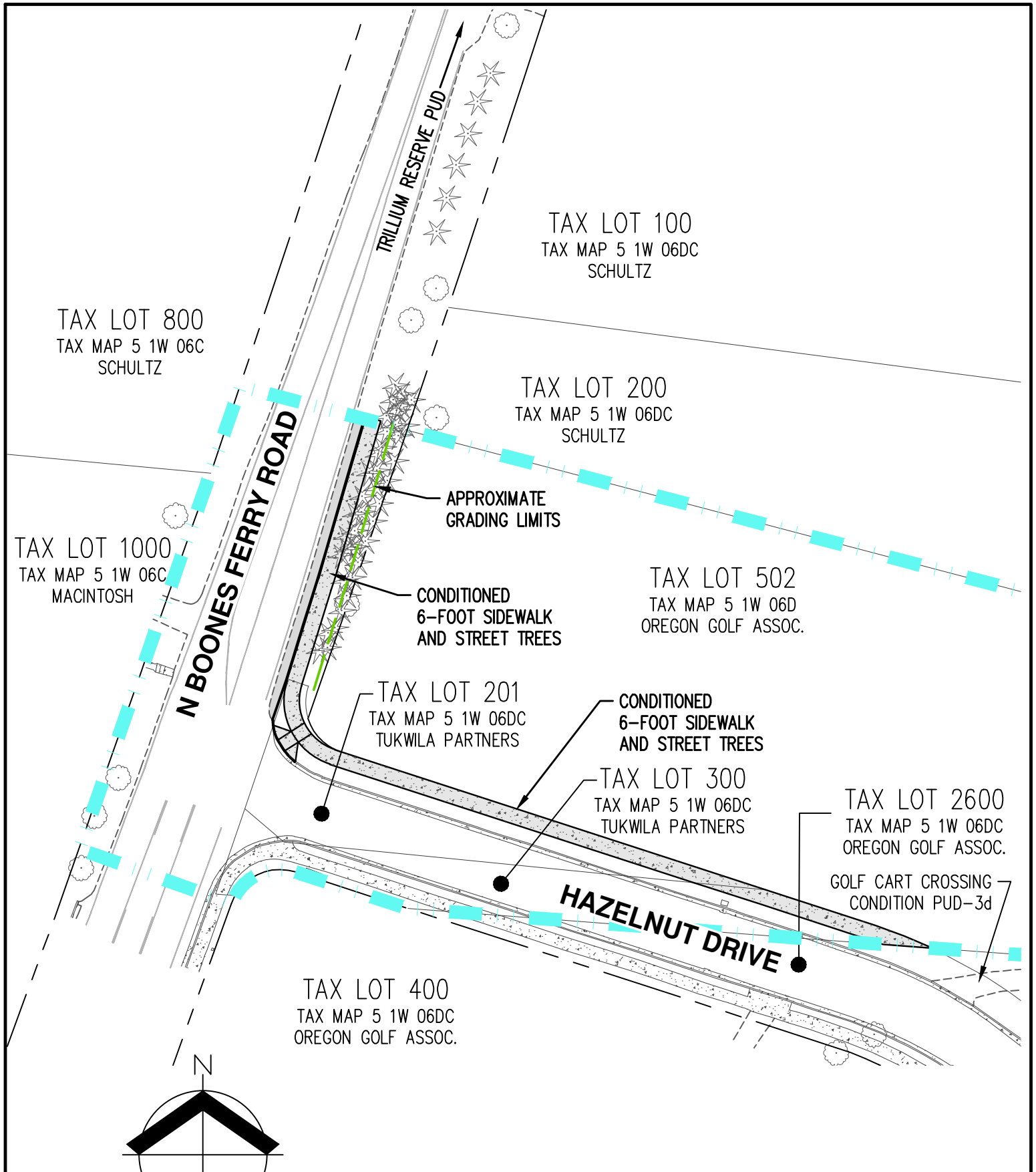
**PRELIMINARY OVERALL SUBDIVISION PLAN**

DESIGNED BY: A.J.D.  
 DRAWN BY: N.L.B.  
 MANAGED BY: A.J.D.  
 CHECKED BY: R.S.W.  
 DATE: 03/08/2021

**PRELIMINARY NOT FOR CONSTRUCTION**

REVISIONS  
 JOB NUMBER  
**7564**  
 SHEET  
**EX-A**





DATE: 03/08/2021

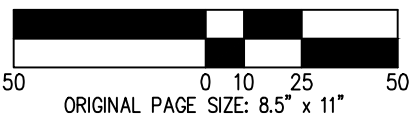
**N BOONES FERRY ROAD AT HAZELNUT DRIVE**

EXHIBIT  
**B**

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151 WWW.AKS-ENG.COM



DRWN: CL  
 CHKD: AJD  
 AKS JOB:  
 7564



## Colin Cortes

---

**From:** Mary Manning <maryemanning@hotmail.com>  
**Sent:** Monday, April 12, 2021 6:44 PM  
**To:** Colin Cortes  
**Cc:** Heather M. Pierson  
**Subject:** Re: Land Use Public Hearing Topic - Case #ANX 2020-1 and corollary PLA 2020-5

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. \*\*\*\*

Thank you, Colin. 2548 Meridian Court, Woodburn 97071

Get [Outlook for Android](#)

---

**From:** Colin Cortes <Colin.Cortes@ci.woodburn.or.us>  
**Sent:** Monday, April 12, 2021 10:57:17 AM  
**To:** Mary Manning <maryemanning@hotmail.com>  
**Cc:** Heather M. Pierson <Heather.Pierson@ci.woodburn.or.us>  
**Subject:** RE: Land Use Public Hearing Topic - Case #ANX 2020-1 and corollary PLA 2020-5

Mary:

Received. I forwarded to the City Recorder. Please provide your mailing address.

### Colin Cortes, AICP, CNU-A

Senior Planner

Ph. (503) 980-2485

[City website](#) | [Community Development Dept.](#)



270 Montgomery St, Woodburn, OR 97071-4730

View:

- [City projects webpage](#)
- [Woodburn Development Ordinance \(WDO\)](#)
- [Zoning map](#)

---

**From:** Mary Manning <maryemanning@hotmail.com>  
**Sent:** Saturday, April 10, 2021 8:23 AM  
**To:** Colin Cortes <Colin.Cortes@ci.woodburn.or.us>  
**Subject:** Land Use Public Hearing Topic - Case #ANX 2020-1 and corollary PLA 2020-5

**Attachment C**

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. \*\*\*\*

Hi, Colin,

I am wondering how this land use application/project/design fits into the overall City of Woodburn long-term plan for housing? With so much housing going in South of Woodburn, I am curious about the stats/data that suggest a commensurate level of growth (and therefore need).

I am also concerned about the lack of provisions for public land incorporated into this proposed site use, i.e. parks, walking trails, nature sanctuaries. I am assuming the City has a broader vision for a sustainable, livable city environment which blends appropriate growth with respect for our environment but I cannot find a broader plan for this type of vision in the City's docs?

Can you advise?

Thank you!

Regards,  
Mary Manning  
Woodburn Resident  
503.481.5919

**PUBLIC RECORDS LAW DISCLOSURE** This e-mail is a public record of the City of Woodburn and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This e-mail is subject to the State Retention Schedule.

**From:** Donna Svela <[donnasvela@yahoo.com](mailto:donnasvela@yahoo.com)>  
**Date:** April 11, 2021 at 8:31:48 AM PDT  
**To:** "Heather M. Pierson" <[Heather.Pierson@ci.woodburn.or.us](mailto:Heather.Pierson@ci.woodburn.or.us)>  
**Subject:** Trillium  
**Reply-To:** Donna Svela <[donnasvela@yahoo.com](mailto:donnasvela@yahoo.com)>

\*\*\*\* This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. \*\*\*\*

Well we got notice after April 6th so not sure this will be read again as my last letter was not either. Our back yard is litterally #46 So that's where the development starts never mind the neighbours to the left of me 2 houses before Olympic will have houses in front of their property now.

Our purpose for our lives savings investment was this property and the peacefulness of our backyard which we were told was preserved. Do the \*new\* homeowners whom just purchased the house in between

#46 & #47 know their bacyard view will be a house and does #47 whom just purchased their home know they will also lose their view? NONE of us purchased our homes knowing of this proposal, is that even legal? What about preserving nature and the wetlands? What will happen to all the birds and rabbits? What about the pool on Turnberry? Wont it be awkward that half the people on Olympic will have access to it and not the other half? We paid \$7200 dollars in property taxes for the year. Will this be going down now? Is the insanely high priced property tax why the city of woodburn is so pro this project in the first place? I understand the need to build homes for families but 90 why not stick with the original plan? Have you seen all the homes being sold in our neighborhood? Its sad, its destroying peoples faith and noone will speak up because money talks and thats the problem.

Eric & Donna Svela  
549 Turnberry Avenue  
Woodburn Oregon 97071  
5037846513  
5035165072

PS-i just had surgery say may not be able to see or log into meeting but wanted my thoughts heard

Thank You

[Sent from Yahoo Mail on Android](#)

Attachment D



# Agenda Item

May 10, 2021

TO: Honorable Mayor and City Council

THROUGH: Scott Derickson, City Administrator

FROM: Chris Kerr, Community Development Director  
Colin Cortes, AICP, CNU-A, Senior Planner

SUBJECT: **Ordinances Enabling Annexation and City Zoning Designation of Approximately 31.13 Acres of Territory Known as the Schultz Farm Property with No Street Address Located along the West Side of Boones Ferry Road NE North of Hazelnut Drive (ANX 2020-03 & ZC 2020-02) and Approval of Final Decision Document for Dove Landing Planned Unit Development (PUD 2020-02)**

## **RECOMMENDATION:**

Adopt the attached ordinances and authorize the mayor to sign the final decision document.

## **BACKGROUND:**

The Council on April 26, 2021 tentatively approved Annexation ANX 2020-03 for the Schultz Farm Property with no street address located along the west side of Boones Ferry Road NE north of Hazelnut Drive and directed staff to prepare ordinances for Council adoption that annex and designate City zoning. It also tentatively approved the Dove Landing PUD and directed staff to prepare a final decision document.

## **Attachments:**

1. Ordinance to annex
  - A. Exhibit A: Legal Description
  - B. Exhibit B: Map
  - C. Exhibit C: Analyses & Findings
2. Ordinance to designate City zoning
  - A. Exhibit A: Legal Description

---

Agenda Item Review: City Administrator \_\_\_x\_\_\_ City Attorney \_\_\_x\_\_\_ Finance \_\_\_x\_\_\_

- B. Exhibit B: Map
- 3. Final decision document and its attachments

**COUNCIL BILL NO. 3149**

**ORDINANCE NO. 2588**

**AN ORDINANCE ANNEXING APPROXIMATELY 31.13 ACRES OF TERRITORY KNOWN AS THE SCHULTZ FARM PROPERTY WITH NO STREET ADDRESS INTO THE CITY OF WOODBURN, LOCATED ALONG THE WEST SIDE OF BOONES FERRY ROAD NE NORTH OF HAZELNUT DRIVE, MARION COUNTY, OREGON**

**WHEREAS**, the subject property is owned by Schultz Farm, LLC, of which the manager is Christy J. Schultz, and is legally described in Exhibit "A" and mapped in Exhibit "B", which are affixed hereto and by this reference incorporated herein; and

**WHEREAS**, the subject property is composed of Marion County Tax Lots 051W06C000400 & 800; and

**WHEREAS**, consistent with Oregon Revised Statutes (ORS) 222.111(2) the owner of real property in the territory to be annexed initiated by petition a proposal for annexation, a copy of the petition being on file with the City Recorder (ANX 2020-03); and

**WHEREAS**, the applicant, Peter Ettro, President, Ettro Capital Management Corp., and the applicant's representative, Stacy Connery, AICP, Vice President/Planning Manager, Pacific Community Design, obtained written consent from the owners of the territory and has requested annexation of the subject property; and

**WHEREAS**, the property to be annexed is within the City Urban Growth Boundary (UGB); and

**WHEREAS**, the property to be annexed is contiguous to the City and can be served with City services; and

**WHEREAS**, the applicant intends to develop the territory into the Dove Landing Planned Unit Development (PUD); and

**WHEREAS**, on March 25, 2021 the Woodburn Planning Commission considered the annexation application and, after a duly advertised public hearing, recommended approval of the annexation; and

**WHEREAS**, on April 26, 2021, the Woodburn City Council held a public hearing, reviewed the record, heard all public testimony presented on said

application, and upon deliberation concluded that the proposed annexation meets the applicable approval criteria under City of Woodburn Development Ordinance (WDO) 5.04.01C.; **NOW, THEREFORE,**

**THE CITY OF WOODBURN ORDAINS AS FOLLOWS:**

**Section 1.** That the subject property, legally described in Exhibit "A" and mapped in Exhibit "B", is annexed to the City of Woodburn.

**Section 2.** That the City Council adopts the Analysis & Findings, affixed hereto as Exhibit "C" and by this reference incorporated herein.

Approved as to form: \_\_\_\_\_  
City Attorney Date

Approved: \_\_\_\_\_  
Eric Swenson, Mayor

Passed by the Council \_\_\_\_\_  
Submitted to the Mayor \_\_\_\_\_  
Approved by the Mayor \_\_\_\_\_  
Filed in the Office of the Recorder \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon





## EXHIBIT A

December 11, 2020

### LEGAL DESCRIPTION Annexation

Job No. 142-001

The land described in Reel 1874 Page 324, Marion County Deed Records, in the Southwest Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, State of Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 12, plat of "Heritage Park Meadows", Marion County Plat Records;

thence along the westerly line of the land described in Reel 1874 Page 324, Marion County Deed Records, North  $01^{\circ} 51' 52''$  East, a distance of 728.80 feet to the Northwest corner of said land;

thence along the northerly line of said land, South  $88^{\circ} 59' 51''$  East, a distance of 1839.69 feet to the most northerly Northeast corner of said land;

thence along the easterly line of said land, South  $01^{\circ} 10' 34''$  West, a distance of 193.99 feet to an angle point;

thence continuing along said easterly line, South  $88^{\circ} 27' 56''$  East, a distance of 188.84 feet to a point on the westerly Right-of-Way line of N Boones Ferry Road;

thence along said westerly Right-of-Way line, along a 1462.50 foot radius curve, concave easterly, with a radius point bearing South  $72^{\circ} 36' 55''$  East, arc length of 30.39 feet, central angle of  $01^{\circ} 11' 26''$ , chord distance of 30.39 feet, and chord bearing of South  $16^{\circ} 47' 22''$  West to a point of tangency;

thence continuing along said westerly Right-of-Way line, South  $16^{\circ} 11' 39''$  West, a distance of 248.30 feet to a point of tangential curvature;

thence continuing along said westerly Right-of-Way line, along a 11429.91 foot radius tangential curve to the right, arc length of 174.88 feet, central angle of  $00^{\circ} 52' 36''$ , chord distance of 174.88 feet, and chord bearing of South  $16^{\circ} 37' 57''$  West to the most easterly Southeast corner of said land;

thence along the southerly line of said land, North  $85^{\circ} 36' 39''$  West, a distance of 251.91 feet to an angle point;

thence continuing along said southerly line, South 10° 57' 23" West, a distance of 156.47 feet to the most southerly Southeast corner of said land;

thence continuing along said southerly line, North 80° 05' 15" West, a distance of 269.40 feet to the Northeast corner of Lot 12, plat of "Miller Links", Marion County Plat Records;

thence along the northerly boundary line of said plat of "Miller Links" and the northerly boundary line of said plat of "Heritage Park Meadows", North 88° 55' 21" West, a distance of 1373.79 feet to the POINT OF BEGINNING.

Containing 31.858 acres, more or less.

Basis of bearings is the Oregon Coordinate Reference System (OCRS), Salem Zone projection.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2021

SOUTHWEST QUARTER OF SECTION 6  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, MARION  
COUNTY, STATE OF OREGON

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

REEL 1915  
PAGE 176

S88°59'51"E 1839.69'

REEL 1875  
PAGE 112

S88°27'56"E  
188.84'

S01°10'34"W  
193.99'

N01°51'52"E 728.80'

REEL 1874  
PAGE 324

R=1462.50'  
L=30.39'  
Δ=1°11'26"  
CH=30.39'  
S16°47'22"W

R=11429.91'  
L=174.88'  
Δ=0°52'36"  
CH=174.88'  
S16°37'57"W

N85°36'39"W  
251.91'

POINT OF BEGINNING

12

N88°55'21"W 1373.79'

12

N80°05'15"W  
269.40'

S10°57'23"W  
156.47'

HERITAGE  
PARK  
MEADOWS

REEL 2506  
PAGE 113

REEL 324  
PAGE 1040

MILLER  
LINKS

N BOONES FERRY ROAD



EXHIBIT B  
ANNEXATION

DRAWN BY: FAA DATE: 12/11/20  
 REVIEWED BY: TCJ DATE: 12/11/20  
 PROJECT NO.: 142-001  
 SCALE: 1"=300'  
 PAGE 1 OF 1



12564 SW Main St  
Tigard, OR 97223  
[T] 503-941-9484  
[F] 503-941-9485

## ANX 2020-03: Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	<ul style="list-style-type: none"> <li>Requirement (or guideline) met, but might become unmet because of condition applied to meet separate and related requirement that is not met</li> <li>Plan sheets and/or narrative inconsistent</li> <li>Other special circumstance benefitting from attention</li> </ul>	Revision needed for clear and consistent records
■	Deviation: Planned Unit Development, Zoning Adjustment, and/or Variance	Request to modify, adjust, or vary from a requirement

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

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## Project Name & Case File Numbers

The applicant submitted the project name Schultz Farm, but through re-submittal renamed it to Dove Landing. The land use application master/parent case file number is Annexation ANX 2020-03, and the children/corollary case file numbers are Planned Unit Development PUD 2020-02, Preliminary Subdivision SUB 2020-03, & Zone Change 2020-02.

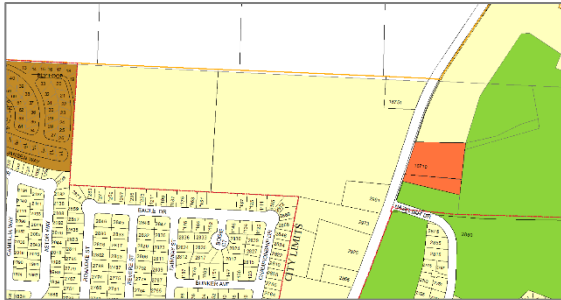
## Location

<i>Address(es)</i>	None (west side of N. Boones Ferry Rd north of Hazelnut Dr)
<i>Tax Lot(s)</i>	051W06C000800 (primary) & 400; respectively 17.13 & 14.00 acres, totaling 31.13 acres
<i>Nearest intersection</i>	N. Boones Ferry Rd & Hazelnut Dr

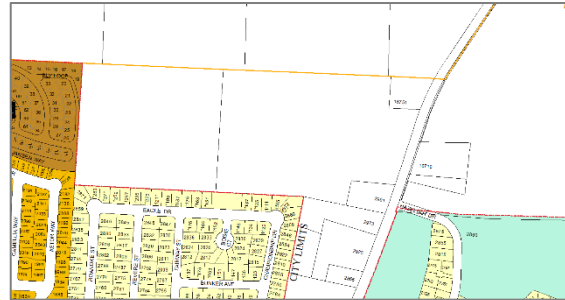
## Land Use & Zoning

<i>Comprehensive Plan Land Use Designation</i>	Low Density Residential
<i>Zoning District</i>	Residential Single Family (RS)
<i>Overlay District(s)</i>	none
<i>Existing Use(s)</i>	Closed orchard

For context, the comprehensive plan land use map designations and zoning are illustrated below with excerpts from the City geographic information system (GIS) and the zoning is tabulated further below:



*Comprehensive Plan land use map excerpt*



*Zoning map excerpt*

<i>Cardinal Direction</i>	<i>Adjacent Zoning</i>
North	No City zoning because not annexed and outside the City urban growth boundary (UGB)
East	No City zoning because not annexed and outside the City urban growth boundary (UGB). ANX 2020-01 Trillium Reserve under review.
South	RS; from east to west: two rural homesteads and Miller Links subdivision
West	RM; Woodburn Senior Estates Manufactured Home Community

## Statutory Dates

<i>Application Completeness</i>	February 12, 2021
<i>120-Day Final Decision Deadline</i>	June 12, 2021 per Oregon Revised Statutes (ORS) <a href="#">227.178</a> . (The nearest and prior regularly scheduled City Council date would be either May 10 or 24, 2021, depending on coronavirus.)*

\*However, the Assistant City Attorney had counseled staff on January 16, 2018 that an annexation request is not subject to the 120-day deadline for final action per 227.178(8).

## Annexation Provisions

Because the proposal is for annexation, per 5.04 it requires a Type IV review with City Council decision. The applicant submitted application materials on October 30, 2020 and revised and additional materials through February 11, 2021 (excerpted within Attachment 103).

### 5.04.01 Annexation

- A. Purpose:** The purpose of this Type IV review is to provide a procedure to incorporate contiguous territory into the City in compliance with state requirements, Woodburn Comprehensive Plan, and Woodburn Development Ordinance.
- B. Mandatory Pre-Application Conference:** Prior to requesting annexation to the City, a Pre-Application Conference (Section 4.01.04) is required. ...
- C. Criteria:**
1. Compliance with applicable Woodburn Comprehensive Plan goals and policies regarding annexation.
  2. Territory to be annexed shall be contiguous to the City and shall either:
    - a. Link to planned public facilities with adequate capacity to serve existing and future development of the property as indicated by the Woodburn Comprehensive Plan; or
    - b. Guarantee that public facilities have adequate capacity to serve existing and future development of the property.
  3. Annexations shall show a demonstrated community need for additional territory and development based on the following considerations:
    - a. Lands designated for residential and community uses should demonstrate substantial conformance to the following:
      - 1) The territory to be annexed should be contiguous to the City on two or more sides;
      - 2) The territory to be annexed should not increase the inventory of buildable land designated on the Comprehensive Plan as Low or Medium Density Residential within the City to more than a 5-year supply;
      - 3) The territory proposed for annexation should reflect the City's goals for directing growth by using public facility capacity that has been funded by the City's capital improvement program;
      - 4) The site is feasible for development and provides either:
        - a) Completion or extension of the arterial/collector street pattern as depicted on the Woodburn Transportation System Plan; or
        - b) Connects existing stub streets, or other discontinuous streets, with another public street.

- 5) Annexed [*sic*] fulfills a substantial unmet community need, that has been identified by the City Council after a public hearing. Examples of community needs include park space and conservation of significant natural or historic resources.
  - b. Lands designated for commercial, industrial and other uses should demonstrate substantial conformance to the following criteria:
    - 1) The proposed use of the territory to be annexed shall be for industrial or other uses providing employment opportunities;
    - 2) The proposed industrial or commercial use of the territory does not require the expansion of infrastructure, additional service capacity, or incentives that are in excess of the costs normally borne by the community for development;
    - 3) The proposed industrial or commercial use of the territory provides an economic opportunity for the City to diversify its economy.
- D. Procedures:
- 1. An annexation may be initiated by petition based on the written consent of:
    - a. The owners of more than half of the territory proposed for annexation and more than half of the resident electors within the territory proposed to be annexed; or
    - b. One hundred percent of the owners and fifty percent of the electors within the territory proposed to be annexed; or
    - c. A lesser number of property owners.
  - 2. If an annexation is initiated by property owners of less than half of property to be annexed, after holding a public hearing and if the City Council approves the proposed annexation, the City Council shall call for an election within the territory to be annexed. Otherwise no election on a proposed annexation is required.
- E. Zoning Designation for Annexed Property: All land annexed to the City shall be designated consistent with the Woodburn Comprehensive Plan, unless an application to re-designate the property is approved as part of the annexation process.
- F. The timing of public improvements is as follows:
- 1. Street dedication is required upon annexation.
  - 2. Dedication of public utility easements (PUE) is required upon annexation.
  - 3. Street improvements are required upon development.
  - 4. Connection to the sanitary sewer system is required upon development or septic failure.
  - 5. Connection to the public water system is required upon development or well failure.
  - 6. Connection to the public storm drain system is required upon development.

Regarding subsection B., staff hosted two pre-application conferences: Pre-App PRE 2019-03 on February 27, 2019 and PRE 2020-21 on September 3, 2020.

The applicant requests that the City designate the annexed territory with the Residential Single Family (RS) zoning district.



Regarding the criteria of subsection C.:

1. The City Comprehensive Plan, Section G. Growth Management and Annexation contains annexation policies on pp. 30-31. The annexation criteria in the WDO already reflect the goals, including efficient City services.

First, the territory to be annexed is within the Woodburn Urban Growth Boundary (UGB). The premise of a UGB is to define an area feasible for the City to provide services to greenfield development over approximately 20 years as described in the Comprehensive Plan. So, in this way the annexation of territory within the UGB is consistent with the comp plan.

Second, the territory also is adjacent to infrastructure that development can make use of or extend into the territory to develop it:

- Roads and street: N. Boones Ferry Road borders to the property to the east, providing a means of access. (The annexation legal description and map series excludes the right-of-way (ROW) adjacent to the site. ANX 2020-01 Trillium Reserve is annexing it.)
- Transit: Along N. Boones Ferry Road, the City and other agencies could run transit vehicles.
- Potable water, sanitary sewer, and stormwater sewer: These are adjacent or nearby, and as the Public Works Department Directs at the civil engineer plan (CEP) review and public works permit stage, the developer will upgrade and extend them as necessary to provide laterals to the site development and for these upgraded and extended utilities to accommodate the demands of the development.
- Other: Other franchise utility providers attend to such utilities as electric power, cable television and internet, natural gas, and cellular wireless telephony, often using existing or extended ROWs.

Regarding public parkland, the proposed development doesn't meet the criterion because it fails to meet certain Comprehensive Plan policies. Because the issue is best understood in the context of development, see the Planned Unit Development Provisions below for further analysis and findings.

2. The territory is contiguous to the City. Per the comp plan and with implementation through the WDO, upon development of the territory the City would require improvements that guarantee that public facilities have adequate capacity to serve such development.

The Public Works Department identified no impediments to serve the development that would not be resolved at the permitting stage, evidenced by the Public Works comments that are Attachment 102A.

Second, the Public Works Department, Woodburn Fire District (WFD), and Woodburn School District (WSD) submitted service provider letters (SPLs) as annexation applications require. They are in Attachment 103A. The Public Works one dated October 13, 2020 states:

“This letter is to certify that the City of Woodburn has no capacity issue with the public wastewater treatment facility or public water treatment facility. However, the subject property is not adjacent to an existing collection system for water, wastewater or a public storm sewer collection system. The requirements for these collection facilities would still need to be determined. The capacity analysis, design and installation would be the responsibility of the applicant/property owner.”

Along with the Public Works comments that are Attachment 102A, it appears to Planning Division staff that the Public Works Department has no objection to annexation and that public works can serve the development through typical public improvements by a developer of the territory to be annexed.

Additionally, the applicant’s narrative (October 29, 2020, p. 53) states:

“Although the proposed 154-unit PUD is not phased, it’s important to note that the homebuilding process will not occur at once upon annexation. Following planning approval, the proposed site construction documents must be reviewed and approved, and the site streets and utility infrastructure constructed prior to beginning home building. These stages can take 9 to 12+ months. Individual home construction can take 3 months and homes are typically constructed on a pace commensurate with home sales. Home sales within any one project can range from 3-10 per quarter, which would likely extend the process of home construction for several years.”

There’s no written objection by the Public Works Department to the applicant’s narrative.

Besides the usual three classes of basic public infrastructure – potable water, sanitary sewer, and stormwater management – there is however also the issue of public parkland. There isn’t enough public parkland in the north area of the city and UGB. Because parkland is a development issue, staff addresses parkland further under the Planned Unit Development Provisions section below.

Regarding public parkland, the proposed development doesn't meet the criterion because it fails to provide adequate capacity regarding City public parkland. Because the issue is best understood in the context of development, see the Planned Unit Development Provisions below for further analysis and findings.

3. a. Examining the considerations under subsection a. because the Comprehensive Plan land use map designates the territory Low Density Residential, and the territory is to be designated with Residential Single Family (RS) base zoning district consistent with both the applicant's request and Comprehensive Plan Policy Table 1:

- 1) The territory to be annexed at its south and west boundaries meets the guideline that it "should be contiguous to the City on two or more sides".

- 2) The applicant's narrative (p. 53) states:

"The territory is designated by the Comprehensive Plan as 'Low Density Residential' land included in the 'Buildable Lands Inventory.' According to the City of Woodburn's latest Housing Needs Analysis, the estimated housing need for single-family detached dwellings is 1,563 units. The proposed 154-lot PUD accounts for only 9.85 percent of the total need.

Although the proposed 154-unit PUD is not phased, it's important to note that the homebuilding process will not occur at once upon annexation. ... The careful process of bringing the proposed 154-units on-line, through construction documentation and final approval stages, will not adversely impact the City's a 5-year supply of Low Density Residential."

Staff concurs, with the exception that the proposal is 166 houses and so 10.6% of the estimated need of 1,563 houses.

- 3) The applicant's narrative (p. 53) states:

"The subject territory is located within the City's UGB and has been assigned the Low Density Residential designation in the Comprehensive Plan. As detailed in the previous sections of this report, the proposed PUD on the subject site includes its own water quality and detention facility that treats all stormwater associated with the site. ... The proposed street layout detailed with this PUD includes three future street connections extending north. These three street connections shrink superblocks while addressing Comprehensive Plan policies regarding street connectivity."

There's no written objection by the Public Works Department to the applicant's narrative.

4) Regarding (a) & (b), the applicant's narrative (p. 4) states:

"The proposed street layout detailed with this PUD includes three future street connections extending north. These three street connections shrink superblocks while addressing Comprehensive Plan policies regarding street connectivity."

Staff concurs and adds that the development proposes two street connections with N. Boones Ferry Road in conformance with Transportation System Plan (TSP) Figure 6 "Local Street Connectivity Plan". These also provides better access for emergency vehicles. (The proposed "O" Street would align with Trillium Place within ANX 2020-01 Trillium Reserve, Trillium Place itself being the outlet for the Olympic Street extension.)

5) The applicant asserts no unmet community need. Because these analyses and findings come before the first public hearing by the Planning Commission, it is yet unknown if annexation fulfills a substantial unmet community need because the City Council has not yet identified such a need. Examples of community needs include park space and conservation of significant natural or historic resources, and the corollary development includes Tracts I & K along the south that the developer is to improve and dedicate as City/public parkland.

Note: As of March 16, 2021, Administration relayed through the Community Development Director to staff that the City Council may choose to interpret the timing of criterion C.3a5) such that between the timing of this writing and whenever the Council hearing would be, the Council would take action to identify a substantial unmet community need in such a way that the annexation criterion would apply to Dove Landing by the time of the public hearing – namely that lack of public parkland is a substantial unmet community need that the Dove Landing PUD could meet were it to dedicate Tracts I & K to the City as public parkland.

Annexation of the subject territory demonstrates substantial conformance with the criteria.

Regarding D., the applicant obtained the requisite written consent and such that no election is needed.

Regarding E., the applicant confirms the proposal includes no request to amend the Comprehensive Plan land use designation or upon annexation to designate the territory with a City base zoning district other than RS. (Pursuant to Comprehensive Plan Policy Table 1, RS is the only zoning district that implements the Low Density Residential designation.)

Regarding F., the applicant need not address subsection 1. because the territory to be annexed includes adjacent ROW and because the public improvements including ROW and public utility easement (PUE) dedications that F. describes are addressed through development review, i.e. site plan review process, instead of annexation itself.

- ✘ The annexation fails to meet criteria C.1 & C2 because the applicant is indicating refusal to dedicate to the City public parkland from among the PUD common area open space tracts. (Staff applies conditions such that the development could fully meet the annexation criteria. See the Planned Unit Development Provisions section below for details.)

## Zoning Map Change Provisions

### Zoning Map Change Provisions

#### 5.04.04

**A. Purpose:** The purpose of an Owner Initiated Official Zoning Map Change is to provide a procedure to change the Official Zoning Map, in a manner consistent with the Woodburn Comprehensive Plan.

**B. Criteria:** The following criteria shall be considered in evaluating an Official Zoning Map Change;

**1. Demonstrated need for the proposed use and the other permitted uses within the proposed zoning designation.**

**2. Demonstrated need that the subject property best meets the need relative to other properties in the existing developable land inventory already designated with the same zone considering size, location, configuration, visibility and other significant attributes of the subject property.**

**3. Demonstration that amendments which significantly affect transportation facilities ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:**

**a. Limiting allowed land uses to be consistent with the planned function of the transportation facility; or**

**b. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the Transportation Planning Rule; or,**

**c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.**

Staff interprets this section such that it applies only to rezoning – a change from one City zoning district to another. Because the zone change proposed through ZC 2020-02 comes with annexation in order to assign City zoning, and the proposed zoning districts comply with the Comprehensive Plan land use map designations, the criteria are not applicable.

⊖ Not applicable.

## Riparian Corridor and Wetlands Overlay District (RCWOD) Provisions

### RCWOD Provisions

#### 2.05.05 Riparian Corridor and Wetlands Overlay District

##### A. Purpose

The Riparian Corridor and Wetlands Overlay District (RCWOD) is intended to conserve, protect and enhance significant riparian corridors, wetlands, and undeveloped floodplains in keeping with the goals and policies of the Comprehensive Plan. The RCWOD is further intended to protect and enhance water quality, prevent property damage during floods and storms, limit development activity in designated areas, protect native plant species, maintain and enhance fish and wildlife habitats, and conserve scenic and recreational values.

##### B. Boundaries of the RCWOD

###### 1. The RCWOD includes:

- a. Riparian corridors extending upland 50 feet from the top of the bank of the main stem of Senecal Creek and Mill Creek and those reaches of their tributaries identified as fish-bearing perennial streams on the Woodburn Wetlands Inventory Map; and
- b. Significant wetlands identified on the Woodburn Wetlands Inventory Map. Where significant wetlands are located fully or partially within a riparian corridor, the RCWOD shall extend 50 feet from the edge of the wetland; and
- c. The 100-year floodplain on properties identified as vacant or partly vacant on the 2005 Woodburn Buildable Lands Inventory.

###### 2. The approximate boundaries of the RCWOD are shown on the Zoning Map. The precise boundaries for any particular lot should be verified by the property owner when making a land use application. Map errors may be corrected as provided in this Ordinance (Section 1.02.04).

The subject property has a southerly east-west drainage way resulting from existing topography and that goes into a culvert under N. Boones Ferry Road. In response to the incompleteness letter of November 24, 2020 in which staff noted that the narrative omitted mention of RCWOD, the applicant submitted on January 15, 2021 as Exhibit K an RCWOD memo dated December 16, 2020 that concludes that RCWOD is not applicable. (Incidentally, no other overlay districts from 2.05 apply.)

⊖ Not applicable.



## Subdivision Preliminary Approval Provisions

### Subdivision Preliminary Approval Provisions

#### 5.03.10 Subdivision Preliminary Approval

**A. Purpose:** The purpose of a Type III Subdivision decision is to ensure that the division of properties into 4 or more lots complies with the standards of this Ordinance (Sections 2 and 3). Subdivisions are allowed in all zones, provided the proposal meets applicable standards.

**B. Criteria:** Preliminary approval of a Subdivision shall require compliance with the following:

1. That approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and efficient development of the remainder of any adjoining land or access thereto.
2. That the proposed development shall be served with city streets, water, sewer and storm drainage facilities with adequate capacity.
3. That the plan for the development takes into account topography, vegetation and other natural features of the site.
4. That adequate measures have been planned to alleviate identified hazards and limitations to development:
  - a. For wetlands these shall be the measures required by the Division of State Lands for regulatory wetlands.
  - b. For unstable areas, demonstration that streets and building sites are on geologically stable soil considering the stress and loads.
5. The preliminary plat complies with all applicable provisions of this Ordinance (Sections 2 and 3), except where waived by variance.

Because the subdivision is for planned unit development (PUD), which can and does modify WDO provisions, the criteria are met through the PUD provisions, including modification by PUD to establish a smaller minimum lot area standard.

■ *PUD:* Staff further addresses WDO and modified subdivision standards below under the Planned Unit Development Provisions section.



## Planned Unit Development Provisions

### Planned Unit Development Provisions

#### 3.09

The purpose of this Section is to establish the requirements for Planned Unit Developments (PUDs). PUDs allow flexible development standards, unique street cross-sections, and more variety in permitted uses. They are especially appropriate when developing properties with unique topographic, geotechnical, or other constraints. They also encourage innovation and creative approaches for developing land. In exchange for the ability to modify development and use standards, PUDs must provide common open space and enhanced public amenities.

PUD is a discretionary land use application type allowing developers to modify WDO provisions – such as getting smaller minimum lot areas and higher residential density – in exchange for a minimum area of open space, minimum common area improvements, and what the City interprets to mean “enhanced public amenities”. More to the point, the conditions of approval and the related 200 series of attachments establish PUD development standards and common area improvements.

The developer is indicating refusal to dedicate to the City public parkland, namely Tracts I & K.

Regarding the issue of parkland along with annexation criterion C.1 (Comprehensive Plan) and the staff note regarding criterion C.3a5) (Council identification of substantial unmet community need), obtaining parkland would meet Comprehensive Plan policies below, where italics indicate staff emphasis:

<i>Policy No.</i>	<i>Page No.</i>	<i>Policy</i>
G-1.18	29	Conversion of land within the boundary to urban uses shall be based on a consideration of: (a) <i>Orderly, economic provision for public facilities and services.</i>
G-2.1	32	For each proposed expansion of the City, Woodburn shall <i>assess the proposal's conformance with the City's plans</i> , and facility capacity and <i>assess its impact on the community.</i>
G-2.2	32	Woodburn will achieve more efficient utilization of land within the City by: (a) Incorporating all of the territory within the City limits <i>that will be of benefit to the City.</i>
G-2.3	33	Woodburn will use annexation as a tool to guide: ... (c) The efficient use and extension of City facilities and services.

Below are four images, a vicinity map, a vicinity map showing the location a parks map (Attachment 104B) reproduced at a small scale, and a close-up with the parks map:



*Image 102A - Vicinity map: Subject property in purple, City parks in green*

The vicinity map shows the subject property in purple in relation to City parks in green.

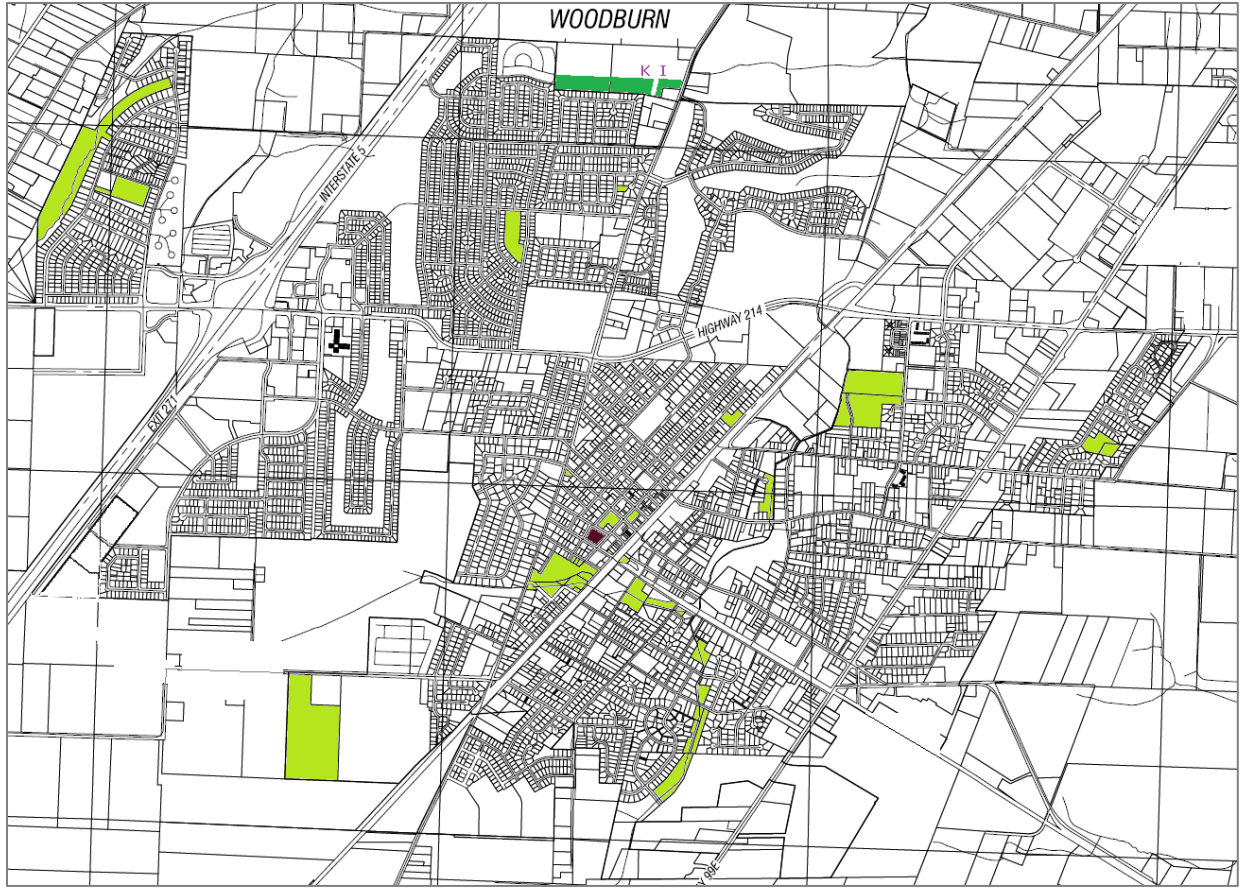


Image 102B - Dove Landing parkland

The Dove Landing parkland map represents the City/pub parkland Tracts I & K, which total 8.32 acres, in dark green in relation to existing City parks in light green.

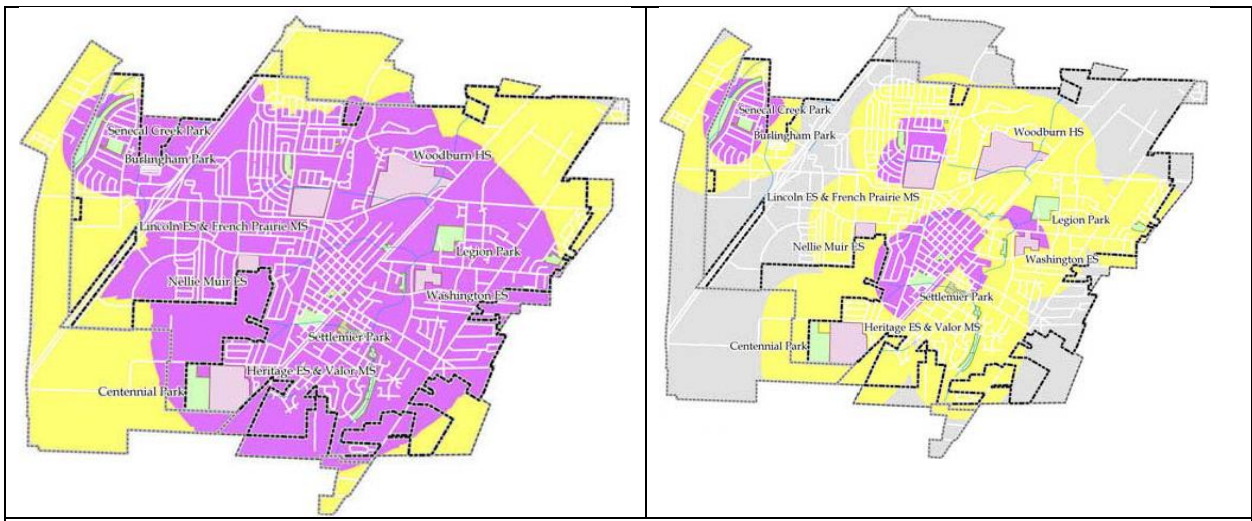
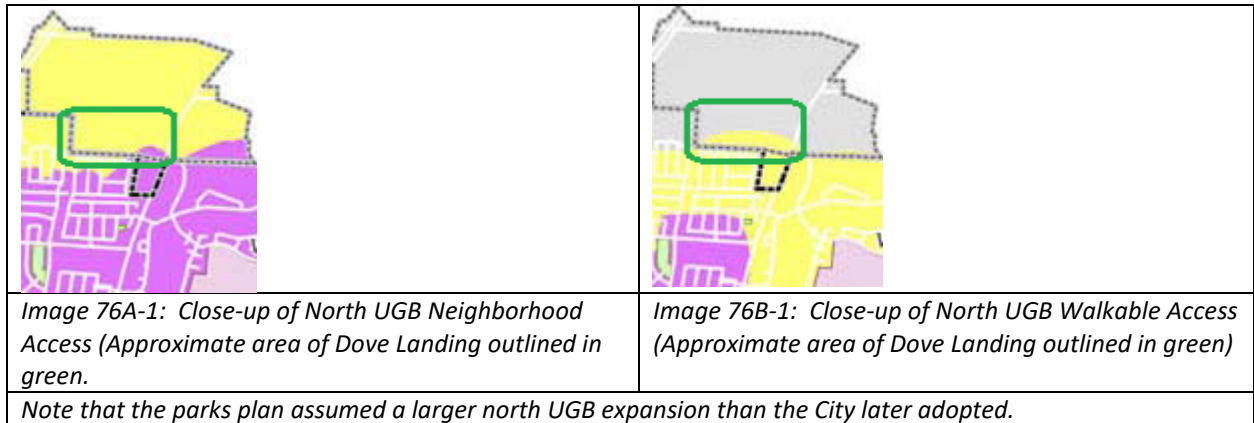


Image 76A: Neighborhood Access

Image 76B: Walkable Access

Both excerpted from the Parks and Recreation Master Plan (2009), pp. 76-77

The Parks and Recreation Master Plan (2009), pp. 76-77, includes the above two purple and yellow figures. The two pages are included as Attachment 104A. P. 77 describes access to parks and improving level of service and in the third paragraph refers to an ideal of a park within 1/3-mile from each home.



Both maps show how remote Dove Landing would be from existing parks were it to fail to dedicate Tracts I & K as parkland.

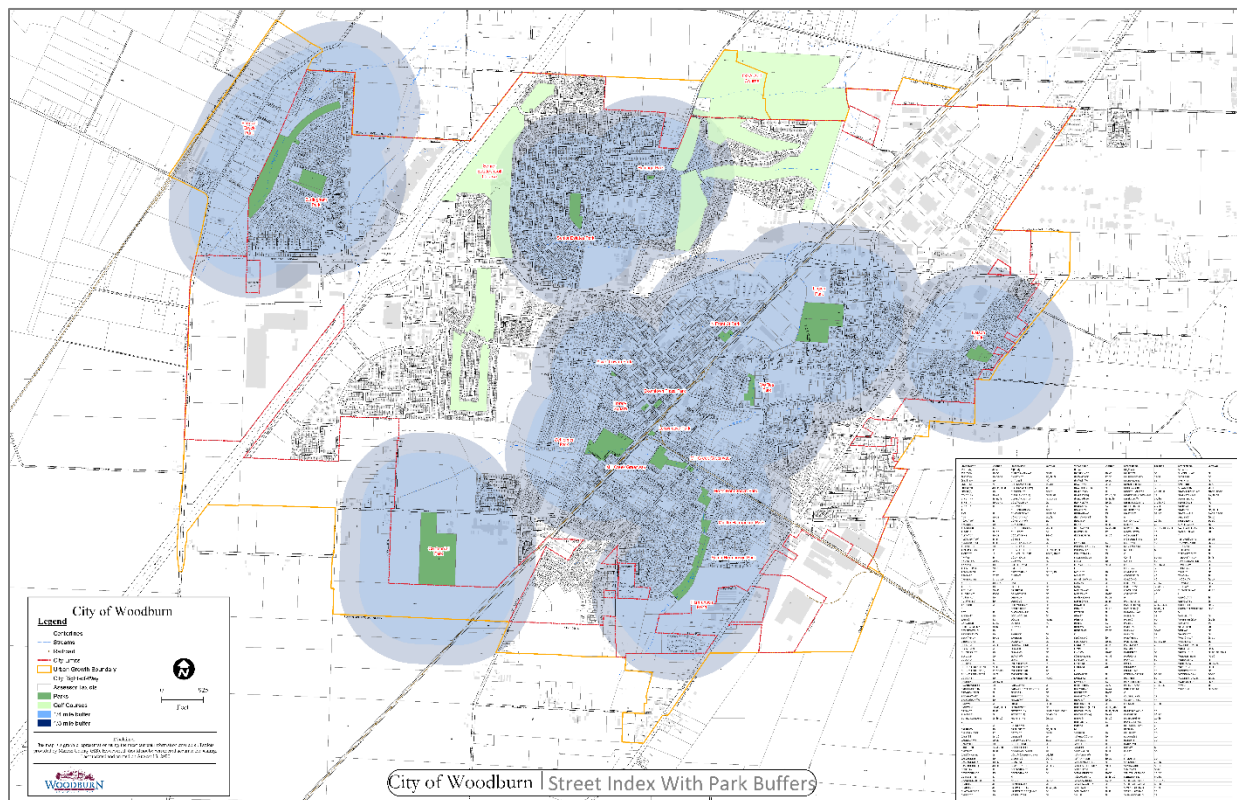


Image 102C - Parks map "Street Index with Park Buffer" (cropped view of Attachment 104B)

This map shows City parks in dark green and walking distance buffers of ¼ and 1/3 miles (blue and gray respectively).

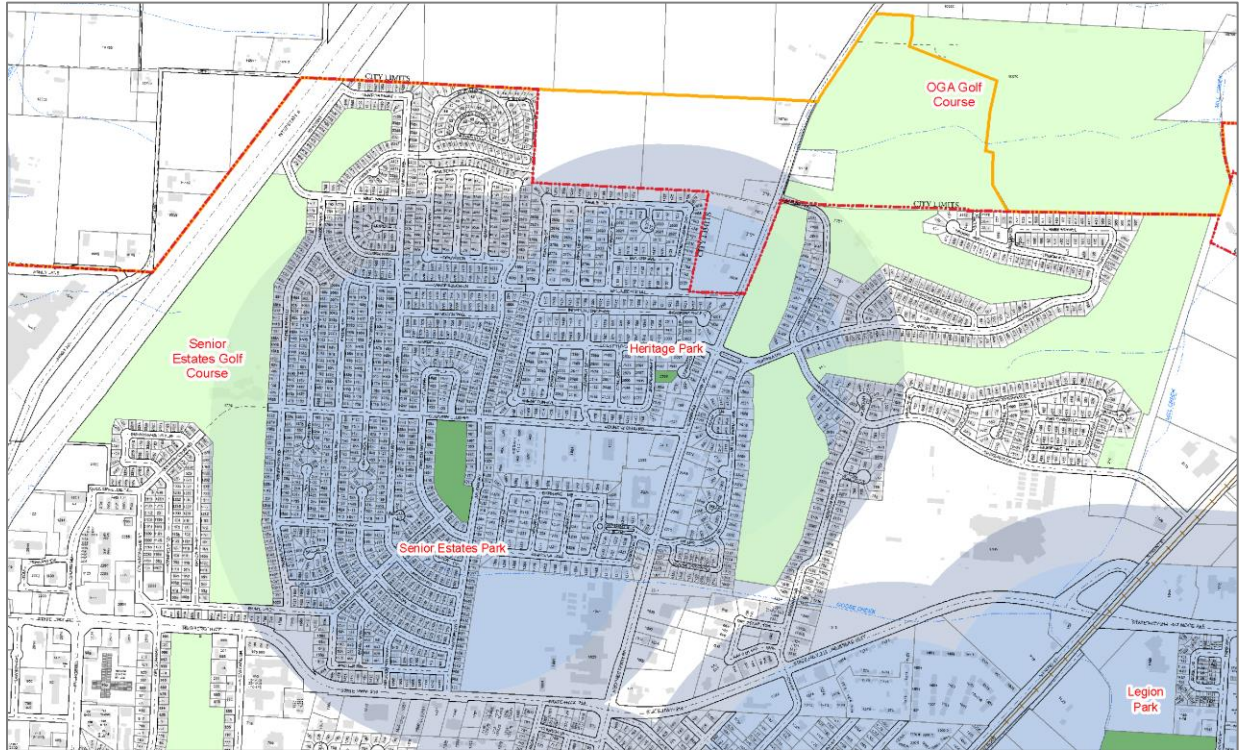


Image 102D - Parks map “Street Index with Park Buffer”: North UGB close-up

This map shows City parks and walking distance buffers of ¼ and 1/3 miles (blue and gray respectively) in a close-up of the north urban growth boundary (UGB).

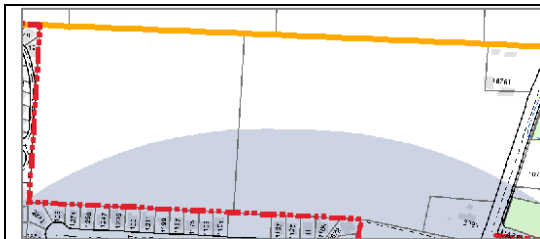


Image 102E-1 – Dove Landing close-up



Image 102E-2 – Site plan marked with tracts to dedicate (as parkland)

Compared with the Dove Landing site plan, the majority of lots would be beyond the outermost crow-fly buffer of the nearest park, which is Heritage Park. The walking distance of 0.7 miles more than twice exceeds the 0.33 mile buffer distance. Staff emphasizes that access to parks isn’t merely about proximity of future residents of Dove Landing to public parks, but also providing adequate parks level of service for existing residents based on the desires and

inadequacies that the Parks and Recreation Master Plan describes, in particular larger parks with regional facilities.

The area north of OR 214, which lies between I-5 and N. Front Street, has only two public parks:



The closest, Heritage Park at 2588 Jamestown Street, at 0.34 acres is the size of a house lot, contains a small playground and a small basketball court, and publicly visible only from a cul-de-sac and a side street. The walking distance from the SE corner of Dove Landing is 0.4 miles or 8 minutes at 3 miles per hour (mph).

The next closest, Senior Estates Park (no address), is 4.01 acres, and contains a few minor improvements: paths and at least one dog waste station. The walking distance from the SE corner of Dove Landing is 0.7 miles or 14 minutes at 3 mph.

Neither park is a regional park. The Parks and Recreation Master Plan (2009) indirectly defines such through description: “Multipurpose, large regional centers (65,000 to 125,000+ sq. ft.) for all ages/abilities with all amenities in one place” (p. 35). The closest is Legion Park. The largest regional park, Centennial Park, is in the opposite area of the UGB from Dove Landing.

As parks director, the Assistant City Administrator directed January 20, 2021 that Tracts I & K be public and conform to the general improvement concept of having a playground, paved recreational paths/trails, open grass play area, 1-2 picnic shelters, restrooms, benches, trash receptacles, and dog waste stations. Staff conditioned accordingly and vetted with him the details of Attachment 203.

The City Council adopted the Parks and Recreation Master Plan via Ordinance No. 2458 on July 13, 2009 as part of the Comprehensive Plan per ordinance Section 2. In regards to aforementioned annexation criterion C.3a5), the plan identified substantial unmet community need, a need that applies to Dove Landing and that the PUD can address by dedicating Tracts I & K as parkland.

Such parkland dedication and improvement furthers the Parks and Recreation Master Plan by:

- Providing amenities that are higher rated by Figures 17 “Importance of outdoor recreation facilities to be added, expanded, or improved” (p. 55) and 18 “Most important outdoor facilities to be added, expanded, or improved” (p. 56)
- Providing some of desired “improvements to parks and facilities” (pp. 5&6)
  - All parks: drinking fountains
  - General: additional trails, park benches
- Serving “underserved portions of Woodburn ... Geographic .... UGB expansion” (p. 6)
- Serving “Goal 5: Increase cost recovery and funding” (p. 14) by obtaining free dedication of parkland through development, especially development with any of deviations, modifications, and variances subject to discretionary review, including PUD
- Serving “Goal 8: Plan for community growth”, which includes the action steps of “considering requiring developers to develop dedicated parks” and “Look for park land in the areas of Woodburn that are anticipated to have rapid growth including east of I-5” (p. 22).

The total 8.32 acres of Tracts I & K, with Tract K being the larger one at 7.2 acres, appeals to the Assistant City Administrator as parks director in that the size can easily fit regional facilities were the City to later construct or install them. The two tracts are 26.7% of the gross site area in the context of PUD standard of 30% open space. The remaining tracts as common areas compose the total of 33% per land use review plan Sheet 4 that the developer proposes as open space.

Dove Landing has 166 houses, constituting what staff considers a larger development. In short, Tracts I & K as City public parkland are public benefits commensurate with the PUD.

Looking again to Comprehensive Plan policies, requiring public parkland meets:

Policy No.	Page No.	Policy
D-1.1	14	Residential areas should be designed around a neighborhood concept. Neighborhoods should be an identifiable unit bounded by arterials, non-residential uses, or natural features of the terrain. The neighborhood should provide a focus and identity within the community and should have a community facility, such as a school, park, or privately owned community facility to allow for interaction within the neighborhood.
L-1.2	48	Where feasible, the City will acquire and develop neighborhood parks, trails, and open spaces through the development review process.
L-1.4	48	To ensure walkability, the City will strive to provide parks, trails, and indoor facilities within one-third mile of Woodburn residents.

Having mentioned earlier that the Council adopted the Parks and Recreation Master Plan via Ordinance No. 2458 on July 13, 2009 as part of the Comprehensive Plan per ordinance Section 2, staff adds that the ordinance also amended Comprehensive Plan policies to implement the parks plan – including by amending the above parks policies as shown in the excerpt below from the ordinance Attachment A, pages 1-2:

~~L-1.2 The City will ensure the most efficient and effective means of providing sufficient land for neighborhood parks by adopting a neighborhood/school park concept including joint land acquisition and development, thereby strengthening the existing partnership between the City and the Woodburn School District.~~ **Where feasible, the City will acquire and develop neighborhood parks, trails, and open spaces through the development review process.**

~~Strikethrough~~ - Deleted Text Section  
**Bold Underline** – Proposed Text Change

ATTACHMENT   A    
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~~L-1.4 As a supplement to the City's neighborhood parks, required nodal master plans shall include provision for adequate park and recreational facilities.~~ **To ensure walkability, the City will strive to provide parks, trails, and indoor facilities within one-third mile of Woodburn residents.**

This confirms beyond doubt that the policies serve to implement the parks plan. It also reinforces the application of Policy L-1.2 to developments including PUDs.



Here are the key WDO issues regarding the park dedication issue:

1. Commensurate public amenities are required for PUDs. A basic purpose of a PUD is to allow modifications to development standards (e.g. lot size and configuration) in exchange for enhanced public amenities and to obtain public amenities that are commensurate with and justify modifications to WDO provisions.
2. Annexations should meet unmet community needs. The Parks and Recreation Master Plan, as part of the Comprehensive Plan, identifies a lack of public parkland as an unmet community need, and were the developer to not dedicate parkland it would exacerbate the deficiency.
3. Annexations are required to benefit the City and each approval requires a review to assess impact on the community. Comprehensive Plan Goal G-2 states that the City incorporate territory that will be of “benefit to the City”, and Policy G-2.1 confirms that, “For each proposed expansion of the City, Woodburn shall assess the proposal’s conformance with the City’s plans, and facility capacity and assess its impact on the community.” Not dedicating the parkland would worsen current parks level of service and adversely impact (i.e. harm) the community.
4. Park acquisition/development should occur concurrently with development: Council adoption of the parks plan also reinforced Comprehensive Plan Policy L-1.2 as applied to developments including PUDs: “Where feasible, the City will acquire and develop neighborhood parks, trails, and open spaces through the development review process.”

Additional factors in support of about why parkland dedication is essential as part of this development are below:

- A. The developer already proposes the two tracts to be open space with park-like landscaping – a basic PUD standard is that 30% of the gross subject property area is to be common area, conventionally understood to be mostly open space.
- B. Tracts I & K can well serve as regional parks, and are commensurate with Dove Landing at least in terms of size – 8.32 out of 31.31 gross acres (26.7%) – and in relation to the proposal of 166 houses.
- C. To require dedication of two of the several open space tracts to the City as public land instead of to a private association as common area has no effect on providing the territory itself as open space – the developer wasn’t going to build housing on it anyway.
- D. The territory would remain just as open to residents of Dove Landing as parkland as it would were it to remain as private common area.
- E. An association would be spared maintenance responsibility with the territory as public parkland, and homeowners spared greater dues for such maintenance.
- F. If the City were to pass on obtaining the parkland now, the opportunity likely would disappear. In this case, though the tracts wouldn’t be developed with lots, it would become annexed private property having higher assessed value by being within city limits

and surrounded by development, raising the implied purchase price – were an association ever a willing seller or the City were ever willing to exercise eminent domain.

### **3.09.01 Allowable Types and Minimum Area of PUDs**

#### **A. Transfer of Density PUD**

1. A Transfer of Density PUD shall consist entirely of property in any residential zone, or in more than one residential zone. A Transfer of Density PUD may only be used to transfer residential density from undevelopable areas of a site (riparian corridor, floodplain, wetlands, unstable soils or slopes) to developable areas of a site, but not to increase the overall number of dwelling units allowed on the site.

Note: This development option is often called cluster housing.

2. There is no minimum site area for a Transfer of Density PUD.

#### **B. Residential PUD**

1. A Residential PUD shall consist entirely of property zoned RS, RM, RSN, RMN, R1S, or P/SP, or in more than one such zone. A PUD is not allowed in the Neighborhood Conservation Overlay District (NCOD).

2. A Residential PUD shall contain a minimum of two acres.

#### **C. Mixed-Use PUD**

1. A Mixed-Use PUD may consist of property in any zone or zones. A Mixed- Use PUD is not allowed in the Neighborhood Conservation Overlay District (NCOD).

2. A Mixed-Use PUD shall contain a minimum of three acres.

The applicant's narrative (October 29, 2020, p. 42) states "This PUD does not propose any density transfer." Thus, the PUD of 166 houses appears to be a Residential PUD per subsection B. The PUD contains at least two acres and territory to be annexed and zoned RS.

✓ The provisions are met.

### **3.09.02 Allowed Uses**

#### **A. Transfer of Density PUD**

Single-family dwellings, manufactured dwellings, duplexes, row houses, and multiple-family dwellings shall be allowed in a Transfer of Density PUD.

#### **B. Residential PUD**

Any use allowed in any residential zone shall be allowed in a Residential PUD (see Table 2.02A). No separate Conditional Use process shall be required for any use that is described in the Detailed Development Plan and the project narrative.

#### **C. Mixed-Use PUD ...**

Because the proposal includes no density transfer, what would be a conditional use per the base zoning district, or more than one base zoning district, the provisions are not applicable.

⊖ Not applicable.

### **3.09.03 Density Transfer**

- A. Any PUD may be used to transfer residential density from undevelopable areas of a site (riparian corridor, floodplain, wetlands, unstable soils or slopes) to developable areas of a site. Up to 40 percent of the density may be transferred, except as provided in Sections B through G, below. No more than 100 percent of the density may be transferred.**
  - B. If the PUD dedicates to the City or provides an easement for a trail or bike path shown in any adopted City Plan, an additional 20 percent of the density may be transferred.**
  - C. If the PUD dedicates to the City property abutting a public park, the Commission may allow up to an additional 20 percent of the density to be transferred, commensurate with the amount and usability of the property dedicated.**
  - D. If the improved common area of the PUD is available for use by the public, the Commission may allow up to an additional 10 percent of the density to be transferred, commensurate with the amount and usability of the improved common area. The area must be permanently posted with a sign reading, "This common area is available for use by the public."**
  - E. If the PUD plan proposes landscaping or buffering that exceeds the WDO minimum standards by at least 25 percent, the Commission may allow up to an additional 20 percent of the density to be transferred, commensurate with the amount, quality, and variety of the enhanced landscaping or buffering.**
  - F. If the PUD plan proposes stormwater mitigation measures that exceed minimum City standards by at least 25 percent, the Commission may allow up to an additional 10 percent of the density to be transferred, upon a recommendation by the Public Works Department.**
  - G. If the PUD plan proposes other environmental, sustainability, or architectural enhancements, the Commission may allow up to an additional 10 percent of the density to be transferred, commensurate with the amount, quality, and community benefit of the enhancements. Such enhancements may include, but are not limited to, solar heating or electrical generation, community gardens, public art, mitigation of off-site stormwater, and greywater diversion.**
- Because the proposal includes no density transfer, the provisions are not applicable.

⊖ Not applicable.

### **3.09.04 Conceptual Development Plan**

- A. PUDs require both a Conceptual Development Plan and a Detailed Development Plan. These reviews may be accomplished sequentially or as a consolidated review, at the applicant's discretion.**
- B. A Conceptual Development Plan shall include drawings and a narrative describing the surrounding neighborhood, existing site conditions, general development areas, phasing, land uses, building envelopes, architectural theme, landscaping and buffering, streets, bicycle and pedestrian circulation, common areas, utility locations, sign theme, and other information the Director may deem necessary to convey the concept plan.**

The application materials indicate that the applicant seeks Conceptual Development Plan approval.

✓ The provisions are met.

### 3.09.05 Detailed Development Plan

- A. PUDs require both a Conceptual Development Plan and a Detailed Development Plan. These reviews may be accomplished sequentially or as a consolidated review, at the applicant's discretion.
- B. No building, grading, access, or other development permit may be issued until a Detailed Development Plan has been approved for at least one phase of the project.
- C. Buildings shown on a Detailed Development Plan are exempt from Design Review if they are in substantial conformity to the Detailed Development Plan (see Section 3.07.01.B).
- D. A Detailed Development Plan shall include drawings and a narrative sufficient to demonstrate compliance with the Conceptual Development Plan and any conditions of approval previously imposed. A Detailed Development Plan shall provide specific information regarding the site layout, architecture, and proposed amenities. A Detailed Development Plan that proposes land uses not in the Conceptual Development Plan or that deviates by more than ten percent from any development standard in the Conceptual Development Plan for any phase, or that does not meet the standards of this Section shall not be approved. The applicant may request that the decision-maker approve such a plan as an amended Conceptual Development Plan.

The application materials indicate that the applicant seeks both PUD Conceptual Development Plan and Detailed Development Plan (DDP) approvals.

Staff applies a PUD condition, similar to as was done for the Smith Creek PUD (ANX 2017-05) and is being done for Trillium Reserve PUD (ANX 2020-01), to conform to 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the DDP approval.

▲ Staff applies a *PUD condition* for PUD Final Plan Approval process.

**3.09.06 Development Standards**

A PUD is intended to allow flexibility in the development standards of Sections 2.02 through 2.04 and 3.01 through 3.10. The Detailed Development Plan may propose modified standards without a separate Variance. Any standard that is not proposed for modification shall apply to the PUD. The development standards stated below shall not be modified through the PUD process.

**A. Common area and density shall comply with Table 3.09A.**

Common Area and Density Standards for Planned Unit Developments Table 3.09A				
		Transfer of Density	Residential	Mixed-Use
Common Area, Minimum	Four or fewer dwelling units	All undevelopable site area		
	Five or more dwelling units, or nonresidential uses	30 percent of gross site area, including all undevelopable site area <sup>1</sup>		
Improved Common Area, Minimum	Four or fewer dwelling units	None		
	Five or more dwelling units	100 square feet per dwelling unit		
	Nonresidential uses	None	None	None
Residential Density, Minimum (units per net acre)		Pursuant to the Comprehensive Plan <sup>2</sup>		
Residential Density, Maximum (units per net acre)		Not specified <sup>4</sup>		
<p>1. At least one common area shall be sized to accommodate a circle 25 feet in diameter.</p> <p>2. In residential zones only. There is no minimum for non-residential zones.</p> <p>3. Child care facility for 13 or more children, group home for six or more persons.</p> <p>4. The maximum density is determined by setbacks, off-street parking, open space, and other requirements. Pursuant to Comprehensive Plan Policy Table 1, Note (p. 7), allowable densities may be increased through PUD above the maximum(s) of the base zone(s).</p>				

First, before applying standards from the table, definitions from 1.02 are in order:

- “Common area”: Not defined.
- “Improved common area”: Not defined. However, the next section beyond Table 3.09A, which is 3.09.06B, states that, “Common areas are deemed improved if they are provided with benches, playground equipment, gazebos, picnic facilities, or similar amenities. Lawn area by itself does not constitute improvement. Trails or paths do not constitute improvement, unless they connect to the public trail system. Common meeting or recreation rooms are deemed to be improved common areas.”

- “Open space, common”: “An area, feature, building or other facility within a development which has been dedicated in common to the ownership within the development, or to the public, specifically for the purpose of providing places for recreation, conservation or landscaping, and which is intended for the use of the residents and property owners of the development.”
- “Open space, usable common”: “Common open space, the use of which conforms with use and development guidelines specified by the Woodburn Development Ordinance.”

It appears that through the table, “common area” describes the same as “open space, common”. “Improved common area” could mean the same as “open space, usable common”, except that the definition is vague and refers to WDO guidelines and specifications that simply don’t exist except for 3.09.06B, so the description in 3.09.06B stands. Staff concludes that the City through PUD can define the details of what “improved common area” and “similar amenities” mean as standards and require that they be met. Staff concluded the same and acted accordingly for the Smith Creek PUD (ANX 2017-05) and is acting accordingly for the Trillium Reserve PUD (ANX 2020-01), for example.

Second, looking at the applicable standards from the table, they are as follows:

<p>Common Area, Minimum: Five or more dwelling units, or nonresidential uses</p>	<p>30 percent of gross site area, including all undevelopable site area<sup>1</sup></p> <p><sup>1</sup>At least one common area shall be sized to accommodate a circle 25 feet in diameter.</p>	<p>30.0% of the subdivision gross area is (31.13 acres x 0.3) = 9.34 acres</p> <p>The applicant proposes 30% with common area tracts totaling 9.55 acres, excluding the stormwater detention pond. Including this pond equals 10.72 acres at 33%.</p>
<p>Improved Common Area, Minimum: Five or more dwelling units</p>	<p>100 square feet per dwelling unit</p>	<p>The next section beyond Table 3.09A, which is 3.09.06B, defines improved common area.</p> <p>At 166 dwellings, the improved common area min is 166 x 100 sq ft = 16,600 sq ft. It appears the playground (on Tract H) and the path pavement areas on several tracts together could meet the min in terms of area.</p> <p>However, see also the text past this table in "Table Supplement"</p>
<p>Residential Density, Maximum (units per net acre)</p>	<p>Pursuant to the Comprehensive Plan<sup>2</sup></p> <p><sup>2</sup>In residential zones only. There is no minimum for non-residential zones.</p>	<p>Through Policy Table 1 starting on plan p. 7, the table has a footnote stating, "Note: ... Allowable densities may be increased through the discretionary planned unit development review process." The proposal does so and proposes at least 6.8 dwelling units (DUs) per net acre. The conditioned development standards acknowledge such.</p>
<p>Residential Density, Maximum (units per net acre)</p>	<p>Not specified<sup>4</sup></p> <p><sup>4</sup>The maximum density is determined by setbacks, off-street parking, open space, and other requirements. Pursuant</p>	<p>The proposal is 166 houses on small lots equal to an average lot size of 6,406 sq ft and a density of 6.8 houses (dwelling units or DUs) per net acre.</p>

	<p>to Comprehensive Plan Policy Table 1, Note (p. 7), allowable densities may be increased through PUD above the maximum(s) of the base zone(s).</p>	<p>Additionally, Oregon House Bill (HB) 2001 (2019) and OAR 660-046 took effect that require most cities including Woodburn to allow “middle housing” – duplexes, triplexes, quadplexes, cottage clusters, and townhouses – as follows:</p> <p>(a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and</p> <p>(b) A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.</p> <p>The max density is as follows: 27.2 DUs per net acre for the 166 lots to allow a theoretical maximum of four dwellings per lot composed of a combination of houses and middle housing. Note: Accessory dwelling units (ADUs) don’t count against max density, and the bulleted maximums exclude the golf course territory.</p> <p>In service of substantial conformance, a PUD condition establishes as a development standard min density equal to what’s proposed.</p>
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*Table Supplement*

However, per the purpose statement of 3.09, a PUD is to provide “enhanced public amenities”. 5.03.06B.6 is a Conceptual Development Plan approval criterion: “That the requested flexibility in development standards is justified by commensurate public benefits.”



First, staff applies Table 3.09A such that the PUD standards are a base and not exhaustive. Additionally, the table itself addresses common area, but doesn't address the distinction of private common versus City/public area. Based on the 3.09 purpose statement and the Conceptual Development Plan criterion of 5.03.06B.6, any PUD should have more than the bare minimum per Table 3.09A.

Besides off-street bicycle/pedestrian paths that are paved, the only proposed common area improvements are a playground on Tract H and a wood chip pedestrian path on Tracts I & K. The proposal provides no public access to the playground and provides public access to subdivision connection paths on Tracts B, D, & L-O (but not also F). It provides no access to the largest and park-like common area tracts, Tracts I & K. The proposal fails to provide enhanced *public amenities*.

Second, the size of the subject property at 31.13 gross acres and the number of proposed dwellings, 166, are much larger than the minimum size for a PUD that ranges from 2-3 acres. The proposal fails to provide public amenities that are *commensurate* with the PUD modifications that the applicant requests.

A PUD condition through Attachment 203 requires greater common area improvements, particularly for Tracts I & K, which the applicant proposes as common area, that the City is requiring through a PUD condition to be dedicated to the City as public parkland with some improvements.

### *Conclusion*

Lastly, here staff addresses development standards in lieu of addressing them in the Subdivision Preliminary Approval Provisions section: A PUD condition establishes development standards, each on either modified by PUD or as in the WDO. Because the standards accommodate the proposed subdivision, the proposed subdivision meets them.

✓ The provisions are met.

### **B. Improved Common Area**

- 1. Common areas are deemed improved if they are provided with benches, playground equipment, gazebos, picnic facilities, or similar amenities. Lawn area by itself does not constitute improvement. Trails or paths do not constitute improvement, unless they connect to the public trail system.**
- 2. Common meeting or recreation rooms are deemed to be improved common areas.**
- 3. Improved common areas are subject to the performance guarantee provisions of Section 4.02.08.**

Staff addressed this through 3.09.06A above.

**C. Streets**

**1. A PUD shall conform to and, where possible, enhance existing or planned vehicle, pedestrian and bicycle networks, including connections and functionality. Note: See Figures 7-1 (Functional Classification Designations), 7-3 (Pedestrian Plan), and 7-4 (Bicycle Plan) of the Transportation System Plan.**

**2. All streets shall be public.**

**3. Boundary and connecting streets shall use the street sections of Section 3.01.04.**

**4. Internal streets may use the street sections of Section 3.01.04, or the PUD may propose other street sections, provided that the streets:**

**a. conform to the Oregon Fire Code (see Figures 3.04C and 3.04D)**

**b. include sidewalks, and**

**c. are constructed to the specifications of the Public Works Department.**

**D. Parking**

**If a front setback of less than 20 feet is proposed, the requirement of Section 3.05.03 for an improved parking pad for single-family and duplex dwellings may be satisfied by on-street parking or by a common off-street parking lot.**

**E. Signs**

**1. A PUD may include a sign plan to require a common architectural design and location.**

**2. The standards of the Mixed Use Village (MUV) zone shall apply to commercial uses in the residential zones of a Mixed-Use PUD.**

The street improvements as proposed or conditioned meet or exceed 3.01, including Figures 3.01A, C, & G:

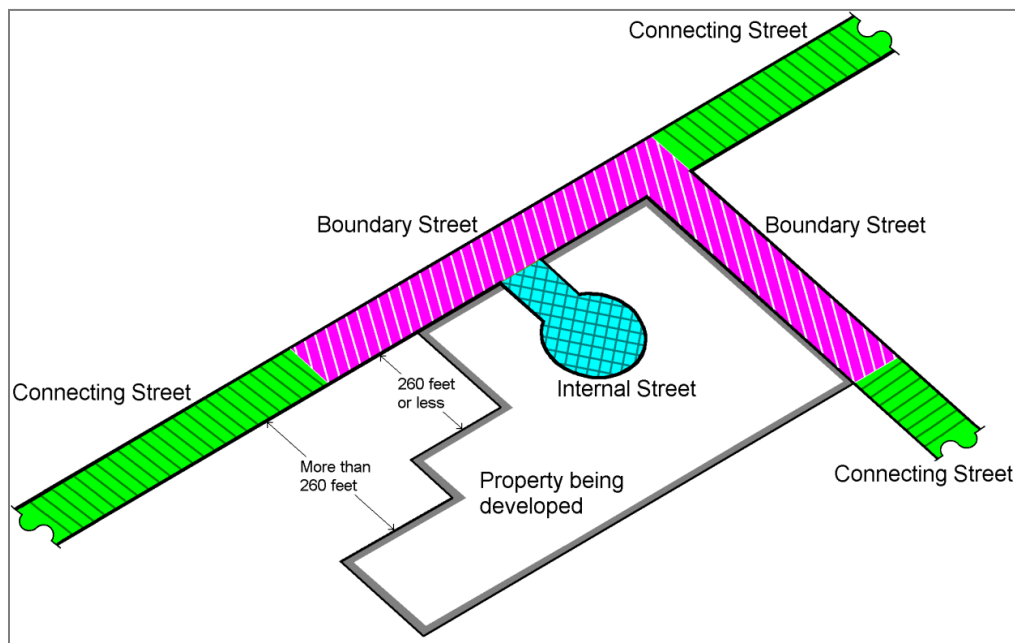
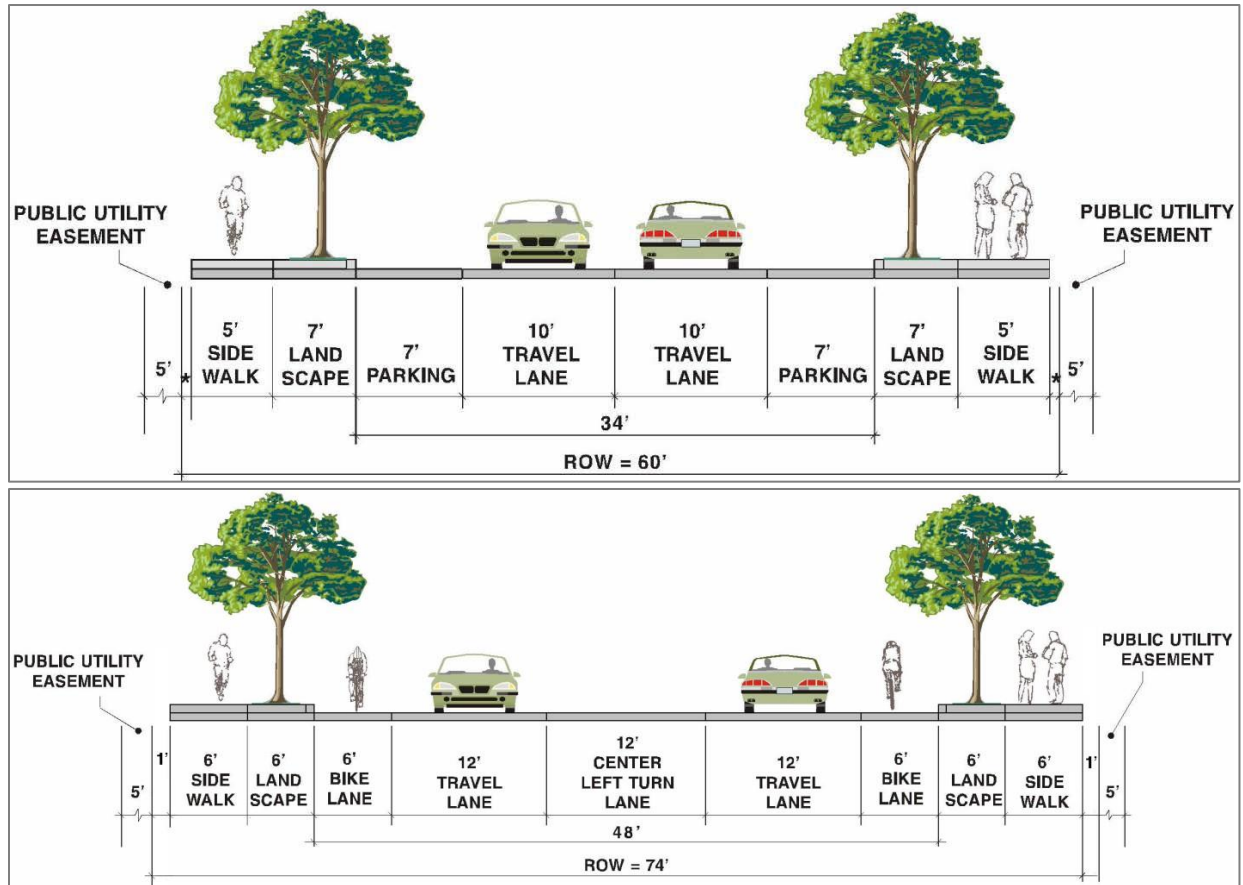


Figure 3.01A – Internal, Boundary, and Connecting Streets



Top: Figure 3.01C – Minor Arterial (This applies to N. Boones Ferry Road.)

Bottom: Figure 3.01G – Local Residential Street with Parking Both Sides, 60 Foot Right-of-Way (This applies to remaining streets.)

Street improvements include wider sidewalks to encouraging walking and accommodate cyclists who feel safer on sidewalk. Off-street public improvements include in place of additional streets a few subdivision connection paths, bicycle/pedestrian paths through Tracts B, D, F, & L-O as shortcuts within the street network.

▲ Staff applies a *PUD condition* to specify street improvements.

### 3.09.09 Owners/Tenants Association

**Any land and structures not dedicated to the public, but reserved for the common use of the owners or tenants, shall be subject to control by an association of owners or tenants.**

▲ Staff applies a *PUD condition* to ensure conformance.

### 3.09.10 Phasing

- A. A PUD may be developed in phases, pursuant to Section 5.03.05.
- B. Phases shall be functionally self-contained with regard to access, parking, utilities, open spaces, and similar physical features, and capable of occupancy, operation, and maintenance upon completion.
- C. The phased provision of common areas and improvements shall be roughly proportional to the development of housing and other elements intended for private ownership.
- D. At least one improved common area sized to accommodate a circle 25 feet in diameter shall be provided with the first phase.

There's no phasing.

⊖ Not applicable.

### [Other]

ORS 92.040(3) sets a 10-year expiration on development approvals in order to help with the issue of entitlement "vesting". It also local governments to set shorter periods, and staff opts to do so in case the project begins to manifest during the 3-year land use approval window but slows down or stops afterwards. Condition SUB-1 sets an ultimate deadline. As an example, were another recession like the Great Recession to occur and lead to a "zombie" project, it would be clear when an apparently dormant project was dead.

▲ Staff applies a *SUB condition* to clarify the issue of "vesting".

A geotechnical or "geotech" report is necessary for subdivision improvements. It became necessary for Smith Creek Development building permits, and the master developer happened to have prepared one in keeping with private agreements with homebuilders and so was able to submit it on short notice. Thankfully, the report document no field conditions that needed correction. The Building Official thought Public Works handled Geotech reports, and this item isn't a WDO requirement or a Planning Division policy item. So, staff established a condition that gets the developer to submit a copy prior to the City accepting subdivision improvements.

▲ Staff applies a *SUB condition* regarding a geotech report.

PUD per the opening purpose statement of 3.09 refers to "enhanced public amenities", which along with annexation as interpreted by staff includes upgrades to public works. The Public Works Department asked for what became Conditions PUD-PW1 & 2 to reinforce related items with the Public Works comments that are Attachment 102A. Staff mentions annexation again because public facilities, a.k.a. public works, with adequate capacity are an annexation criterion.

▲ Staff applies *Conditions PUD-PW1 & PUD-PW2* supporting Public Works Department desires regarding sanitary sewerage/sewer and stormwater management.

PUD per the opening purpose statement of 3.09 refers to both “enhanced public amenities” and “unique street cross-sections”, which staff interprets to include what it considers “upgrades” such as wider sidewalk segments, more street trees, and traffic calming in the form of patterned poured concrete crosswalks as subtle visual reinforcement for drivers.

Staff also accommodates some of the developer’s desires, such as to have bulb-outs or curb extensions at most of the proposed locations (all except the 4 along N. Boones Ferry Road, per Public Works Dept. request).

There are also conditions clarifying vagueness or omissions in the WDO, such as that planter strips need to have grass and groundcover among the trees, not gravel or pebbles. Another two examples are to preserve trees and specifying how to implement dead-end street provisions of WDO 3.01.05A.2.

Staff also notes for the developer, PUD is a tool for getting more lots and more houses than a standard subdivision in order to get greater profit. In exchange, the City gets enhanced public amenities. For example, staff interprets enhanced public amenities to include through easement public access to common area off-street bicycle/pedestrian paths where paths would not already be on City/public parkland.

▲ Staff applies *PUD conditions* requiring street improvements that meet or exceed the WDO or provide an enhanced public amenity in exchange for meeting a street standard.

“Enhanced public amenities” includes common area and “off-street” improvements. Examples are to preserve trees outside ROW, specifying how to apply and remediate the RCWOD, and specifying common area improvements.

Staff accommodates some of the developer’s desires by requiring common area improvements that are basically the same as what the developer proposed after many discussions with staff, the purpose being to have standards that remain clear to all heading into the final plat stage.

Conditions also gain variety in trees, getting more evergreens, establishes a table of standards for off-street bicycle/pedestrian paths, and establishes a table of standards for public easements to secure public access to off-street bicycle/pedestrian paths and allow for future mid-block public utility corridors where and as needed.

Because proposed common areas are just that – private, not any City/public parkland to be dedicated – there is a condition reiterating that there needs to be maintenance association per WDO 3.09.09.

Lastly, there is a condition reiterating that there needs to be PUD “Final Plan Approval” per WDO 5.01.07 so that outstanding details are deferred after land use approval, allowing the developer to proceed, but also securing between the developer and the City resolution of details before final plat approval by the City.

▲ Staff applies *PUD conditions* requiring common area improvements and public access to some improvements.

Relating to annexation and more so PUD, a number of transportation (T) conditions call out modest transportation improvements (or fees in-lieu where conditions of approval allow), all from the [Transportation System Plan \(TSP\)](#):

- Wayfinding signage for people walking and cycling.

The basic objective is that if people perceive they can walk and cycle more easily and safely, they'll do so and drive less. This includes perceiving and getting to and from public parkland just off N. Boones Ferry Road.

Based on input from the Assistant City Administrator as parks director about what a wayfinding installation would cost, staff discussions about conditioning of ANX 2019-01 Woodburn Eastside Apartments through Condition T-BP4, as well as ANX 2020-01 Trillium Reserve Condition T-BP2, staff applies the set figure of \$1,500 per installation location.

- School bus shelter.

To further transportation demand management (TDM) through school bus service, the developer is to build or install a small school bus shelter on a common area tract closest to wherever the Woodburn School District bus would stop within or next to the development, the idea being that if there is a public visible and known waiting area sheltered from the elements, children and those parents who choose to accompany them are more likely to ride the school bus instead of parents driving them.

Staff concludes by noting that together Trillium Reserve and Dove Landing all but constitute the north area within the UGB, and it is necessary with development to obtain infrastructure concurrent with development of the north UGB.

- ▲ Staff applies *transportation (T) conditions* requiring the construction or funding of transportation improvements.



## Remaining Provisions

These are applicable provisions not already addressed in the application type provisions sections above.

### 4.01.07 Consolidated Applications

**An applicant may request, in writing, to consolidate applications needed for a single development project. Under a consolidated review, all applications shall be processed following the procedures applicable for the highest type decision requested. It is the express policy of the City that development review not be segmented into discrete parts in a manner that precludes a comprehensive review of the entire development and its cumulative impacts.**

The proposal is consolidated.

### 2.07 Special Uses

There is no “community club building” (clubhouse).

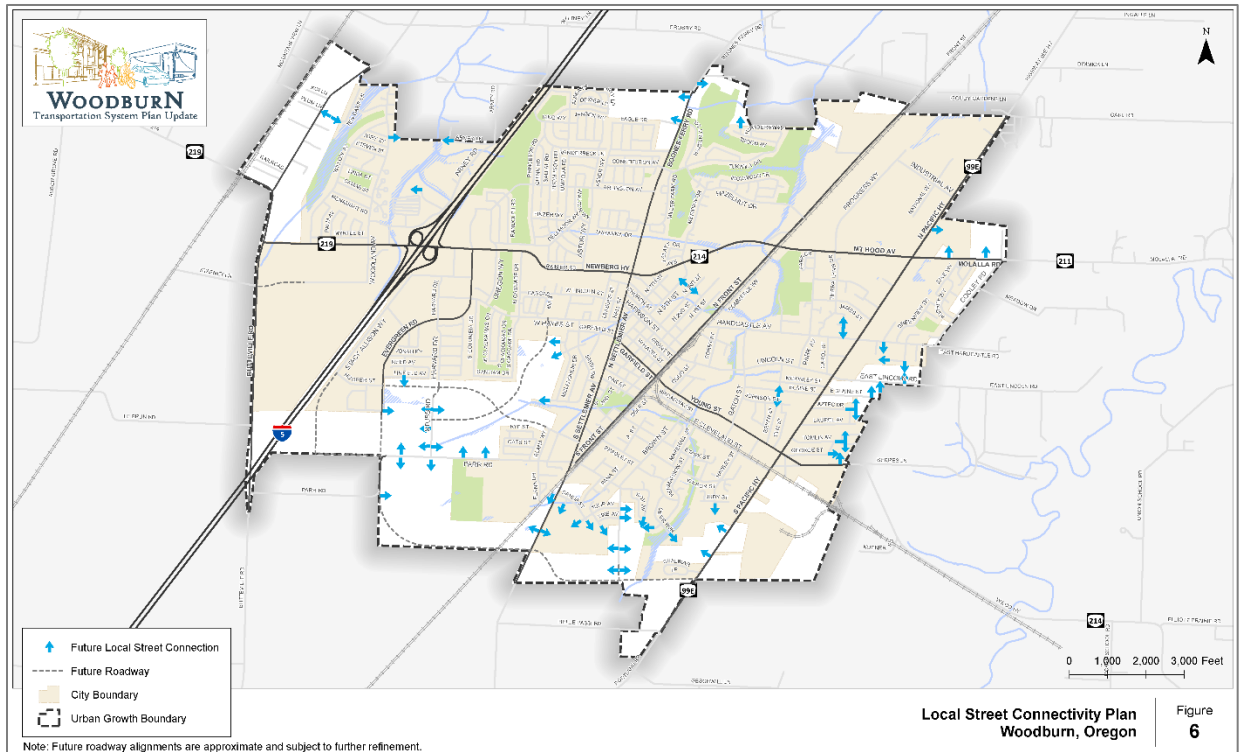
None apply.

### 3.01 Streets

*Long-range Planning*

TSP Figure 6 “Local Street Connectivity Plan” shows street connections into the north area of the urban growth boundary (UGB) that includes the subject property:





TSP Figure 6

There are two blue arrows, one each to N. Boones Ferry Road. The proposal conforms to Figure 6.

### 3.02 Utilities & Easements

#### 3.02.01

**A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.**

**B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.**

**C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.**

Planning staff expects the Public Works Department during the final plat stage to ensure that the developer dedicates the minimum streetside PUEs, and the preliminary subdivision drawings indicate conformance with 3.02.01B.

▲ Regarding 3.02.01A & C, staff applies a *PUD condition* for additional public easements for public bicycle/pedestrian access and potential mid-block utility corridors.

## 3.04 Vehicular Access

### 3.04.03 Driveway Guidelines and Standards

#### B. Joint Access

3. Every joint driveway or access between separate lots shall be established by an access easement and maintenance agreement to the satisfaction of the Director and revocable only with the concurrence of the Director.

Staff declined to apply this to large and deep Lots 36-39.

### 3.04.05 Traffic Impact Analysis

**A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.**

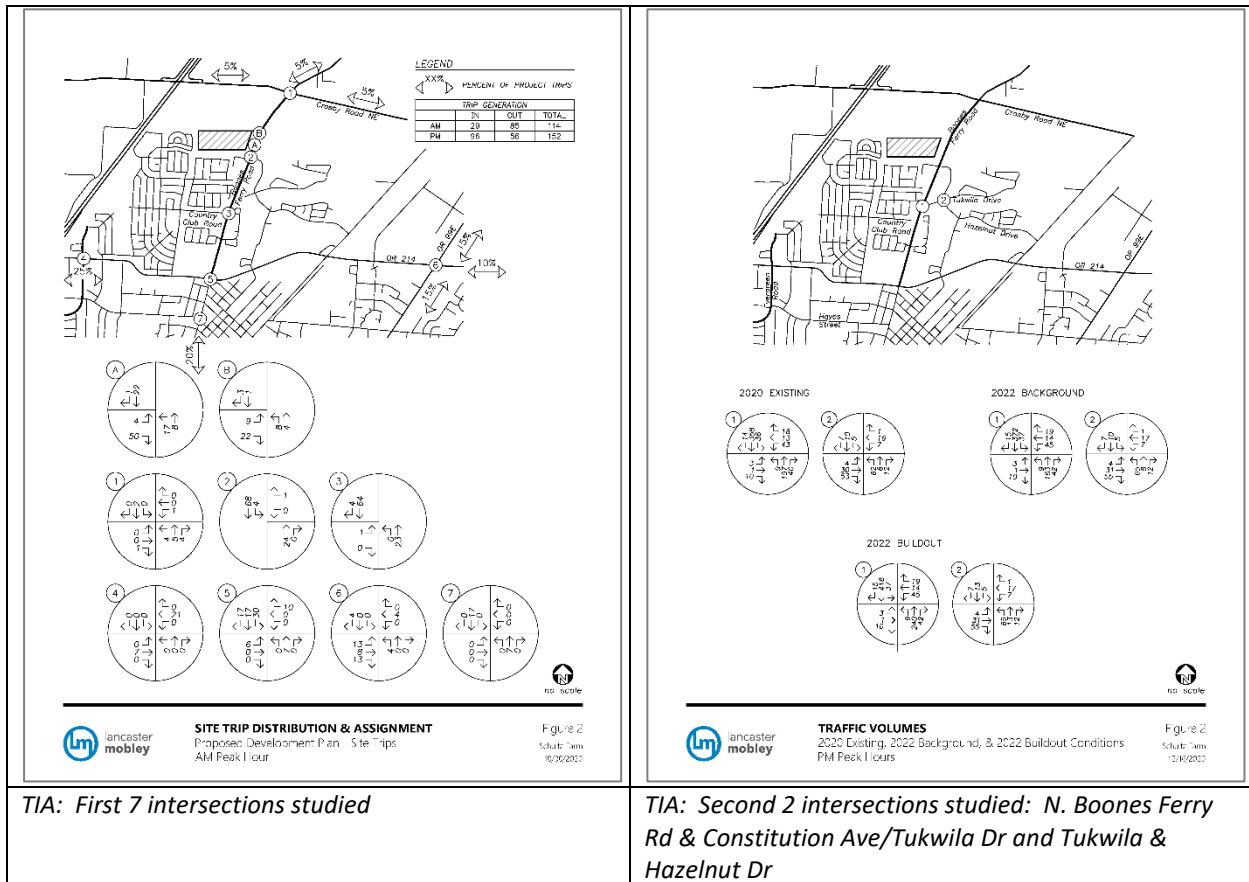
The applicant submitted two exhibits as a TIA: the original TIA (Exhibit G, October 30, 2020) and an addendum (January 15, 2021).

The TIA, limiting its conventional analysis to vehicle traffic only, assumed citywide growth in background vehicle traffic through 2022, specifically a compounded rate of 2.0% yearly (Exhibit G, p. 12, Table 6).

The TIA studied 9 intersections, the northernmost being N. Boones Ferry Road at Crosby Road and the southernmost N. Settlemier Avenue at Hayes Street. The traffic modeling distributed 20% of trips generated by development to north of the development (to and past Crosby Road) and 80% to the south.

The TIA identified no vehicle trip reduction or transportation demand management (TDM) measures.

Below are two images serving as vicinity maps of the intersections:



TIA: First 7 intersections studied

TIA: Second 2 intersections studied: N. Boones Ferry Rd & Constitution Ave/Tukwila Dr and Tukwila & Hazelnut Dr

TIA intersection locations map adapted from exhibits

As of March 16, 2021, no agency including ODOT responded to notice of hearing with any written comment.

The City contracted with a transportation consultant (from a company other than the one that prepared the applicant’s TIA) to review the TIA, rebut or affirm its conclusions, and advise staff. The consultant might participate in one or more of the public hearings.

**Boones Ferry Road & OR 214**

- The one studied intersection north of the project is outside the urban growth boundary (UGB).
- South of the project, BFR & OR 214 is heavily trafficked at peak hours.
- Of the studied intersections, the trips that the project would add show that BFR & OR 214 is the most trafficked.
- Staff supposes that most of the generated trips are to and from I-5 (Portland and Salem), the back way to Salem along S. Settlemier Avenue and S. Boones Ferry Road and outer rural roads southwest of Woodburn, and central Woodburn.

- The intersection includes a state highway under ODOT control (OR 214).
- There are no specific plans in any foreseeable time horizon by ODOT to make major physical changes to the intersection or highway.

*Bicycle/Pedestrian & Transit*

In the interest of PUD per the purpose statement that opens 3.09 of providing enhanced public amenities, below are comprehensive plan policies that relate to infrastructure upgrades, enhanced public amenities, and improved traveling for those who walk, cycle, and ride transit.

<i>Policy</i>	<i>Page No.</i>	<i>What Related Conditions Address</i>
G-1.1	27	Expansion areas of the City are served by adequate public facilities and services.
H-1.3	34	Develop a low stress network of bicycle lanes and routes that link major activity centers such as residential neighborhoods, schools, parks, commercial areas and employment centers. Identify off-street facilities in City greenway and park areas. Ensure all new or improved collector and arterial streets are constructed with bicycle lanes – specifically duly requiring frontage/street improvements and also conditioning wide sidewalk segments as a public bicycle/pedestrian path and planter strip segments that are wider and/or have more street trees than standard. The subdivision connection paths also serve.
H-1.4	34	Develop a comprehensive network of sidewalks and off-street pathways. Identify key connections to improve pedestrian mobility within neighborhoods and link residential areas to schools, parks, places of employment and commercial areas. Ensure all new collector and arterial streets are constructed with sidewalks. Specifically, to do so by duly requiring frontage/street improvements, conditioning wide sidewalk segments as a public bicycle/pedestrian path and planter strip segments that are wider and/or have more street trees than standard, having the proposed subdivision connection paths, and having some bike parking. These are all to raise the attractiveness, ease, safety, and potential cyclists’ perception of safety of cycling.
H-5.1	35	Implement, where appropriate, a range of potential Transportation Demand Management (TDM) strategies that can be used to improve the efficiency of the transportation system by shifting single-occupant vehicle trips to other models and reducing automobile reliance at times of peak traffic volumes – specifically through Conditions T-BP1 & T-T1.

Regarding off-site sidewalk, the Parks and Recreation Master Plan (2009) on p. 20 identifies the action steps of:

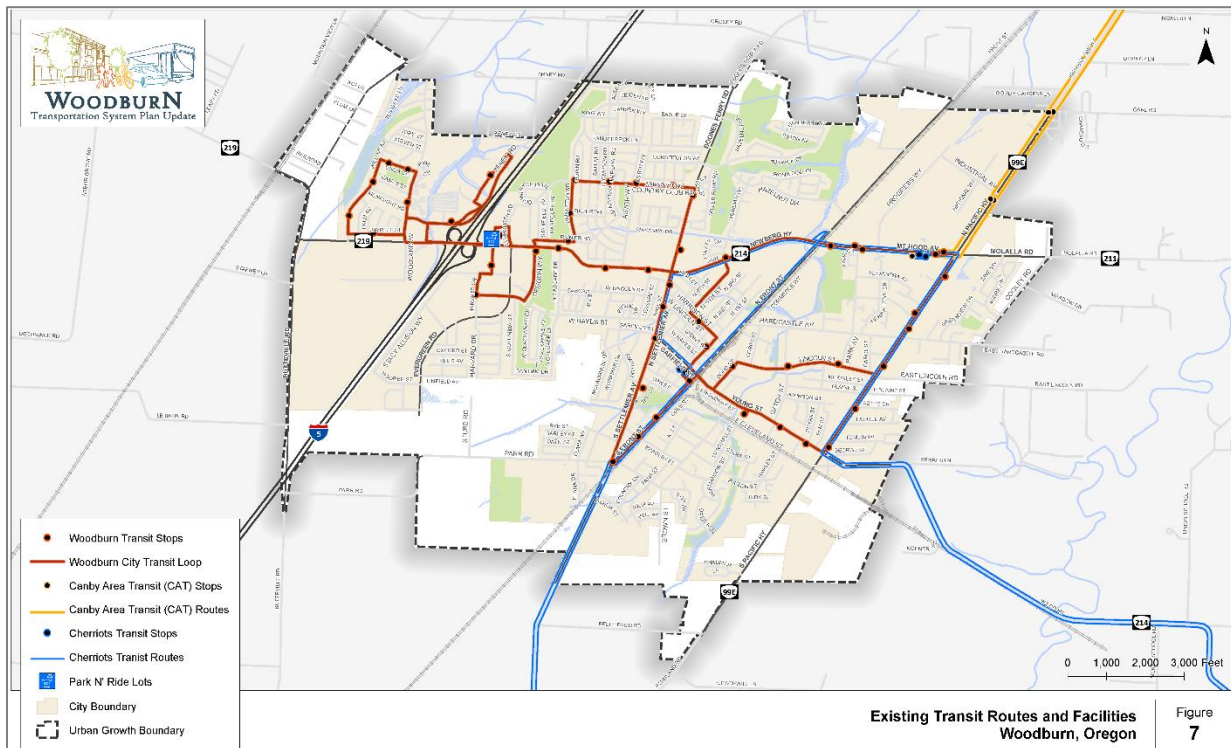
- “Work with other City departments and community groups to ensure safe pedestrian access across physical barriers to parks and recreation facilities. Incorporate traffic calming strategies at access points to parks, open space, and trailheads. Incorporate traffic calming design techniques into design guidelines, as appropriate.”
- “Work with the other City departments to provide safe and enjoyable sidewalks or sidepaths as routes to parks.”

Additionally, the Assistant City Administrator as parks and recreation director on December 3, 2021 asked staff about and indicate interest in an improved route connecting the public parkland to be dedicated with the City sidewalk network. For these reasons, staff applies a condition that requires off-site sidewalk south to Hazelnut Drive.

For these transportation reasons and based on the PUD, staff applies *bicycle/pedestrian (T-B/P) and transit (T-T) conditions*.

*Additional Issues: Transit*

Presently, the Woodburn Transit System (WTS) bus loops through east, central, and west Woodburn, but is yet to reach into the north UGB area:



TSP Figure 7 (2019)

Neither do Salem-Keizer Cherriots nor Canby Area Transit (CAT) serve it.

Staff discussed conditioning fees towards local and regional bus service and vanpooling, similar as for DR 2019-05 Allison Way Apartments (Condition T-T) and ANX 2019-01 Woodburn Eastside Apartments (recommended Condition T-T1). The Assistant City Administrator declined to support such for Dove Landing. Staff discussed potential T-T conditions that would have required a bus shelter or fee in-lieu and bicycle parking at two bus stops or fee(s) in-lieu and declined to apply them.

As a concluding summary, a City objective for the development is to contribute towards increasing walking and cycling appeal and safety.

▲ To address transportation problems, staff applies *transportation (T) conditions*.

### **3.06 Landscaping**

#### **3.06.02 General Requirements**

Staff expects the development to meet this section except where otherwise conditioned and will confirm such during PUD Final Plan Approval process.

✓ The requirement is met.

#### **3.06.03 Landscaping Standards**

##### **A. Street Trees**

The applicant proposes street trees that appear to meet the provisions.

▲ To secure a higher minimum amount of street trees, staff applies a *PUD condition*.

Staff expects the development to meet the remainder of 3.06 except where otherwise conditioned.

#### **3.06.05 Significant Trees on Private Property**

There might or might not be Significant Trees that are healthy and structurally sound enough and appear feasible to save within the tracts along the road.

▲ To secure tree preservation or fee in-lieu, staff applies a *PUD condition*.

## **Recommendation: Denial**

In short, because the developer is indicating refusal to dedicate to the City public parkland, staff recommends that the Planning Commission consider the staff report and attachments and recommend denial to the City Council.

Were the Planning Commission or City Council to instead pursue approval with conditions, then staff would recommend the specific conditions in the “Alternative: Approval with Conditions of Approval” section below.

## **Alternative: Approval with Conditions of Approval**

Staff recommends approval of the consolidated applications based on the findings in the staff report and attachments, which are incorporated by this reference, as well as applying the following conditions of approval:

### *General*

G1. As part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: Attachment 201 serves as a dictionary or glossary defining certain abbreviations, acronyms, phrases, terms, and words in the context of the conditions of approval. The 200 series of attachments are as binding as the conditions of approval in the main body of the final decision.

G4. Due dates / public improvements:

- a. By application: Unless a condition specifies otherwise, conditions inc. those relating to any of final subdivision, final partition, property line adjustment or lot consolidation recordation are due by building permit application. Prior to both any recordation of any final subdivision, final partition, or property line adjustment and building permit

application, the applicant shall submit and obtain approval of an [Address Assignment Request](#).

- b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, and construction of off-site, park, and other public improvements are due by building permit issuance. Where phasing is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.

G5. Recordation due dates: The applicant shall apply to the County for recordations of items that the City requires no later than six (6) months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to the building permit stage.

G6. Fees: The developer shall pay fees per Attachment 206.

#### *Preliminary Subdivision 2020-01*

SUB-1. Expiration: Based on ORS 92.040(3), development per the Council land use final decision may continue 3 years past the decision date, the 3-year approval period being established by WDO 4.02.04, as follows:

- a. Subdivision Final Plat: WDO 4.02.04B.2 shall mean that application to the City for final plat per WDO 5.01.06 occurs prior to 3 years past the final decision date. The developer shall name C-E streets beginning with those letters respectively, and shall apply to the City for final plat prior to applying to the County for recordation.
- b. Recordation with Marion County: Same as WDO 5.01.06C.1. (within 30 calendar days of the Director’s signature on the plat Mylar).
- c. Vesting: The decision is vested unless:
  - (1) The developer fails to meet subdivision and PUD requirements, resulting in the City being unable to authorize staff to sign a final plat Mylar by July 1, 2026; or
  - (2) There is no substantial construction (as defined through Condition G3) by July 1, 2026.

SUB-2. Documents:

- a. Geotech report: Prior to final plat approval by the City, the developer shall submit to the Director a geotechnical report documenting that, whether or not the developer spreads any fill or spoil dirt across lots and tracts, soil is compacted and ready to accommodate the construction of buildings on lots and tracts proposed for development.



- b. Plat: Upon recordation, the developer shall submit to PW and cc the Director Adobe PDFs of the subdivision plat and any and all ancillary documents necessary to conform to conditions of approval and not addressed on the face of the plat.

*Planned Unit Development 2020-01*

PUD-PW1. Sanitary sewerage/sewer:

- a. Were PW to identify in writing a sewer deficiency at the Vanderbeck Lift Station and/or force main and downstream sanitary sewer collection system at the applicable pump station to which sewage would flow from the subject property, to meet WDO 1.01.01B.2 the developer shall either:
  - (1) Construct improvements that remedy the reduction in sewer level of service that the subject project would cause; or
  - (2) Pay a sewer fee, if the Assistant City Administrator allows in writing, equal to one of the following as the City chooses:
    - (a) Two hundred percent (200%) of a licensed civil engineer's cost estimate for a capital improvement project that would remedy the reduction in sewer level of service that the subject project would cause; or
    - (b) An amount equal to 50% of the sewer system development charge (SDC) in addition to, and not as a discount of, the SDC full rate that PW ordinarily assesses.
- b. Construction or payment shall be due prior to building permit issuance, and if payment, it shall be through fee assessment on and collection through the in-review building permit. Where (2)(b) applies, PW shall have established the SDC amount.

PUD-PW2. Stormwater management: Prior to civil engineering plan approval through CEP review, the applicant shall provide to PW an Engineer Stamped Storm Drainage Hydraulic Analysis Report that existing downstream private storm drainage systems have capacity to handle the additional flow from the Dove Landing Development, have the culvert pipe under each of BFR and Olympic have capacity to handle a 100 year base flood event, and to provide a final 100 year floodway, floodplain, and wetland delineation for this development. The applicant is responsible for correcting any capacity and/or deficiencies, including installing new or additional drainage systems, and/or attaining the right to increase stormwater flows into neighboring private stormwater systems. The applicant shall submit to PW an engineered stamped condition report of the existing downstream storm collection system.

PUD-PW3. Final Civil Plan Approval: Civil plans shall comply with current City standards, specifications and details, current Oregon Standard Specifications for Construction, current *MUTCD* and ADA requirements and Marion County requirements, as applicable.

PUD-1. Mods: The City approves PUD modifications only as written in conditions of approval and the 200 series of attachments, particularly Attachment 202. Other modifications that site plans imply are subject to later administrative approval or denial by the Director.

PUD-2. ROWs: For BFR and the proposed local class streets, the developer shall dedicate ROWs that meet or exceed the min widths necessary to conform to WDO Figures 3.01C & G.

PUD-3. Frontage/street improvements: These shall be as follows:

- a. BFR: Per WDO Fig. 3.01C except that planter strip shall be min 6½ ft wide inc. curb width.
- b. Planter strip remainder: Remaining ground not occupied by trees shall be planted with lawn grass.
- c. Sidewalks: Min 6 ft wide except wider as Exhibit PUD-3c supersedes. The BFR sidewalk dead-end(s) and “P” Street west dead-end shall have ADA-compliant transitions spanning between sidewalk and road shoulder. If PW were to direct during CEP review that the road crossing of the culvert have curb-tight sidewalk, min width shall be 8 ft.

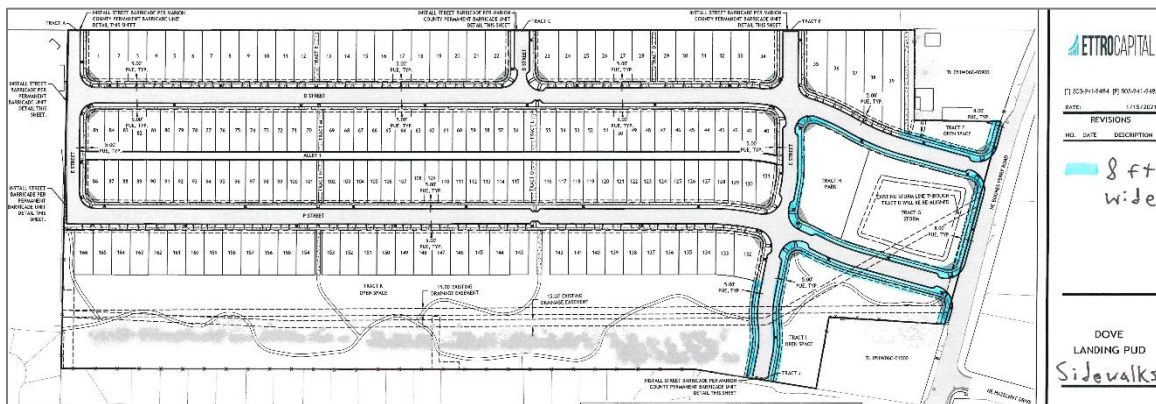


Exhibit PUD-3c: Sidewalks (blue: min 8 ft wide)

- d. Overlap: The extra width of planter strip and sidewalk shall either (1) overlap outside ROW into streetside PUE and where applicable Tracts I & K or (2) come with additional ROW to accommodate them. Wider sidewalks shall not narrow planter strips.
- e. Street trees: Min numbers equal to block frontage ratios per Exhibit PUD-3e.

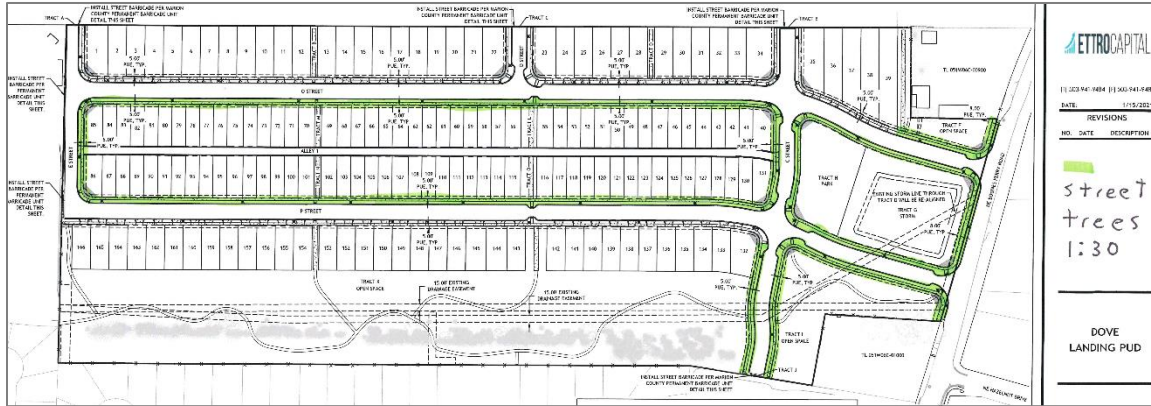


Exhibit PUD-3e: Street Tree Min No. (green: equal to 1 tree per 30 ft of block frontage)

f. Electric power lines: Electric power lines, whether in or beyond ROW, shall be buried, including those that exist along the BFR frontage.

g. Traffic calming:

(1) Bulb-outs / curb extensions: This condition approves them as land use review Sheet 5 illustrates, except the four along BFR. PW is prohibited post-approval from later eliminating or shrinking the remaining ones as to virtually eliminate them during CEP review and construction. The developer shall submit a fire truck turn radius plan confirming that the extensions are already designed for such if and when PW requests during CEP review.

(2) Crosswalks / pedestrian crossings along intersection legs per Exhibit PUD-3g shall be patterned poured concrete each min 8 ft wide.

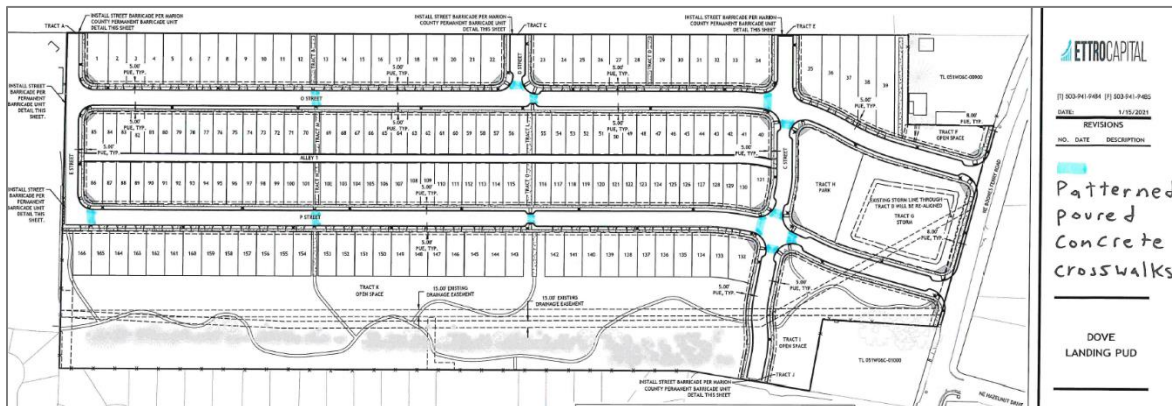


Exhibit PUD-3g: Patterned Poured Concrete Crosswalks (symbolized in blue)

PUD-4. Streets, dead-end: Barricades/Signage: Based on WDO 3.01.05A.2b & c, the developer shall place:

- a. A barricade with sign at the south end of “C” Street and each of the west end of “O” & “P” Streets; and
- b. A barricade at each of the north end of “C”, “D”, & “E” Streets.

Consult PW for a barricade detail, and no later than CEP show both it and a modified version with a sign in conformance with 3.01.05A.2c.

PUD-5. Tree preservation: The developer shall preserve trees per Attachment 205.

PUD-6. Public parkland: The developer shall dedicate Tracts I & K to the City. Refer to Attachment 203 for required improvements.



Exhibit PUD-6: Tracts to Dedicate to City (outlined in green)

PUD-7. Environmental remediation: The developer shall remediate per Attachment 205, Part C.

PUD-8. Lot and tract development standards: The standards shall be per Attachment 202.

PUD-9. Common area improvements: Improvements shall be per Attachment 203.

PUD-10. Association: The developer shall establish a maintenance association per Attachment 203, Part E.

PUD-11. PUD Final Plan Approval Process:

- a. The developer shall conform to WDO 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the PUD Detailed Development Plan (DDP) approval, including regarding street improvements, public improvements outside ROW if any, and common area improvements. The developer shall apply to the Director for PUD Final Plan Approval no later than when applying to PW for CEP review.
- b. Scope: The scope of DDP includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or

situation for which no standard exists through previous adoption by PW. The Final Plan Approval process is to establish any and all design details deferred from land use review.

- c. CEP: The developer shall incorporate a PUD Final Plan Approval by the Director into CEP review by PW and the civil engineering plan set that PW would approve through CEP.

*Planned Unit Development 2020-01: Transportation*

T-BP1. Bicycle/pedestrian off-site improvements: The developer shall:

- a. TSP: Construct TSP project P45 (TSP p. 64 as Attachment 104A).
- b. Off-site sidewalk: BFR & Hazelnut:
  - (1) Objective: Manifest an improved ADA-compliant route linking BFR frontage west sidewalk through off-site sidewalk extension south to the intersection.
  - (2) Sidewalk: Construct a BFR sidewalk extension south from the frontage to either the north or south leg of the intersection, as PW directs, to the degree of conformance with WDO Fig. 3.01C sidewalk placement that west side ROW allows and in compliance with current ADA requirements and pedestrian safety requirements as PW determines.
  - (3) Crosswalk(s): Construct a marked crosswalk or crosswalks across BFR at the north, south, or both legs of the intersection, as PW directs, and one or more ADA-compliant ramps or transitions at the west landing(s).
  - (4) Details: What constitutes an “enhanced pedestrian crossing” per P45, “sidewalk” per (2), and a “marked crosswalk” per (3) and their corollary improvements is up to PW determination through CEP review; however, for P45 & (3) there shall result a physical change to existing pavement and/or striping serving as an obvious indication for most pedestrians, cyclists, and drivers.
- c. Wayfinding: To further TDM, the developer shall do one of the following:
  - (1) install 3 min devices, such as signage, that provide wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placements shall be min:
    - (a) 1 sign face at or near the junction of a BFR sidewalk & an “O” Street sidewalk;
    - (b) 1 face at or near the junction of a BFR sidewalk & a “P” Street sidewalk;
    - (c) 1 face at or near the junction of a BFR sidewalk & a Hazelnut sidewalk;Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development (ANX 2017-05) adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area.
  - (2) Pay a fee in-lieu per Attachment 206. [TSP B40 “wayfinding”/P62]

T-T1. School bus shelter: To further TDM through bus transit, the developer shall build or install a school bus shelter on a common area tract closest to wherever the Woodburn School District bus would stop within or next to the development. Follow the direction of the school district, or absent that default to min 48 sq ft, 6 ft narrowest dimension, and 8 ft min height clearance. Affix a min 1½ by 1 ft sign face with text min 4-inch high indicating that the shelter is a school bus stop. The shelter may be on a public tract if the Assistant City Administrator allows and may be within a PUE if PW allows. One of the shelters otherwise conditioned can do double duty as the school bus top shelter if it continues to meet all the other conditioned requirements for that shelter.

## **Applicant Identity**

<i>Applicant</i>	Peter Ettro, Ettro Capital Management
<i>Applicant's Representative</i>	Stacy Connery, AICP, VP/Planning Manager, Pacific Community Design
<i>Landowner(s)</i>	Christy Schultz, Manager, Schultz Farm LLC

## **Notes to the Applicant**

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any private signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. PLA Time Limit: WDO 4.02.04B. specifies that, "A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved. Because unrecorded re-plats lingering indefinitely have burdened staff, a condition sets sooner time limits for subsection 2. to begin and finish recordation.

5. Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Technical standards:
  - a. Context: A reader shall not construe a land use condition of approval that reiterates a City technical standard, such as a PW standard, to exclude remaining standards or to assert that conditions of approval should have reiterated every standard the City has in order for those standards to be met.
  - b. Utilities: A condition involving altered or additional sidewalk or other frontage/street improvement that would in the field result in displacement or relocation of any of utility boxes, cabinets, vaults, or vault covers does not exempt the developer from having to move or pay to move any of these as directed by the City Engineer and with guidance from franchise utilities.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
9. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
10. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.

11. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current [Public Works construction specifications, Standard Drawings, Standard Details](#), and general conditions of a permit type issued by the Public Works Department.
12. ROW:
  - a. Dedication: The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use.

ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
  - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
13. Franchises: The applicant provides for the installation of all franchised utilities in any required easements.
14. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
15. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in a communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
16. Fire: Fire protection requirements must comply with Woodburn Fire District standards and requirements, including how the District interprets and applies Oregon Fire Code (OFC). Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of



Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.

17. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.
18. Public Improvements Civil Plan Review: The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by the Engineering Division. If opting for CEP, the applicant shall not only follow the direction of the Engineer Division, but also take some actions to facilitate tracking by Planning staff and coordination with Engineering:
  - a. Cover letter: Upon submitting application to the Engineering Division, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, project phase, tax lot number(s), street address(es), and the land use / planning / zoning final decision conditions of approval that require the public improvement that is the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each subpart of a condition is met.
  - b. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter may include these.
  - c. Plan copies: Submit to the attention of the Planning Division at least two plan size copies of plan sets (24 by 36 inches). Within the cover sheet title block(s), include the phrase "civil engineering plans" or "public improvements civil plans". Submit also Adobe PDFs using a fileshare service.
  - d. Re-submittal fee: If there are multiple re-submittals, beginning with a third submittal / second revised submittal and continuing with each subsequent submittal, the applicant must pay through the Planning Division into City general revenue a fee of \$100.

Where public improvements involve the jurisdiction of an outside agency such as the Oregon Department of Transportation (ODOT), the developer must account for that when interacting with the City Engineer and City Public Works Department process.

19. PUD Final Plan (FP) Approval Process:

- A. Context and project management:
  1. The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval

- may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by PW.
2. CEP remains the means for implementing final decision conditions of approval affecting street improvements, both surface and underground, and extending into PUEs.
  3. The developer is project manager. Because PW establishes that CEP applicants have a single point of contact termed the “Engineer of Record”, the developer manages the engineer of record who handles the CEP and also interacts with the Planning Division regarding FP review. For Planning Division staff, the developer is the point of contact, namely whoever on the developer’s team the developer tasks with being the project manager.
  4. The developer shall be completely responsible for integrating staff directions found in FP documents issued by Planning Division staff into civil engineering plans that the engineering of record submits to PW.
  5. If, when, and where conflicting directions arise between FP directions and CEP directions, the developer shall be responsible for communicating with formal cover or transmittal letters messages from the conflicting division to the other division, and shall communicate such.
  6. The Planning Division observes the CEP for other projects has come after land use final decision and before the building permit stage. Except where otherwise conditioned, it’s up to the developer to determine when to submit for CEP and PUD Final Plan relative to each other to best meet this “context and project management” condition.
- B. PUD Final Plan review scope and result:
1. The scope of FP review includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW or, where applicable, parks and recreation staff. It includes, as examples, pavement, game and sports courts and fields, buildings including pre-fabricated ones, playgrounds and other structures including pre-fabricated ones, exterior lights, landscaping, signage, and appurtenances such as benches, bicycle parking, dog waste stations, ornamental fountains, and water fountains, as well as materials, textures, colors, and model specifications. (Although in or partially in ROW, a bus shelter or shelters are to be subject to FP instead of CEP based on PW preference, unless PW were to direct the engineer of record to include such in CEP scope.)
  2. There shall result an official version of a civil engineering plan set marked approved by PW that shows all common area improvements and all public improvements, including off-street public improvements, resulting from both FP review and CEP. It

shall come to be prior to building permit application; however, PW is prohibited from approving any time prior to the developer paying conditioned fees related to CEP Planning Division review.

C. Submittal directions FP review:

1. Due date: For CEP, none other than what PW might specify. For FP, original / 1<sup>st</sup> submittal is due whichever occurs earlier: When the developer applies for either CEP or final plat application to the City.
2. Cover letter: Upon submitting CEP application to PW, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, tax lot number(s), street address(es), and the land use final decision conditions of approval that require the public improvements that are the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each part of a condition is met.
3. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter to the Planning Division may include these. The developer may submit to the Planning Division a copy of the stamped CEP application form submitted to PW if the form includes the required information.

D. Site Plans: For CEP Planning Division review and FP:

1. CEP: Submit to the attention of the Planning Division at least 2 plan size copies of plan sets, one plotted at native scale (min 22 by 34 inches, max 24 by 36) and one at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal and the phrase "civil engineering plans", "civil plans for CEP", or "public improvements civil plans".
2. FP: Submit to the attention of the Planning Division at least 6 plan size copies of plan sets, 3 plotted at native scale (min 22 by 34 inches, max 24 by 36) and 3 at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal.
3. Both: Fold the plan size sets if thin enough to do so. Submit also Adobe PDFs using a fileshare service.

**COUNCIL BILL NO. 3150**

**ORDINANCE NO. 2589**

**AN ORDINANCE DESIGNATING ZONING TO APPROXIMATELY 31.13 ACRES OF ANNEXED TERRITORY KNOWN AS THE SCHULTZ FARM PROPERTY WITH NO STREET ADDRESS LOCATED ALONG THE WEST SIDE OF BOONES FERRY ROAD NE NORTH OF HAZELNUT DRIVE, MARION COUNTY, OREGON AS RESIDENTIAL SINGLE FAMILY (RS) ZONING DISTRICT**

**WHEREAS**, the subject property is owned by Schultz Farm, LLC, of which the manager is Christy J. Schultz, and is legally described in Exhibit "A" and mapped in Exhibit "B", which are affixed hereto and by this reference incorporated herein; and

**WHEREAS**, the subject property is composed of Marion County Tax Lots 051W06C000400 & 800; and

**WHEREAS**, consistent with Oregon Revised Statutes (ORS) 222.111(2) the owner of real property in the territory to be annexed initiated by petition a proposal for annexation, a copy of the petition being on file with the City Recorder (ANX 2020-03); and

**WHEREAS**, because the subject property is already within the Woodburn Urban Growth Boundary (UGB), it has an existing Comprehensive Plan map land use designation of Low Density Residential; and

**WHEREAS**, the landowner as applicant requested that, consistent with Woodburn Development Ordinance (WDO) 5.04.01 E., the City designate the annexed territory as Residential Single Family (RS), which is one of two zoning districts that are consistent with the Comprehensive Plan per its Policy Table 1 (ZC 2020-02); and

**WHEREAS**, this zoning designation is contingent upon annexation of the subject property to the City of Woodburn, for which the applicant has petitioned and filed the petition with the City Recorder; and

**WHEREAS**, the applicant intends to develop the territory into the Dove Landing Planned Unit Development (PUD); and

**WHEREAS**, on March 25, 2021 the Woodburn Planning Commission considered the annexation application and, after a duly advertised public hearing, recommended approval of the annexation; and

**WHEREAS**, on April 26, 2021, the Woodburn City Council held a public hearing, reviewed the record, heard all public testimony presented on said application, and, upon deliberation, concluded that the proposed annexation meets the applicable approval criteria under City of Woodburn Development Ordinance (WDO) 5.04.01C.; and

**WHEREAS**, the City Council agenda item cover staff memo mentioned that zoning designation follows annexation and that an RS district zoning designation conforms to the Comprehensive Plan land use map designation;  
**NOW, THEREFORE,**

**THE CITY OF WOODBURN ORDAINS AS FOLLOWS:**

**Section 1.** Upon the effective date of the annexation enacted by Ordinance 2588 being considered contemporaneously with this request, the Woodburn Zoning Map is amended designating the zoning on the subject property described in Exhibit "A" and mapped in Exhibit "B" as Residential Single Family (RS).

Approved as to form: \_\_\_\_\_  
City Attorney Date

Approved: \_\_\_\_\_  
Eric Swenson, Mayor

Passed by the Council \_\_\_\_\_  
Submitted to the Mayor \_\_\_\_\_  
Approved by the Mayor \_\_\_\_\_  
Filed in the Office of the Recorder \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon



## EXHIBIT A

December 11, 2020

### LEGAL DESCRIPTION Zone Change

Job No. 142-001

The land described in Reel 1874 Page 324, Marion County Deed Records, in the Southwest Quarter of Section 6, Township 5 South, Range 1 West, Willamette Meridian, Marion County, State of Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 12, plat of "Heritage Park Meadows", Marion County Plat Records;

thence along the westerly line of the land described in Reel 1874 Page 324, Marion County Deed Records, North  $01^{\circ} 51' 52''$  East, a distance of 728.80 feet to the Northwest corner of said land;

thence along the northerly line of said land, South  $88^{\circ} 59' 51''$  East, a distance of 1839.69 feet to the most northerly Northeast corner of said land;

thence along the easterly line of said land, South  $01^{\circ} 10' 34''$  West, a distance of 193.99 feet to an angle point;

thence continuing along said easterly line, South  $88^{\circ} 27' 56''$  East, a distance of 188.84 feet to a point on the westerly Right-of-Way line of N Boones Ferry Road;

thence along said westerly Right-of-Way line, along a 1462.50 foot radius curve, concave easterly, with a radius point bearing South  $72^{\circ} 36' 55''$  East, arc length of 30.39 feet, central angle of  $01^{\circ} 11' 26''$ , chord distance of 30.39 feet, and chord bearing of South  $16^{\circ} 47' 22''$  West to a point of tangency;

thence continuing along said westerly Right-of-Way line, South  $16^{\circ} 11' 39''$  West, a distance of 248.30 feet to a point of tangential curvature;

thence continuing along said westerly Right-of-Way line, along a 11429.91 foot radius tangential curve to the right, arc length of 174.88 feet, central angle of  $00^{\circ} 52' 36''$ , chord distance of 174.88 feet, and chord bearing of South  $16^{\circ} 37' 57''$  West to the most easterly Southeast corner of said land;

thence along the southerly line of said land, North  $85^{\circ} 36' 39''$  West, a distance of 251.91 feet to an angle point;

thence continuing along said southerly line, South 10° 57' 23" West, a distance of 156.47 feet to the most southerly Southeast corner of said land;

thence continuing along said southerly line, North 80° 05' 15" West, a distance of 269.40 feet to the Northeast corner of Lot 12, plat of "Miller Links", Marion County Plat Records;

thence along the northerly boundary line of said plat of "Miller Links" and the northerly boundary line of said plat of "Heritage Park Meadows", North 88° 55' 21" West, a distance of 1373.79 feet to the POINT OF BEGINNING.

Containing 31.858 acres, more or less.

Basis of bearings is the Oregon Coordinate Reference System (OCRS), Salem Zone projection.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 9, 2002  
TRAVIS C. JANSEN  
57751

RENEWS: 6/30/2021

SOUTHWEST QUARTER OF SECTION 6  
TOWNSHIP 5 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, MARION  
COUNTY, STATE OF OREGON

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

PARCEL 8  
REEL 2431  
PAGE 51

**MEDIUM DENSITY  
RESIDENTIAL - RM**

REEL 1915  
PAGE 176

URBAN GROWTH  
BOUNDARY

REEL 1875  
PAGE 112

S88°59'51"E 1839.69'

S88°27'56"E  
188.84'

**RESIDENTIAL SINGLE  
FAMILY - RS  
(PROPOSED)**

S01°10'34"W  
193.99'

REEL 1874  
PAGE 324

R=1462.50'  
L=30.39'  
Δ=1°11'26"  
CH=30.39'  
S16°47'22"W

R=11429.91'  
L=174.88'  
Δ=0°52'36"  
CH=174.88'  
S16°37'57"W

N85°36'39"W  
251.91'

POINT OF BEGINNING

12

N88°55'21"W 1373.79'

12

N80°05'15"W  
269.40'

S10°57'23"W  
156.47'

HERITAGE  
PARK  
MEADOWS

**RESIDENTIAL SINGLE  
FAMILY - RS**

MILLER  
LINKS

REEL 2506  
PAGE 113

REEL 324  
PAGE 1040

**RETIREMENT COMMUNITY SINGLE  
FAMILY RESIDENTIAL - R1S**

N BOONES FERRY ROAD  
**PUBLIC AND  
SEMI-PUBLIC - P/SP**



**EXHIBIT B  
ZONE CHANGE**

DRAWN BY: FAA DATE: 12/11/20  
REVIEWED BY: TCJ DATE: 12/11/20  
PROJECT NO.: 142-001  
SCALE: 1"=300'  
PAGE 1 OF 1



12564 SW Main St  
Tigard, OR 97223  
[T] 503-941-9484  
[F] 503-941-9485





# Final Decision

## City Council

**File number(s):** PUD 2020-02, SUB 2020-03, & ZC 2020-02 Related to ANX 2020-03

**Project name:** Dove Landing

**Date of decision:** May 10, 2021

**Applicant:** Peter Ettro, Ettro Capital Management, President, 340 Oswego Pointe Dr, Ste 208, Lake Oswego, OR 97034-3230

**Landowner:** Schultz Farm LLC, 16710 Boones Ferry Rd NE, Woodburn, OR 97071-9632

**Site location:** No address; Tax Lots 051W06C000400 & 800 (primary)

**Summary:** First, the Planning Commission on March 25, 2021 opened a public hearing and immediately continued it to April 8, 2021 during which the Commission finished the hearing and unanimously recommended that the City Council approve the consolidated applications package (Type IV) with the conditions recommended by staff through the staff report published March 18, except for three revision items that staff proposed through a staff memo addendum dated April 8 (Attachment 106).

Second, the City Council held a public hearing on April 26, 2021 and unanimously tentatively approved the consolidated applications package with the conditions recommended by staff through the Commission staff report and staff memo addendum.

The development applications depend upon annexation ANX 2020-03 through the annexation and zoning designation ordinances the Council is to have adopted May 10. (Ordinances take effect on the 30<sup>th</sup> day after adoption per the City Charter, Chapter VIII, Section 34, p. 10.)

The request was for annexation, zone change, planned unit development (PUD), and preliminary subdivision to develop a defunct hazelnut orchard of approximately 31.13 acres into 171 houses on small lots with several common area tracts as open space, particularly Tracts I & K dedicated to the City as public parkland.

The subject property is in the Residential Single Family (RS) zoning district.

Several parties testified (besides the applicant). The table below in the “Testifiers” section lists them.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

## Conditions of Approval:

### *General*

G1. As part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.


G3. References: Attachment 201 serves as a dictionary or glossary defining certain abbreviations, acronyms, phrases, terms, and words in the context of the conditions of approval. The 200 series of attachments are as binding as the conditions of approval in the main body of the final decision.

G4. Due dates / public improvements:

- a. By application: Unless a condition specifies otherwise, conditions inc. those relating to any of final subdivision, final partition, property line adjustment or lot consolidation recordation are due by building permit application. Prior to both any recordation of any final subdivision, final partition, or property line adjustment and building permit application, the applicant shall submit and obtain approval of an [Address Assignment Request](#).
- b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, and construction of off-site, park, and other public improvements are due by building permit issuance. Where phasing is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.

G5. Recordation due dates: The applicant shall apply to the County for recordations of items that the City requires no later than six (6) months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to the building permit stage.

G6. Fees: The developer shall pay fees per Attachment 206.



*Preliminary Subdivision 2020-01*

SUB-1. Expiration: Based on ORS 92.040(3), development per the Council land use final decision may continue 3 years past the decision date, the 3-year approval period being established by WDO 4.02.04, as follows:

- a. Subdivision Final Plat: WDO 4.02.04B.2 shall mean that application to the City for final plat per WDO 5.01.06 occurs prior to 3 years past the final decision date. The developer shall name C-E streets beginning with those letters respectively, and shall apply to the City for final plat prior to applying to the County for recordation.
- b. Recordation with Marion County: Same as WDO 5.01.06C.1. (within 30 calendar days of the Director's signature on the plat Mylar).
- c. Vesting: The decision is vested unless:
  - (1) The developer fails to meet subdivision and PUD requirements, resulting in the City being unable to authorize staff to sign a final plat Mylar by July 1, 2026; or
  - (2) There is no substantial construction (as defined through Condition G3) by July 1, 2026.

SUB-2. Documents:

- a. Geotech report: Prior to final plat approval by the City, the developer shall submit to the Director a geotechnical report documenting that, whether or not the developer spreads any fill or spoil dirt across lots and tracts, soil is compacted and ready to accommodate the construction of buildings on lots and tracts proposed for development.
- b. Plat: Upon recordation, the developer shall submit to PW and cc the Director Adobe PDFs of the subdivision plat and any and all ancillary documents necessary to conform to conditions of approval and not addressed on the face of the plat.



*Planned Unit Development 2020-01*

PUD-PW1. Sanitary sewerage/sewer:

- a. Were PW to identify in writing a sewer deficiency at the Vanderbeck Lift Station and/or force main and downstream sanitary sewer collection system at the applicable pump station to which sewage would flow from the subject property, to meet WDO 1.01.01B.2 the developer shall either:
  - (1) Construct improvements that remedy the reduction in sewer level of service that the subject project would cause; or
  - (2) Pay a sewer fee, if the Assistant City Administrator allows in writing, equal to one of the following as the City chooses:
    - (a) Two hundred percent (200%) of a licensed civil engineer's cost estimate for a capital improvement project that would remedy the reduction in sewer level of service that the subject project would cause; or
    - (b) An amount equal to 50% of the sewer system development charge (SDC) in addition to, and not as a discount of, the SDC full rate that PW ordinarily assesses.
- b. Construction or payment shall be due prior to building permit issuance, and if payment, it shall be through fee assessment on and collection through the in-review building permit. Where (2)(b) applies, PW shall have established the SDC amount.

PUD-PW2. Stormwater management: Prior to civil engineering plan approval through CEP review, the applicant shall provide to PW an Engineer Stamped Storm Drainage Hydraulic Analysis Report that existing downstream private storm drainage systems have capacity to handle the additional flow from the Dove Landing Development, have the culvert pipe under each of BFR and Olympic have capacity to handle a 100 year base flood event, and to provide a final 100 year floodway, floodplain, and wetland delineation for this development. The applicant is responsible for correcting any capacity and/or deficiencies, including installing new or additional drainage systems, and/or attaining the right to increase stormwater flows into neighboring private stormwater systems. The applicant shall submit to PW an engineered stamped condition report of the existing downstream storm collection system.

PUD-PW3. Final Civil Plan Approval: Civil plans shall comply with current City standards, specifications and details, current Oregon Standard Specifications for Construction, current *MUTCD* and ADA requirements and Marion County requirements, as applicable.

PUD-1. Mods: The City approves PUD modifications only as written in conditions of approval and the 200 series of attachments, particularly Attachment 202. Other modifications that site plans imply are subject to later administrative approval or denial by the Director.

PUD-2. ROWs: For BFR and the proposed local class streets, the developer shall dedicate ROWs that meet or exceed the min widths necessary to conform to WDO Figures 3.01C & G.

PUD-3. Frontage/street improvements: These shall be as follows:

- a. BFR: Per WDO Fig. 3.01C except that planter strip shall be min 6½ ft wide inc. curb width.
- b. Planter strip remainder: Remaining ground not occupied by trees shall be planted with lawn grass.
- c. Sidewalks: Min 6 ft wide except wider as Exhibit PUD-3c supersedes. The BFR sidewalk dead-end(s) and “P” Street west dead-end shall have ADA-compliant transitions spanning between sidewalk and road shoulder. If PW were to direct during CEP review that the road crossing of the culvert have curb-tight sidewalk, min width shall be 8 ft.

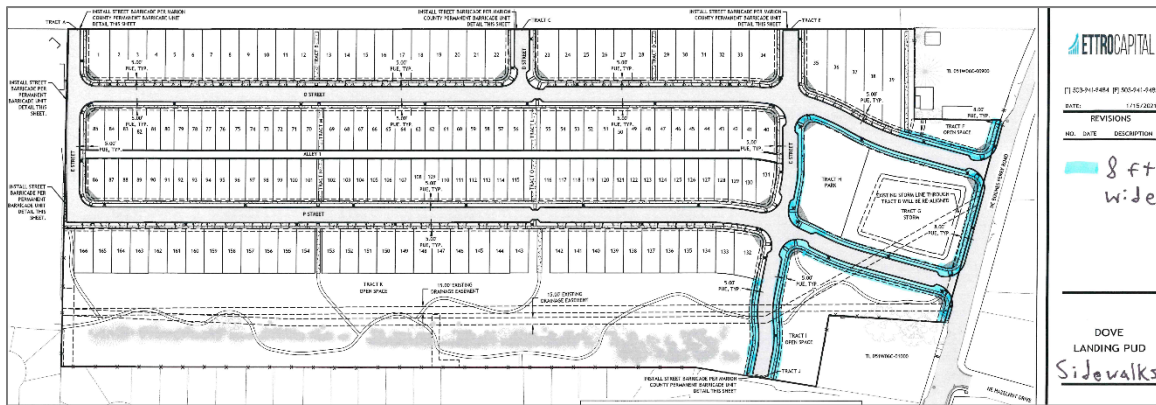


Exhibit PUD-3c: Sidewalks (blue: min 8 ft wide)

- d. Overlap: The extra width of planter strip and sidewalk shall either (1) overlap outside ROW into streetside PUE and where applicable Tracts I & K or (2) come with additional ROW to accommodate them. Wider sidewalks shall not narrow planter strips.
- e. Street trees: Min numbers equal to block frontage ratios per Exhibit PUD-3e.

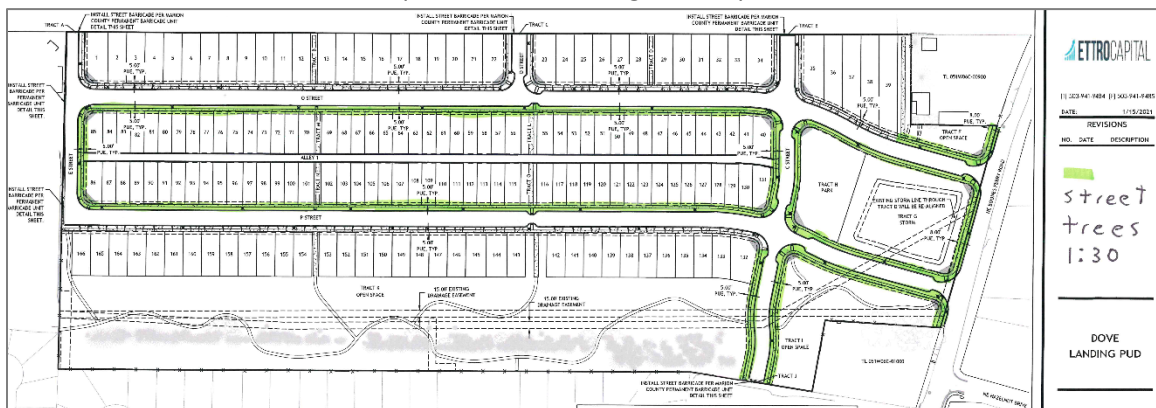


Exhibit PUD-3e: Street Tree Min No. (green: equal to 1 tree per 30 ft of block frontage)

- f. Electric power lines: Electric power lines, whether in or beyond ROW, shall be buried, including those that exist along the BFR frontage.
- g. Traffic calming:

- (1) Bulb-outs / curb extensions: This condition approves them as land use review Sheet 5 illustrates, except the four along BFR. PW is prohibited post-approval from later eliminating or shrinking the remaining ones as to virtually eliminate them during CEP review and construction. The developer shall submit a fire truck turn radius plan confirming that the extensions are already designed for such if and when PW requests during CEP review.
- (2) Crosswalks / pedestrian crossings along intersection legs per Exhibit PUD-3g shall be patterned poured concrete each min 8 ft wide.

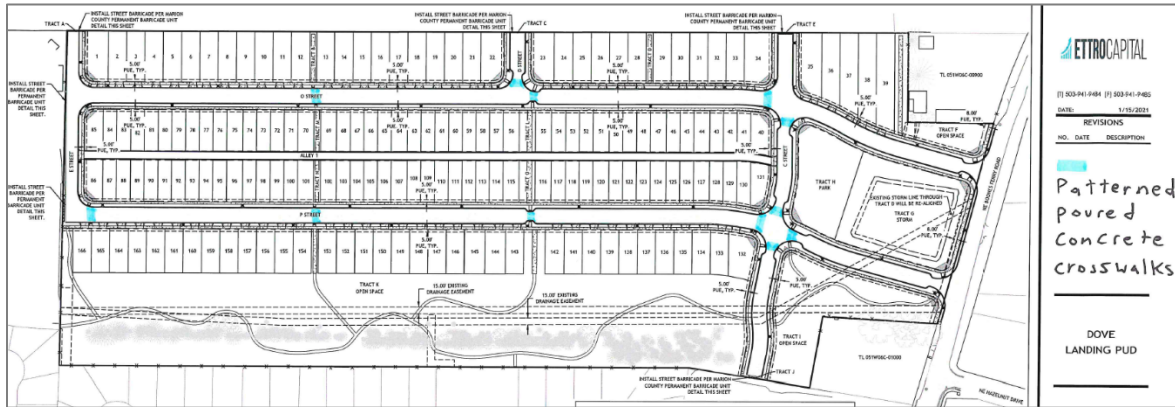


Exhibit PUD-3g: Patterned Poured Concrete Crosswalks (symbolized in blue)

PUD-4. Streets, dead-end: Barricades/Signage: Based on WDO 3.01.05A.2b & c, the developer shall place:

- a. A barricade with sign at the south end of “C” Street and each of the west end of “O” & “P” Streets; and
- b. A barricade at each of the north end of “C”, “D”, & “E” Streets.

Consult PW for a barricade detail, and no later than CEP show both it and a modified version with a sign in conformance with 3.01.05A.2c.

PUD-5. Tree preservation: The developer shall preserve trees per Attachment 205.

PUD-6. Public parkland: The developer shall dedicate Tracts I & K to the City. Refer to Attachment 203 for required improvements.

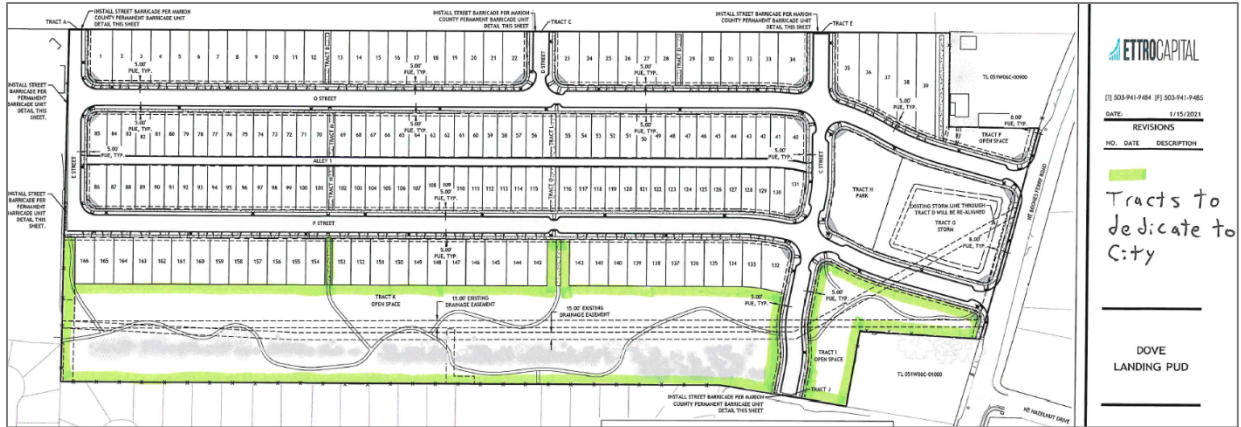


Exhibit PUD-6: Tracts to Dedicate to City (outlined in green)

PUD-7. Environmental remediation: The developer shall remediate per Attachment 205, Part C.

PUD-8. Lot and tract development standards: The standards shall be per Attachment 202.

PUD-9.

- a. Common area and parkland improvements: Improvements shall be per Attachment 203.
- b. Open space: The City and the Developer agree that the WDO standard for PUD improved common area shall be satisfied by dedication and improvement of Tracts I & K.
- c. Parks SDC credits:
  - (1) All improvements with the exception of the paths as required by Attachment 203, Part C will be 100% SDC creditable.
  - (2) The maximum cost of the improvements to the developer, including soft costs such as surveying and engineering specific to the improvements, shall not exceed the total amount of parks SDCs assessed upon the development.
  - (3) The parks SDC credits shall be administered in a manner consistent with Ordinance 2250.

PUD-10. Association: The developer shall establish a maintenance association per Attachment 203, Part E.

PUD-11. PUD Final Plan Approval Process:

- a. The developer shall conform to WDO 5.01.07, the purpose of which is to ensure that the PUD is in substantial conformance with the conditions of the PUD Detailed Development Plan (DDP) approval, including regarding street improvements, public improvements outside ROW if any,

and common area improvements. The developer shall apply to the Director for PUD Final Plan Approval no later than when applying to PW for CEP review.

- b. Scope: The scope of DDP includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW. The Final Plan Approval process is to establish any and all design details deferred from land use review.
- c. CEP: The developer shall incorporate a PUD Final Plan Approval by the Director into CEP review by PW and the civil engineering plan set that PW would approve through CEP.

PUD-12. Five more lots: This condition acknowledges and accepts a plan revision of five more lots in place of some Tract H area, for a total of 171 lots, as the applicant submitted April 6 for Planning Commission April 8, 2021.



*Planned Unit Development 2020-01: Transportation*

T-BP1. Bicycle/pedestrian off-site improvements: The developer shall:

- a. TSP: Construct TSP project P45 (TSP p. 64 as Attachment 104A).
- b. Off-site sidewalk: BFR & Hazelnut:
  - (1) Objective: Manifest an improved ADA-compliant route linking BFR frontage west sidewalk through off-site sidewalk extension south to the intersection.
  - (2) Sidewalk: Construct a BFR sidewalk extension south from the frontage to either the north or south leg of the intersection, as PW directs, to the degree of conformance with WDO Fig. 3.01C sidewalk placement that west side ROW allows and in compliance with current ADA requirements and pedestrian safety requirements as PW determines.
  - (3) Crosswalk(s): Construct a marked crosswalk or crosswalks across BFR at the north, south, or both legs of the intersection, as PW directs, and one or more ADA-compliant ramps or transitions at the west landing(s).
  - (4) Details: What constitutes an “enhanced pedestrian crossing” per P45, “sidewalk” per (2), and a “marked crosswalk” per (3) and their corollary improvements is up to PW determination through CEP review; however, for P45 & (3) there shall result a physical change to existing pavement and/or striping serving as an obvious indication for most pedestrians, cyclists, and drivers. TSP Project P45 is traffic SDC creditable consistent with SDC ordinances and resolutions.
- c. Wayfinding: To further TDM, the developer shall do one of the following:
  - (1) install 3 min devices, such as signage, that provide wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placements shall be min:
    - (a) 1 sign face at or near the junction of a BFR sidewalk & an “O” Street sidewalk;
    - (b) 1 face at or near the junction of a BFR sidewalk & a “P” Street sidewalk;
    - (c) 1 face at or near the junction of a BFR sidewalk & a Hazelnut sidewalk;Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development (ANX 2017-05) adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area.
  - (2) Pay a fee in-lieu per Attachment 206. [TSP B40 “wayfinding”/P62]

T-T1. School bus shelter: To further TDM through bus transit, the developer shall build or install a school bus shelter on a common area tract closest to wherever the Woodburn School District bus would stop within or next to the development. Follow the direction of the school district, or absent that default to min 48 sq ft, 6 ft narrowest dimension, and 8 ft min height clearance. Affix a min 1½ by 1 ft sign face with text min 4-inch high indicating that the shelter is a school bus stop. The shelter may be on a public tract if the Assistant City Administrator allows and may be within a PUE if PW allows. One of the shelters otherwise conditioned can do double duty as the school bus top shelter if it continues to meet all the other conditioned requirements for that shelter.

**Expiration:** Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

### Notes to the Applicant:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any private signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. PLA Time Limit: WDO 4.02.04B. specifies that, "A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved. Because unrecorded re-plats lingering indefinitely have burdened staff, a condition sets sooner time limits for subsection 2. to begin and finish recordation.
5. Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Technical standards:
  - a. Context: A reader shall not construe a land use condition of approval that reiterates a City technical standard, such as a PW standard, to exclude remaining standards or to assert that conditions of approval should have reiterated every standard the City has in order for those standards to be met.
  - b. Utilities: A condition involving altered or additional sidewalk or other frontage/street improvement that would in the field result in displacement or relocation of any of utility boxes, cabinets, vaults, or vault covers does not exempt the developer from having to move or pay to move any of these as directed by the City Engineer and with guidance from franchise utilities.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
9. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior

to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.

10. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
11. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current [Public Works construction specifications, Standard Drawings, Standard Details](#), and general conditions of a permit type issued by the Public Works Department.
12. ROW:
  - a. Dedication: The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use.  
  
ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
  - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
13. Franchises: The applicant provides for the installation of all franchised utilities in any required easements.
14. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
15. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in a communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
16. Fire: Fire protection requirements must comply with Woodburn Fire District standards and requirements, including how the District interprets and applies Oregon Fire Code (OFC). Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire

codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.

17. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.
18. Public Improvements Civil Plan Review: The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by the Engineering Division. If opting for CEP, the applicant shall not only follow the direction of the Engineer Division, but also take some actions to facilitate tracking by Planning staff and coordination with Engineering:
  - a. Cover letter: Upon submitting application to the Engineering Division, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, project phase, tax lot number(s), street address(es), and the land use / planning / zoning final decision conditions of approval that require the public improvement that is the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each subpart of a condition is met.
  - b. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter may include these.
  - c. Plan copies: Submit to the attention of the Planning Division at least two plan size copies of plan sets (24 by 36 inches). Within the cover sheet title block(s), include the phrase "civil engineering plans" or "public improvements civil plans". Submit also Adobe PDFs using a fileshare service.
  - d. Re-submittal fee: If there are multiple re-submittals, beginning with a third submittal / second revised submittal and continuing with each subsequent submittal, the applicant must pay through the Planning Division into City general revenue a fee of \$100.

Where public improvements involve the jurisdiction of an outside agency such as the Oregon Department of Transportation (ODOT), the developer must account for that when interacting with the City Engineer and City Public Works Department process.

19. PUD Final Plan (FP) Approval Process:
  - A. Context and project management:
    1. The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by PW.
    2. CEP remains the means for implementing final decision conditions of approval affecting street improvements, both surface and underground, and extending into PUEs.
    3. The developer is project manager. Because PW establishes that CEP applicants have a single point of contact termed the "Engineer of Record", the developer manages the engineer of record who handles the CEP and also interacts with the Planning Division regarding FP

- review. For Planning Division staff, the developer is the point of contact, namely whoever on the developer's team the developer tasks with being the project manager.
4. The developer shall be completely responsible for integrating staff directions found in FP documents issued by Planning Division staff into civil engineering plans that the engineering of record submits to PW.
  5. If, when, and where conflicting directions arise between FP directions and CEP directions, the developer shall be responsible for communicating with formal cover or transmittal letters messages from the conflicting division to the other division, and shall communicate such.
  6. The Planning Division observes the CEP for other projects has come after land use final decision and before the building permit stage. Except where otherwise conditioned, it's up to the developer to determine when to submit for CEP and PUD Final Plan relative to each other to best meet this "context and project management" condition.
- B. PUD Final Plan review scope and result:
1. The scope of FP review includes any topic for which any given final decision condition of approval, and any separate document it might reference, is too general to establish civil engineering standards and construction levels of detail. It also includes any topic or situation for which no standard exists through previous adoption by PW or, where applicable, parks and recreation staff. It includes, as examples, pavement, game and sports courts and fields, buildings including pre-fabricated ones, playgrounds and other structures including pre-fabricated ones, exterior lights, landscaping, signage, and appurtenances such as benches, bicycle parking, dog waste stations, ornamental fountains, and water fountains, as well as materials, textures, colors, and model specifications. (Although in or partially in ROW, a bus shelter or shelters are to be subject to FP instead of CEP based on PW preference, unless PW were to direct the engineer of record to include such in CEP scope.)
  2. There shall result an official version of a civil engineering plan set marked approved by PW that shows all common area improvements and all public improvements, including off-street public improvements, resulting from both FP review and CEP. It shall come to be prior to building permit application; however, PW is prohibited from approving any time prior to the developer paying conditioned fees related to CEP Planning Division review.
- C. Submittal directions FP review:
1. Due date: For CEP, none other than what PW might specify. For FP, original / 1<sup>st</sup> submittal is due whichever occurs earlier: When the developer applies for either CEP or final plat application to the City.
  2. Cover letter: Upon submitting CEP application to PW, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, tax lot number(s), street address(es), and the land use final decision conditions of approval that require the public improvements that are the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each part of a condition is met.
  3. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter to the Planning

Division may include these. The developer may submit to the Planning Division a copy of the stamped CEP application form submitted to PW if the form includes the required information.

D. Site Plans: For CEP Planning Division review and FP:

1. CEP: Submit to the attention of the Planning Division at least 2 plan size copies of plan sets, one plotted at native scale (min 22 by 34 inches, max 24 by 36) and one at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal and the phrase “civil engineering plans”, “civil plans for CEP”, or “public improvements civil plans”.
2. FP: Submit to the attention of the Planning Division at least 6 plan size copies of plan sets, 3 plotted at native scale (min 22 by 34 inches, max 24 by 36) and 3 at ledger (11 by 17). Within the cover sheet title block(s), include the anticipated date of submittal.
3. Both: Fold the plan size sets if thin enough to do so. Submit also Adobe PDFs using a fileshare service.

**Appeals:** The decision is final unless appealed to the Oregon Land Use Board of Appeals (LUBA) pursuant to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) 661-010. The appeal due date is “on or before the 21st day” after the decision date per OAR 661-010-0015(1)(a). A valid appeal must meet the rules. If appealing to LUBA, as a courtesy inform City staff in writing.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071-4730. For questions or additional information, contact Alyssa Nichols, Administrative Assistant, at (503) 982-5246 or [alyssa.nichols@ci.woodburn.or.us](mailto:alyssa.nichols@ci.woodburn.or.us).

**Testifiers:**

Name	Address	Planning Commission		City Council	
		Written	Verbal	Written	Verbal
Brenda Gonzalez	1105 Eagle Dr, Woodburn, OR 97071-7711		x		
Jim Nicolarsen	620 Troon Ave Woodburn, OR 97071-7691	x	x	x	x
Julie Nicolarsen	620 Troon Ave Woodburn, OR 97071-7691		x	x	
Cindy Wurdinger-Kelly	16751 Boones Ferry Rd NE, Woodburn, OR 97071-9631		x		

**Attachments:**

- Planning Commission March 25, 2021 Staff Report Attachment 101. Marked Tax Map
- 102A. Public Works comments (March 16, 2021; 3 pages)
- 103. Site plans (dated January 15, 2021 and submitted February 9, 2021; 19 sheets)
- 105A. Transportation System Plan (TSP) Fig. 2 “Functional Roadway Classification”
- 105B. Transportation System Plan (TSP) Fig. 6 “Local Street Connectivity Plan”
- 106. Staff addendum memo (April 8, 2021; excerpted 3 pages inc. its second attachment)
- 201.\* ANX 2020-03 Dove Landing PUD: Dictionary & Glossary
- 202. ANX 2020-03 Dove Landing PUD: Lot & Tract Development Standards
- 203. ANX 2020-03 Dove Landing PUD: Common Area Improvements & Public Easements
- 204. [Struck. Number kept to preserve order.]
- 205. ANX 2020-03 Dove Landing PUD: Tree Protection & Environmental Remediation
- 206. ANX 2020-03 Dove Landing PUD: Conditioned Fees

\*The 200 series of attachments are details for the conditions of approval.

Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

As authorized by the City Council on May 10, 2021

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Eric Swenson, Mayor

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Date

ES/cmc

cc: Chris Kerr, Community Development Director

Dago Garcia, P.E., City Engineer

Ted Cuno, Building Official

Jason Space, GIS Technician

Peter Ettro, Ettro Capital Management, 340 Oswego Pointe Dr, Ste 208, Lake Oswego, OR 97034-3230  
(applicant)



Stacy Connery, AICP, Planning Manager, Pacific Community Design, Inc., 12564 SW Main St, Tigard, OR 97223-6129 (applicant's representative)

Christy J. Schultz, Manager, Schultz Farm LLC, 16710 Boones Ferry Rd NE, Woodburn, OR 97071-9632 (landowner)

Testifiers: Per the table above.

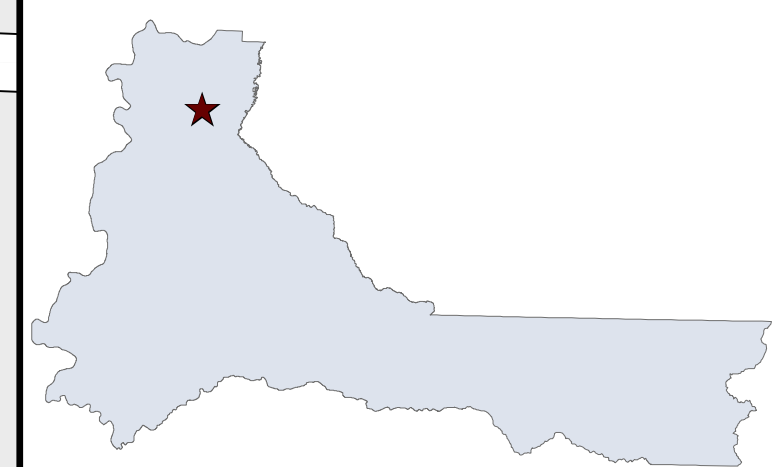
Casey Knecht, P.E., Development Review Coordinator, Oregon Dept. of Transportation (ODOT) Region 2

Marion County Assessor's Office

Marion County Geographic Information System (GIS)

Marion County Public Works Dept.

# 05 1W 06C WOODBURN



**MARION COUNTY, OREGON**  
SW1/4 SEC6 T5S R1W W.M.  
SCALE 1" = 200'

### LEGEND

- LINE TYPES**
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22 Section Corner

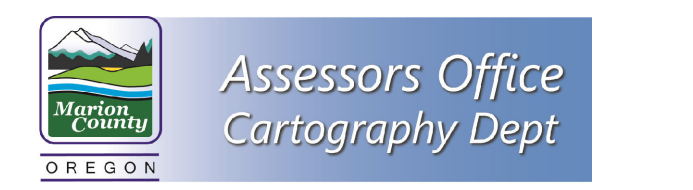
**NUMBERS**  
Tax Code Number  
**00 00 0**  
Acreage 0.25 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

**NOTES**  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

**CANCELLED NUMBERS**

500			
600			
700			

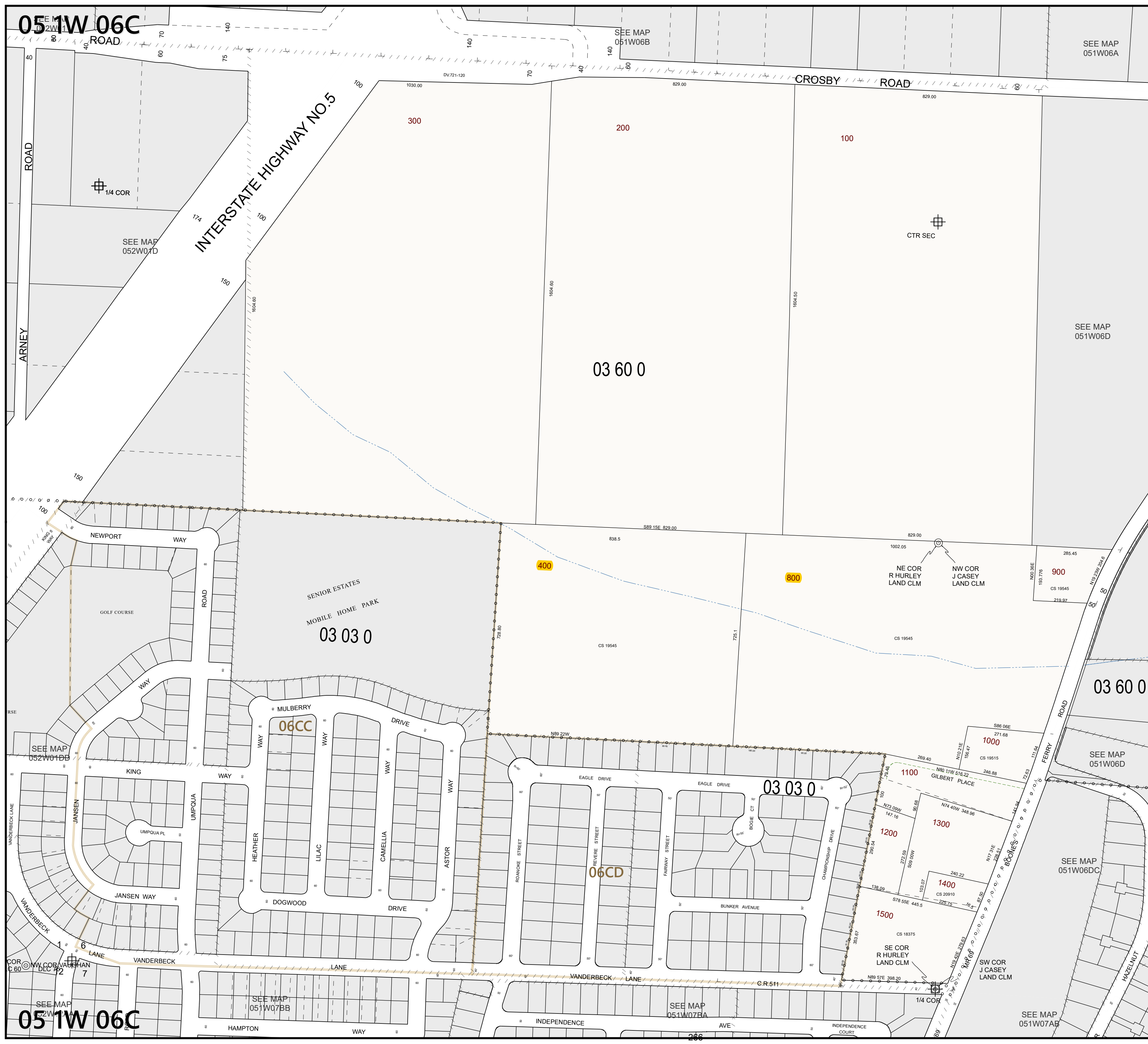
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us) Attachment 101

PLOT DATE: 10/16/2020

# WOODBURN 05 1W 06C





**Public Works Comments**  
**ANX 2020-03, PUD 2020-02, SUB 2020-03, ZC 2020-02**  
**Schultz Farm \_ Dove Landing PUD \_ Land Use Application**

**March 16, 2021**

**A. CONDITIONS OF LAND USE APPROVAL:**

1. The Applicant, not the City, is responsible for obtaining any necessary permits from the State, Marion County, Oregon Division of State Lands, US Army Corps of Engineering and/or federal agencies that may require such permit or approval for the construction of this development.
2. Applicant to provide a final Engineer stamped storm drainage hydraulic analysis report for the detention and conveyance system. The storm drainage hydraulic analysis shall comply with Marion County, Oregon Division of State Lands, US Army Corps of Engineering and City's requirements, as applicable.
3. Prior to land use approval, Applicant to provide an Engineering Certification that the proposed storm conveyance from the Dove Landing development will not increase the historical storm flows to the downstream drainage system and will not increase the 100-year floodplain/floodway elevations or inundation boundaries on any downstream properties.

**B. CONDITIONS TO BE COMPLETED PRIOR TO CIVIL PLANS APPROVAL:**

1. If applicable, applicant to provide a copy of approved permit(s) from the Oregon Division of State Lands and US Army Corps of Engineering and Marion County, as applicable, if a permit shall be obtained for discharging storm drainage into state lands. This permit(s) shall be obtained prior to City approval of the Dove Landing PUD Civil Plans.
2. Applicant to provide a Flood Study Analysis (Hydraulic Model) for the future 100 year floodplain and floodway boundaries and inundation boundaries on the adjacent properties east of N Boones Ferry Road. The analysis shall reflect full-buildout conditions for the Dove Landing PUD development.
3. Applicant is responsible for correcting/upgrading any storm drainage capacity deficiencies, including upgrading private storm drainage systems or installing a new drainage system as per City's requirements and per approved Storm Drainage Hydraulic Analysis Report.



4. Applicant is responsible for correcting/upgrading the storm drainage pipes under N Boones Ferry Road if structural or capacity deficiencies are encountered during the Civil Plans review.
5. The applicant is responsible for potential improvements to the existing gravity main, located between the proposed connection to the existing main and the Vanderbeck Pump Station, due to the proposed development. Applicant is also responsible for upgrades to the Vanderbeck Pump Station and force main due to the applicant's development.

The City is collecting flow data on the existing gravity main by Vanderbeck Pump Station and information is expected to be provided to the applicant by late spring of 2021.

6. Applicant to provide a flexible pavement structured designed, for all new public streets, by a registered professional engineer using subgrade reaction appropriate for the site, traffic index, and a 20-year design life for pavement system. Structure thicknesses shall not be less than values form table on City of Woodburn Standard Detail No. 42001 ( Typical Pavement Structure).
7. Applicant is require to upgrade the existing cross-section of N Boones Ferry Road to the City's minimum cross-section standards for a minor arterial, as applicable.
8. Applicant to provide for the installation of all franchise utilities and shall provide any required easements for these facilities. All permanent utility services to the development shall be underground.
9. A Department of Environmental Quality Erosion Control 1200C permit is required for this development prior to City issuance of approval civil plans.
10. All sewer mains are a gravity system and the termini of sewer lines locations and depths shall be such that it is suited for future extensions to adjoining areas.
11. On-site existing water wells and subsurface sewage disposal systems shall be abandoned by the applicant in accordance with all state regulations and requirements.



12. Final review of the Civil Plans will be done during the Subdivision Application for Construction. Public infrastructure will be constructed in accordance with plans approved by Public Works and Marion County (where applicable).

# DOVE LANDING PUD

TL 400 & 800 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SEC. 6 W.M.  
MARION COUNTY, OREGON



[T] 503-941-9484 [F] 503-941-9485

DATE: 1/15/2021

**REVISIONS**

NO.	DATE	DESCRIPTION
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**GROSS ACREAGE: 31.86 AC**

**BENCHMARK:**

ELEVATIONS ARE BASED OFF OF MARION COUNTY CONTROL POINT NO. 9214, BEING A MARION COUNTY STAMPED (MR 6 CR 513) BRASS CAP IN MONUMENT BOX SET IN PAVEMENT.

ELEVATION DATUM: NGVD 29, ELEVATION = 181.174

**UTILITIES & SERVICES:**

WATER:	CITY OF WOODBURN
STORM:	CITY OF WOODBURN
SEWER:	CITY OF WOODBURN
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	WOODBURN FIRE DISTRICT
POLICE:	WOODBURN POLICE DEPARTMENT
SCHOOL:	WOODBURN SCHOOL DISTRICT
PHONE:	FRONTIER
WASTE DISPOSAL:	REPUBLIC SERVICES
CABLE:	CENTURYLINK

**APPLICANT:**

ETTRO CAPITAL MANAGEMENT LLC  
340 OSWEGO POINTE DRIVE  
LAKE OSWEGO, OREGON, 97034  
[P] 503-568-1907  
CONTACT: PETER ETTRO

**OWNER:**

SCHULTZ FARM, LLC  
16710 NE BOONES FERRY ROAD  
WOODBURN, OREGON, 97071  
CONTACT: CHRISTY SCHULTZ

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN ST.  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP  
ERIC HAWKINSON

**CIVIL ENGINEER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN ST.  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: CRAIG LARSON, PE

**SURVEYOR:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN ST.  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**GEOTECHNICAL ENGINEER:**

GEO CONSULTANTS NORTHWEST, INC.  
2839 SE MILWAUKIE AVENUE  
PORTLAND, OREGON 97202  
[P] 503-616-9425  
CONTACT: BRAD HUPY

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN ST.  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA, CLARB

**NATURAL RESOURCE CONSULTANT:**

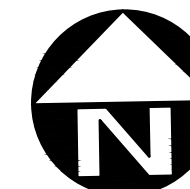
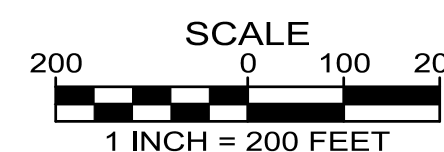
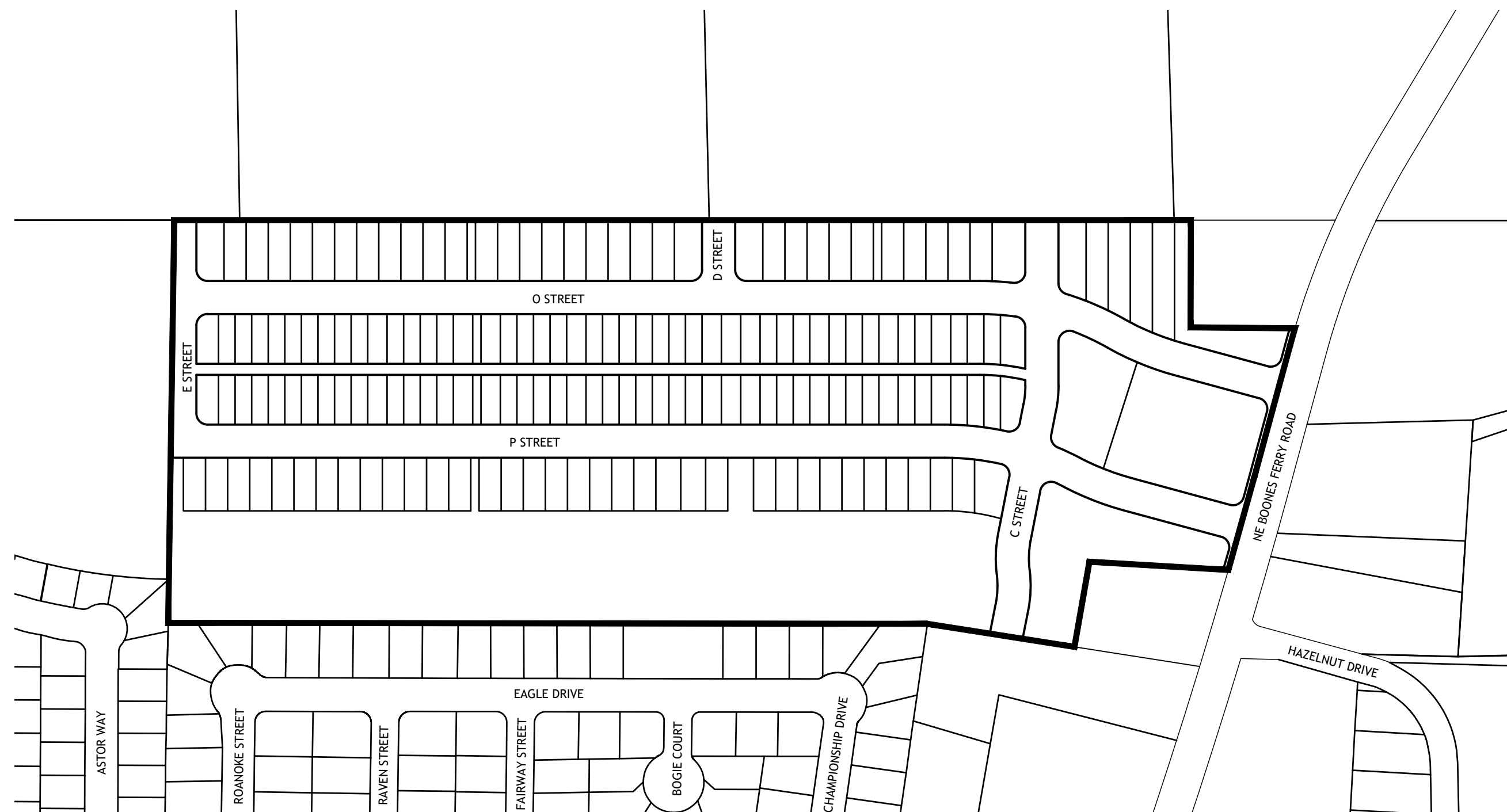
PACIFIC HABITAT SERVICES, INC.  
9450 SW COMMERCE CIRCLE, SUITE 180  
WILSONVILLE, OR 97070  
[P] 503-570-0800  
CONTACT: JOHN VAN STAVEREN

**TRAFFIC ENGINEER:**

LANCASTER MOBLEY  
321 SW 4TH AVENUE, SUITE 400  
PORTLAND, OR 97204  
[P] 503-248-0313  
CONTACT: JESSICA HIJAR

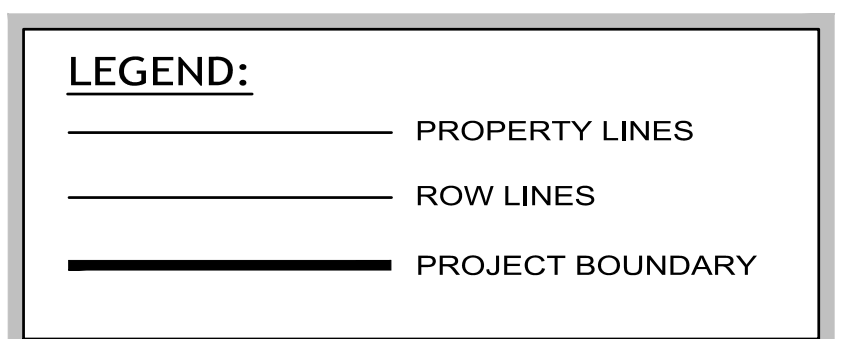


VICINITY MAP



**SHEET INDEX:**

- 1 COVER SHEET
- 2.1 EXISTING CONDITIONS
- 2.2 EXISTING CONDITIONS BOONES FERRY
- 3 SITE AERIAL
- 4 CONCEPTUAL DEVELOPMENT PLAN
- 5 SPECIFIC DEVELOPMENT SITE PLAN
- 6.1 PRELIMINARY PLAT
- 6.2 PRELIMINARY PLAT
- 7 GRADING PLAN
- 8 PRELIMINARY SANITARY PLAN
- 9 PRELIMINARY WATER PLAN
- 10.1 PRELIMINARY STORM PLAN
- 10.2 PRELIMINARY STORM PLAN
- 11 COMMON AREA AND OPEN SPACE PLAN
- 12.1 STREETS, PATHS, & CROSS SECTIONS
- 12.2 STREETS, PATHS, & CROSS SECTIONS BOONES FERRY
- 13.1 TREE PROTECTION PLAN
- 13.2 TREE PROTECTION PLAN
- 13.3 TREE PROTECTION PLAN
- 13.4 TREE PROTECTION PLAN
- 13.5 TREE PROTECTION PLAN
- 13.6 TREE PROTECTION PLAN
- 13.7 TREE PROTECTION PLAN
- 14.1 TREE INVENTORY
- 14.2 TREE INVENTORY
- 14.3 TREE INVENTORY
- 14.4 TREE INVENTORY
- 14.5 TREE INVENTORY
- 14.6 TREE INVENTORY
- 14.7 TREE INVENTORY
- L1 STREET TREE PLANTING & OPEN SPACE LOCATION PLAN
- L2 STREET TREE DETAILS AND NOTES
- L3 OPEN SPACE PLANTING PLAN
- L4 OPEN SPACE PLANTING PLAN
- L5 OPEN SPACE PLANTING PLAN
- L6 PARK PLANTING PLAN
- L7 PARK DETAILS
- L8 POND PLANTING PLAN



DOVE LANDING PUD

COVER



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001

TYPE: PLANNING

REVIEWED BY: PRE

1

Attachment 103  
Sheet 1 of 19

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REVISIONS

NO.	DATE	DESCRIPTION
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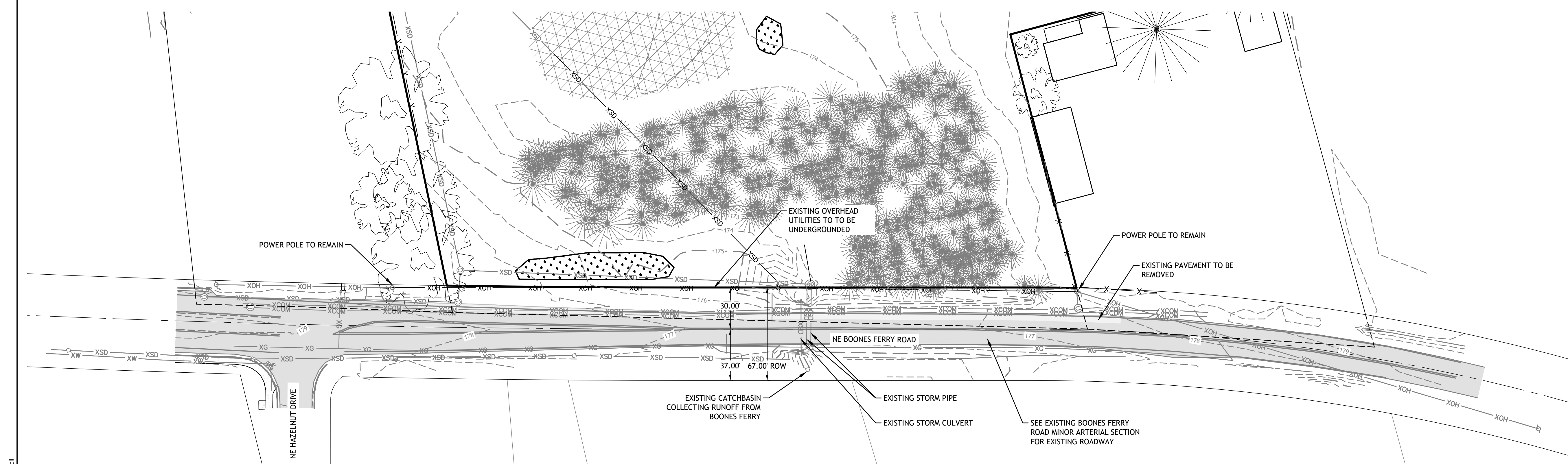
DOVE  
LANDING PUD

EXISTING  
CONDITIONS  
BOONES FERRY



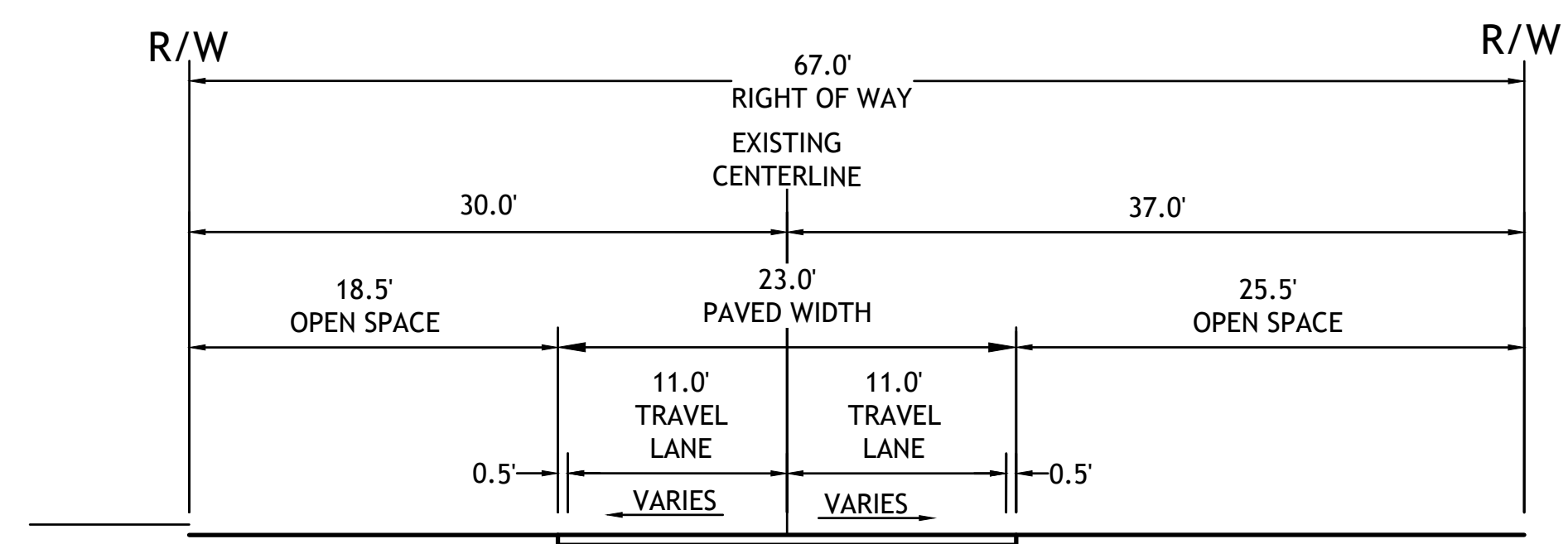
12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

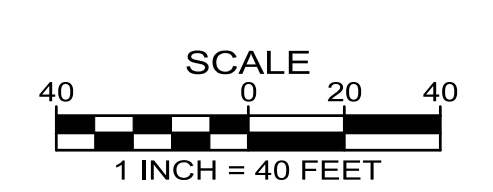


LEGEND			
	EXISTING SIDEWALK		EASEMENT LINES
	EXISTING PAVEMENT		EXISTING RIGHT-OF-WAY
	EXISTING GRAVEL		EXISTING CENTERLINE
	EXISTING BUILDING		EXISTING PROPERTY LINE
	EXISTING NON-JURISDICTIONAL WETLAND TO BE FILLED		EXISTING BOUNDARY LINE
	FILLED WETLANDS		EX 2-FOOT CONTOURS
			EX 10-FOOT CONTOURS
			EXISTING WETLAND BUFFER
			EXISTING WATERS
	EX SANITARY SEWER		EX STORM DRAIN
	EX STORM DRAIN		EX WATER LINE
	EX WATER LINE		EX GAS LINE
	EX GAS LINE		EX BURIED POWER LINE
	EX BURIED POWER LINE		EX OVERHEAD POWER LINE
	EX OVERHEAD POWER LINE		EX CABLE TV LINE
	EX CABLE TV LINE		EX TELEPHONE LINE
	EX TELEPHONE LINE		EXISTING FENCE
	EX SANITARY MANHOLE		EX BLOW-OFF
	EX SANITARY CLEANOUT		EX AIR RELEASE VALVE
	EX STORM MANHOLE		EX GAS VALVE
	EX AREA DRAIN		EX CABLE RISER
	EX CURB INLET		EX TELEPHONE RISER
	EX STORM CLEANOUT		EX LIGHT POLE
	EX FIRE HYDRANT		EX TREES
	EX WATER METER		EX TREES TO BE REMOVED
	EX WATER VALVE		

- NOTES:
- ALL EXISTING FILBERT TREES TO BE REMOVED.
  - FOR TREE PRESERVATION PLAN SEE SHEET 13.1-13.7.



**B1** EXISTING BOONES FERRY ROAD  
MINOR ARTERIAL  
NOT TO SCALE



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**REVISIONS**

NO.	DATE	DESCRIPTION
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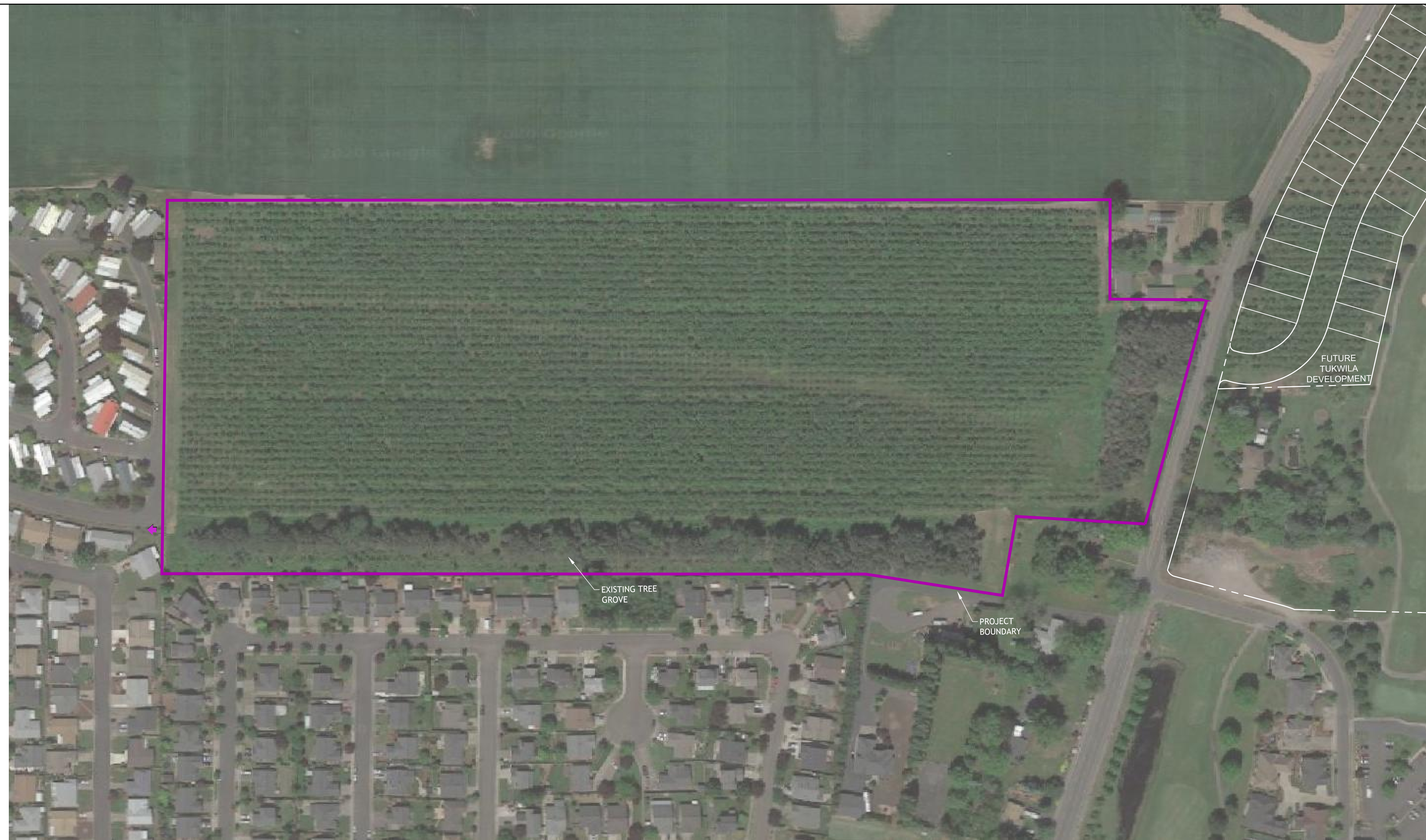
**DOVE  
LANDING PUD**

**SITE  
AERIAL**



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.:	142-001
TYPE:	PLANNING
REVIEWED BY:	PRE





REVISIONS

NO.	DATE	DESCRIPTION
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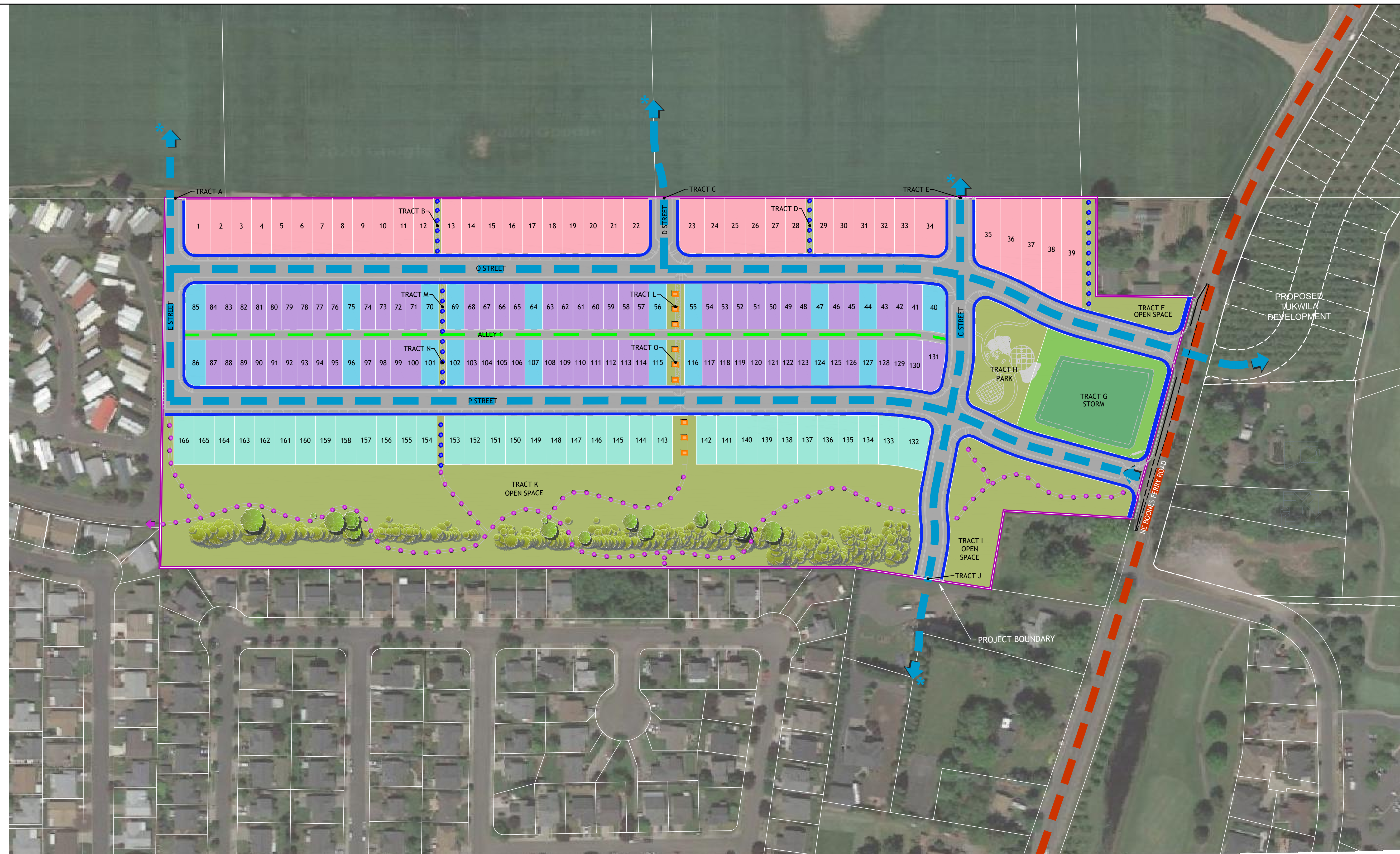
DOVE  
LANDING PUD

CONCEPT  
SITE PLAN  
ALTERNATIVE 2

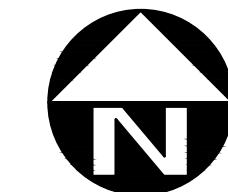
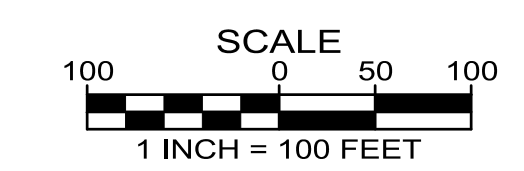


12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE



LEGEND - PROPOSED CONCEPT PLAN			LAND USE - RESIDENTIAL		PEDESTRIAN ELEMENTS		VEHICLE ELEMENTS	
<b>OPEN SPACE</b>			<b>FRONT LOADED - 40' X 110' LOT</b>		<b>10' MAJOR TRAIL</b>		<b>PROPOSED ROAD CONNECTION</b>	
GROSS SITE AREA	31.86 AC	100 %	<b>FRONT LOADED - 40' X 96' LOT</b>		8' MINOR TRAIL		PROPOSED PUBLIC ALLEY	
PARKS/TRAILS, LANDSCAPE TRACTS	9.55 AC	30%	<b>REAR LOADED - 30' X 90' LOT</b>		6' WOOD CHIP TRAIL		EXISTING COLLECTOR	
STORMWATER FACILITY	1.17 AC	3%	<b>REAR LOADED - 35' X 90' LOT</b>		SIDEWALKS AND PATHWAYS		CONNECTIVITY	
			<b>TOTAL</b>				FUTURE ROAD CONNECTION	
			39					
			35					
			73					
			19					
			166					
<b>DENSITY</b>								
GROSS AREA	31.86 AC							
- ROW	7.62 AC							
NET AREA	24.24 AC							
MIN. DENSITY								
-5.2 UNITS/AC X 24.24 AC =		126 UNITS						
MAX. DENSITY								
-7.26 UNITS/AC X 24.24 AC =		176 UNITS						



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DOVE  
LANDING PUD

SPECIFIC  
SITE PLAN

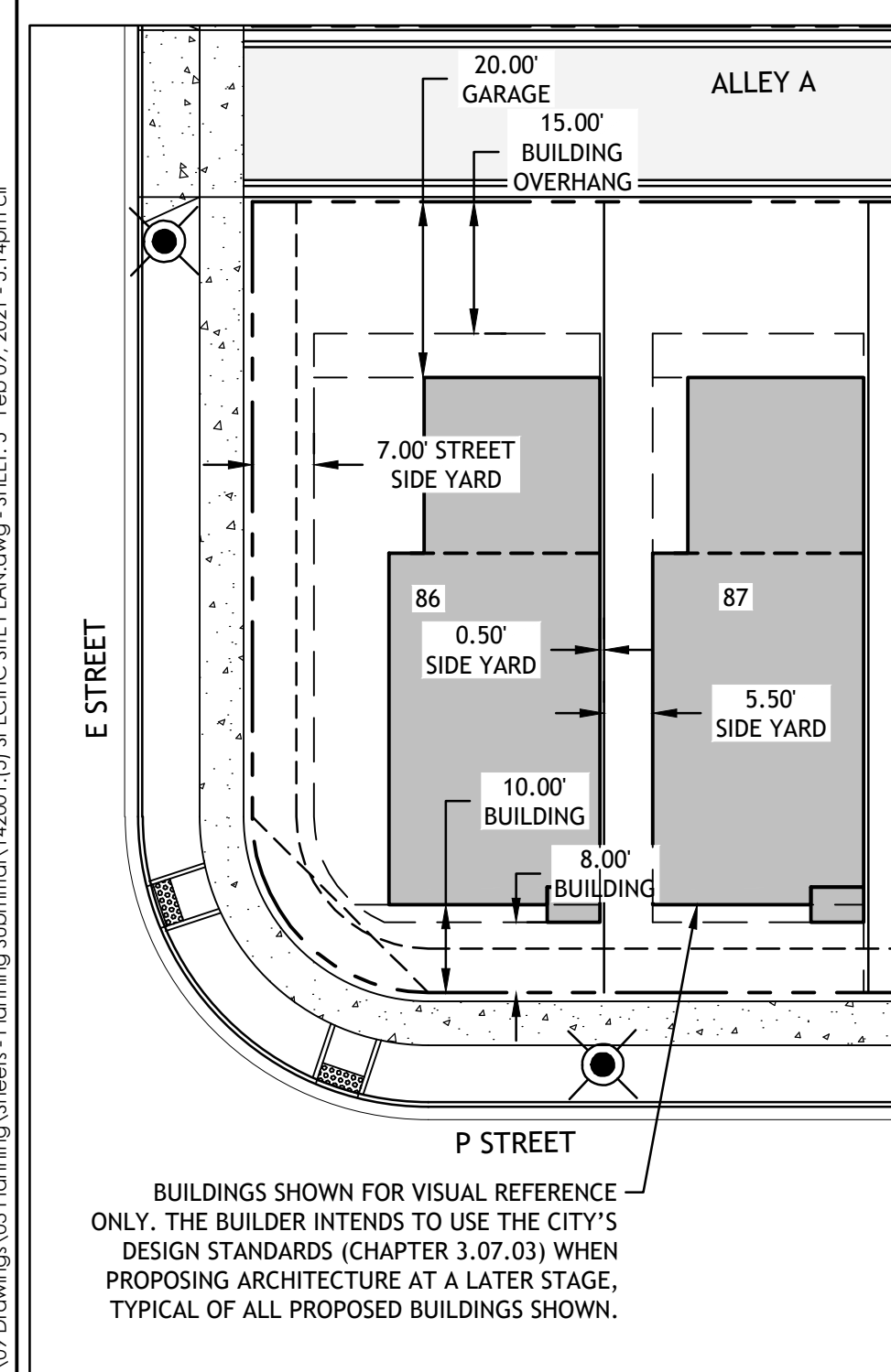
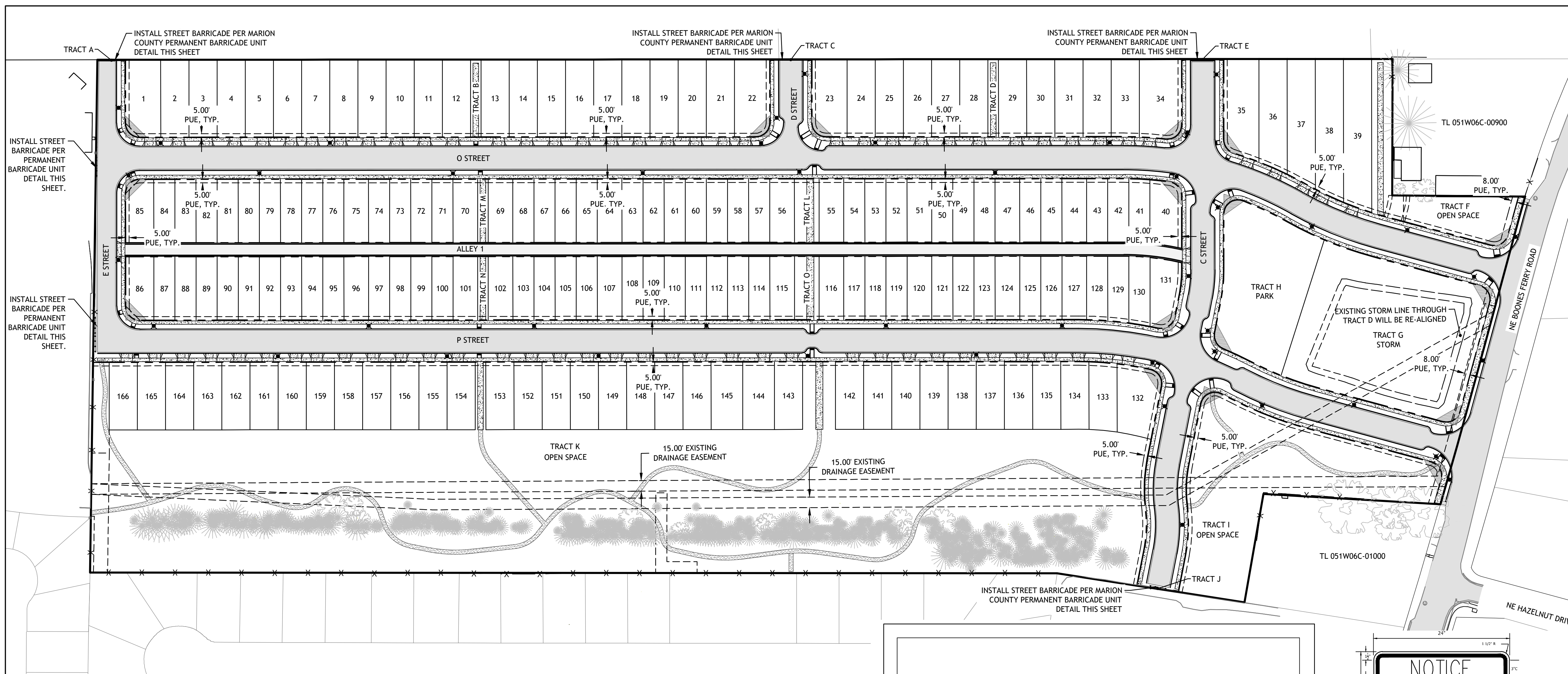


12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

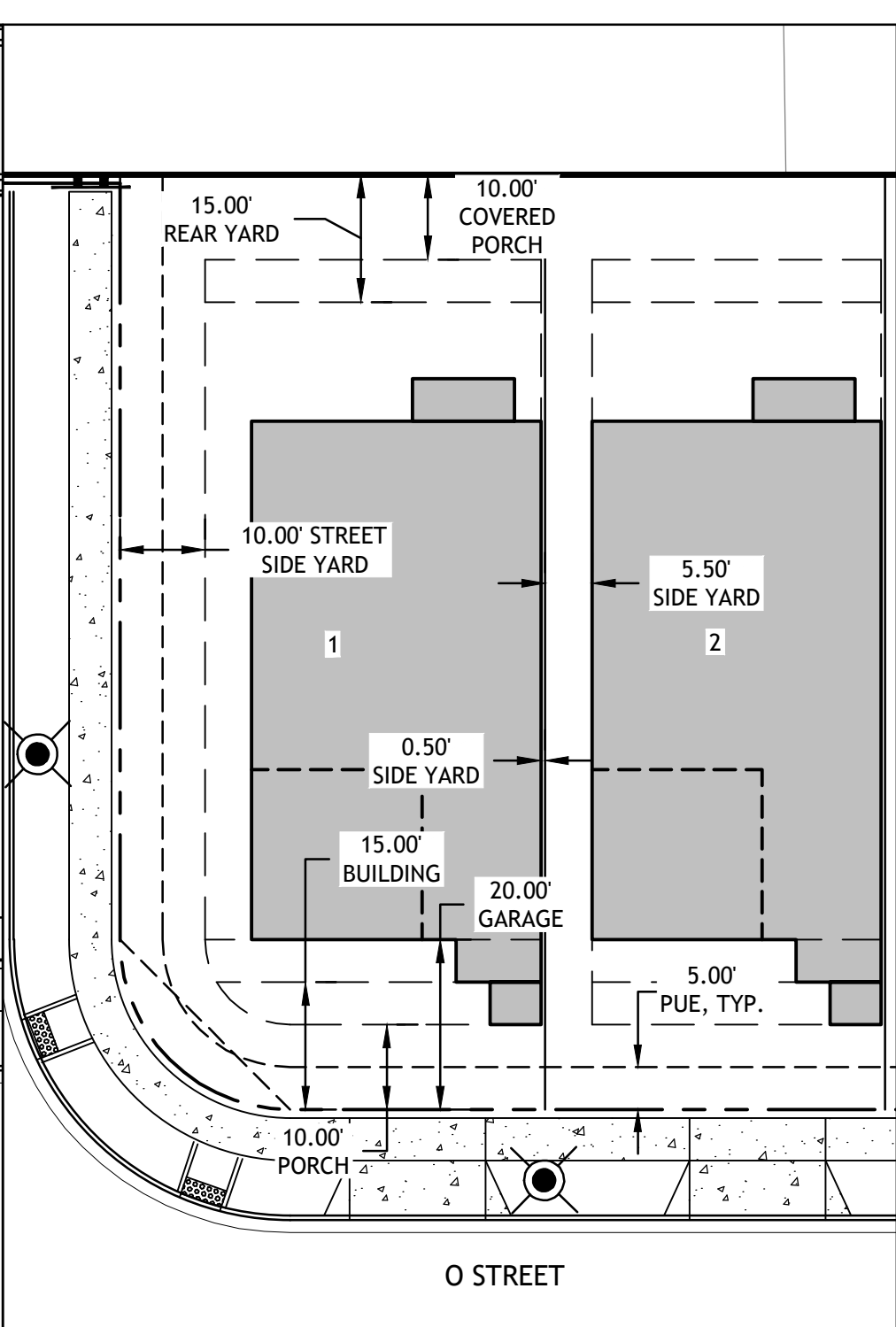
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TYPE: PLANNING

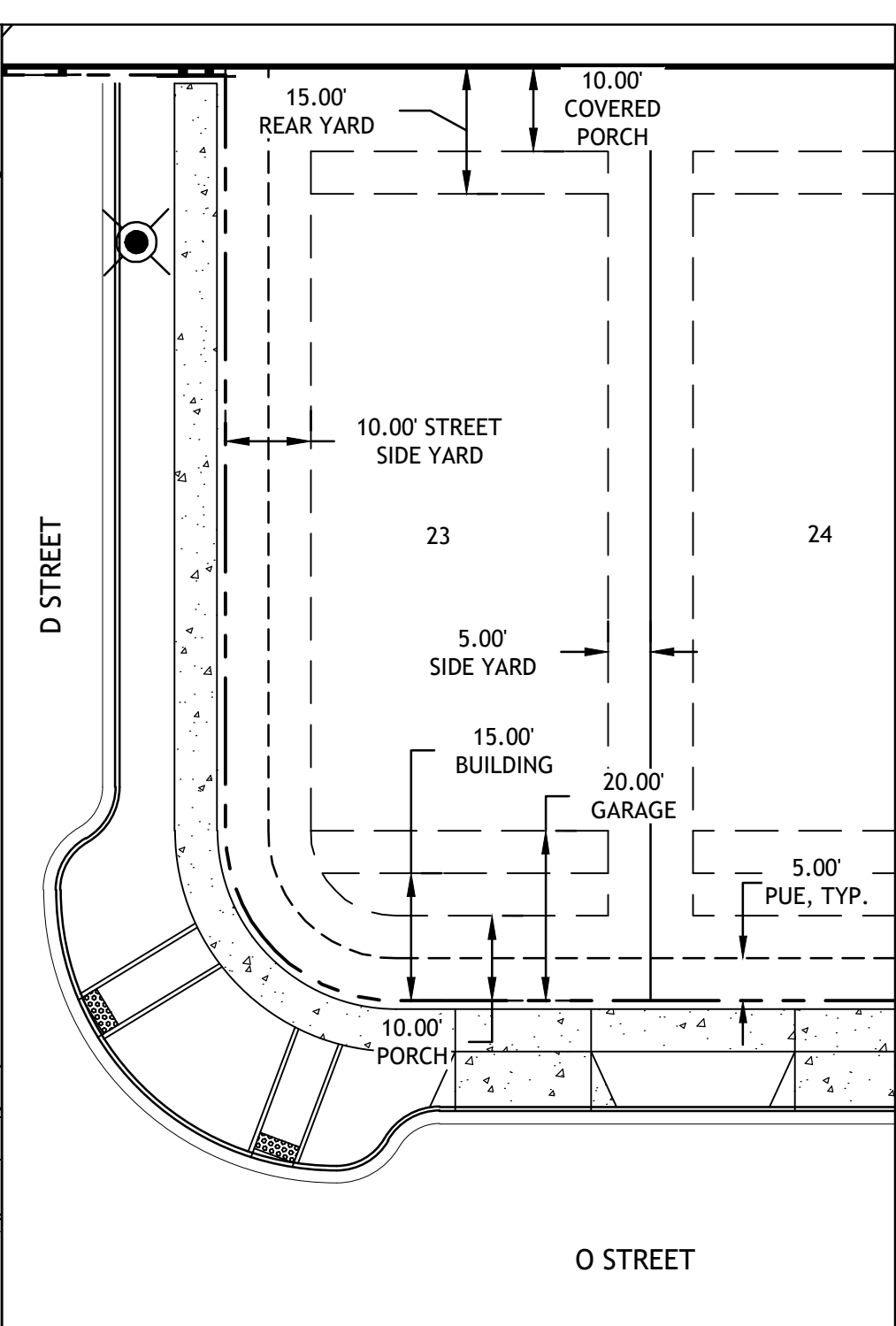
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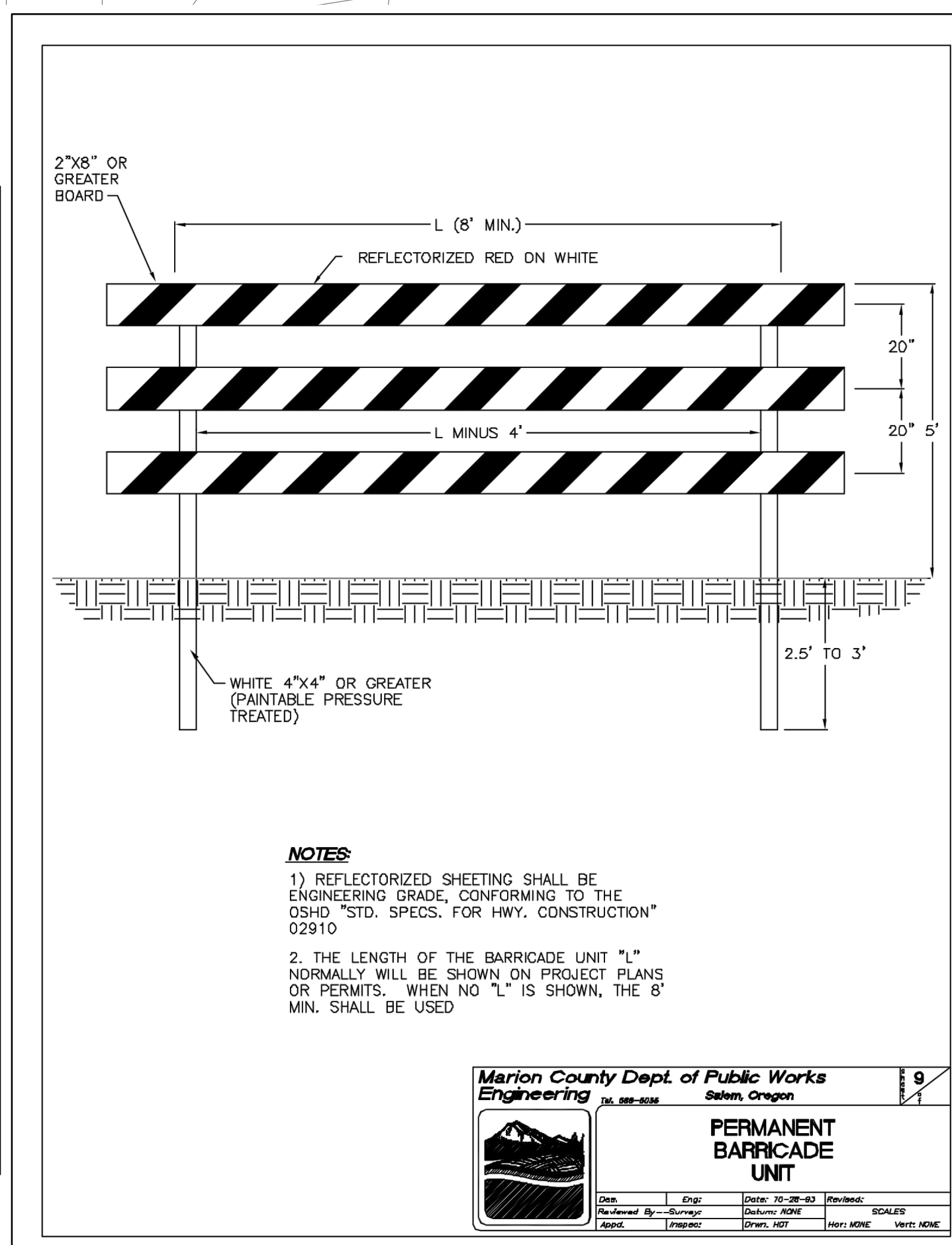
TYPICAL REAR LOADED SETBACK



TYPICAL FRONT LOADED SETBACK - OPTION A



TYPICAL FRONT LOADED SETBACK - OPTION B



NOTICE  
THIS ROAD WILL BE EXTENDED WITH FUTURE DEVELOPMENT FOR MORE INFO, CONTACT CITY OF WOODBURN CURRENT PLANNING DIV. (503) 982-5246

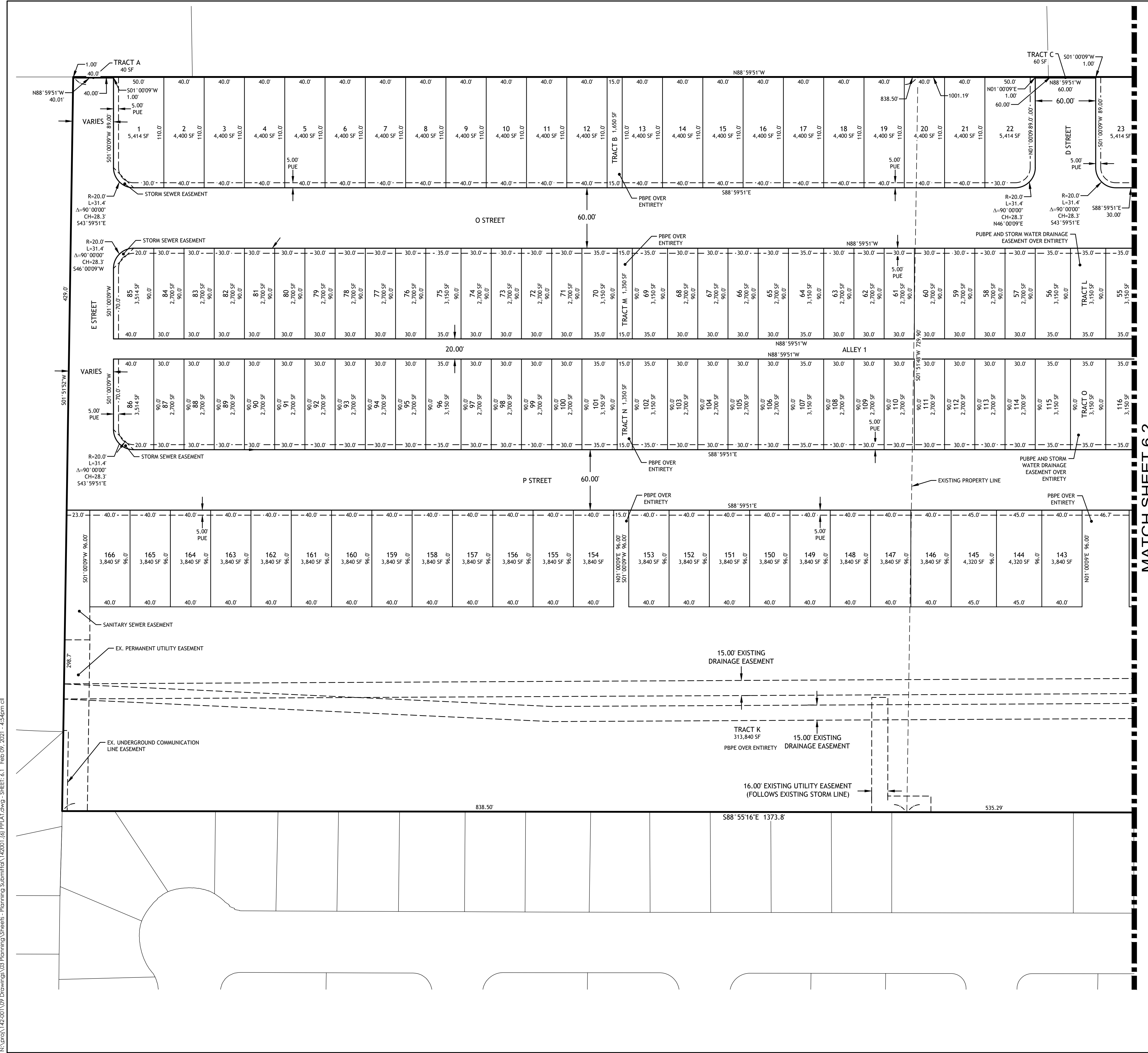
LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- VISION CLEARANCE TRIANGLE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED STREET LIGHT

SCALE  
0 40 80  
1 INCH = 80 FEET

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LEGEND	
PUE	PUBLIC UTILITY EASEMENT
PBPE	PUBLIC BICYCLE/ PEDESTRIAN ACCESS EASEMENT
PUBPE	PUBLIC UTILITY EASEMENT AND PUBLIC BICYCLE/ PEDESTRIAN ACCESS EASEMENT
CAE	CROSS ACCESS EASEMENT TO BENEFIT TAX LOT 051W06C000900
TCE	TEMPORARY CONSTRUCTION EASEMENT TO BENEFIT TAX LOT 051W06C000900



MATCH SHEET 6.2

DOVE  
LANDING PUD

PRELIMINARY  
PLAT



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

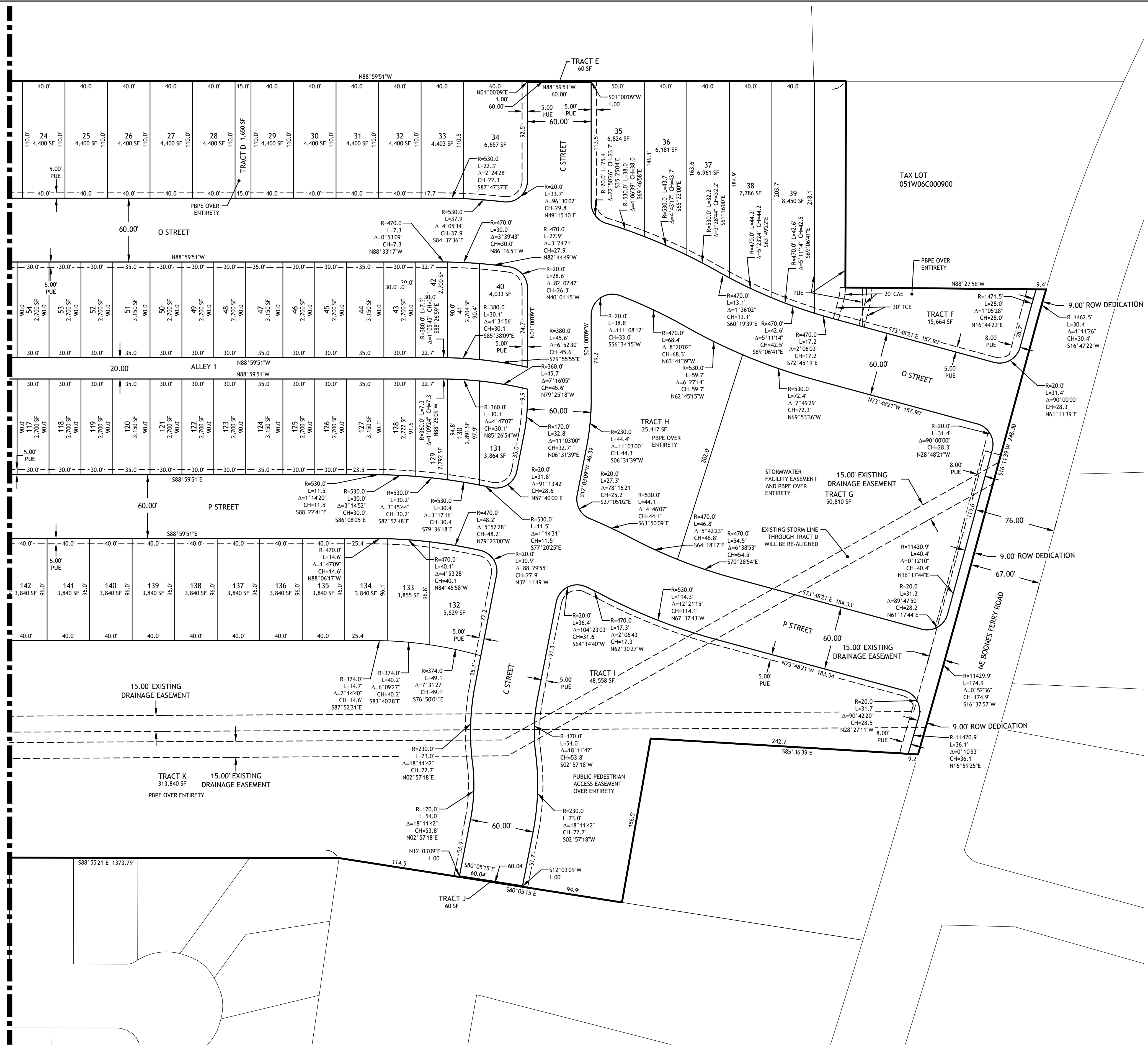
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**LEGEND**

PUE	PUBLIC UTILITY EASEMENT
PBPE	PUBLIC BICYCLE/ PEDESTRIAN ACCESS EASEMENT
PUBPE	PUBLIC UTILITY EASEMENT AND PUBLIC BICYCLE/ PEDESTRIAN ACCESS EASEMENT
CAE	CROSS ACCESS EASEMENT TO BENEFIT TAX LOT 051W06C000900
TCE	TEMPORARY CONSTRUCTION EASEMENT TO BENEFIT TAX LOT 051W06C000900

MATCH SHEET 6.1



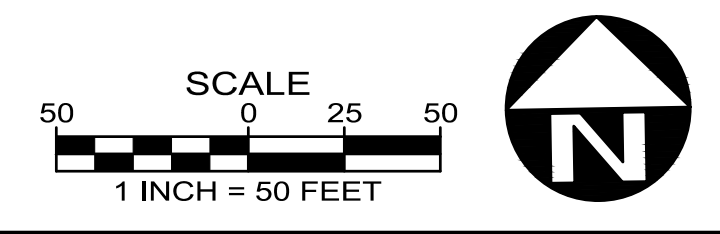
DOVE  
LANDING PUD

PRELIMINARY  
PLAT



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE



6.2

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REVISIONS

NO.	DATE	DESCRIPTION
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DOVE  
LANDING PUD

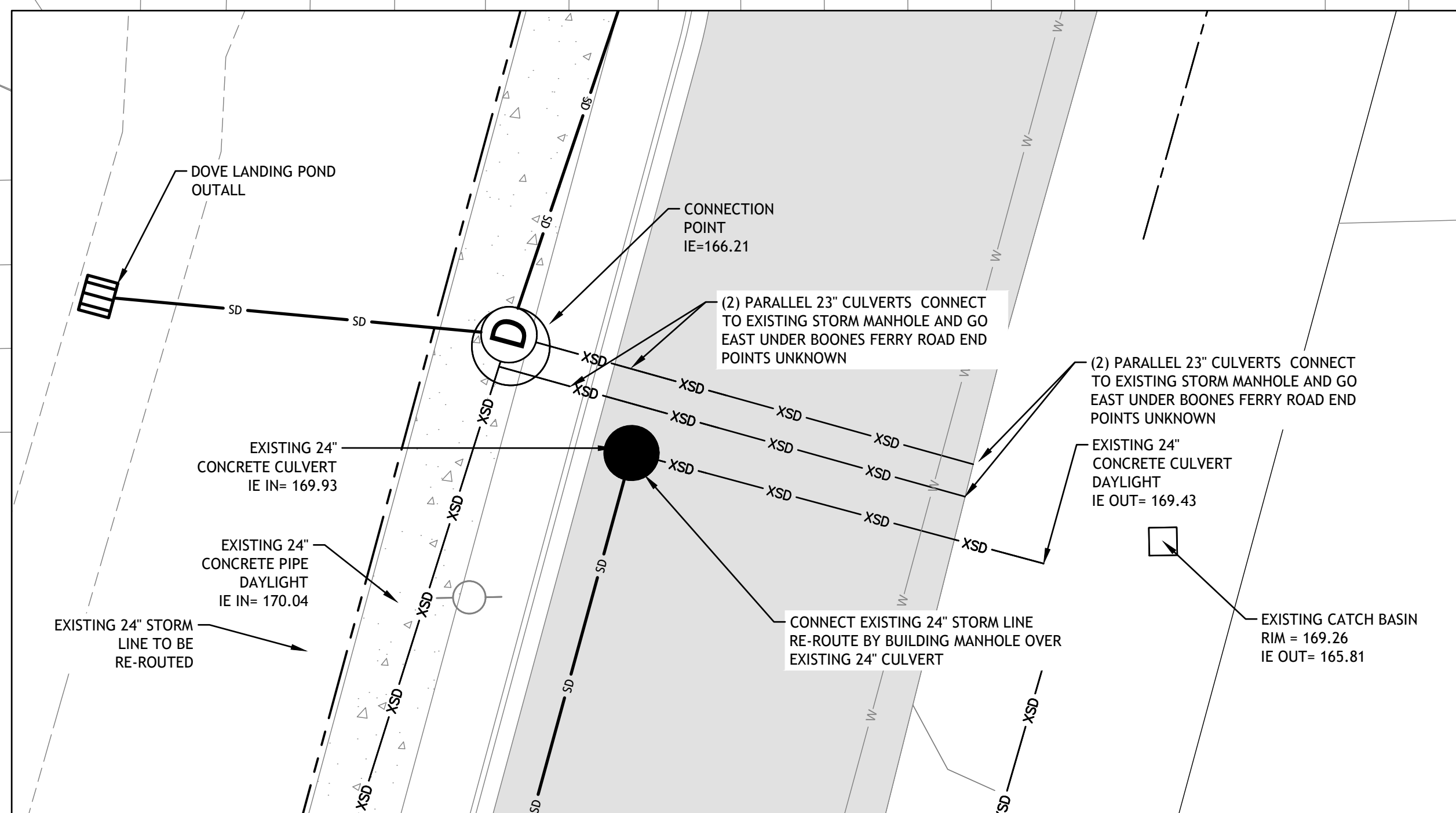
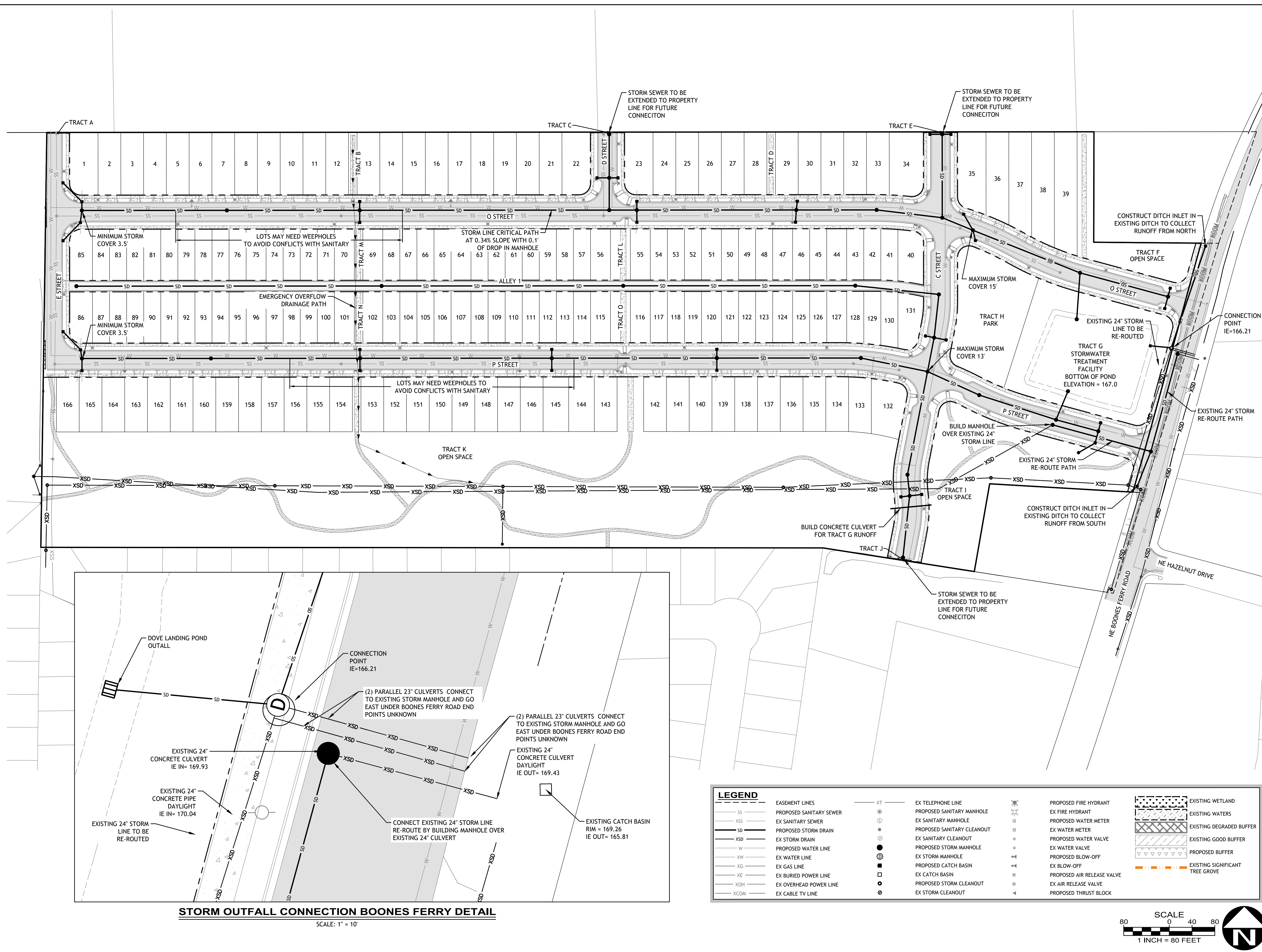
PRELIMINARY  
STORM SEWER  
PLAN



12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

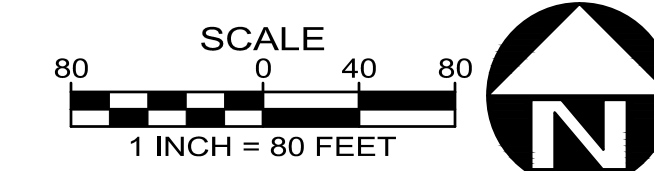
10.1



STORM OUTFALL CONNECTION BOONES FERRY DETAIL

SCALE: 1" = 10'

LEGEND							
SS	PROPOSED SANITARY SEWER	XT	EX TELEPHONE LINE	⊗	PROPOSED FIRE HYDRANT	▨	EXISTING WETLAND
XSS	EX SANITARY SEWER	⊙	PROPOSED SANITARY MANHOLE	⊗	EX FIRE HYDRANT	▨	EXISTING WATERS
SD	PROPOSED STORM DRAIN	⊙	EX SANITARY MANHOLE	⊗	PROPOSED WATER METER	▨	EXISTING DEGRADED BUFFER
XSD	EX STORM DRAIN	⊙	PROPOSED SANITARY CLEANOUT	⊗	EX WATER METER	▨	EXISTING GOOD BUFFER
W	PROPOSED WATER LINE	⊙	EX SANITARY CLEANOUT	⊗	PROPOSED WATER VALVE	▨	PROPOSED BUFFER
XW	EX WATER LINE	⊙	PROPOSED STORM MANHOLE	⊗	EX WATER VALVE	▨	EXISTING SIGNIFICANT TREE GROVE
XG	EX GAS LINE	⊙	EX STORM MANHOLE	⊗	PROPOSED BLOW-OFF	▨	
XE	EX BURIED POWER LINE	⊙	PROPOSED CATCH BASIN	⊗	EX BLOW-OFF	▨	
XOH	EX OVERHEAD POWER LINE	⊙	EX CATCH BASIN	⊗	PROPOSED AIR RELEASE VALVE	▨	
XCOM	EX CABLE TV LINE	⊙	PROPOSED STORM CLEANOUT	⊗	EX AIR RELEASE VALVE	▨	
		⊙	EX STORM CLEANOUT	⊗	PROPOSED THRUST BLOCK	▨	



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REVISIONS

NO.	DATE	DESCRIPTION
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DOVE  
LANDING PUD

OPEN SPACE  
SITE PLAN

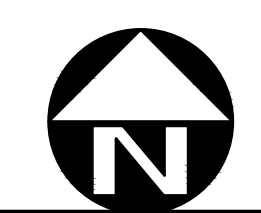
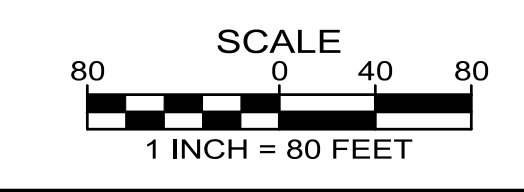


12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

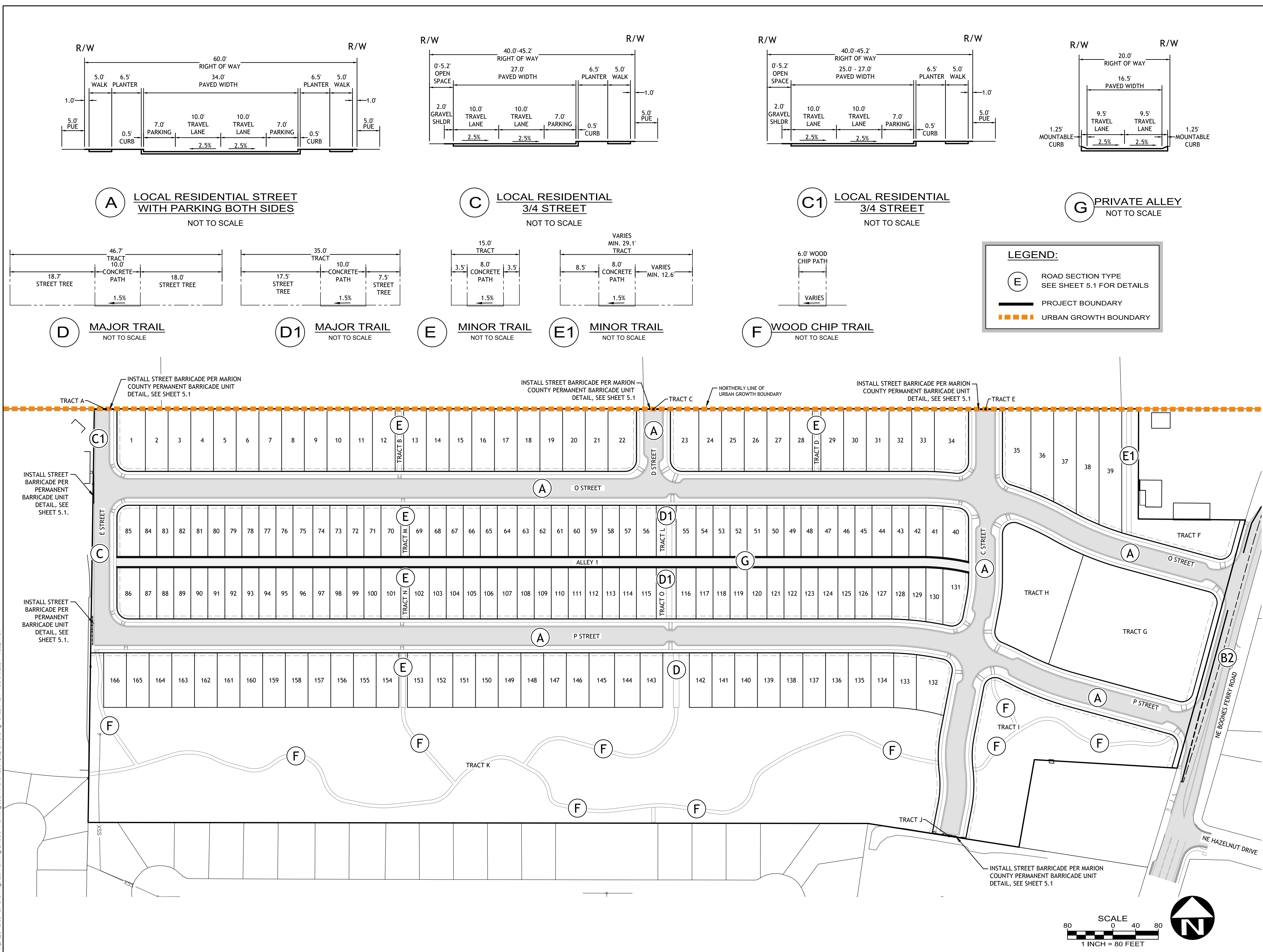
PROJECT NO.:	142-001
TYPE:	PLANNING
REVIEWED BY:	PRE



OPEN SPACE			PEDESTRIAN ELEMENTS			OPEN SPACE		
	AREA	% SITE				AREA	% SITE	
PRIVATE PARK (TRACT H)	0.58 AC	2%	10' MAJOR TRAIL	STORM FACILITY		1.17 AC	4%	
OPEN SPACE (TRACT K)	7.20 AC	23%	8' MAJOR TRAIL					
OPEN SPACE (ALL OTHER TRACTS)	1.79 AC	5%	6' WOOD CHIP TRAIL					
<b>OPEN SPACE TARGET</b>	<b>9.57 AC</b>	<b>30%</b>						
<b>GROSS SITE AREA</b>	<b>31.86 AC</b>	<b>100 %</b>						



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DOVE LANDING PUD

STREETS, PATHS, & CROSS SECTIONS



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12.1

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DOVE  
LANDING PUD

STREETS, PATHS,  
& CROSS SECTIONS  
BOONERS FERRY



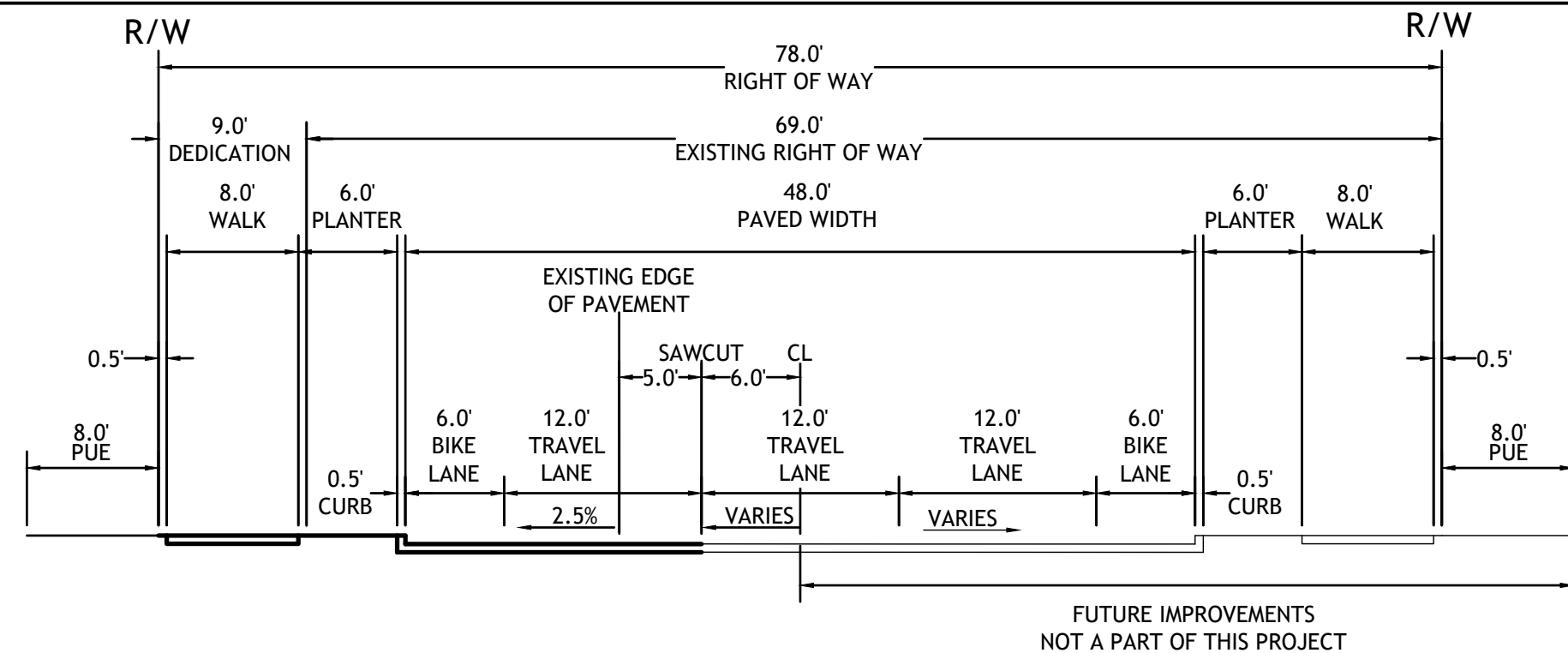
12564 SW Main Street  
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PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

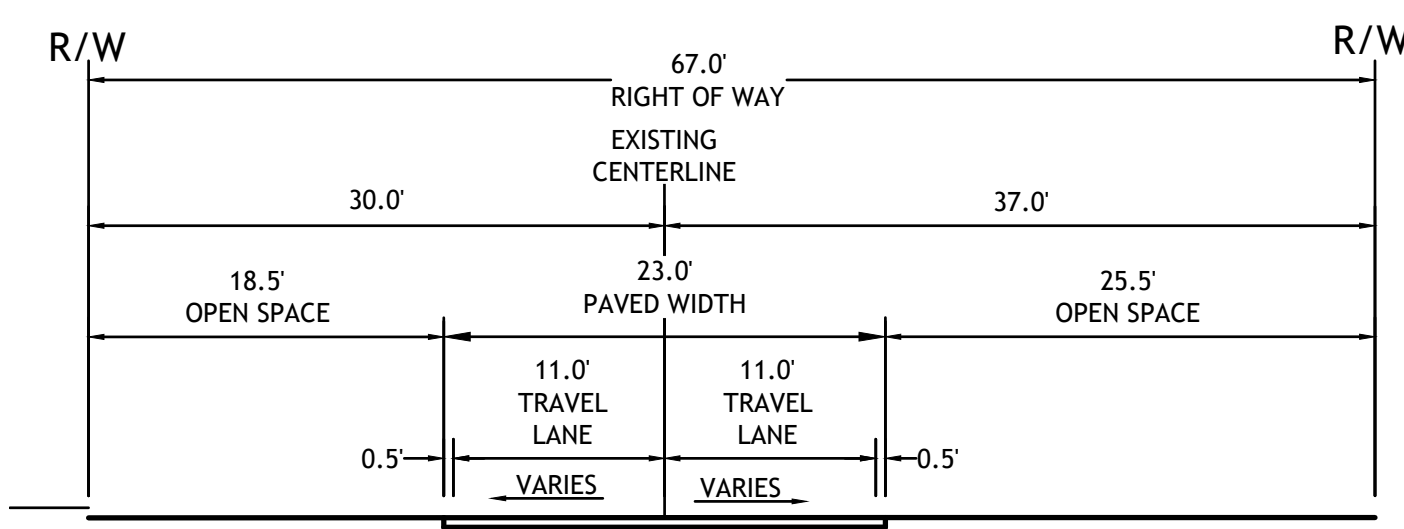
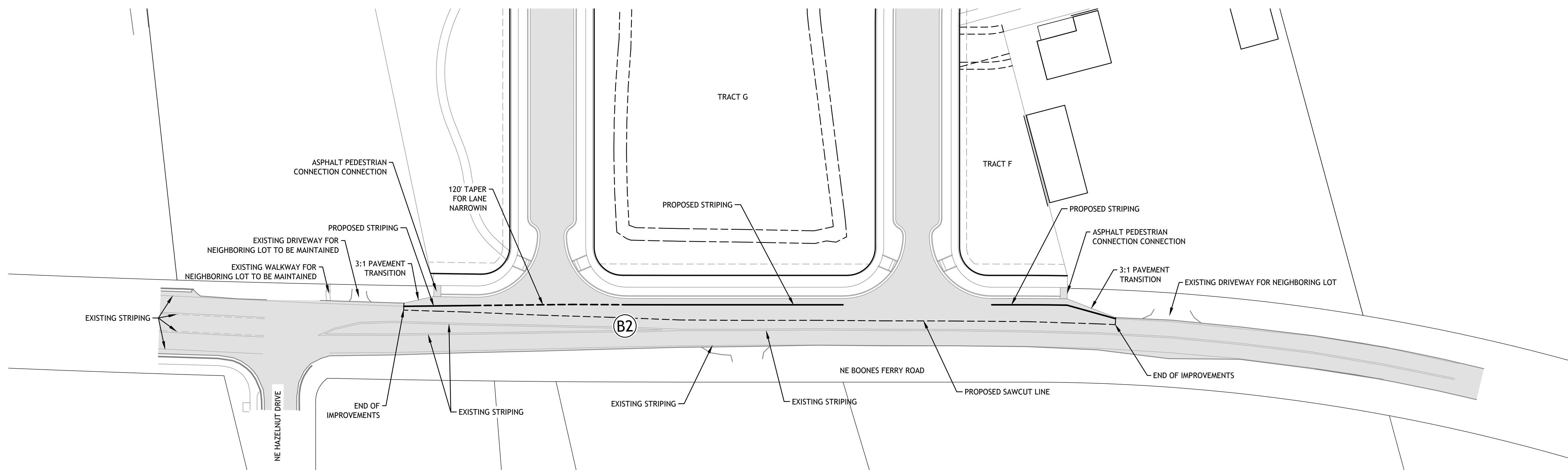
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**LEGEND:**

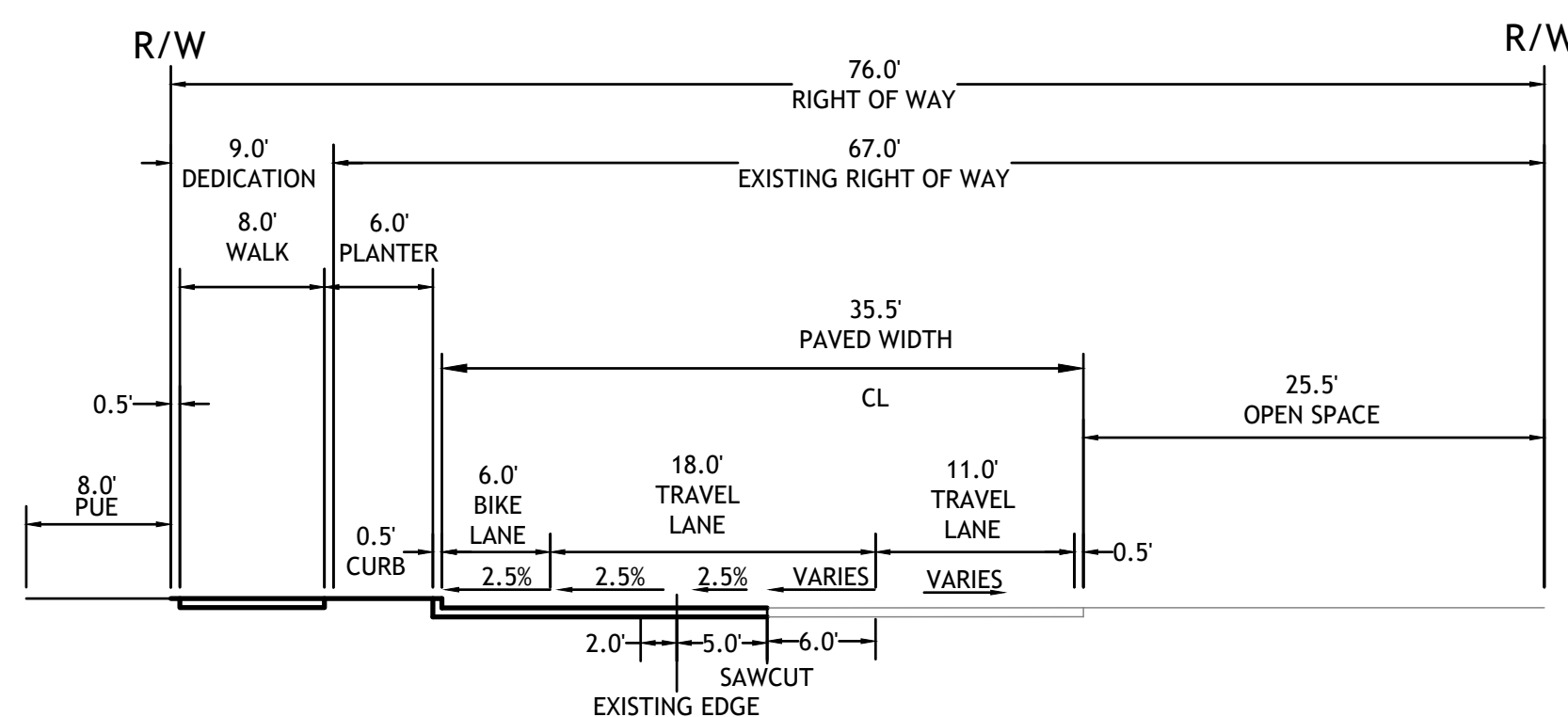
- (E) ROAD SECTION TYPE SEE SHEET 5.1 FOR DETAILS
- PROJECT BOUNDARY
- URBAN GROWTH BOUNDARY



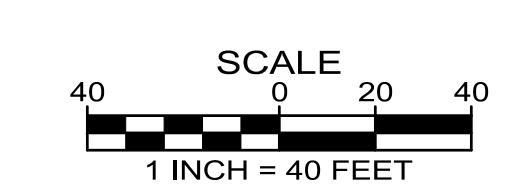
**B** BOONES FERRY ROAD  
MINOR ARTERIAL (FULL BUILDOUT)  
NOT TO SCALE



**B1** EXISTING BOONES FERRY ROAD  
MINOR ARTERIAL  
NOT TO SCALE



**B2** BOONES FERRY ROAD  
MINOR ARTERIAL (HALF STREET)  
NOT TO SCALE



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**LEGEND**

- DECIDUOUS
- CONIFEROUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED WITH ROOT PROTECTION ZONE CIRCLE. TREES CLASSIFIED AS SIGNIFICANT ARE SHOWN WITH RED ROOT PROTECTION ZONE CIRCLES. SEE TREE INVENTORY FOR ADDITIONAL INFORMATION
- TREE PROTECTION FENCING PER DTL 1, SHEET 13.1
- TREE NUMBER

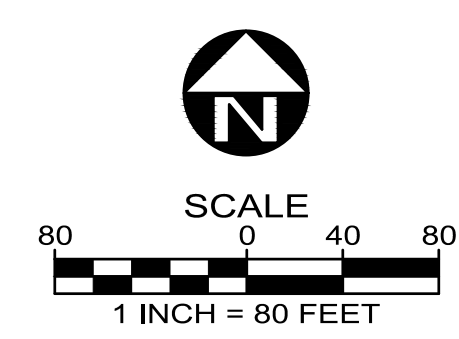
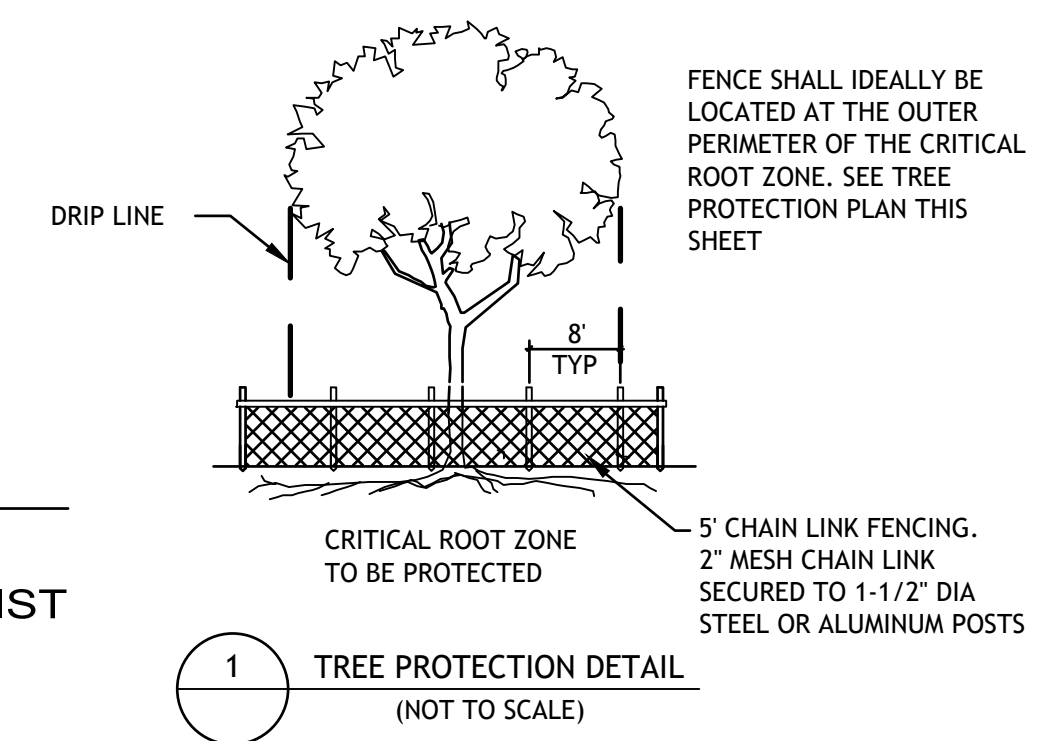
TREE PROTECTION SPECIFICATIONS:

- PRECONSTRUCTION CONFERENCE. THE PROJECT ARBORIST SHALL BE ON SITE TO DISCUSS METHODS OF TREE REMOVAL AND TREE PROTECTION PRIOR TO ANY CONSTRUCTION.
- ROOT PROTECTION ZONE. THE ROOT PROTECTION ZONE IS DEFINED BY A CIRCLE OF PROTECTION EQUAL TO ONE FOOT PER INCH OF TRUNK DIAMETER FOR ON-SITE TREES AND EQUAL TO THE DRIPLINE OF TREE CANOPIES FOR OFF-SITE TREES. WHERE FEASIBLE, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE EDGE OF THE RPZ AS A MINIMUM. IF WORK MUST ENCRUCH INTO THE RPZ, PROTECTION FENCING MAY BE OPENED OR ADJUSTED IF THE PROJECT ARBORIST DETERMINES THAT THE TREES WILL NOT BE UNDULY DAMAGED. THE LOCATION OF THE RPZ IS SHOWN ON THE TREE PRESERVATION PLAN.
- PROTECTION FENCING. IN ACCORDANCE WITH THE TREE PRESERVATION PLAN, ALL TREES TO BE RETAINED SHALL BE PROTECTED BY 5-FOOT TALL 2-INCH MESH CHAIN LINK FENCING SECURED TO 1.5-INCH DIAMETER STEEL OR ALUMINUM POSTS PLACED NO FURTHER THAN 8- FEET ON CENTER.
- EROSION CONTROL. WHERE NEEDED, EROSION CONTROL MEASURES SHALL ONLY BE INSTALLED OUTSIDE OF THE RPZ OF PROTECTED TREES.
- ROOT PROTECTION ZONE MAINTENANCE AND PROHIBITIONS. TREE PROTECTION FENCING SHALL NOT BE MOVED, REMOVED OR ENTERED BY EQUIPMENT EXCEPT UNDER DIRECTION OF THE PROJECT ARBORIST. NO SOIL COMPACTION, MATERIALS OR SPOILS STORAGE SHALL BE ALLOWED WITHIN THE RPZ. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE RPZ OF ANY PROTECTED TREE:
  - GRADE CHANGE OR CUT AND FILL;
  - NEW IMPERVIOUS SURFACES;
  - UTILITY OR DRAINAGE FIELD PLACEMENT; OR
  - VEHICLE MANEUVERING.

THE RPZ MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS. CONSTRUCTION THAT IS NECESSARY WITHIN THE RPZ SHALL BE PERFORMED UNDER ARBORIST SUPERVISION.
- DEBRIS PILE REMOVAL. EXISTING PILES OF EXCESS DIRT AND DEBRIS WITHIN THE RPZ SHALL BE CAREFULLY REMOVED BY HAND AND WITH HAND TOOLS OR WITH A SMALL RUBBER-TRACKED MACHINE OPERATING UNDER ARBORIST SUPERVISION. COORDINATE WITH THE PROJECT ARBORIST PRIOR TO OPENING TREE PROTECTION FENCING TO RESTORE NATIVE GRADE IN THESE AREAS. THE APPROXIMATE LOCATION OF THE DEBRIS PILES IS SHOWN ON THE TREE PRESERVATION PLAN.
- TREE REMOVAL. WITHIN THE RPZ OF TREES TO REMAIN, CLEARLY MARK TREES APPROVED FOR REMOVAL WITH PAINT OR FLAGGING. DIRECTIONALLY FELL OR SURGICALLY REMOVE TREES TO AVOID CONTACT OR OTHERWISE PREVENT DAMAGE TO THE TRUNKS AND BRANCHES OF TREES TO BE RETAINED. NO VEHICLES OR HEAVY EQUIPMENT SHALL BE PERMITTED WITHIN THE RPZ DURING TREE REMOVAL OPERATIONS. TREE REMOVAL SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- STUMP REMOVAL. WITHIN THE RPZ OF TREES TO REMAIN, STUMPS OF TREES PLANNED FOR REMOVAL SHALL REMAIN IN THE GROUND WHERE FEASIBLE. OTHERWISE, STUMPS MAY BE REMOVED BY STUMP GRINDING UP TO SIX INCHES BELOW THE GROUND SURFACE OR EXTRACTED FROM THE GROUND UNDER PROJECT ARBORIST SUPERVISION.
- POST-CLEARING TREE ASSESSMENT. ONCE THE TREES APPROVED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION, COORDINATE WITH THE PROJECT ARBORIST TO REASSESS THE REMAINING TREES IN TERMS OF EXPOSURE FROM ADJACENT TREE REMOVAL AND SUITABILITY FOR PRESERVATION. IF ADDITIONAL TREES ARE DETERMINED TO BE STRUCTURALLY UNSOUND OR HAZARDOUS, THE ARBORIST SHALL DOCUMENT RECOMMENDATIONS AND ADDITIONAL NON-SIGNIFICANT TREES MAY BE REMOVED IF AUTHORIZED BY CITY STAFF.
- PRUNING. PRUNING MAY BE NEEDED TO PROVIDE CLEARANCE TO AVOID CROWN DAMAGE DURING CONSTRUCTION OR TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY IF AND WHERE PRUNING IS RECOMMENDED ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS STAKED AND PREPARED FOR CONSTRUCTION. PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- EXCAVATION. EXCAVATION WITHIN THE RPZ SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION WITHIN THE RPZ IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ALL CONSTRUCTION WITHIN THE RPZ SHALL BE UNDER THE ON-SITE TECHNICAL SUPERVISION OF THE PROJECT ARBORIST.
- WOODCHIP PATH. CHAIN LINK TREE PROTECTION FENCING MAY BE OPENED WHERE THE WOOD CHIP PATH IS PROPOSED TO MEANDER THROUGH THE RPZ. COORDINATE WITH THE PROJECT ARBORIST TO FIELD-FIT AND STAKE THE FINAL ALIGNMENT. ONCE THE ALIGNMENT IS DETERMINED, WORK MAY PROCEED WITH A SMALL RUBBER-TRACKED MACHINE USING A FLAT BLADE BUCKET IF TEMPORARY ORANGE PLASTIC MESH FENCING IS FIRST INSTALLED ALONG BOTH SIDES OF THE PROPOSED PATH WITHIN THE RPZ ALLOWING UP TO TWO FEET OF ROOM TO WORK ON EITHER SIDE. IN ORDER TO CREATE A PHYSICAL BARRIER LIMITING THE MACHINES ACTIVITY TO THE PATH ALIGNMENT. IF NO TEMPORARY ORANGE PLASTIC MESH FENCING WILL BE INSTALLED, PATH CONSTRUCTION SHALL PROCEED BY HAND AND WITH HAND TOOLS AND WHEEL BARROWS ONLY. EITHER WAY, CAREFULLY REMOVE THE UPPERMOST ORGANIC MATTER ALONG THE PATH ALIGNMENT (NO EXCAVATION). THE EXCESS MATERIAL SHALL BE HAULED OUTSIDE OF THE RPZ. ONCE THE PATH IS CLEARED, PLACE A LAYER OF PERMEABLE GEOTEXTILE FABRIC ON THE GROUND SURFACE AND TOP THE FABRIC WITH 4-INCHES OF WOOD CHIPS, BUILDING UP FROM NATIVE GRADE.
- LANDSCAPING. FOLLOWING CONSTRUCTION AND PRIOR TO LANDSCAPING, THE PROTECTION FENCING MAY BE REMOVED. IVY SHOULD BE REMOVED FROM TREE TRUNKS BY HAND AND WITH HAND TOOLS ONLY. WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES, BUT NOT DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN TREE PROTECTION AREAS BY HAND AND FIELD-FITTED TO AVOID TREE ROOT IMPACTS. IF IRRIGATION IS USED, USE DRIP IRRIGATION ONLY BENEATH THE DRIPLINES OF PROTECTED TREES; INSTALL DRIP IRRIGATION LINES ON THE GROUND SURFACE AND COVER WITH MULCH (NO TRENCHING TO INSTALL IRRIGATION LINES BENEATH PROTECTED TREE DRIPLINES).

GENERAL NOTES:

- REFER TO "ATTACHMENT A: EXISTING TREE INVENTORY DATA" PREPARED BY MORGAN HOLEN & ASSOCIATES FOR ROOT PROTECTION ZONE DIMENSIONS.
- SEE SHEET 2 FOR EXISTING CONDITIONS AND TAX MAP INFORMATION.
- SEE SHEET 7 FOR THE PROPOSED GRADING PLAN AND RETAINING WALL LOCATIONS.
- SEE SHEETS 8-10 FOR THE PRELIMINARY UTILITY PLAN.
- SEE SHEETS L1 -L8 FOR LANDSCAPE PLAN.



**PROJECT ARBORIST:**  
 MORGAN HOLEN & ASSOCIATES, LLC.  
 MORGAN HOLEN, CONSULTING ARBORIST  
 [P] 971-409-9354  
 [E] MORGAN@MHOLEN.COM

DOVE  
LANDING PUD

TREE  
PRESERVATION  
PLAN



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 Tigard, OR 97223  
 [T] 503-941-9484

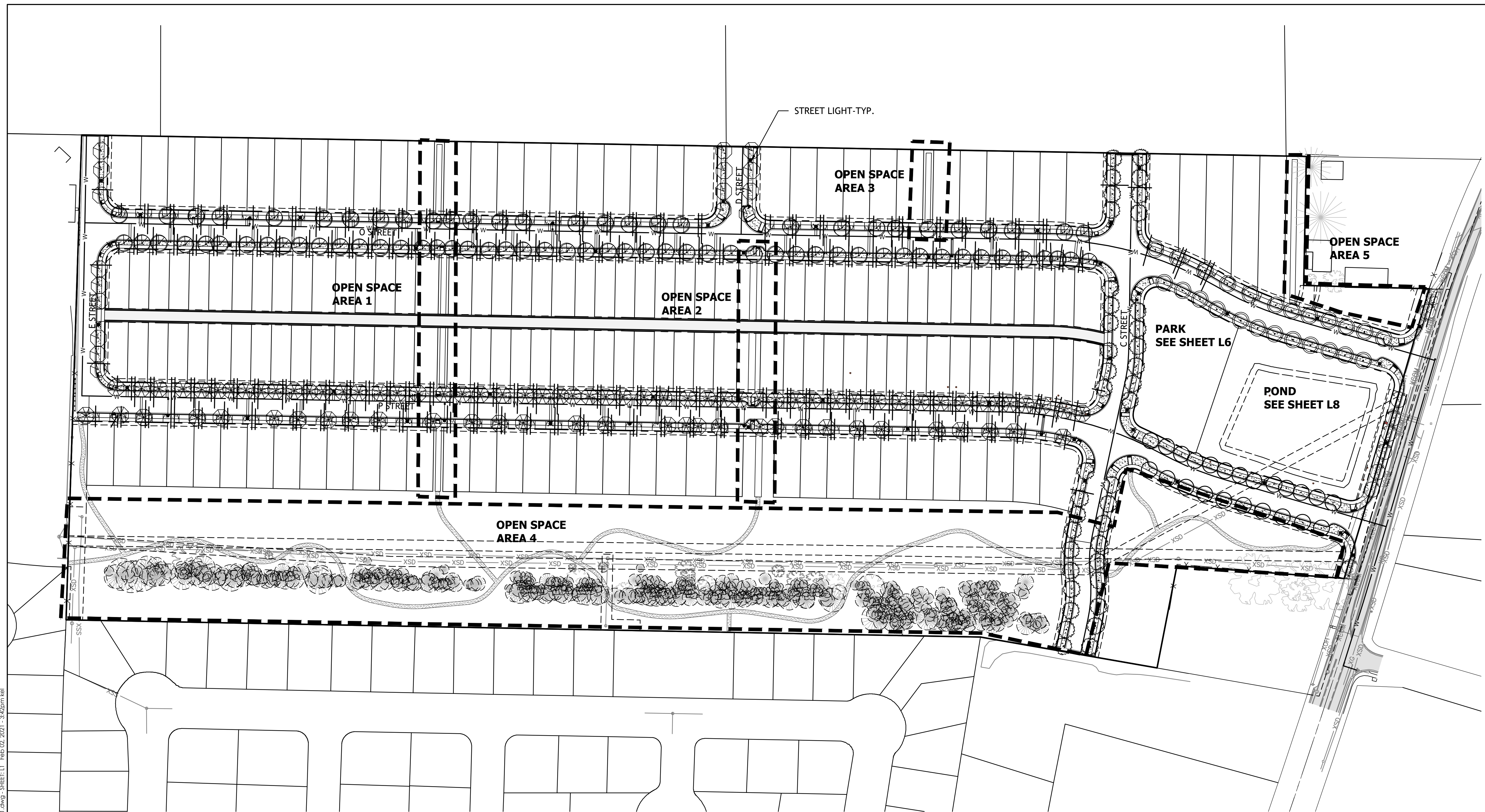
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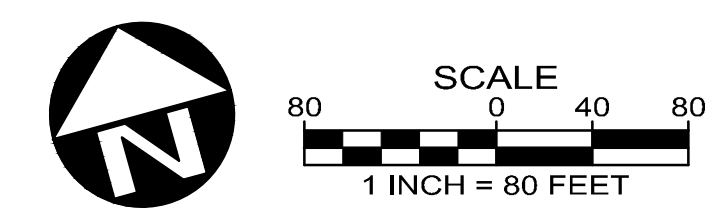
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1 STREET TREE - PLANTING & OPEN SPACE LOCATION PLAN

**STREET TREE LEGEND**

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION	MATURE HEIGHT
<b>SMALL TREES</b>			
	64	GERLING RED MAPLE / ACER RUBRUM 'GERLING': 2" CAL., B&B	35' HT
	64	TILFORD RED MAPLE / ACER RUBRUM 'TILFORD': 2" CAL., B&B	35' HT
	24	KWANZAN CHERRY / PRUNUS SERRULATA 'KWANZAN': 2" CAL., B&B	30' HT
	39	GOLDENRAIN TREE / KOELREUTERIA PANICULATA: 2" CAL., B&B	30' HT
	23	CHANTICLEER PEAR / PYRUSN CALLERYANA 'GLEN'S FORM': 2" CAL., B&B	40' HT
	17	HEDGE MAPLE / ACER CAMPESTRE: 2" CAL., B&B	30' HT
<b>LARGE TREES</b>			
	9	RIVERS PURPLE BEECH / FAGUS SYLVATICA 'RIVERSII': 2" CAL., B&B	50' HT
	42,454 SF	LAWN- SEED WITH GRASS SEED: SUPREME MIX PRO-TIME 309 (SUPREME MIX) GRASS SEED BY HOBBS AND HOPKINS, LTD. AT A RATE OF 8LBS/1000 SQUARE FEET.	



DOVE LANDING  
PUD

STREET TREE  
PLANTING  
& OPEN SPACE  
LOCATION  
PLAN



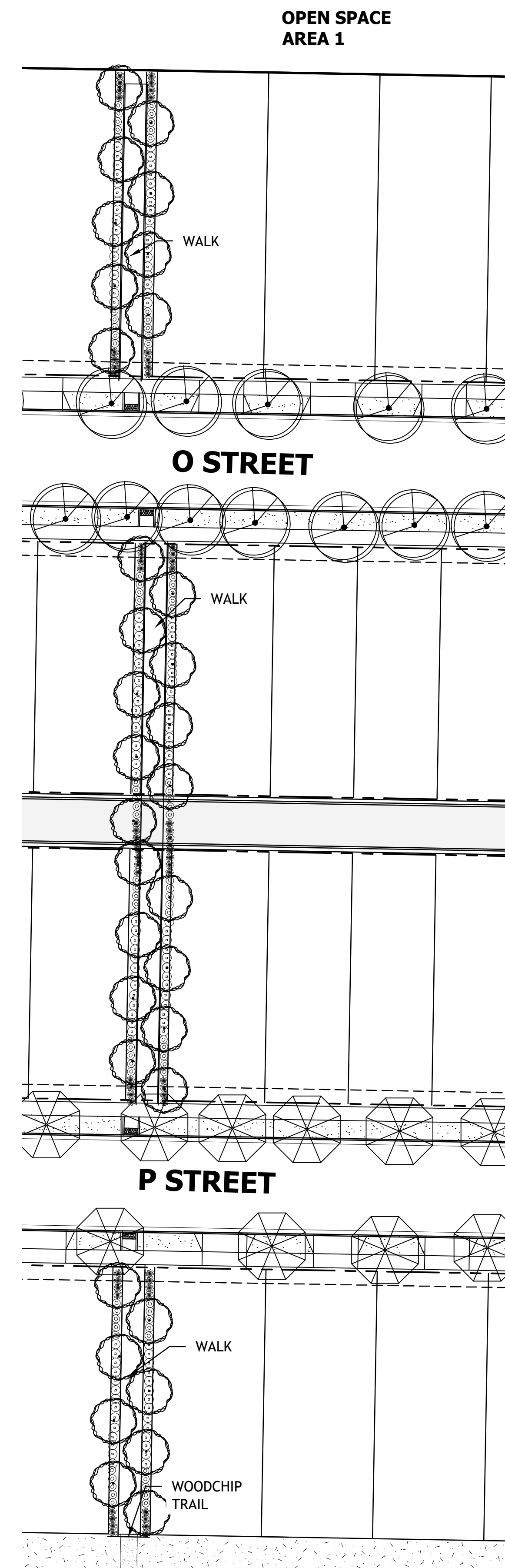
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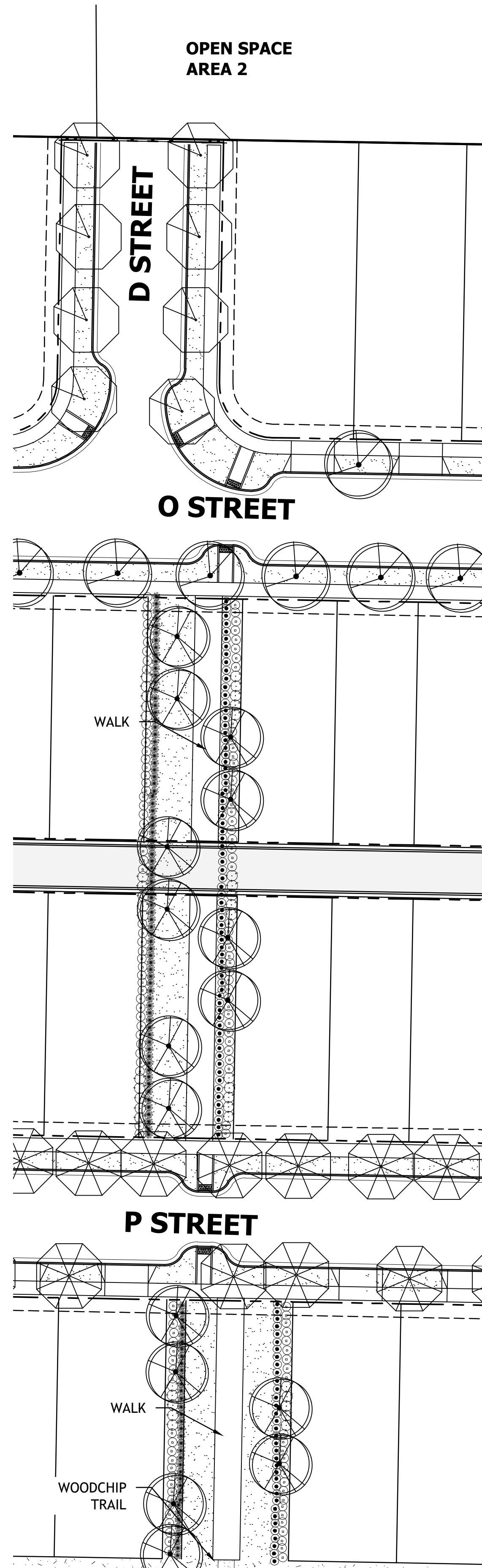
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N:\projects\142-001\09 Drawings\03 Planning Sheets - Planning Submittal\Landscapes\142001 STREET TREE - L1.dwg - SHEET: L1 - Feb 02, 2021 - 3:42pm kel

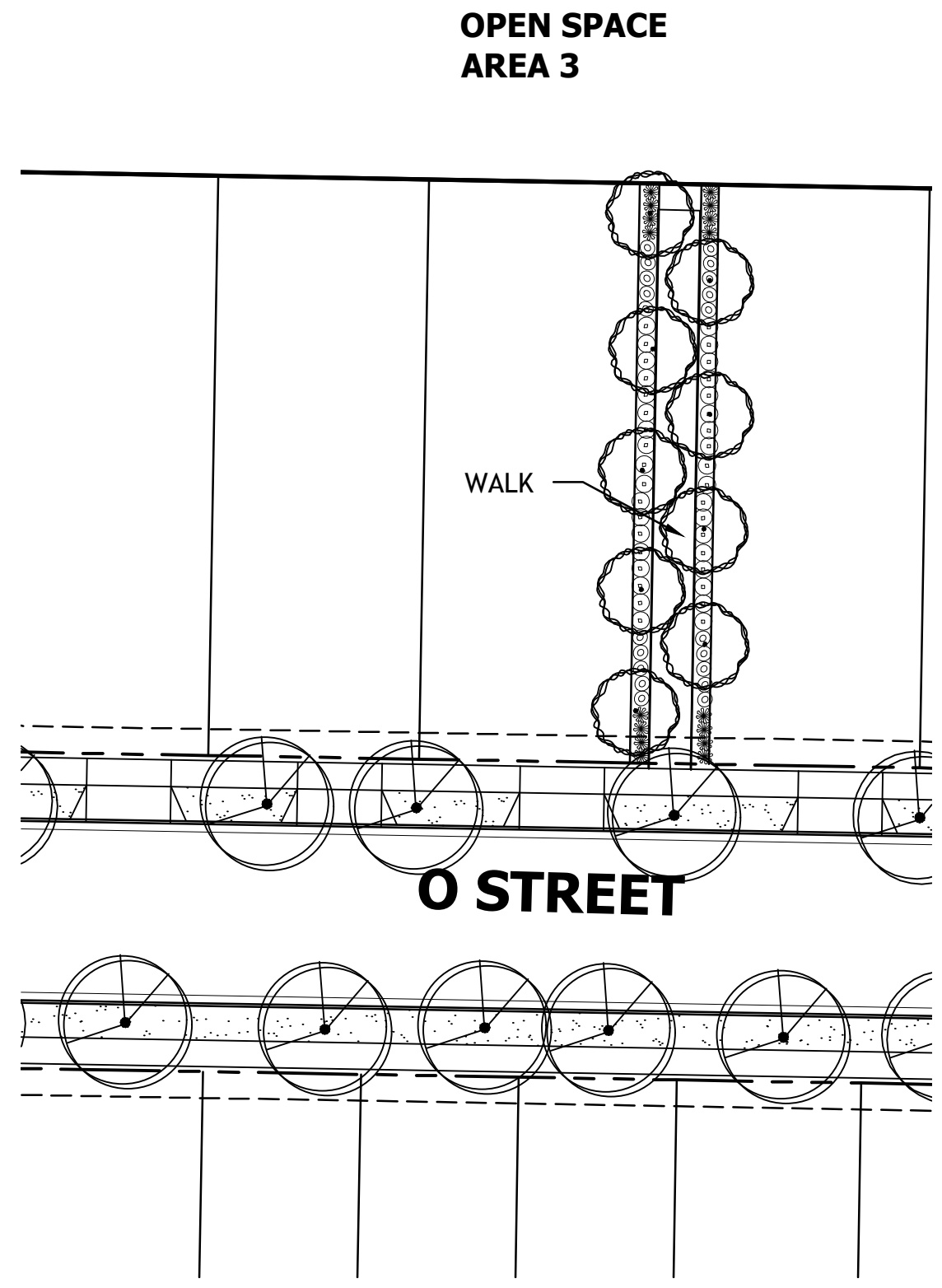
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**1 OPEN SPACE PLANTING PLAN- AREA 1**



**2 OPEN SPACE PLANTING PLAN- AREA 2**



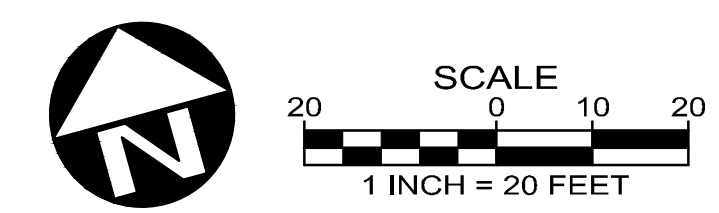
**3 OPEN SPACE PLANTING PLAN- AREA 3**

**GENERAL NOTES: OPEN SPACE PLAN**

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEIOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURE'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.
19. LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER.

**AREAS 1,2 AND 3 OPEN SPACE PLANTING LEGEND:**

TREES		
SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE & DESCRIPTION
	EDDIE'S WHITE WONDER DOGWOOD / CORNUS 'EDDIE'S WHITE WONDER'	2" CAL., B&B
	PAPERBARK MAPLE / ACER GRISEUM	2" CAL., B&B
SHRUBS		
SYMBOL	COMMON NAME / BOTANICAL NAME:	SIZE & DESCRIPTION
	COMPACT HEAVENLY BAMBOO / NANDINA DOMESTICA 'GULF STREAM'	2 GAL.
	NORTHERN LIGHTS HAIR GRASS / DESCHAMPSIA CESPITOSA 'NORTHER LIGHTS'	1 GAL.
	KELSEY'S DWARF RED-OSIER DOGWOOD / CORNUS SERICEA 'KELSY'	2 GAL.
	MAY NIGHT SAGE / SALVIA SYLVESTRIS 'MAY NIGHT'	1 GAL., 18"-O.C.
	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	2 GAL., 24" O.C.



[T] 503-941-9484 [F] 503-941-9485

DATE: 1/15/2021

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OPEN SPACE  
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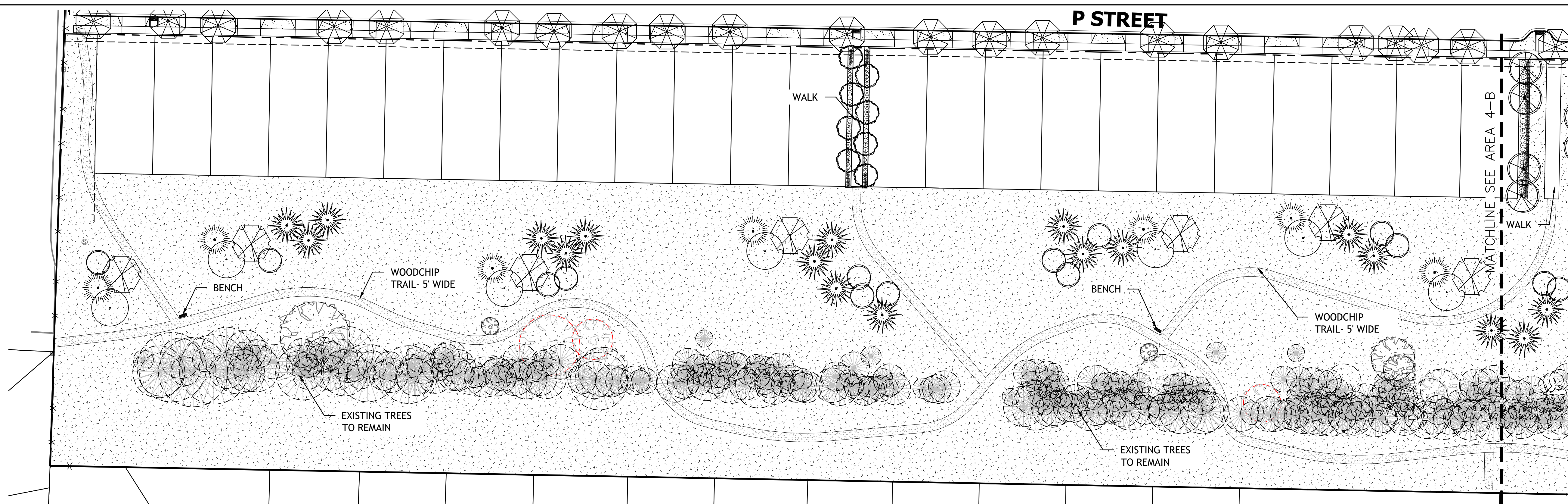
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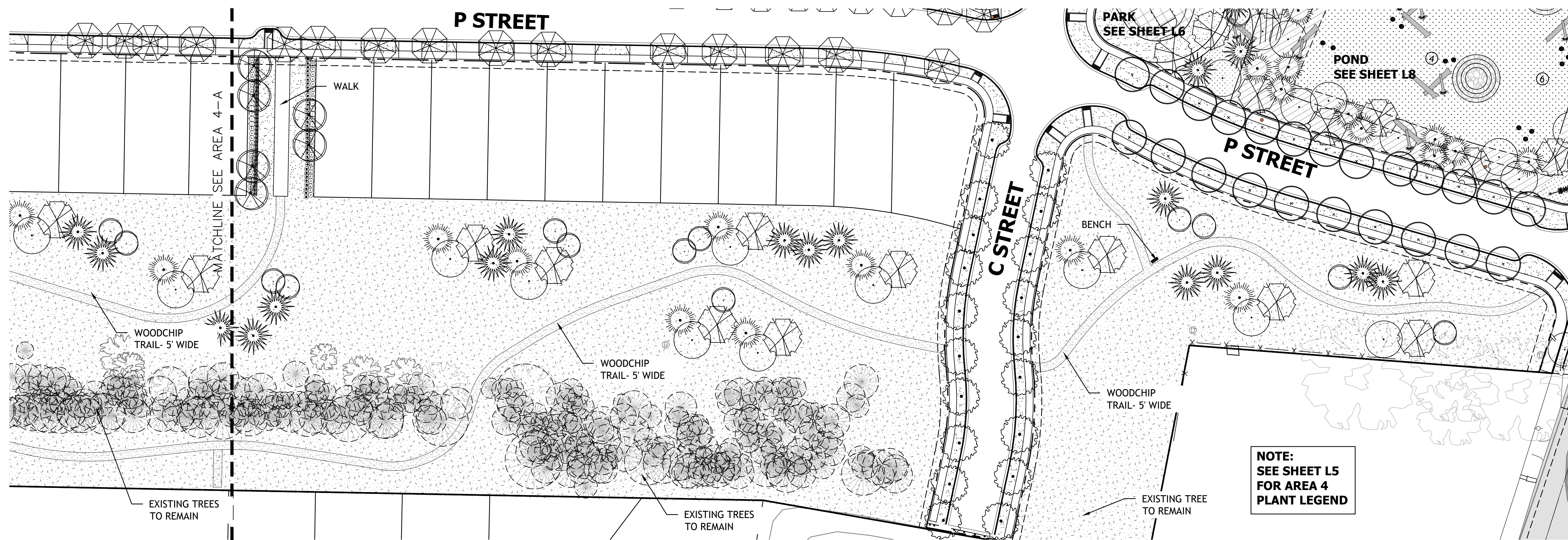
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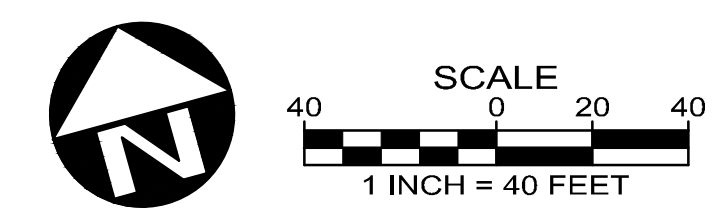


1 OPEN SPACE PLANTING PLAN- AREA 4- A



2 OPEN SPACE PLANTING PLAN- AREA 4- B

NOTE:  
SEE SHEET L5  
FOR AREA 4  
PLANT LEGEND



DOVE LANDING  
PUD

OPEN SPACE  
PLANTING  
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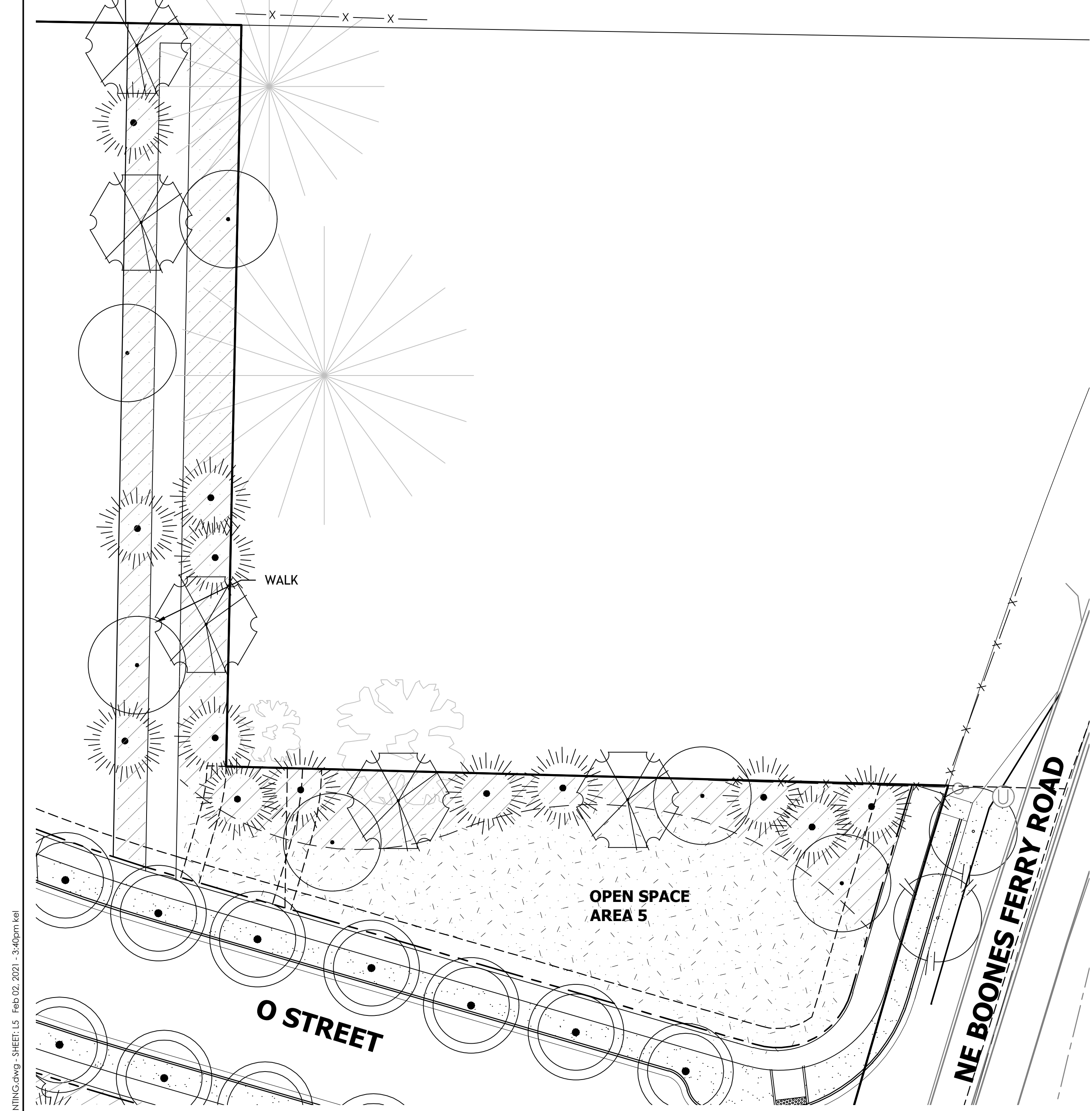


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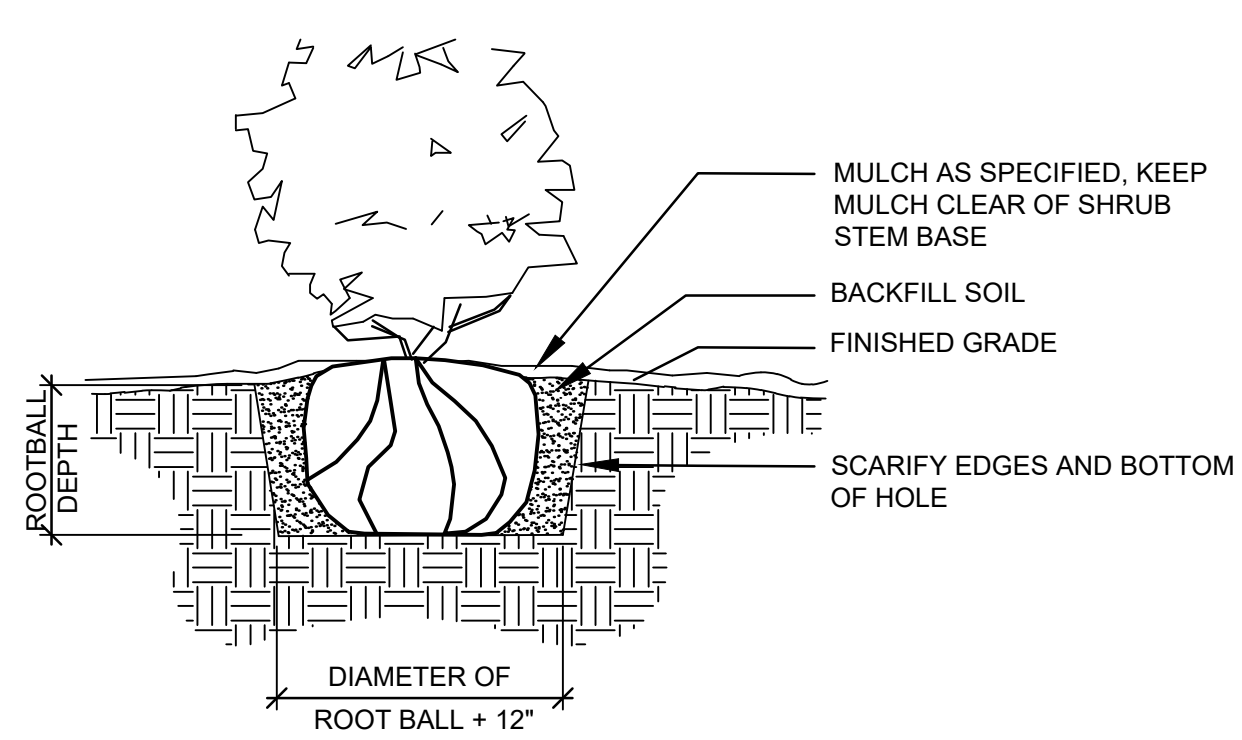
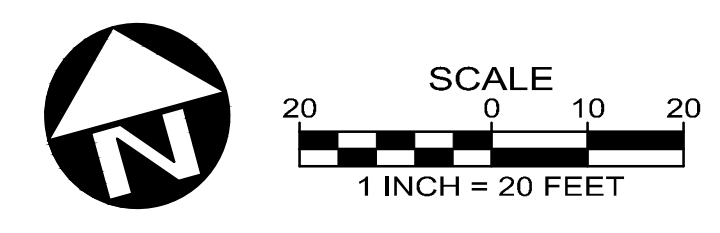
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**AREAS 4 AND 5 OPEN SPACE PLANTING LEGEND:**

<b>SHADE TREES - 2" CAL. / SPACING VARIES</b>	
	RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED' EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE' ENGLISH OAK / QUERCUS ROBUR WHITE OAK / QUERCUS ALBA RED OAK / QUERCUS RUBRA AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
<b>SMALL ORNAMENTAL TREES- 2" CAL. SPACING VARIES</b>	
	CHINESE REDBUD / CERCIS CHINENSIS CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL' CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS' JAPANESE MAPLE / ACER PALMATUM YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS VINE MAPLE / ACER CIRCINATUM
<b>EVERGREEN TREES - 6' HGT.</b>	
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: WESTERN WHITE PINE / PINUS MONTICOLA: WESTERN RED CEDAR / THUJA PLICATA LEYLAND CYPRESS / CUPRESSOCYPARIS LEYLANDII PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA' INCENSE CEDAR / CALOEDRUS DECURRENS COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA
<b>GRASSES, GROUNDCOVERS AND SHRUBS- 2 GAL.</b>	
	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN' BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM' "MASSACHUSETTS KINKINICK" / ARCTOSTAPHYLOS UVA-URSI 'MASS.' BEARBERRY COTONEASTER / COTONEASTER DAMMERI SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'
DAVID VIBURNUM / VIBURNUM DAVIDII ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI' ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER' COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA' 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' AZALEA / VARIES RED FLOWERING CURRENT / RIBES SANGUINEUM OREGON GRAPE / MAHONIA NERVOSA PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS SNOWBERRY / SYMPHOROCARPUS ALBA RED TWIG DOGWOOD / CORNUS SERICEA SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA SALAL / GAULTHERIA SHALLON INDIAN HAWTHORNE / RHAPHIOLEPIS UMBELLATA "MINOR" OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS "OTTO LUYKEN"	
<b>LAWN</b>	
	FINE LAWN, SEED
<b>LOW GROW NATIVE SEED MIX</b>	
	LOW GROW MEADOW MIX SUNMARK SEEDS / NATIVE RIPARIAN MIX: 1-LB PER 1,000 S.F. - OR APPROVED EQUAL SUNMARK SEEDS / NATIVE POLLINATOR SEED MIX: 1-LB PER 1,000 S.F.

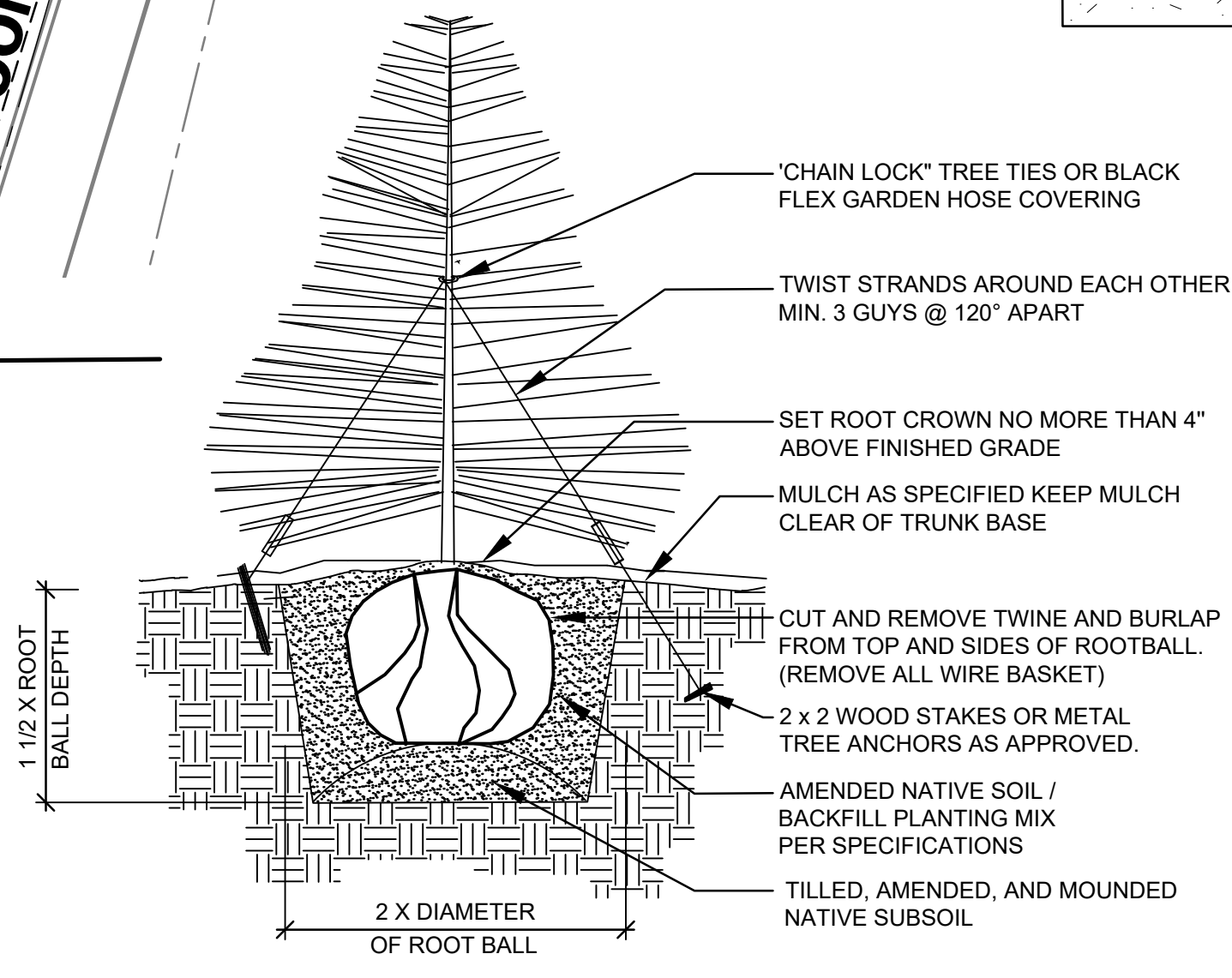
**1 OPEN SPACE PLANTING PLAN- AREA 5**



**SHRUB PLANTING DETAIL**

SCALE: N.T.S

1  
L5

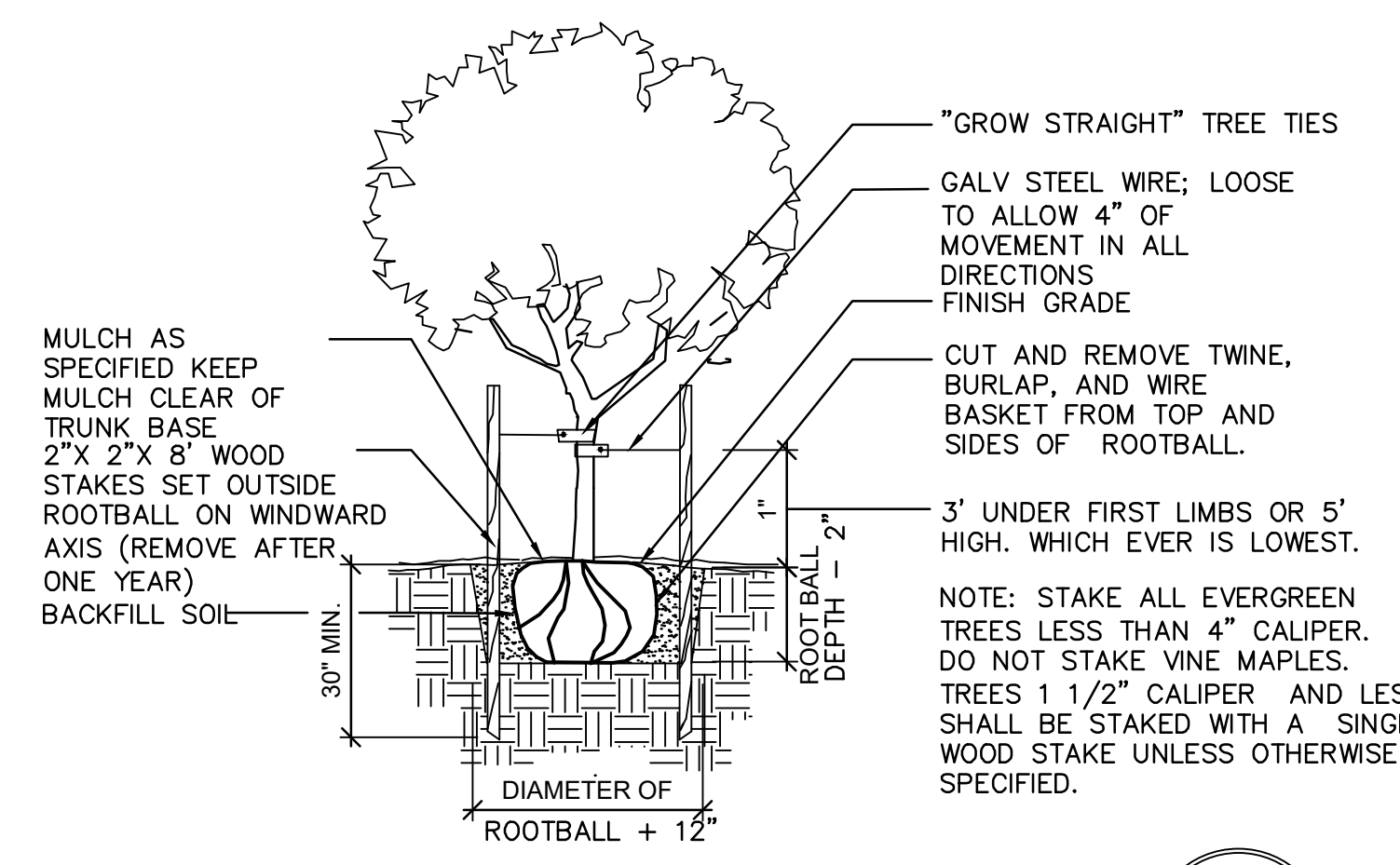


1. TIE BRANCHES WITH BRIGHTLY COLORED P.V.C. RIBBON ON WIRE GUYS. (MIN. 1 PER GUY.)
2. IN LAWN AREAS CUT TREE CIRCLE AT 12' RADIUS FROM TRUNK.

**CONIFER TREE GUYING DETAIL**

SCALE: N.T.S

2  
L5



**TREE STAKING DETAIL**

SCALE: N.T.S

3  
L5

REVISIONS		
NO.	DATE	DESCRIPTION

**DOVE LANDING PUD**

**OPEN SPACE PLANTING PLAN**

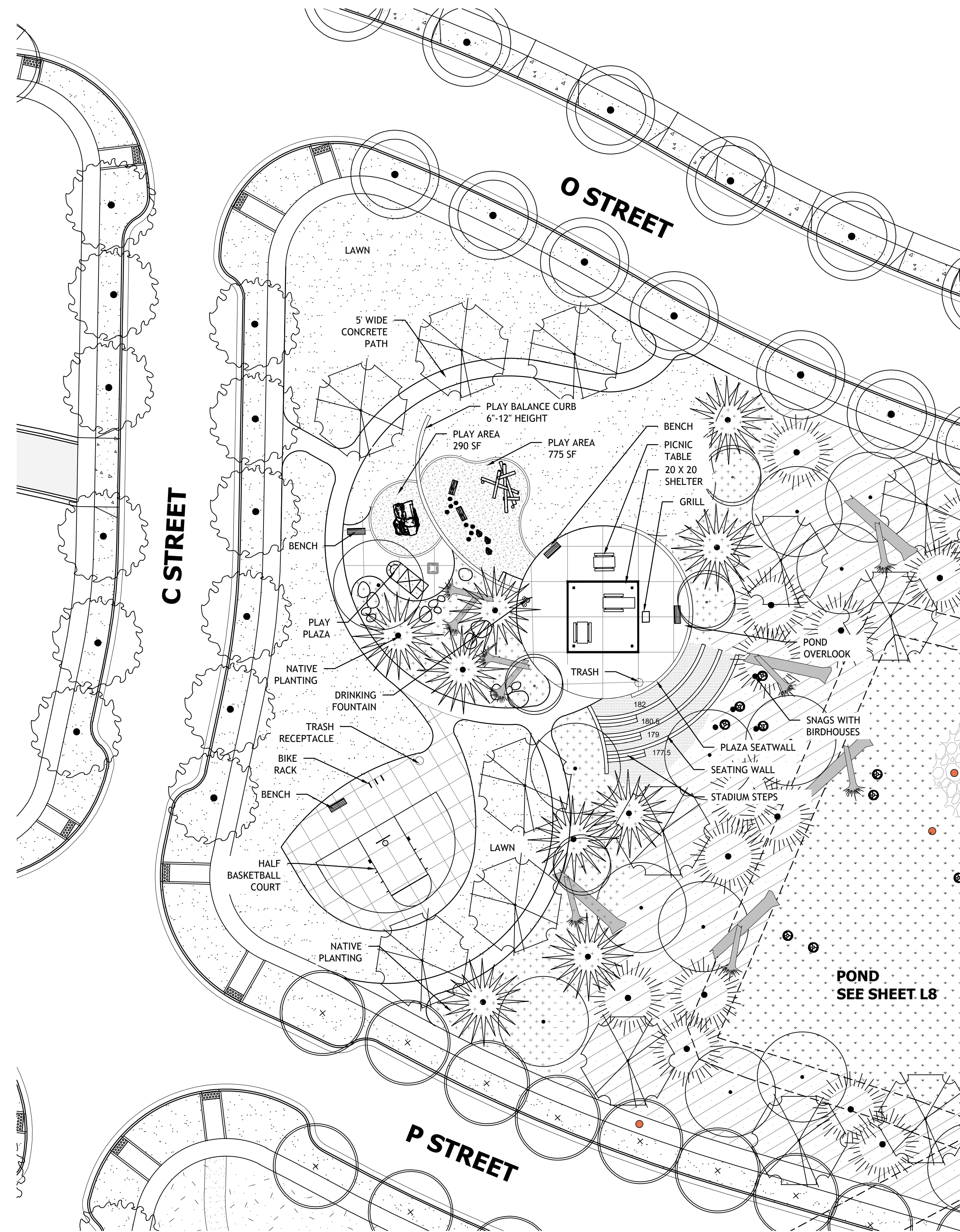


12564 SW Main Street  
Tigard, OR 97223  
[T] 503-941-9484

PROJECT NO.:	142-001
TYPE:	PLANNING
REVIEWED BY:	PRE

**L5**

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**1 PARK PLANTING PLAN**

**PARK PLANT LEGEND:**

**SHADE TREES - 2' CAL. / SPACING VARIES**

- RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
- EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
- ENGLISH OAK / QUERCUS ROBUR
- WHITE OAK / QUERCUS ALBA
- RED OAK / QUERCUS RUBRA
- AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA
- BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'

**SMALL ORNAMENTAL TREES- 2" CAL. SPACING VARIES**

- CHINESE REDBUD / CERCIIS CHINENSIS
- CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL'
- CHINESE KOUSA DOGWOOD / CORNUS KOUSA 'CHINENSIS'
- JAPANESE MAPLE / ACER PALMATUM
- YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS
- VINE MAPLE / ACER CIRCINATUM

**EVERGREEN TREES - 6' HGT.**

- DOUGLAS FIR / PSEUDOTSUGA MENZIESII:
- WESTERN WHITE PINE / PINUS MONTICOLA:
- WESTERN RED CEDAR / THUJA PLICATA
- LEYLAND CYPRESS / CUPRESSOCYPARIS LEYLANDII
- PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
- INCENSE CEDAR / CALOEDRUS DECURRENS
- COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA

**ORNAMENTAL GRASSES AND GROUNDCOVERS - 2 GAL.**

- DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
- BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
- PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
- 'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS LIVA-URSI 'MASS.'
- BEARBERRY COTONEASTER / COTONEASTER DAMMERI
- SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'

**SHRUBS - 2 GAL.**

- DAVID VIBURNUM / VIBURNUM DAVIDII
- ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
- ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'
- COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA'
- 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
- AZALEA / VARIES
- RED FLOWERING CURRENT / RIBES SANGUINEUM
- OREGON GRAPE / MAHONIA NERVOSA
- PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
- SNOWBERRY / SYMPHOROCARPUS ALBA
- RED TWIG DOGWOOD / CORNUS SERICEA
- SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA
- SALAL / GAULTHERIA SHALLOM
- INDIAN HAWTHORNE / RHAPHIOLEPIS UMBELLATA 'MINOR'
- OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN'

**LAWN**

- FINE LAWN, SEED

**REVISIONS**

NO.	DATE	DESCRIPTION
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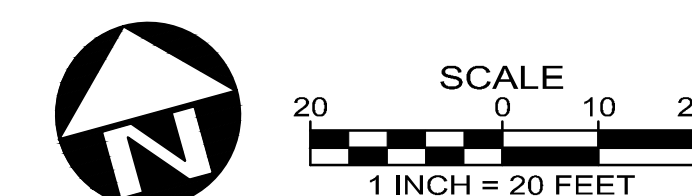
**DOVE LANDING PUD**

**PARK PLANTING PLAN**



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PROJECT NO.:	142-001
TYPE:	PLANNING
REVIEWED BY:	PRE



**L6**

REVISIONS		
NO.	DATE	DESCRIPTION

DOVE LANDING  
PUD

PARK  
DETAILS



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TYPE:	PLANNING
REVIEWED BY:	PRE



**BENCH**  
SCALE: N.T.S

1  
L7



**BIKE RACK**  
SCALE: N.T.S

2  
L7



**TRASH RECEPTACLE**  
SCALE: N.T.S

3  
L7



**PICNIC TABLE**  
SCALE: N.T.S

4  
L7



SQR 20

**20' X 20' SHELTER**  
SCALE: N.T.S

5  
L7



**DRINKING FOUNTAIN**  
SCALE: N.T.S

6  
L8

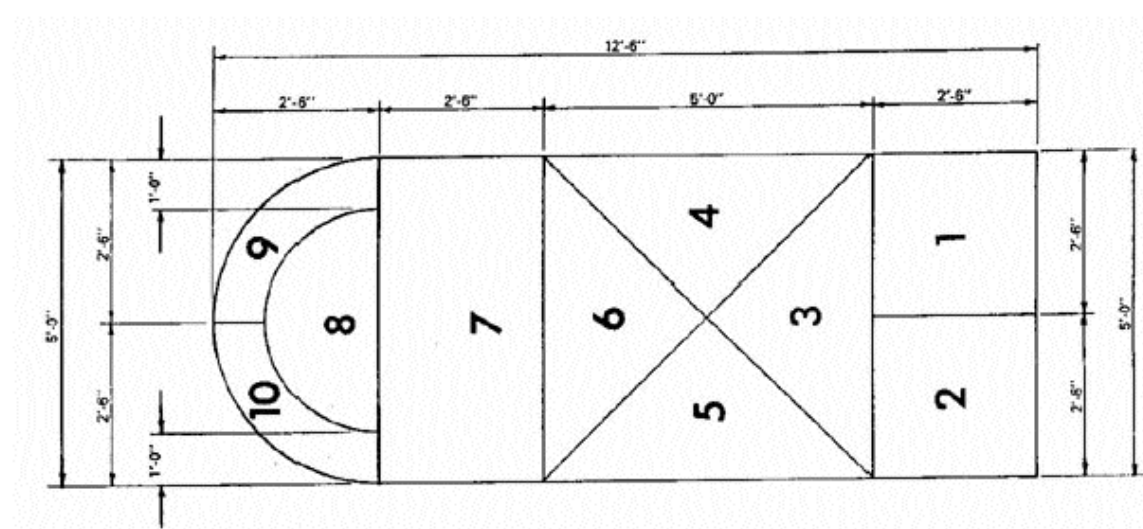


**GRILL**  
SCALE: N.T.S

7  
L9



**BALL TOSS**



**HOPSCOTCH**



**LADY BUG STEPPERS**



**PLAY BOULDER**

**PLAY EQUIPMENT**  
SCALE: N.T.S

8  
L7



**LOG CRAWL**



**LOG STEPPERS**



**CLIMBING LOGS**

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**L7**

DOVE LANDING  
PUD

POND  
PLANTING  
PLAN



12564 SW Main Street  
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PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

LEGEND

- 1 STORM WATER POND
- 2 ENTRY MONUMENT
- 3 VERTICAL SNAGS AT VARYING HEIGHTS (3'-9' HIGH)
- 4 DOWN WOODY DEBRIS AND ROOT WADS
- 5 NATIVE PLANTING
- 6 VERTICAL SNAGS WITH BIRD & BAT HOUSES
- 7 POND BOTTOM GRASS PLANTING
- 8 ROCK MOUNDS (3'-4' HIGH)

POND PLANTING LEGEND

TREES

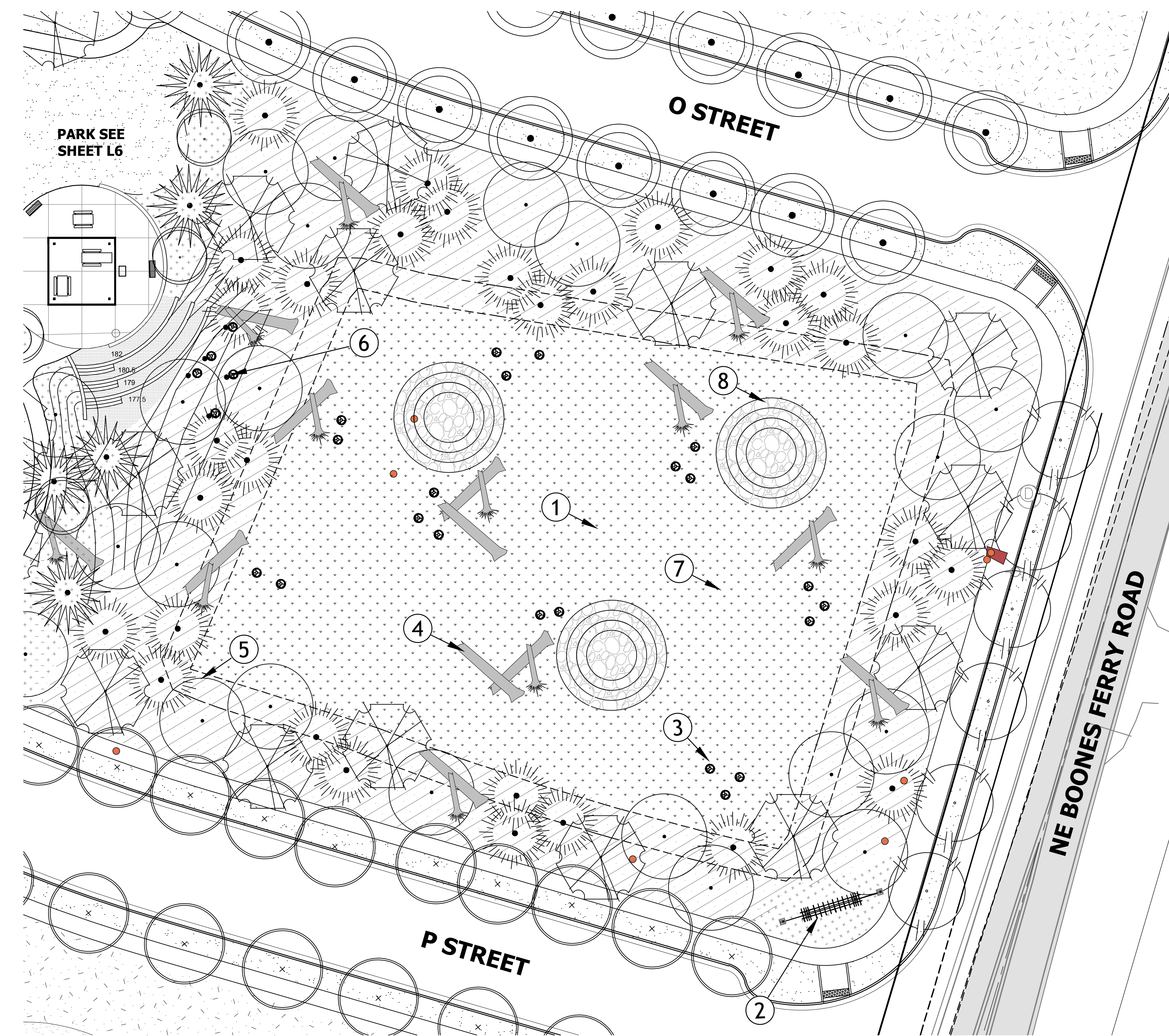
SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	MALUS FUSCA / OREGON CRABAPPLE: 3 GAL. / 4' HT.
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3 GAL. / 4' HT.
	OREGON ASH / FRAXINUS LATIFOLIA: 3 GAL. / 4' HT.
	RED ALDER / ALNUS RUBRA: 2" CALIPER, B&B
	BLACK HAWTHORNE / CRATAEGUS DOUGLASII: 3 GAL. / 4' HT.
	WESTERN RED CEDAR / THUJA PLICATA: 3 GAL. / 4' HT.
	WESTERN WHITE PINE / PINUS MONTICOLA: 3 GAL. / 4' HT.
	ALASKAN YELLOW CEDAR / CUPRESSUS NOOTKATENSIS: 8' HT.

SHRUBS

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	#2	REDTWIG DOGWOOD / CORNUS STOLONIFERA: #2 CONTAINER
	#2	SNOWBERRY / SYMPHORICARPUS ALBUS: #2 CONTAINER
	#2	COSTAL WILLOW / SALIX CAROLINIANA: #2 CONTAINER
	#2	PACIFIC WILLOW / SALIX LSIANDRA: #2 CONTAINER
	#2	DOUGLAS SPIREA / SPIREA DOUGLASII: #2 CONTAINER
	#2	MOCK-ORANGE / PHILADELPHUS LEWISII: #2 CONTAINER
	#2	CLUSTERED ROSE / ROSA PISOCARPA: #2 CONTAINER
	#2	ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI': #2 CONTAINER
	#2	SITKA WILLOW / SALIX SITCHENSIS: #2 CONTAINER
	#2	PACIFIC NINEBARK / PYSOCARPUS CAPITATUS: #2 CONTAINER

POND NATIVE GRASS MIX

SYMBOL	COMMON NAME / BOTANICAL NAME: SIZE AND DESCRIPTION
	SUNMARK SEEDS / NATIVE SWALE MIX: 1-LB PER 1,000 S.F.
	SUNMARK SEEDS / SHRUB SWAMP MIX: 1-LB PER 1,000 S.F. OR APPROVED EQUAL



1 POND PLANTING PLAN



8 ROCK MOUND



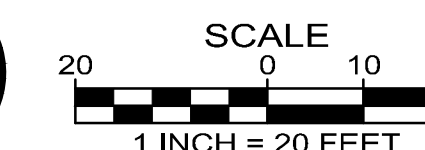
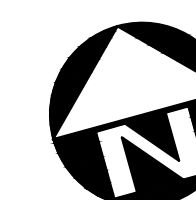
3 SNAGS



6 BIRD AND BAT HOUSES ON SELECTED SNAGS

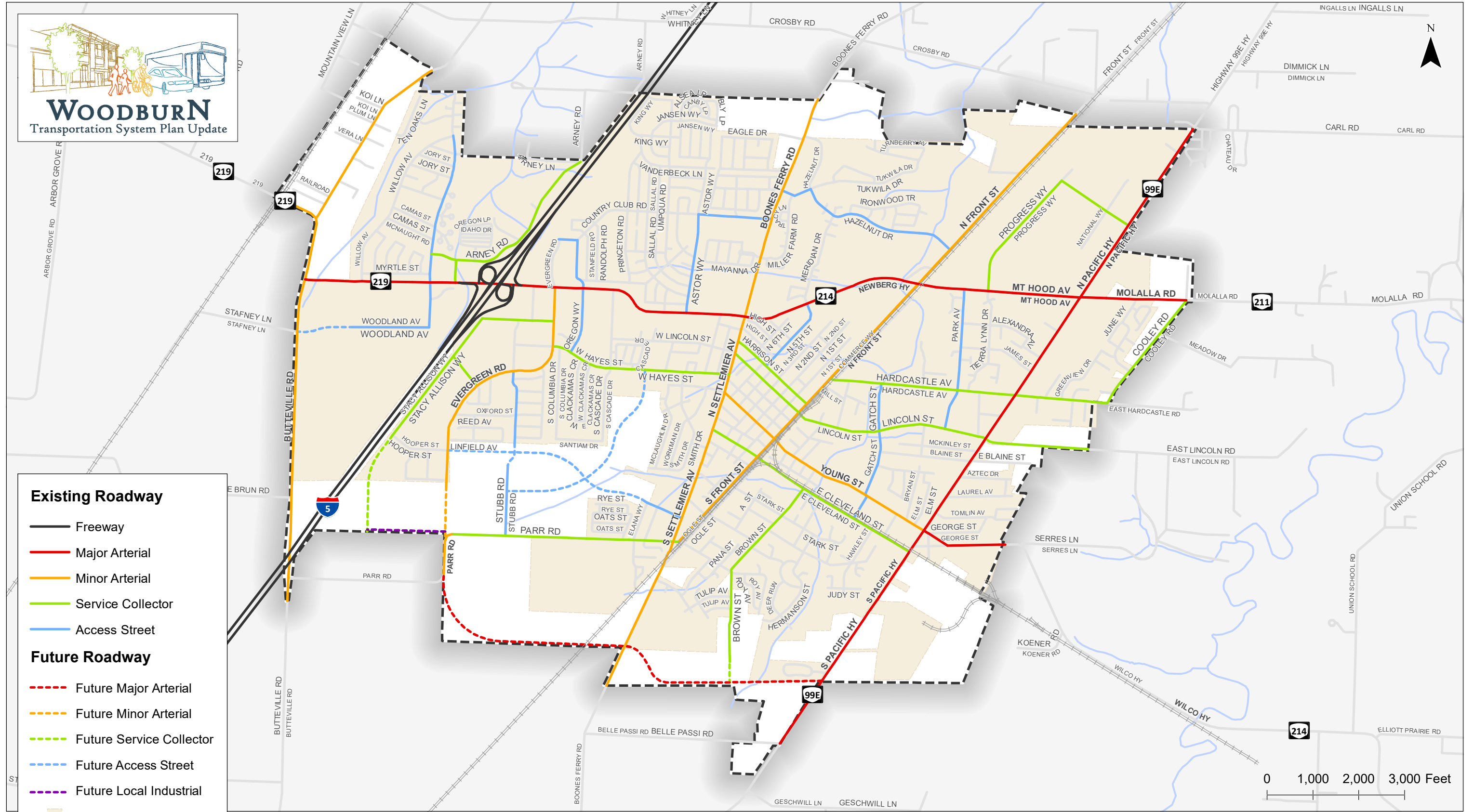
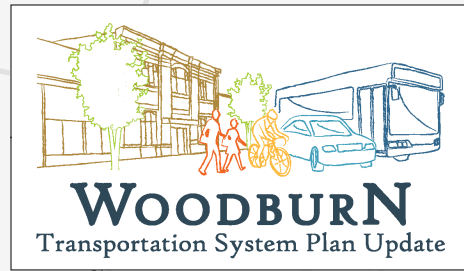


4 DOWN WOODY DEBRIS



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**Existing Roadway**

- Freeway
- Major Arterial
- Minor Arterial
- Service Collector
- Access Street

**Future Roadway**

- - - Future Major Arterial
- - - Future Minor Arterial
- - - Future Service Collector
- - - Future Access Street
- - - Future Local Industrial

■ City Boundary

□ Urban Growth Boundary

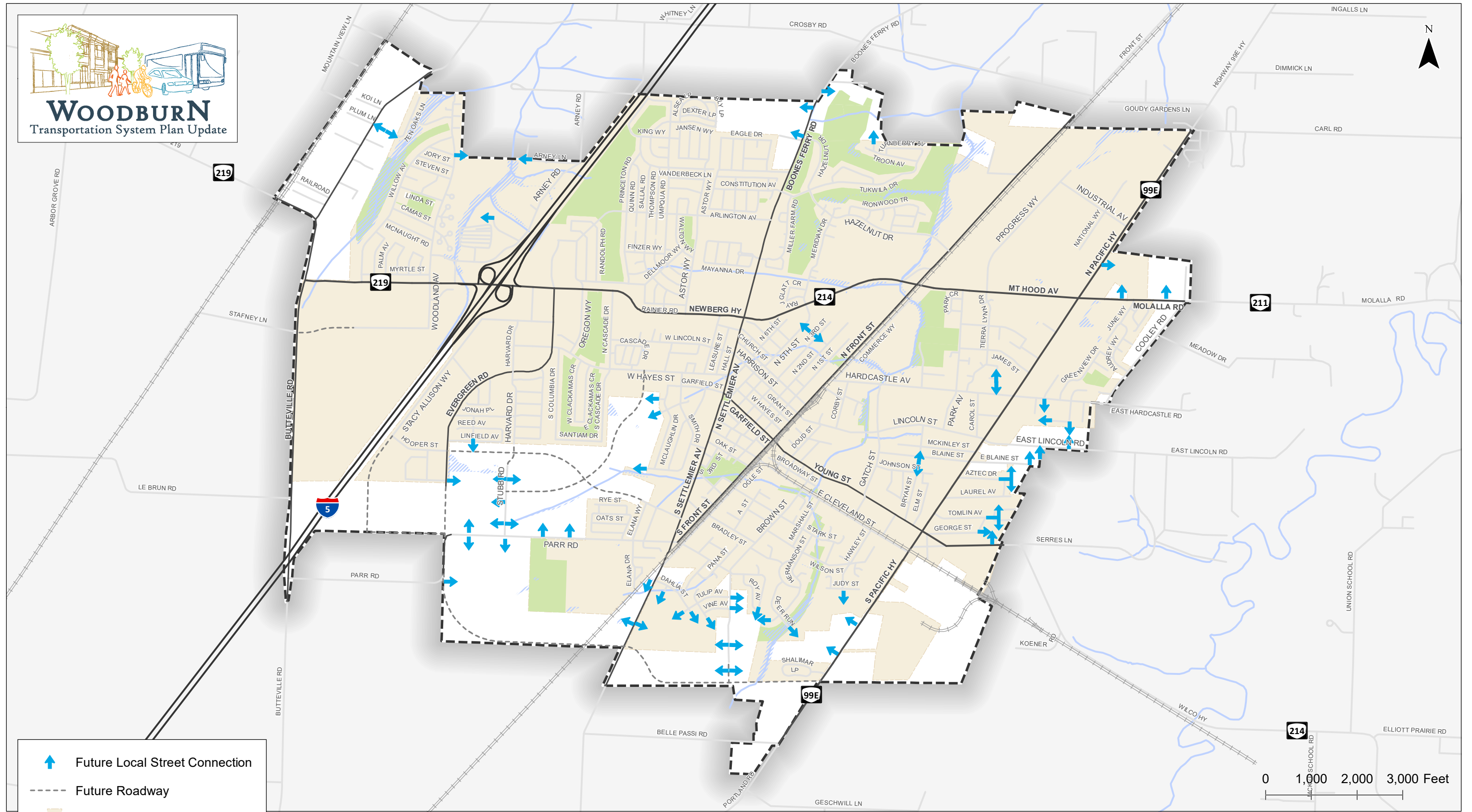
Note: Future roadway alignments are approximate and subject to further refinement.





**Functional Roadway Classification**  
**Attachment 105A** Woodburn, Oregon

Figure  
**2**

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

H:\1212\1071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmcormick - 5:25 PM 9/18/2019



-  Future Local Street Connection
-  Future Roadway
-  City Boundary
-  Urban Growth Boundary

Note: Future roadway alignments are approximate and subject to further refinement.

**Local Street Connectivity Plan**  
**Attachment 105B** Woodburn, Oregon

Figure  
**6**

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

H:\1212\1071 - Woodburn TSP Update\GIS\TSP06 Local Street Connectivity Plan.mxd - mmccormick - 5:46 PM 9/16/2019

April 8, 2021

To: Planning Commission (April 8, 2021)

From: Colin Cortes, AICP, CNU-A, Senior Planner

Cc: McKenzie Granum, Assistant City Attorney  
Jim Row, Assistant City Administrator  
Chris Kerr, Community Development Director *CK*  
Stacy Connery, AICP, Planning Manager, Pacific Community Design, Inc.

Subject: Addendum to Agenda Item 6: Dove Landing PUD (ANX 2020-03)

**Summary:**

After the applicant requested to continue the hearing from March 25 to April 8, the applicant and staff worked collaboratively to reach agreement on several items allowing staff to recommend approval. Based on this agreement, below are recommended revised and additional conditions compared with published March 25 staff report:

1. Parkland: The developer agrees to dedicate the parkland with a condition accommodating parks system development charge (SDC) credit for parkland improvements:

PUD-9.

- a. Common area and parkland improvements: Improvements shall be per Attachment 203.
- b. Open space: The City and the Developer agree that the WDO standard for PUD improved common area shall be satisfied by dedication and improvement of Tracts I & K.
- c. Parks SDC credits:
  - (1) All improvements with the exception of the paths as required by Attachment 203, Part C will be 100% SDC creditable.
  - (2) The maximum cost of the improvements to the developer, including soft costs such as surveying and engineering specific to the improvements, shall not exceed the total amount of parks SDCs assessed upon the development.
  - (3) The parks SDC credits shall be administered in a manner consistent with Ordinance 2250.

Jim Row, Assistant City Administrator, indicated he'd be at the meeting to talk about parks.

**Attachment 106**

2. The developer requests to add 5 lots, and staff drafted this condition:

**PUD-12. Five more lots: This condition acknowledges and accepts a plan revision of five more lots in place of some Tract H area, for a total of 171 lots, as the applicant submitted April 6 for Planning Commission April 8, 2021.**

The developer had proposed common area / open space more than the minimum. The change means that the development provides the PUD minimum equal to 30% of gross area.

3. Enhanced pedestrian crossing: The developer requests that this required improvement be SDC creditable:

T-BP1. Bicycle/pedestrian off-site improvements: The developer shall:

- a. TSP: Construct TSP project P45 (TSP p. 64 as Attachment 104A).
- b. Off-site sidewalk: BFR & Hazelnut:

...

(4) Details: What constitutes an “enhanced pedestrian crossing” per P45, “sidewalk” per (2), and a “marked crosswalk” per (3) and their corollary improvements is up to PW determination through CEP review; however, for P45 & (3) there shall result a physical change to existing pavement and/or striping serving as an obvious indication for most pedestrians, cyclists, and drivers. **TSP Project P45 is traffic SDC creditable consistent with SDC ordinances and resolutions.**

**Recommendation:**

With the addition of Condition PUD-9, staff changes its recommendation to approval with conditions.

**Attachment(s):**

- A. Testimony by Julie Nicolarsen, 620 Troon Ave, letter (received Apr. 6, 2021)
- B. Revised plan sheet 11 Open space site plan (submitted Apr. 6, 2021)

REVISIONS

NO.	DATE	DESCRIPTION
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DOVE  
LANDING PUD

OPEN SPACE  
SITE PLAN



12564 SW Main Street  
Tigard, OR 97223  
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PROJECT NO.: 142-001  
TYPE: PLANNING  
REVIEWED BY: PRE

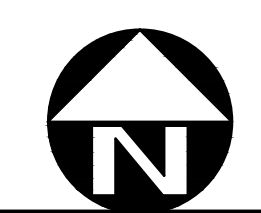
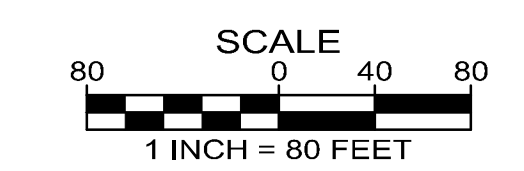


ADDED 5 LOTS.  
100' X 30' LOT DIMENSIONS  
TOTAL LOT AREA = 15,876 SF

ADDITIONAL OPEN SPACE ON POND  
TRACT ABOVE WATER LEVEL  
TOTAL OPEN SPACE AREA = 20,328 SF

LOCATION OF THE  
IMPROVED COMMON OPEN SPACE  
TO BE ESTABLISHED AS A PART OF THE  
PUBLIC PARK IMPROVEMENT DESIGN

OPEN SPACE			IMPROVED COMMON OPENSACE		PEDESTRIAN ELEMENTS			OPEN SPACE		
	AREA	% SITE						AREA	% SITE	
PUBLIC PARK (TRACT K & I)	8.32 AC	26%		100 SF/LOT X 171 LOTS = 17,100 SF (0.39 AC) MINIMUM		10' MAJOR TRAIL		STORM FACILITY	1.17 AC	4%
OPEN SPACE (ALL OTHER TRACTS)	1.35 AC	5%				8' MAJOR TRAIL				
OPEN SPACE TARGET	9.57 AC	30%				6' WOOD CHIP TRAIL				
OPEN SPACE PROVIDED	9.67 AC	30%								
GROSS SITE AREA	31.86 AC	100%								



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ANX 2020-03 Dove Landing PUD:  
Attachment 201: Dictionary & Glossary

This document defines and explains abbreviations, acronyms, phrases, and words particularly in the context of conditions of approval.

- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “Alley” means the same as in WDO 1.02. See also “Shared rear lane” below.
- “BFR” refers to N. Boones Ferry Road / Boones Ferry Road NE.
- “CAE” refers to cross access easement.
- “CC&Rs” refers to covenants, conditions, and restrictions in the context of private contract among an association of owners and/or tenants within a PUD or a conventional subdivision with common area improvements.
- “Central block” refers to the block bound by “O”, “C”, “P”, & “E” Streets.
- “CEP” refers to civil engineering plan review, which is a review process independent of land use review led by the Community Development Department Planning Division and that is led by the Public Works Department Engineering Division through any application forms, fees, and review criteria as the Division might establish. A staff expectation is that CEP follows land use review and approval, that is, a final decision, and precedes building permit application.
- “County” refers to Marion County.
- “Director” refers to the Community Development Director.
- “exc.” means excluding.
- “ft” refers to feet.
- “Hazelnut” refers to Hazelnut Drive.
- “max” means maximum.
- “min” means minimum.
- “Modal share” means the percentage of travelers using a particular type of transportation or number of trips using a type, as examples walking, cycling, riding transit, and driving.
- “Modal shift” means a change in modal share.
- “MUTCD” refers to *Manual on Uniform Traffic Control Devices* of the U.S. Department of Transportation (U.S. DOT) Federal Highway Administration (FHWA).
- “NE means northeast.
- “NW” means northwest.
- “OAR” refers to Oregon Administrative Rules.
- “o.c.” refers to on-center spacing, such as of trees or shrubs.
- “ODOT” refers to the Oregon Department of Transportation.
- “ORS” refers to Oregon Revised Statutes.

- “PBPE” refers to a public bicycle/pedestrian easement that grants pedestrian and cyclist access along sidewalk that overlaps private property or along an off-street bicycle/pedestrian path on private property. It substitutes for a PUBPE. “PLA” refers to property line adjustment.
- “PU” refers to plant unit as WDO Table 3.06B describes.
- “PUBPE” refers to a PUE adapted to grant pedestrian and cyclist access along sidewalk that overlaps private property (“roadside” or “streetside” PUBPE) or along an off-street bicycle/pedestrian path on private property (“off-street” PUBPE). A PBPE may substitute.
- “PUD” refers to planned unit development.
- “PUE” refers to public utility easement, whether along and abutting public ROW (“roadside” or “streetside” PUE) or extending into or across the interior of private property (“off-street” PUE). In the context of property line adjustment, partition, or subdivision, the developer records through the plat with drawings and notes on the face of the plat. Absent this context, recordation is separate from land use review pursuant to a document template or templates established by PW. PW is the project manager for receiving, reviewing, accepting, obtaining City Council approval for, and recording public easement materials that a developer submits.
- “PW” refers to Public Works (the department) or on rare occasion public works (civil infrastructure) depending on context.
- “RCWOD”, pronounced by City staff as “R quad”, refers to the Riparian Corridor and Wetlands Overlay District that WDO 2.05.05 describes.
- “Root barrier” refers to that illustrated by PW SS&Ds, [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “ROW” refers to right-of-way.
- “RPZ” refers to root protection zone in the context of tree preservation.
- “SE” means southeast.
- “SDA” refers to site development area, the entire territory that is the subject of the land use application package.
- “SDC” refers to system development charge, also known as an impact fee.
- “Shared rear lane” refers to what resembles and functions like an alley, but isn’t public ROW.
- “sq ft” refers to square feet.
- “SS&Ds” refers to PW [standard specifications and drawings](#).
- “Street trees” refer to trees that conform to the WDO, including 3.06.03A and Tables 3.06B & C, and that have root barriers where applicable per PW [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “Substantial construction” means that all grading necessary to accommodate full construction of both public improvements and common area improvements is complete, the developer constructed and dedicated all required public improvements, and the developer improved and dedicated all required common area tracts.

- “SW” means southwest.
- “TCE” refers to temporary construction easement.
- “Tot.” means total.
- “TPU” means the [Transit Plan Update](#) Approved Final Report dated November 8, 2010.
- “TDM” refers to transportation demand management, which means according to the TSP (p. 82), “a policy tool as well as a general term used to describe any action that removes single occupant vehicle trips from the roadway during peak travel demand periods”, and according to Wikipedia as of October 13, 2020, “the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.”
- “TSP” means the [Woodburn Transportation System Plan \(TSP\)](#).
- “UGB” means urban growth boundary.
- “Walkway” refers to what would otherwise be called sidewalk except the paved walking surface is on private property outside of any of ROW or an easement granting public access.
- “WDO” refers to the [Woodburn Development Ordinance](#).
- “WFD” refers to the Woodburn Fire District.
- “WTS” refers to the Woodburn Transit System.
- “w/i” means within.
- “w/o” means without.
- “VCA” refers to vision clearance area as WDO 1.02 and 3.03.06 establish or as a specific condition establishes.



**ANX 2020-03 Dove Landing PUD:**

**Attachment 202: Lot & Tract Development Standards**

**Introduction**

This attachment establishes PUD lot and tract development standards and could serve as a standalone document for both homebuilders and Planning Division review of building permits assuming the developer will have constructed all public and common area improvements and/or paid fees in-lieu, obtained final plat approval by the City, have had the Director sign the Mylar, and recorded the plat.

“WDO” refers to the Woodburn Development Ordinance, last amended via Ordinance No. 2579 adopted April 13, 2020. Refer to Attachment 201 for a dictionary/glossary, including other acronyms and abbreviations.

For improvements that the City requires of common area and City/public tracts, see Attachment 203.

**Part A. Lot Development Standards Tables**

<b>PUD 2020-02 Dove Landing PUD Development Standards for Lots Abutting Alley or Shared Rear Lane Table 202A-1</b>			
Lot Area, Min (sq ft)	Interior, flag or cul-de-sac lot		2,700
	Corner lot	Single-family dwelling	3,500
		Child care facility or group home <sup>2</sup>	Per WDO
		Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single-family dwelling
		Any other use	Per WDO
Lot Width, Min (ft)	Interior, flag or cul-de-sac lot		27
	Corner lot		35
Lot Depth, Average (ft)			90
	Interior or cul-de-sac lot		25
		Single-family dwelling	25

Street Frontage Min (ft)	Corner lot	Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single- family dwelling
		Any other use	Per WDO
Front Setback and Setback Abutting a Street, Min (ft) – exc. streetside porch or roofed patio			7 <sup>11</sup>
Side Setback, Min (ft) – exc. garage	Primary structure	5 <sup>11</sup> , except that each lot may have zero lot line development along one side lot line	
	Accessory structure		
Rear Setback	See “Setback Abutting an Alley or Shared Rear Lane ...” below.		
Setback Abutting an Alley or Shared Rear Lane for Both Primary & Accessory Structures, Min (ft) – exc. garage and carport			Either 1 <sup>11</sup> or where there is a required PUE on the lot alongside shared rear lane then equal to PUE
Garage and Carport Setback, Min (ft)	Either 1 or a full 15 ft. Also, in lieu of a two-car wide garage, two one-car wide garages – or a one-car wide garage and a carport – may be paired with one garage or carport at 1 ft and the other garage at 15 ft.		
Setback to a Streetside Porch, Roofed Patio, Balcony, or Open-Air Veranda, Min (ft)			5
Setback to a Private Access Easement, Min (ft)			1
Lot Coverage, Max (%)	65		
Streetside Porch or Roofed Patio, Min	Per Table 202A-3.		
Building Height, Max (ft)	Per WDO		
11. Encroachments and projections into setback minimums remain permissible per WDO 3.03.03A, D & F; 3.03.04A; and 3.03.05A.			

**PUD 2020-02 Dove Landing PUD**  
**Development Standards for Lots with Conventional Access**  
**Table 202A-2**

Lot Area, Min (sq ft)	Interior, flag or cul-de-sac lot		3,500 <sup>1</sup>
	Corner lot	Single-family dwelling	4,300 <sup>1</sup>
		Child care facility or group home <sup>2</sup>	Per WDO
		Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single-family dwelling
		Any other use	Per WDO
Lot Width, Min (ft)	Interior, flag or cul-de-sac lot		35
	Corner lot		43
Lot Depth, Average (ft)			96
Street Frontage Min (ft)	Interior or cul-de-sac lot		25
	Corner lot	Single-family dwelling	25
		Middle housing: duplex, triplex, quadplex, townhouse, or cottage cluster	Same as required for single-family dwelling
		Any other use	Per WDO
	Flag lot		Per each pole if poles of adjacent flag lots are paired: 7½; Per independent pole: 11
Front Setback and Setback Abutting a Street, Min (ft) – exc. garage and carport and streetside porch or roofed patio			11 <sup>11</sup>
Side Setback, Min (ft) – exc. garage	Primary structure		5 <sup>11</sup> , except that each lot may have zero lot line development along one side lot line
	Accessory structure		
Rear Setback, Average (ft)	Primary structure		15 <sup>7, 11</sup>
	Accessory structure		Per WDO
Garage and Carport Setback, Min (ft)	Garage		19
	Carport		2

Setback to a Streetside Porch or Roofed Patio, Min (ft)	5
Setback to a Private Access Easement, Min (ft)	1
Lot Coverage, Max (%)	65
Building Height, Max (ft)	Per WDO
<p>1. Per WDO Table 2.02B Footnote 1  5. A front setback applies to only to the pole. A flag is considered to have three sides and a rear.  7. Per WDO Table 2.02B Footnote 7  11. Encroachments and projections into setback minimums remain permissible per WDO 3.03.03A, D &amp; F; 3.03.04A &amp; C, and 3.03.05A-D.</p>	

**PUD 2020-02 Dove Landing PUD  
Related Development Standards Table 202A-3**

Residential Density, Min (units per net acre)		6.8		
Walkways	Each dwelling shall have a paved walkway connecting front door landing and sidewalk distinct from driveway and parking pad. Paved w/ bricks, concrete pavers, patterned poured concrete, or combination.	Min 4 ft wide. Min width may narrow to 3½ where walkway is flush w/ driveway.		
Driveway widths (For parking space/stall dimensions, see Parking spaces/stalls below.)	Access management	A lot that abuts both any of an alley, shared rear lane, or flag lot pole, and one or more streets is prohibited from a driveway approach / apron / curb cut along the street or streets.		
	Min (ft)	8		
	Max (ft)	Alley/shared rear lane	Equal to lot width	
		Street	16	
Parking spaces/stalls	Ratio	Per WDO Table 3.05A		
	Parking pads (WDO 3.05.03F.1b)	Number, Min	Alley/shared rear lane: none Street: 1	
		Dimensions, Min (ft)	Alley/shared rear lane: 8 by 15 Street: 8 by 18	
	Stalls within a garage and/or carport	Number, Min	2, either both garaged or as both a carport and garage on the same lot.	
		Dimensions, Min (ft)	8 by 18, exc. fixed encroachments such as door swings and water heaters	
	The 5-ft parking setback of WDO 3.05.02E does not apply.			
Streetside porches and roofed patios	Applies to lots abutting an alley, shared rear lane, or flag lot pole; corner lots; and specific lots per Footnote 3.			
	Number, Min	1 per lot		
	Dimensions, Min	Floor area*: 106 sq ft Narrowest*: 8½ ft Street exposure: 8½ ft length/width Height clearance: 8 ft *Measured to edges of porch flooring or patio slab.		
	Flooring	Brick, concrete pavers, poured concrete slab, linoleum, or fiber cement or wood plank.		
	Columns/posts	Per Footnote 1.		
	Delineation	Per Footnote 2.		

1. Ornamental columns. If the streetside porch or roofed patio provides one or more columns as corner supports, the columns must be ornamental by meeting one of the following standards. Wrought iron style porch supports do not meet this standard:
  - a. Large columns that are divided visually into clear areas of capital, shaft, and base. Large rectilinear columns are min 8 by 8 inches, and large rounded columns have a diameter min 8 inches; or
  - b. Groupings of 2, 3, or 4 small columns divided visually into clear areas of capital, shaft, and base. Small rectilinear columns are min 4 by 4 inches, and small rounded columns have a diameter min 4 inches.
2. Delineation includes any of balustrade, fall protection, wood fencing, and metal or wood railings and is required. 3½ ft high max. 4 ft wide max passage allowed. Fencing or railing with top member flat and min 3 inches wide. A second horizontal member below the top member (to allow affixing, hanging, or threading items below the top member).

**Part B. Architecture:**

This section shall apply to lots and supersede any conflict w/ WDO 3.07.03.

1. Both Lots Abutting Alley or Shared Rear Lane & Lots with Conventional Access:
  - a. Roof pitch of site-built dwellings min 6:12; eaves not required to project from zero lot line.
  - b. Masonry cladding, if any, in a horizontal band or bands, not as multi-story vertical bands.
  - c. On a corner lot along the second frontage, windows min 10% of facade wall surface.
  - d. Windows square or vertically proportioned; may be grouped into horizontal bands. Horizontal proportion allowed if having grilles or muntins dividing lights or panes to be vertical proportion.
2. Lots Abutting Alley or Shared Rear Lane
  - a. House having an entrance on a street-facing façade and that is within or next to the required streetside porch or roofed patio.
  - b. Applies to any houses that are two or more stories or one story w/ attic story: House front having a bay or box window min 2 ft deep, 5 ft wide, and with ceiling height min 7 ft. Dimensions assume box; bay may have angled sides and a sloped roof if exceeding min dimensions. House fronts facing south or west may substitute the window for balcony or open-air veranda. Balcony min 6½ ft deep and 81 sq ft and either w/ recess min 2 ft or house roof overhang or balcony roof min 2 ft deep and 10 ft wide. Veranda min 81 sq ft, extending to min two of outer edges of porch or patio, and roofed. Fall protection having top member flat and min 3 inches wide.
  - c. Applies to all corner lot houses: The second lot frontage façade shall have a bay or box window per the dimensions of b. above.

3. Lots with Conventional Access: The facade containing the vehicular entrance for an attached garage shall be one of the following:
  - a. Face away from street min 90°; or
  - b. Max 20 ft wide along ground floor total facade width facing a street, and max a percentage of the total facade of the structure facing the street, including second stories, dormers, eyebrows, and gable ends. Percentage is 66.7% for a one-story structure and 50% for a structure of two or more stories.

### **Part C. Tract Development Standards**

1. Driveway approaches / aprons / curb cuts: min. 8 ft wide, and max. 10 ft wide.
2. Fencing: Stormwater facilities: max. 3½ ft high, if any fencing proposed for such facilities.
3. Tract G is limited to one driveway apron serving the stormwater facility and, if proposed, shall be on a frontage other than BFR. A Tract H driveway that serves access across that tract to the Tract G storm water facility may substitute for a Tract G driveway.
4. City/public tracts: The City may apply development standards relating to the P/SP zoning district instead of the RS zoning district assuming a given WDO standard doesn't conflict with a PUD standard.

### **Part D. Lighting:**

- a. Applicability:
  - (1) Permanent exterior lighting outside of ROW.
  - (2) Lots: For fixtures located facing any of ROW, streets, alleys, shared rear lanes, flag lot pole shared driveways, and common area tracts, whether on buildings or structures or in yards.
  - (3) Tracts: For fixtures located facing any of ROW, streets, alleys, shared rear lanes, flag lot pole shared driveways, and common area tracts, whether on buildings or structures or in yards, and including floodlights and lighting of permanent signage. Sports field lighting must be full cut-off from emitting light both above a horizontal plane parallel with the ground and beyond vertical planes flush with the field boundaries. The City may require separate review and approval of sports field lighting.
- b. Standards: If proposed, exterior light fixtures shall be full cut-off or fully shielded and shall not be visible beyond a line 3½ ft above the applicable lot line or tract boundary. They shall be limited in height – as measured to the underside of a fixture – as follows:

- (1) Wall: Exterior wall-mounted fixtures shall be 8 ft max above finished grade. (This height limit is not applicable to emergency egress lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)
  - (2) Parking pole: On tracts, exterior pole-mounted fixtures within 4 ft of or in parking, loading, and vehicular circulation areas shall be 14½ ft high max above vehicular finished grade.
  - (3) Other pole: On lots and tracts, other exterior pole-mounted fixtures, if any, shall be 8 ft high max above grade.
- c. Conformance: Demonstrate through building permit review. The Planning Division may require inspection to be scheduled evening or night.

#### **Part E. VCA**

WDO 3.03.06 is hereby modified such that:

1. The alley part of Fig 3.03A shall apply to also any shared rear lane, except that VCA triangles shall measure min 5 by 5 ft for any of alleys and shared rear lanes.
2. Regarding the street corner part of Fig. 3.03A, VCA triangles shall measure min 15 by 15 ft, except that for the four corner lots within the central block (Lots 40, 85, 86, & 131), Fig. 3.03B shall apply instead.

#### **Part F. Signage**

WDO 3.10 is hereby modified such that for City/public tracts, the City may apply sign regulations relating to the P/SP zoning district instead of the RS zoning district.



ANX 2020-03 Dove Landing PUD:

Attachment 203: Common Area Improvements & Public Easements

**Introduction**

This attachment establishes PUD common area tract improvements and types and placements of public easements.

Refer to Attachment 201 for a dictionary/glossary, including other acronyms and abbreviations.

For lot and tract development standards, see Attachment 202.

**Part A. Common area improvements: Amenities / appurtenances / street furniture / support facilities**

Common area and off-street public improvements are per the table below:

<i>Table 203A. Common Area Improvements</i>			
<i>Improvement Type</i>	<i>Min Number</i>	<i>Placements</i>	<i>Details</i>
Benches	9	Tract K: 4, all along paths and one each at east, middle east, middle west, and west.	Place along paths and sidewalks, set back 2 ft min, and on at least 6 by 4 ft of asphalt, brick, concrete pavers, or poured concrete. If brick or pavers, pour concrete for bench post footings. 6 ft width min; 75% min of them having backs.  For public parkland, the City spec model (with back) is <a href="#">Dumor Bench 88-60PL</a> in “cedar” color and with support posts in black; for Tract C and Trillium Way ROW, this model is the standard.
		Other: 1 each Tracts F, H, I, L, & O	
Picnic benches	3	Tract I: 1.	Place in shelters. Min 1 shall be ADA-accessible from a sidewalk or path.  For public parkland, the City spec is Tree Top Products <a href="#">46” SuperSaver Commercial Square Picnic Table</a> in black (SKU 1WG5685-KB), and the
		Tract K: 2.	

<i>Table 203A. Common Area Improvements</i>			
<i>Improvement Type</i>	<i>Min Number</i>	<i>Placements</i>	<i>Details</i>
			standard <a href="#">ADA model</a> is SKU #1WG5686-BK.
Bicycle parking	16 stalls	Tract H: 4	Each facility with at least 6 by 2 ft per stall paved with asphalt, bricks, concrete pavers, or poured concrete pad. If bricks or pavers, pour concrete for the rack footings. Place all along paths and sidewalks. If along sidewalk, set back the stalls 2 ft and pave a 4-ft wide walkway between sidewalk and edge of stalls.  Cover/sheltering: At least 2 (1 U-rack) shall be covered from precipitation. Min height clearance 7 ft. The roof shall extend min 2 ft past stall edges.  For public parkland, the City spec is Oregon Corrections Enterprises [OCE] "single bike rack" powder coated black, either model #718-013-006 or #718-012-006 depending on mounting. See OCE parks and recreation catalog <a href="#">p. 15</a> . For Tract C and Trillium Way ROW, this model is the standard.
		Tract I: 2	
		Tract K: 10	
Dog waste stations	2	Tract I: 1	For public parkland, the City spec model is Mutt-Mitt Mini Dog Waste Station <a href="#">1000/1002</a> in green; for Tract C, this model is the standard.
		Tract K: 1	
Paths	Within this Attachment 203, see Part C.		
Playground	1	Either option:	As the Assistant City Administrator directs.
		Option A: Tract K	
		Option B: Tract H	
Plaza	1	Tract I: 1, flush with sidewalk at SE corner of "C" & "P" Streets.	Paved min 300 sq ft, 12 ft narrowest dimension.
Restrooms	1 pair	Tract K	For public parkland, the City recommended model is Public

<i>Table 203A. Common Area Improvements</i>			
<i>Improvement Type</i>	<i>Min Number</i>	<i>Placements</i>	<i>Details</i>
			<p>Restroom co. model <a href="#">PS-022-CE-ST</a> with “CMU combo finish” and “standing seam metal” roof.</p> <p>Colors:</p> <ul style="list-style-type: none"> <li>• Roof: green;</li> <li>• Walls: green on bottom split-face CMU, either cream or grayish white elsewhere;</li> <li>• Doors: green.</li> </ul> <p>Drinking fountains: On the front of the building, wall mount a pair of fountains, one fountain being ADA-compliant. The recommended model is Haws <a href="#">1011</a> Barrier-Free Dual Wall Mount Fountain.</p>
Trash receptacles	3	Tract I: 1	For public parkland, the City spec model for the trash receptacle is <a href="#">Dumor 41</a> -40PL-RC 40-gallon in “cedar” color and with support post in black; for Tract C, this model is the standard.
		Tract K: 2	
Seat walls (optional)	No min; max per notes.	n/a	For any tract with 2 or more benches, the developer may substitute a bench with a seat wall 6 ft wide minimum by 1½ ft deep and high, the height including a cap or lip of smoother concrete.
Shelters	1 or 2	Tract K: Choice of either 1 large or a combo of 1 medium and 1 small.	<p>Gazebos, pavilions, or shelters each with min 10 ft height clearance. Large equals min 900 sq ft, medium equals 600, and small equals 300. Narrowest dimension is 30 ft for large, 24 for medium, and 14 for small.</p> <p>Any post base with protruding bolts/screws must be guarded or housed for trip and cut safety.</p> <p>If a shelter floor level is at grade, place an ADA-compliant picnic bench. Provide a walkway min 4 ft</p>

<i>Improvement Type</i>	<i>Min Number</i>	<i>Placements</i>	<i>Details</i>
			<p>wide between each shelter and any of a sidewalk or path.</p> <p>Include weatherized flip cap electric outlets, min 4 for large shelter or min 2 for the medium shelter.</p> <p>There is no City spec. The applicant may duplicate or mimic either the shelter model proposed on land use review Sheet L7, Detail 5 or the model in the Smith Creek Development Phase 1A plaza at Ben Brown Lane &amp; Kirksey Street (Western Wood Structures, Inc., building permit 971-20-000134-STR), which is 600 sq ft at 24 narrowest dimension.</p>
Signage	1	A park identification monument sign as the Assistant City Administrator directs or fee in-lieu per Attachment 206.	

Administrative minor adjustment by the Director to common area improvement location or placement is permissible.

**Part B. Common area improvements: landscaping:**

1. Bark dust: Excepting Class F paths, 5.0% max of landscaped area may be bark dust or wood chip.
2. Tree species: WDO Table 3.06C is hereby modified by PUD to allow anywhere within the development (outside of ROW) any tree species that isn't invasive and within ROW any tree species that isn't invasive and is a cultivar barren of fruit, nuts, and seed pods.
3. Evergreen: 15 min of trees new to the site and outside of ROW. The 15 shall be min 1 of the following coniferous or evergreen species:

Cedar, Western Red	Madrone, Pacific
Douglas-Fir	Oak, Oregon White
Fir, Grand	Pine, Ponderosa; and
Hemlock, Western	Yew, Pacific

4. Tracts: Screening: Evergreen hedge or shrubbery shall be screen at-grade electrical and mechanical equipment along their sides, excepting the side intended for technician access.
5. Complementary trees: On Tracts F, G, H, I, & K, every yard abutting a street shall have a loose row of trees that complements the row of street trees. Along each frontage, a min number equal to and placed at an approximate average o.c. spacing of 1 per 30 ft of frontage, and with trees new to the site placed at least 4 ft from edge of sidewalk and 16 ft max from ROW. For Tract I, if and where a plaza is required the developer may site trees farther away along the plaza edge.
6. Other plants: On any tract, also plant 80 PUs of any min 3 non-invasive species of shrubbery most likely to attract honeybees, having identified such species on a landscape plan.
7. Path furniture zone trees:

Tract	Trees Min. No.	Details
K	Equal to 1 per 15 ft of path	Approximate o.c. placements of 1 per 30 ft along path.
All other tracts	Equal to 1 per 30 ft of path	Mostly west side placements.

## Part C. Bicycle/Pedestrian Paths

### 1. Classes:

Class	Width (ft)	Pavement	Furniture Zones (ft)
B	10	Asphalt or concrete	6 inc 2-ft shoulder
C	8		6 inc 2-ft shoulder; in constrained mid-block tracts, 5 ft one side inc 1-ft shoulder
F	5	None; bark dust or wood chip	None

### 2. Placements:

Tract	Min.	Class	Placement	Reference
B	1	C	W/ west furniture zone.  Min 8 ft from west tract boundary.	"Path B"
D	1			"Path D"
F	1			"Path F"
I	1	F	Per Assistant City Administrator.	"Path I"
K	1 w/ 4 spurs	B; spurs C	Generally straight between east sidewalk and west tract boundary. Site as far north as 8 ft south of the south lot lines and as far south as to have its south furniture zone flush with the north boundary of the northernmost existing drainage easement.  Site north middle east segment 8 ft from Lot 142 west line. A spur from north middle east segment to south tract boundary adjacent to NE corner of Tax Lot 051W06CD01700.	"Path K" or "main path"
L	1	B	Min 6 ft from east tract boundary.	"Path L"
O	1			"Path O"
M	1	C	W/ a west furniture zone.	"Path M"
N	1			"Path N"

### 3. Basic standards:

#### a. Pavement:

(1) Asphalt: min 4 inches of hot mix asphalt (Level 3) atop min 8 inches of 1-inch minus crushed aggregate base course. ADA-compliant.

(2) Concrete: Same as PW construction standards for sidewalk.

#### b. Shoulders: Gravel, if any, within shoulders shall be placed so that the finished grade of the gravel shall be shallow sloped such that, at the path, the gravel is min. 1 inch below the path finished grade and, at 2 ft from path edge, it's min 2 inches below path finished grade.

## Part D. Public Easements

In addition to standard streetside PUEs per WDO 3.02.01B, based on WDO 3.02.01C the developer shall dedicate public easements as follows:

1. Granting bicycle/pedestrian access:
  - a. Wherever sidewalk overlaps any streetside PUE and Tracts I & K;
  - b. Tracts B, D, F, L, M, N, O;
  - c. Tract H, required at all only for Table 203A, Playground Option B; and
  - d. Tract "P" (central block alley/shared rear lane).
2. Off-street PUEs:
  - a. Tract F, arrange so that PUE min width 16 ft abuts Tax Lot 051W06C000900 west lot line;
  - b. Tract L, arrange so that PUE min width 16 ft allows tract path to have trees both sides.
  - c. Tract O, arrange same as for L.
  - d. Tract "P" (central block alley/shared rear lane). Applies if PW declines to accept as ROW:
    - (1) Both tract and PUE min width 16 ft; if tract wider, easements(s) flush one side min;
    - (2) Travel way pavement min width 14 ft. Asphalt, bricks, concrete pavers, poured concrete, or combination. Depths per WDO 3.04.04;
    - (3) 1 ft shoulders each side. May be grass, grass w/ "grasscrete", brick, concrete pavers, or poured concrete as long as any pavement doesn't duplicate that of the travel way. Gravel prohibited; and
    - (4) The two end driveway curb cuts limited to max width 14 ft.
3. Bus: On Tract F as follows: Along BFR, allowing for a bus shelter pad extending beyond ROW and a shelter. Per Assistant City Administrator direction or default easement min 20 ft wide along BFR.
4. CAE: On Tract F as follows: Min width 21 ft w/ TCE extending 5 ft sides that expires upon driveway/drive aisle construction. Place between Tax Lot 900 and "O" Street w/ west side aligned with a point 5 ft east of Tax Lot 900 west lot line. New trees prohibited.

## Part E. Association / HOA

To meet WDO 3.09.09, there shall be an association of owners and/or tenants as follows:

1. Prior to conveying land ownership of any tract, the developer shall establish an association, such as homeowners association (HOA), pursuant to ORS 94 and other applicable statutes.
2. The association shall assume maintenance of improvements on common area tracts, inc. stormwater facilities; repair, replace, and restore improvements; identify and make clear to owners association duties; and levy assessments to owners in a fair, transparent, and written way. (If the association ceases to exist resulting in a tract or tracts no longer having an existing owner for a year or more based on the Oregon Secretary of State Corporation Division business registry, and where this provision does not conflict with ORS or OAR, the City shall have right of first refusal to acquire the property in coordination with the Marion County Assessor's Office.)
3. Documents: The developer shall provide copies of articles of incorporation, bylaws, and CC&Rs for the association to the Assistant City Attorney and Director for review upon final plat application to the City or earlier if ORS 94.565(2) requires. Bylaws and/or CC&Rs shall describe the responsibilities of the association to maintain common area improvements, and bylaws and CC&Rs shall reiterate that because of ORS 94.626, any dissolution would not also dissolve obligations. To this end, the corporation shall comply with applicable statutes and the administrative rules of the Oregon Secretary of State Corporation Division. Documents shall also conform to Oregon House Bill (HB) 2001 (2019), Section 13 (p. 10), regarding "middle housing".

The above would continue to apply were the developer to either (1) establish multiple associations or (2) make use of an existing association related to adjacent existing development. The developer shall provide copies of articles of incorporation, bylaws, and CC&Rs for the multiple associations or these documents amended to conform to conditions of approval.



ANX 2020-03 Dove Landing PUD:

Attachment 205: Tree Protection & Environmental Remediation

**Part A. Tree preservation**

1. East:

- (a) Objective: To preserve most of the trees within the small forest across BFR, "O", & "P" ROWs and Tracts F, G, & I, with focus on Tracts F & G.



*Exhibit 205A1 Marion County Assessor's Office aerial view of subject property east area at BFR*



*Exhibit 205A1 Google Street View NW to small forest*

- (b) Street improvements, inc. both frontage and off-site improvements, shall preserve to the max extent feasible trees that lie within future planter strips and along the other side of sidewalks. The developer shall provide more detail, including the trees identified for preservation and removal, through a tree preservation plan specific to street improvements through CEP.
  - (c) Exception: The developer may be able to except from preservation one or more trees from an approved CEP tree preservation plan if (a) providing for arborist examination during street improvements construction, (b) the arborist documents why and how preservation is not physically feasible, (c) the developer submits such documentation simultaneously to the Director and PW, (d) and the Director approves such documentation prior to removal.
2. SW: Development shall preserve the trees that land use review Sheet 13.1 illustrates to be retained and shall partially retain those that the supplemental arborist memo of January 6, 2021 submitted January 15 summarizes to retain by creating snags out of trees 70522 and 70523 by reducing their heights to max 15 ft and girdling the trunks. Any removal would trigger a tree removal fee / preservation fee in-lieu per Attachment 206.
  3. Protection during construction: The developer shall follow this Attachment 205, Part B.

## Part B. Tree preservation During Construction

Tree preservation: Protection during construction:

The applicant shall protect the preserved trees pursuant similar to City of Portland Title [11.60.030](#), specifically either the subsections set of C.1.a.(1), (3) and C.1.b., e., & f. (clear and objective) and D.; or, the subsections set of C.2.a., b., & d.-f. (arborist's discretion) and D. as modified below and shall do so between Design Review approval and issuance of certificate of occupancy (C of O):

C. Protection methods. The Tree Plan shall show that the contractor adequately protects trees to be preserved during construction using one of the methods described below:

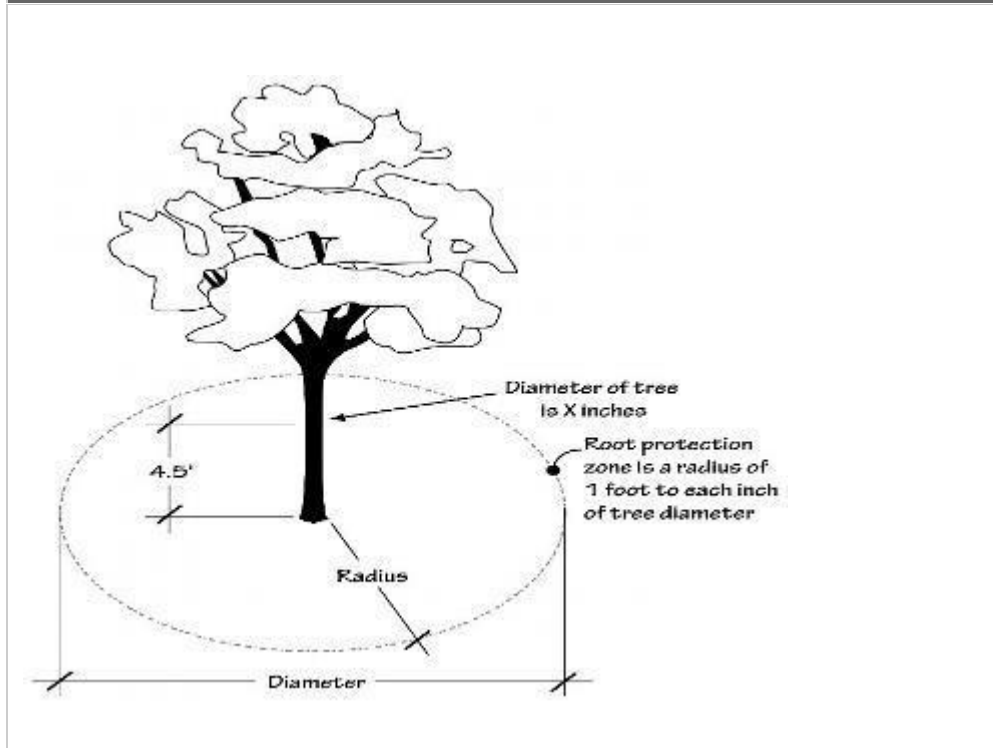
1. Clear & Objective Path.

- a. A root protection zone is established as follows:

- (1) For trees on the development site - a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter (see Figure 80-2)

Figure 80-2

Root Protection Zone

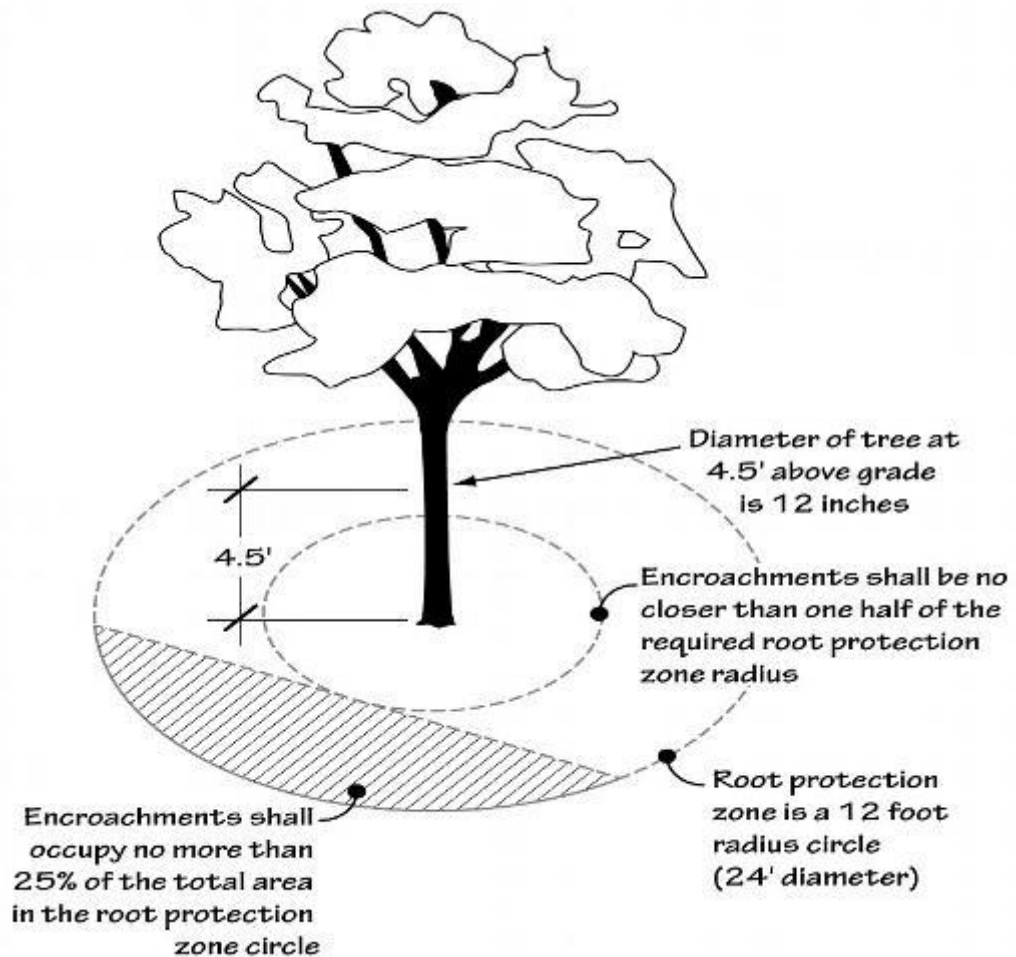


(3) Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain. New encroachments into the root protection zone are allowed provided:

- (a) the area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and
- (b) no new encroachment is closer than  $1/2$  the required radius distance (see Figure 60-1);

Figure 60-1

Permissible RPZ Encroachments



b. Protection fencing

(1) Protection fencing consisting of a minimum 6-foot high metal chain link construction fence, secured with 2-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.



(2) When a root protection zone extends beyond the development site, protection fencing is not required to extend beyond the development site. Existing structures and/or existing secured fencing at least 3½ feet tall can serve as the required protective fencing.

e. The following is prohibited within the root protection zone of each tree or outside the limits of the development impact area: ground disturbance or construction activity including vehicle or equipment access (but excluding access on existing streets or driveways), storage of equipment or materials including soil, temporary or permanent stockpiling, proposed buildings, impervious surfaces, underground utilities, excavation or fill, trenching or other work activities; and

f. The fence shall be installed before any ground disturbing activities including clearing and grading, or construction starts; and shall remain in place until final inspection by Planning Division staff.

2. Arborist's Discretion. When the prescriptive path is not practicable, the applicant may propose alternative measures to modify the clear and objective root protection zone (RPZ), provided the following standards are met:

a. The alternative RPZ is prepared by an arborist who has visited the site and examined the specific tree's size, location, and extent of root cover, evaluated the tree's tolerance to construction impact based on its species and health, identified any past impacts that have occurred within the root zone, and forwarded a report through the developer to Planning Division staff;

b. The arborist has prepared a plan providing the rationale used to demonstrate that the alternate method provides an adequate level of protection based on the findings from the site visit described above;

- d. If the alternative methods require the arborist be on site during construction activity, the applicant shall submit a copy of the contract for those services prior to permit issuance and a final report from the arborist documenting the inspections and verifying the viability of the tree(s) prior to final inspection by the Planning Division;
- e. If the alternative tree protection method involves alternative construction techniques, an explanation of the techniques and materials used shall be submitted;
- f. The arborist shall sign the tree preservation and protection plan and include contact information.

D. Changes to tree protection. Changes to the tree protection measures during the course of the development may be approved as a revision to a permit provided that the change is not the result of an unauthorized encroachment into a root protection zone (RPZ), and the applicant demonstrates that the tree protection standards of this Section continue to be met. When an unauthorized encroachment has occurred, the City may pursue an enforcement action or other remedy.

### **Part C. Environmental Remediation**

This applies to all tracts, unless otherwise specified. The developer shall:

1. Invasive plant removal: Eradicate invasive creepers, groundcover, shrubbery, vines, and weeds that might exist, at min any of the following species:
  - (a) Himalaya blackberry (*Rubus armeniacus*)
  - (b) English ivy (*Hedera helix*)
  - (c) Common reed (*Phragmites australis*)
  - (d) Giant hogweed (*Heracleum mantegazzianum*)
  - (e) Gorse (*Ulex europaeus*)
  - (f) Kudzu (*Pueraria lobata*)
  - (g) Old man's beard (*Clematis vitalba*)
  - (h) Ribbongrass (*Phalaris arundinacea var. Picta*)
  - (i) Water primrose (*Ludwigia hexapetala, peploides*)
  - (j) Yellow flag or yellow water iris (*Iris pseudacorus*)
2. Grass: Where removal of invasive plants or the unintended effect of nearby construction results in bare ground, plant lawn grass, wild grass, or a combination.

ANX 2020-03 Dove Landing PUD:  
Attachment 206: Conditioned Fees

All of the following conditioned fees are due as applicable, whether or not mentioned directly by a condition of approval.

Refer to Condition G3 for a dictionary/glossary, including acronyms and shorthand text.

**Part A. Fee Provisions**

1. Any and all conditioned fees are in addition to, and not in place or as discounts of, any existing charge or fee however termed ordinarily assessed based on any existing ordinance, resolution, or administrative policy, inc. adopted fee schedules. If and when the City amends any ordinance, resolution, or administrative policy, inc. a fee schedule, to increase a charge or fee that is both (1) the same kind of charge or fee that is conditioned, (2) the amended charge or fee amount would exceed the amount conditioned, and (3) the increase takes effect before the conditioned fee is due, then the developer shall pay the greater amount.
2. Payments of conditioned fees shall reference a final decision case file number and the condition of approval letter/number designation, be it in a check memo field or through a cover or transmittal letter. For administrative and logistical details of such fee payments, the developer is to contact and administrative assistant or similar position in either PW or the Community Development Dept. as applicable.

For all administrative and logistical questions about fee payment, the developer is to contact the permit/planning technician at (503) 982-5246 and refer to this attachment within the ANX 2020-03 Dove Landing final decision.

For payment method policy details, the developer is to contact the Finance Department at (503) 982-5222, option zero, for payment method policy details.

**Part B. Fee Table**

<i>Table 206B. Conditioned Fees</i>							
<i>Condition Reference</i>	<i>Fee Type</i>			<i>Amount</i>	<i>Context</i>	<i>Timing</i>	<i>Staff Tracking:</i>
PUD-5	Tree removal	Preservation fee in-lieu	Trees 70522 & 70523	\$500 per tree	If not reduced to “snags” per Attachment 205, Part A.	Final plat approval by the City	
G6 through this Attachment 206	CEP: Review by Planning Division; and PUD Final Plan Approval review			\$250; \$327	Original/1 <sup>st</sup> submittal; each subsequent inc. deferral/piecemeal	Before final plat approval by the City	
	Inspections by Planning Division			\$75; \$327	1st inspection or “walkthrough”; each subsequent	Subdivision improvements and building permit	
T-BP1	c. Wayfinding signage fee in-lieu			\$1,500 per location	Regardless of number of sign faces that would’ve been at a location	Final plat approval by the City	
Attachment 203	Park identification monument sign fee in-lieu			\$5,000	Assistant City Administrator discretion	Final plat approval by the City	
G6 through this Attachment 206	Bond / bonding / performance guarantee: construction			\$250 per request	Covers submittal of written request and draft materials. Applies also to deferred/piecemeal submittals.	Were the developer to request and if City is willing to consider a request	



**COUNCIL BILL NO. 3151**

**RESOLUTION NO. 2169**

**A RESOLUTION DECLARING CERTAIN CITY OWNED PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE CITY ADMINISTRATOR TO SOLICIT THE SALE OF SAID PROPERTY**

**WHEREAS**, the City Council has previously determined the need to sell City-owned properties that are no longer considered beneficial for public use; and

**WHEREAS**, the City Council has identified that 4 acres of an existing 7.3 acre parcel located at 3025 Molalla Road, Woodburn, Oregon ("Subject Property"), is no longer considered beneficial for public use and should be declared surplus and available for public sale or disposal; and

**WHEREAS**, the Subject Property shall be legally partitioned into two lots, with the 4-acre surplus parcel becoming subject to the terms of sale described below and the residual 3.3 acre parcel remaining the property of the City of Woodburn; and

**WHEREAS**, a Notice of Public Hearing was published for the proposed declaration of surplus property in compliance with ORS 221.725; and

**WHEREAS**, pursuant to ORS 221.725, the Woodburn City Council conducted a public hearing on May 10, 2021, to hear testimony concerning said declaration of surplus property; **NOW, THEREFORE,**

**THE CITY OF WOODBURN RESOLVES AS FOLLOWS:**

**Section 1.** The following property identified below, based on Marion County Assessor Property Record information is hereby declared as surplus property.

Marion County Assessor Property Records

<b>Property ID</b>	<b>Map Tax Lot</b>	<b>Location/Address</b>	<b>Acres</b>
R109007	051W10B000700	3025 Molalla Rd.	4.0*

\*Lot to be partitioned from a total of 7.3 Acres prior to sale (see attached Exhibit A map of illustrating surplus property area)

**Section 2.** The City Council finds that the property listed in Section 1 is no longer needed by the City for the reasons specified in the Staff Report

accompanying this Resolution and it is in the public's financial interest to declare the property surplus.

**Section 3.** Pursuant to ORS 221.725, the sale of the property listed in Section 1 will require no further public notice or public hearing. The City Administrator is directed and has authorization to solicit the sale of said property by any means determined to be in the best interest of the City. Such sale shall be for a price of no less than the Real Market Value for the property as set by the Marion County Tax Assessor's Office.

Approved as to form: \_\_\_\_\_  
City Attorney Date

Approved: \_\_\_\_\_  
Eric Swenson, Mayor

Passed by the Council \_\_\_\_\_  
Submitted to the Mayor \_\_\_\_\_  
Approved by the Mayor \_\_\_\_\_  
Filed in the Office of the Recorder \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon

EXHIBIT A

MAP OF SURPLUS PROPERTY AREA



**COUNCIL BILL NO. 3152**

**RESOLUTION NO. 2170**

**A RESOLUTION INITIATING THE ENTERPRISE ZONE APPLICATION SUBMITTAL WITH STATE OF OREGON, BUSINESS OREGON DEPARTMENT FOR THE DESIGNATION OF THE WOODBURN-GERVAIS ENTERPRISE ZONE**

**WHEREAS**, in 2010, the City of Woodburn (*CITY*) successfully applied for an Oregon enterprise zone, which was designated the Woodburn Enterprise Zone; and

**WHEREAS**, in 2014, Business Oregon approved a request from the *CITY* to expand the boundary of the zone, incorporating the City of Gervais and renaming the enterprise zone to the Woodburn-Gervais Enterprise Zone; and

**WHEREAS**, The *CITY* is now sponsoring (jointly along with the City of Gervais) the re-designation of the Woodburn-Gervais Enterprise Zone; and

**WHEREAS**, The *CITY* is interested in an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity; and

**WHEREAS**, The proposed enterprise zone has a total area of 6.002 square miles, and it meets other statutory limitations on size and configuration; it is depicted on the drawn-to-scale map (Exhibit A) and described by tax lot description (Exhibit B). In total, the enterprise zone consists of the area encompassing the existing jurisdictional boundaries of the City of Woodburn and City of Gervais; and

**WHEREAS**, the availability of enterprise zone exemptions to business firms that operate hotels, motels or destination resorts would help diversify local economic activity, provide useful employment for some segments of the labor force, and facilitate the expansion of accommodations for visitors which in turn will spend time and money in the area for business, recreation or other purposes; and

**WHEREAS**, The proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by the land use zoning map(s) with the application, and, consistent with the Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are to be accessible, serviced or serviceable, and otherwise ready for use and further development; and

**WHEREAS**, The designation of an enterprise zone does not grant or imply permission to develop land within the Zone without complying with prevailing

zoning, regulatory and permitting processes and restrictions for applicable jurisdictions; nor does it indicate any intent to modify those processes or restrictions, except as otherwise in accordance with the Comprehensive Plans.

**WHEREAS**, The *CITY* appreciates the impacts that a designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein, as governed by Oregon Revised Statutes (ORS) Chapter 285C and other provisions of Oregon Law; and

**WHEREAS**, All of the other municipal corporations, school districts, special service districts and so forth, other than the sponsoring governments, that receive operating revenue through the levying of *ad valorem* taxes on real and personal property in any area of the proposed enterprise zone were sent notice on April 6, 2021, and invited to a public meeting regarding this proposal on April 29, 2021, in order for the *CITY* to effectively consult with these other local taxing districts; and

**WHEREAS**, A zone located entirely within city limits does not require the county to be a sponsor, per OAR 123-065-0010; and

**WHEREAS**, Marion County approves and supports the proposed enterprise zone, but is not required to be a sponsor of the proposed enterprise zone, since the proposed zone is located completely within the incorporated territory of a city that sponsors the zone; **NOW, THEREFORE**,

**THE CITY OF WOODBURN RESOLVES AS FOLLOWS:**

**Section 1.** The *CITY* consents to the re-designation of-, and proposes to apply for, an Oregon enterprise zone to be named the Woodburn-Gervais Enterprise Zone, the boundary and area of which is described in Exhibit A and Exhibit B, and requests that the director of the Oregon Business Development Department order the designation of this enterprise zone.

**Section 2,** The *CITY* as a sponsor of the proposed Woodburn-Gervais Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business firm as a hotel, motel or destination resort may receive a property tax exemption in the Zone, and that such business firms are eligible for purposes of authorization upon the effective designation of the Zone.

**Section 3.** City of Woodburn Economic Development Director, is authorized to submit the enterprise zone application for the *CITY* and to make any substantive or technical change to the application materials, as necessary, after adoption of this resolution.

**Section 4.** The *CITY* will give priority to the use in the proposed enterprise zone, if designated, of any economic development or job training funds received from the federal government, consistent with ORS 285C.065(3)(d).

**Section 5.** The *CITY* commits, upon designation, to appoint the Woodburn Economic Development Director, as the local enterprise zone manager.

**Section 6.** The *CITY* will comply with the requirements and provisions of ORS 285C.105 and otherwise fulfill its duties under ORS 285C.050 to 285C.250.

**Section 7.** The *CITY* commits, within six months of designation, to implement and to confirm for the department its fulfillment of such duties, as specified in OAR 123-065-0210, including but not limited to preparation of a list or map of local lands and buildings owned by the state or by municipal corporations within the enterprise zone that are not being used or designated for a public purpose and that have appropriate land use zoning, and to efforts for making such real property available for lease or purchase by authorized business firms under ORS 285C.110.

**Section 8.** Effective upon designation, the *CITY* provide local incentives to any authorized business firm in the proposed enterprise zone for the length of the standard enterprise zone exemption, insofar as the firm's qualifying investments are also located inside of the *CITY*.

Approved as to form: \_\_\_\_\_  
City Attorney Date

Approved: \_\_\_\_\_  
Eric Swenson, Mayor

Passed by the Council \_\_\_\_\_  
Submitted to the Mayor \_\_\_\_\_  
Approved by the Mayor \_\_\_\_\_  
Filed in the Office of the Recorder \_\_\_\_\_

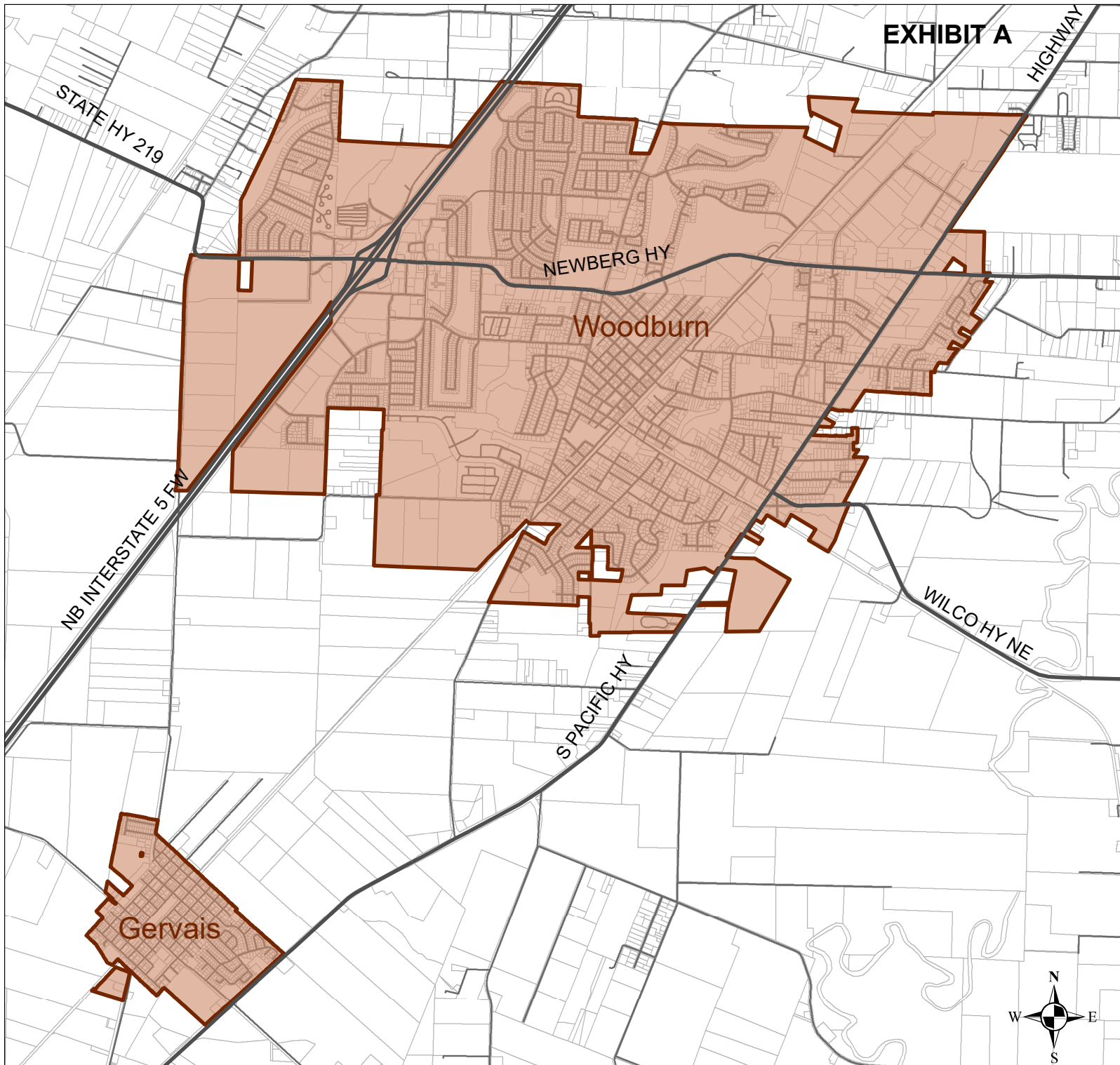
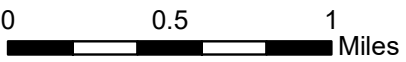
ATTEST: \_\_\_\_\_  
Heather Pierson, City Recorder  
City of Woodburn, Oregon

# Woodburn-Gervais Enterprise Zone

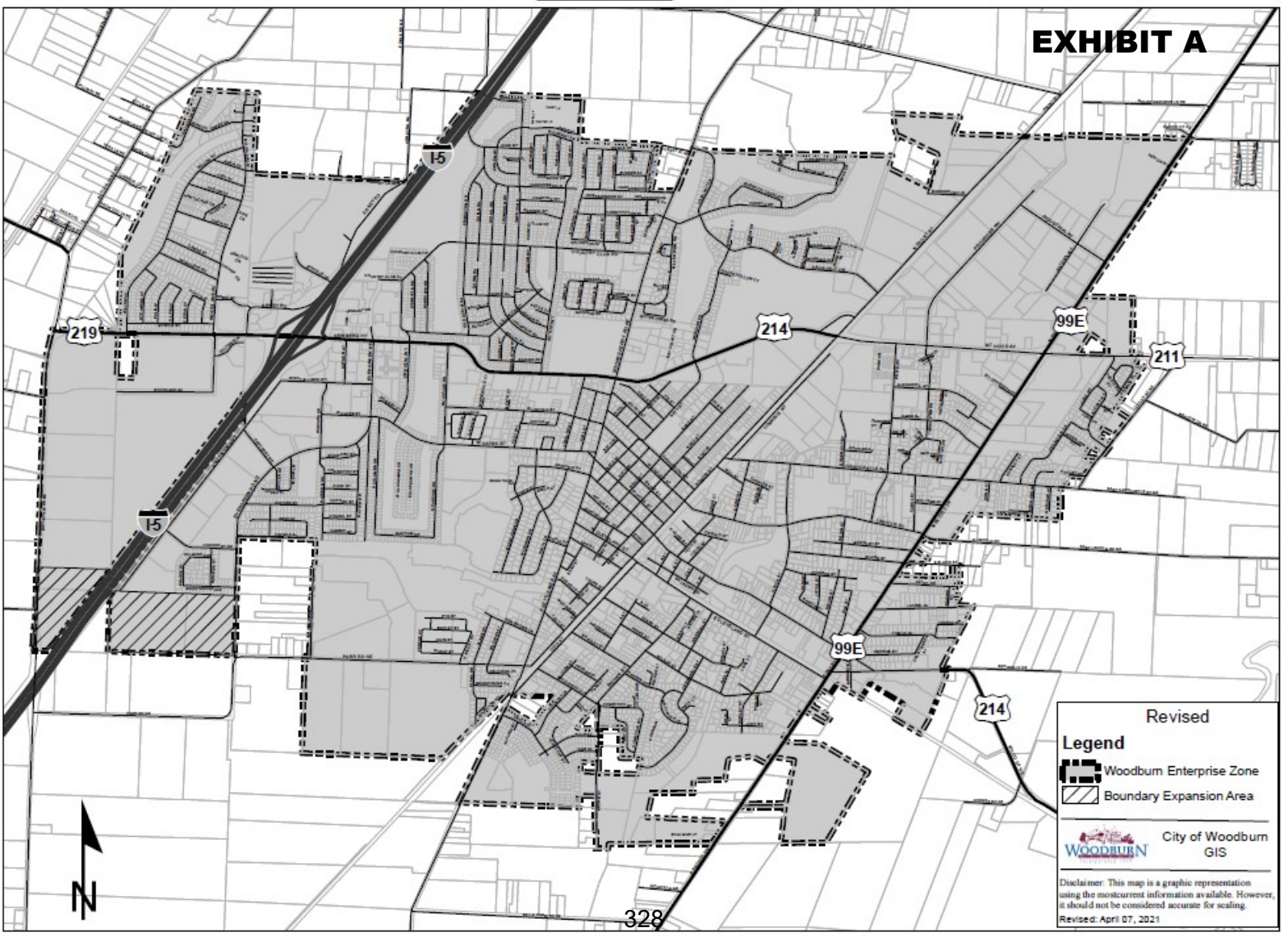
EXHIBIT A

**Legend**

- Major Roads
- City Limits
- Enterprise Zone






# EXHIBIT A



Revised

**Legend**

-  Woodburn Enterprise Zone
-  Boundary Expansion Area

 City of Woodburn  
GIS

Disclaimer: This map is a graphic representation using the most current information available. However, it should not be considered accurate for scaling.  
Revised: April 07, 2021



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**EXHIBIT B**

**Square  
Miles  
(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W04C 03100	R12635	IP	3099 N PACIFIC HWY	\$ 6,351,660	20.400
051W04C 03101	R335292	IP	3105 NATIONAL WAY	\$ -	0.230
051W05C 01000	R12649	IL	395 SHENANDOAH LN	\$ 3,643,740	15.380
051W05C 01100	R12638	IL	2599 N FRONT ST	\$ 194,260	6.900
051W05C 01600	R12639	IL; RS	2519 N FRONT ST	\$ 899,860	9.410
051W05C 01700	R12633	IL	2549 N FRONT ST	\$ 56,930	0.240
051W05CC00100	R339028	RS	2752 TUKWILA DR	\$ 453,980	0.150
051W05CC00200	R339029	RS	2782 TUKWILA DR	\$ 400,600	0.120
051W05CC00300	R339030	RS	2808 TUKWILA DR	\$ 353,380	0.120
051W05CC00400	R339031	RS	2836 TUKWILA DR	\$ 390,170	0.150
051W05CC00500	R339032	RS	2860 TUKWILA DR	\$ 441,670	0.120
051W05CC00600	R339033	RS	2886 TUKWILA DR	\$ 399,020	0.130
051W05CC00700	R339034	RS	405 TROON AVE	\$ 419,270	0.230
051W05CC00800	R339035	RS	423 TROON AVE	\$ 380,900	0.170
051W05CC00900	R339036	RS	402 TROON AVE	\$ 355,980	0.170
051W05CC01000	R339037	RS	414 TROON AVE	\$ 375,530	0.110
051W05CC01100	R339066	RS		\$ -	0.320
051W05CC01200	R340177	RS	429 TURNBERRY AVE	\$ 353,200	0.120
051W05CC01300	R340178	RS	417 TURNBERRY AVE	\$ 339,950	0.120
051W05CC01400	R340179	RS	403 TURNBERRY AVE	\$ 406,750	0.140
051W05CC01500	R340180	RS	389 TURNBERRY AVE	\$ 417,970	0.120
051W05CC01600	R340181	RS	377 TURNBERRY AVE	\$ 377,640	0.120
051W05CC01700	R340182	RS	363 TURNBERRY AVE	\$ 360,300	0.140
051W05CC01800	R340183	RS	355 TURNBERRY AVE	\$ 111,170	0.150
051W05CC01900	R340184	RS	349 TURNBERRY AVE	\$ 353,700	0.150
051W05CC02000	R340185	RS	337 TURNBERRY AVE	\$ 327,850	0.220
051W05CC02100	R340186	RS	2892 TUKWILA DR	\$ 400,540	0.310
051W05CC02200	R340187	RS	408 TURNBERRY AVE	\$ 303,630	0.180
051W05CC02300	R340188	RS	416 TURNBERRY AVE	\$ 300,700	0.120
051W05CC02400	R340189	RS	422 TURNBERRY AVE	\$ 358,420	0.120
051W05CC02500	R340190	RS	434 TURNBERRY AVE	\$ 349,330	0.120
051W05D 01800	R12646	IP		\$ 508,100	7.210
051W05D 01900	R12644	IL	2701 N FRONT ST	\$ 2,146,670	5.240
051W05D 01902	R339693	IL	2775 N FRONT ST	\$ 3,316,660	6.220
051W05D 02000	R106955	IP		\$ -	0.140
051W05D 02101	R333053	IP	2655 PROGRESS WAY	\$ 3,212,440	10.650
051W05D 02300	R106956	IP		\$ -	0.140
051W05D 02400	R106958	IP		\$ -	0.140
051W05D 02500	R12643	IP		\$ -	0.140
051W05D 02600	R106957	IP	2895 PROGRESS WAY	\$ 2,092,670	8.330
051W05D 02700	R12642	IP		\$ 28,730	0.410
051W05D 02800	R12637	IP		\$ 14,630	0.210

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W05D 02900	R106966	IP		\$ -	0.000
051W05D 03000	R12634	IP		\$ -	0.110
051W05D 03100	R106963	IP	1375 INDUSTRIAL AVE	\$ 1,090,270	4.240
051W05D 03300	R106964	IP	1385 INDUSTRIAL AVE	\$ 455,400	1.800
051W05D 03400	R106965	IP	1391 INDUSTRIAL AVE	\$ -	0.030
051W05D 03500	R12984	IP	2885 NATIONAL WAY	\$ 4,276,560	29.130
051W05D 03600	R12985	IP	2979 N PACIFIC HWY	\$ 633,330	1.950
051W05D 03800	R12636	IP		\$ 13,860	0.660
051W06CC00100	R12712	RM	1999 JANSEN WAY	\$ 2,181,400	12.230
051W06CC00200	R110570	R1S	2198 ASTOR WAY	\$ 213,120	0.170
051W06CC00400	R110571	R1S	1305 MULBERRY DR	\$ 207,130	0.130
051W06CC00500	R110572	R1S	1309 MULBERRY DR	\$ 173,110	0.090
051W06CC00600	R110573	R1S	1311 MULBERRY DR	\$ 195,150	0.090
051W06CC00700	R110574	R1S	1319 MULBERRY DR	\$ 197,490	0.090
051W06CC00800	R110575	R1S	1327 MULBERRY DR	\$ 183,290	0.100
051W06CC00900	R110576	R1S	1335 MULBERRY DR	\$ 167,170	0.090
051W06CC01000	R110577	R1S	1349 MULBERRY DR	\$ 175,700	0.090
051W06CC01100	R110578	R1S	1353 MULBERRY DR	\$ 167,810	0.100
051W06CC01200	R110579	R1S	1369 MULBERRY DR	\$ 171,560	0.090
051W06CC01300	R110580	R1S	1375 MULBERRY DR	\$ 171,560	0.090
051W06CC01400	R110581	R1S	1387 MULBERRY DR	\$ 147,420	0.080
051W06CC01500	R110582	R1S	1393 MULBERRY DR	\$ 180,830	0.110
051W06CC01600	R110583	R1S	2195 HEATHER WAY	\$ 188,000	0.090
051W06CC01700	R110584	R1S	2179 HEATHER WAY	\$ 202,290	0.120
051W06CC01800	R110585	R1S	2161 HEATHER WAY	\$ 217,610	0.120
051W06CC01900	R110586	R1S	2133 HEATHER WAY	\$ 237,780	0.130
051W06CC02000	R109895	R1S	2216 UMPQUA RD	\$ 118,010	0.110
051W06CC02100	R109896	R1S	2236 UMPQUA RD	\$ 132,740	0.100
051W06CC02200	R109897	R1S	2256 UMPQUA RD	\$ 119,380	0.100
051W06CC02300	R109898	R1S	2276 UMPQUA RD	\$ 114,450	0.110
051W06CC02400	R109899	R1S	2296 UMPQUA RD	\$ 134,810	0.110
051W06CC02500	R109900	R1S	2312 UMPQUA RD	\$ 117,970	0.110
051W06CC02600	R109901	R1S	2336 UMPQUA RD	\$ 106,200	0.100
051W06CC02700	R109902	R1S	2360 UMPQUA RD	\$ 104,540	0.110
051W06CC02800	R109903	R1S	2384 UMPQUA RD	\$ 135,870	0.100
051W06CC02900	R109904	R1S	2420 UMPQUA RD	\$ 145,890	0.110
051W06CC03000	R109905	R1S	2440 UMPQUA RD	\$ 103,770	0.100
051W06CC03100	R109906	R1S	2460 UMPQUA RD	\$ 107,670	0.110
051W06CC03200	R109907	R1S	2480 UMPQUA RD	\$ 115,110	0.130
051W06CC03300	R109908	R1S	1501 NEWPORT WAY	\$ 128,960	0.130
051W06CC03400	R109909	R1S	1529 NEWPORT WAY	\$ 105,920	0.110
051W06CC03500	R109910	R1S	1547 NEWPORT WAY	\$ 111,100	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CC03600	R109911	R1S	1565 NEWPORT WAY	\$ 131,550	0.100
051W06CC03700	R109912	R1S	1583 NEWPORT WAY	\$ 109,800	0.100
051W06CC03800	R109913	R1S	1607 NEWPORT WAY	\$ 100,630	0.100
051W06CC03900	R109914	R1S	1629 NEWPORT WAY	\$ 92,640	0.100
051W06CC04000	R109915	R1S	1639 NEWPORT WAY	\$ 133,540	0.170
051W06CC04100	R109916	R1S	1659 NEWPORT WAY	\$ 2,260	0.100
051W06CC04200	R109954	R1S	1668 NEWPORT WAY	\$ 158,930	0.120
051W06CC04300	R109953	R1S	1650 NEWPORT WAY	\$ 134,700	0.110
051W06CC04400	R109952	R1S	1632 NEWPORT WAY	\$ 145,260	0.100
051W06CC04500	R109951	R1S	1614 NEWPORT WAY	\$ 101,640	0.100
051W06CC04600	R109950	R1S	1590 NEWPORT WAY	\$ 160,930	0.100
051W06CC04700	R109949	R1S	1570 NEWPORT WAY	\$ 113,470	0.090
051W06CC04800	R109948	R1S	2459 UMPQUA RD	\$ 219,150	0.160
051W06CC04900	R109947	R1S	2425 UMPQUA RD	\$ 132,420	0.110
051W06CC05000	R109946	R1S	2389 UMPQUA RD	\$ 135,140	0.100
051W06CC05100	R109945	R1S	2365 UMPQUA RD	\$ 157,270	0.100
051W06CC05200	R109944	R1S	2341 UMPQUA RD	\$ 163,300	0.100
051W06CC05300	R109943	R1S	2317 UMPQUA RD	\$ 129,940	0.110
051W06CC05400	R109942	R1S	1891 JANSEN WAY	\$ 124,990	0.110
051W06CC05500	R109941	R1S	1881 JANSEN WAY	\$ 158,130	0.110
051W06CC05600	R109940	R1S	1871 JANSEN WAY	\$ 145,880	0.100
051W06CC05700	R109939	R1S	1861 JANSEN WAY	\$ 142,660	0.090
051W06CC05800	R109938	R1S	1851 JANSEN WAY	\$ 140,360	0.090
051W06CC05900	R109937	R1S	1841 JANSEN WAY	\$ 166,820	0.100
051W06CC06000	R109936	R1S	1831 JANSEN WAY	\$ 167,780	0.090
051W06CC06100	R109927	R1S	1830 JANSEN WAY	\$ 126,090	0.110
051W06CC06200	R109928	R1S	1840 JANSEN WAY	\$ 115,490	0.100
051W06CC06300	R109929	R1S	1850 JANSEN WAY	\$ 133,460	0.120
051W06CC06400	R109930	R1S	1860 JANSEN WAY	\$ 145,430	0.120
051W06CC06500	R109917	R1S	2295 UMPQUA RD	\$ 132,540	0.120
051W06CC06600	R109918	R1S	2273 UMPQUA RD	\$ 109,270	0.090
051W06CC06700	R109919	R1S	2263 UMPQUA RD	\$ 114,540	0.090
051W06CC06800	R109920	R1S	2245 UMPQUA RD	\$ 109,150	0.090
051W06CC06900	R109921	R1S	2237 UMPQUA RD	\$ 108,470	0.110
051W06CC07000	R109922	R1S	1543 KING WAY	\$ 119,830	0.090
051W06CC07100	R109923	R1S	1573 KING WAY	\$ 108,470	0.090
051W06CC07200	R109924	R1S	1613 KING WAY	\$ 104,120	0.090
051W06CC07300	R109925	R1S	1647 KING WAY	\$ 101,570	0.090
051W06CC07400	R109926	R1S	1681 KING WAY	\$ 128,880	0.120
051W06CC07500	R109873	R1S	1510 KING WAY	\$ 119,600	0.110
051W06CC07600	R109872	R1S	1542 KING WAY	\$ 105,980	0.100
051W06CC07700	R109871	R1S	1574 KING WAY	\$ 108,270	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CC07800	R109870	R1S	1612 KING WAY	\$ 119,800	0.100
051W06CC07900	R109869	R1S	1646 KING WAY	\$ 137,790	0.100
051W06CC08000	R109868	R1S	1680 KING WAY	\$ 135,040	0.110
051W06CC08100	R109867	R1S	1760 JANSEN WAY	\$ 117,660	0.090
051W06CC08200	R109866	R1S	1740 JANSEN WAY	\$ 115,920	0.090
051W06CC08300	R109865	R1S	1720 JANSEN WAY	\$ 120,790	0.100
051W06CC08400	R109864	R1S	1686 JANSEN WAY	\$ 110,250	0.120
051W06CC08500	R109863	R1S	1645 JANSEN WAY	\$ 131,610	0.120
051W06CC08600	R109862	R1S	1585 JANSEN WAY	\$ 137,110	0.100
051W06CC08700	R109861	R1S	1559 JANSEN WAY	\$ 106,300	0.090
051W06CC08800	R109860	R1S	1533 JANSEN WAY	\$ 103,180	0.090
051W06CC08900	R109859	R1S	1507 JANSEN WAY	\$ 114,290	0.110
051W06CC09000	R109882	R1S	1504 UMPQUA PL	\$ 123,730	0.110
051W06CC09100	R109881	R1S	1526 UMPQUA PL	\$ 118,690	0.090
051W06CC09200	R109880	R1S	1548 UMPQUA PL	\$ 87,330	0.100
051W06CC09300	R109879	R1S	1570 UMPQUA PL	\$ 88,310	0.110
051W06CC09400	R109878	R1S	1592 UMPQUA PL	\$ 125,510	0.100
051W06CC09500	R109877	R1S	1569 UMPQUA PL	\$ 133,250	0.120
051W06CC09600	R109876	R1S	1547 UMPQUA PL	\$ 127,020	0.090
051W06CC09700	R109875	R1S	1525 UMPQUA PL	\$ 103,620	0.090
051W06CC09800	R109874	R1S	1503 UMPQUA PL	\$ 107,380	0.110
051W06CC09900	R109858	R1S	1514 JANSEN WAY	\$ 119,230	0.110
051W06CC10000	R109857	R1S	1532 JANSEN WAY	\$ 137,110	0.090
051W06CC10100	R109856	R1S	1550 JANSEN WAY	\$ 109,000	0.090
051W06CC10200	R109855	R1S	1568 JANSEN WAY	\$ 133,810	0.090
051W06CC10300	R109854	R1S	1586 JANSEN WAY	\$ 133,140	0.110
051W06CC10400	R109853	R1S	1610 JANSEN WAY	\$ 109,660	0.110
051W06CC10500	R109833	R1S	1595 VANDERBECK LN	\$ 111,300	0.100
051W06CC10600	R109832	R1S	1579 VANDERBECK LN	\$ 109,700	0.100
051W06CC10700	R109831	R1S	1563 VANDERBECK LN	\$ 112,400	0.090
051W06CC10800	R109830	R1S	1547 VANDERBECK LN	\$ 106,350	0.090
051W06CC10900	R109829	R1S	1531 VANDERBECK LN	\$ 113,760	0.090
051W06CC11000	R109828	R1S	1515 VANDERBECK LN	\$ 113,910	0.110
051W06CC11100	R109883	R1S	1918 UMPQUA RD	\$ 81,390	0.110
051W06CC11200	R109884	R1S	1954 UMPQUA RD	\$ 108,610	0.090
051W06CC11300	R109885	R1S	1988 UMPQUA RD	\$ 105,180	0.090
051W06CC11400	R109886	R1S	2020 UMPQUA RD	\$ 121,170	0.090
051W06CC11500	R109887	R1S	2040 UMPQUA RD	\$ 107,230	0.090
051W06CC11600	R109888	R1S	2060 UMPQUA RD	\$ 107,930	0.090
051W06CC11700	R109889	R1S	2080 UMPQUA RD	\$ 77,260	0.100
051W06CC11800	R109890	R1S	2100 UMPQUA RD	\$ 107,710	0.090
051W06CC11900	R109891	R1S	2130 UMPQUA RD	\$ 115,790	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CC12000	R109892	R1S	2160 UMPQUA RD	\$ 89,690	0.090
051W06CC12100	R109893	R1S	2190 UMPQUA RD	\$ 110,460	0.110
051W06CC12200	R110491	R1S	2097 HEATHER WAY	\$ 212,590	0.110
051W06CC12300	R110490	R1S	2063 HEATHER WAY	\$ 210,090	0.110
051W06CC12400	R110489	R1S	2039 HEATHER WAY	\$ 180,160	0.110
051W06CC12500	R110488	R1S	1999 HEATHER WAY	\$ 179,080	0.110
051W06CC12600	R110487	R1S	1985 HEATHER WAY	\$ 210,590	0.110
051W06CC12700	R110486	R1S	1937 HEATHER WAY	\$ 227,890	0.110
051W06CC12800	R110485	R1S	1889 HEATHER WAY	\$ 199,660	0.170
051W06CC12900	R110484	R1S	1398 DOGWOOD DR	\$ 217,190	0.140
051W06CC13000	R110464	R1S	1395 VANDERBECK LN	\$ 181,380	0.110
051W06CC13100	R110465	R1S	1389 VANDERBECK LN	\$ 177,460	0.110
051W06CC13200	R110466	R1S	1371 VANDERBECK LN	\$ 184,090	0.110
051W06CC13300	R110467	R1S	1367 VANDERBECK LN	\$ 177,350	0.110
051W06CC13400	R110468	R1S	1363 VANDERBECK LN	\$ 176,170	0.110
051W06CC13500	R110469	R1S	1355 VANDERBECK LN	\$ 164,150	0.110
051W06CC13600	R110470	R1S	1349 VANDERBECK LN	\$ 184,880	0.100
051W06CC13700	R110471	R1S	1335 VANDERBECK LN	\$ 177,770	0.110
051W06CC13800	R110472	R1S	1327 VANDERBECK LN	\$ 176,790	0.110
051W06CC13900	R110473	R1S	1319 VANDERBECK LN	\$ 154,780	0.110
051W06CC14000	R110474	R1S	1303 VANDERBECK LN	\$ 182,680	0.110
051W06CC14100	R110475	R1S	1839 ASTOR WAY	\$ 211,930	0.130
051W06CC14200	R110476	R1S	1316 DOGWOOD DR	\$ 201,350	0.100
051W06CC14300	R110477	R1S	1328 DOGWOOD DR	\$ 205,770	0.100
051W06CC14400	R110478	R1S	1336 DOGWOOD DR	\$ 202,120	0.100
051W06CC14500	R110479	R1S	1350 DOGWOOD DR	\$ 176,270	0.100
051W06CC14600	R110480	R1S	1364 DOGWOOD DR	\$ 171,840	0.100
051W06CC14700	R110481	R1S	1372 DOGWOOD DR	\$ 172,940	0.100
051W06CC14800	R110482	R1S	1378 DOGWOOD DR	\$ 198,220	0.100
051W06CC14900	R110483	R1S	1386 DOGWOOD DR	\$ 198,990	0.090
051W06CC15000	R110492	R1S	1960 HEATHER WAY	\$ 217,350	0.110
051W06CC15100	R110493	R1S	1986 HEATHER WAY	\$ 195,280	0.110
051W06CC15200	R110494	R1S	1998 HEATHER WAY	\$ 190,390	0.110
051W06CC15300	R110495	R1S	2042 HEATHER WAY	\$ 197,820	0.110
051W06CC15400	R110496	R1S	2064 HEATHER WAY	\$ 167,040	0.110
051W06CC15500	R110497	R1S	2098 HEATHER WAY	\$ 196,730	0.110
051W06CC15600	R110498	R1S	2106 HEATHER WAY	\$ 201,340	0.110
051W06CC15700	R110499	R1S	2132 HEATHER WAY	\$ 188,910	0.100
051W06CC15800	R110500	R1S	2160 HEATHER WAY	\$ 214,180	0.120
051W06CC15900	R110501	R1S	2184 HEATHER WAY	\$ 215,280	0.110
051W06CC16000	R110502	R1S	2199 LILAC WAY	\$ 208,220	0.130
051W06CC16100	R110503	R1S	2165 LILAC WAY	\$ 205,090	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CC16200	R110504	R1S	2137 LILAC WAY	\$ 201,380	0.110
051W06CC16300	R110505	R1S	2101 LILAC WAY	\$ 189,970	0.110
051W06CC16400	R110506	R1S	2093 LILAC WAY	\$ 214,800	0.110
051W06CC16500	R110507	R1S	2069 LILAC WAY	\$ 189,930	0.110
051W06CC16600	R110508	R1S	2031 LILAC WAY	\$ 204,070	0.110
051W06CC16700	R110509	R1S	2011 LILAC WAY	\$ 187,260	0.110
051W06CC16800	R110510	R1S	1987 LILAC WAY	\$ 193,550	0.110
051W06CC16900	R110511	R1S	1963 LILAC WAY	\$ 210,290	0.110
051W06CC17000	R110512	R1S	1968 LILAC WAY	\$ 226,910	0.110
051W06CC17100	R110513	R1S	1992 LILAC WAY	\$ 189,740	0.110
051W06CC17200	R110514	R1S	2012 LILAC WAY	\$ 212,330	0.110
051W06CC17300	R110515	R1S	2034 LILAC WAY	\$ 205,060	0.110
051W06CC17400	R110516	R1S	2068 LILAC WAY	\$ 207,530	0.110
051W06CC17500	R110517	R1S	2094 LILAC WAY	\$ 175,510	0.110
051W06CC17600	R110518	R1S	2104 LILAC WAY	\$ 198,300	0.110
051W06CC17700	R110519	R1S	2136 LILAC WAY	\$ 214,840	0.110
051W06CC17800	R110520	R1S	2172 LILAC WAY	\$ 211,280	0.110
051W06CC17900	R110521	R1S	2196 LILAC WAY	\$ 209,680	0.140
051W06CC18000	R110522	R1S	2197 CAMELLIA WAY	\$ 200,770	0.140
051W06CC18100	R110523	R1S	2173 CAMELLIA WAY	\$ 208,810	0.110
051W06CC18200	R110524	R1S	2139 CAMELLIA WAY	\$ 234,660	0.110
051W06CC18300	R110525	R1S	2107 CAMELLIA WAY	\$ 204,340	0.110
051W06CC18400	R110526	R1S	2089 CAMELLIA WAY	\$ 215,150	0.110
051W06CC18500	R110527	R1S	2077 CAMELLIA WAY	\$ 203,840	0.110
051W06CC18600	R110528	R1S	2035 CAMELLIA WAY	\$ 194,950	0.110
051W06CC18700	R110529	R1S		\$ 2,750	0.050
051W06CC18701	R110530	R1S	2015 CAMELLIA WAY	\$ 208,010	0.000
051W06CC18900	R110533	R1S	1969 CAMELLIA WAY	\$ 241,290	0.000
051W06CC19000	R110534	R1S	1974 CAMELLIA WAY	\$ 201,240	0.100
051W06CC19100	R110535	R1S	1990 CAMELLIA WAY	\$ 203,010	0.110
051W06CC19101	R110536	R1S		\$ 2,920	0.010
051W06CC19201	R110538	R1S	2016 CAMELLIA WAY	\$ 208,160	0.110
051W06CC19300	R110539	R1S	2038 CAMELLIA WAY	\$ 206,030	0.110
051W06CC19400	R110540	R1S	2082 CAMELLIA WAY	\$ 210,980	0.120
051W06CC19500	R110541	R1S	2096 CAMELLIA WAY	\$ 212,750	0.110
051W06CC19600	R110542	R1S	2110 CAMELLIA WAY	\$ 209,300	0.110
051W06CC19700	R110543	R1S	2140 CAMELLIA WAY	\$ 207,900	0.110
051W06CC19800	R110544	R1S	2194 CAMELLIA WAY	\$ 203,630	0.100
051W06CC19900	R110545	R1S	2187 ASTOR WAY	\$ 167,450	0.090
051W06CC20000	R110546	R1S	2141 ASTOR WAY	\$ 181,360	0.110
051W06CC20100	R110547	R1S	2093 ASTOR WAY	\$ 201,110	0.110
051W06CC20200	R110548	R1S	2079 ASTOR WAY	\$ 211,110	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CC20300	R110549	R1S	2065 ASTOR WAY	\$ 202,840	0.110
051W06CC20400	R110550	R1S	2043 ASTOR WAY	\$ 203,450	0.110
051W06CC20500	R110551	R1S	2015 ASTOR WAY	\$ 206,620	0.110
051W06CC20600	R110552	R1S	1991 ASTOR WAY	\$ 211,880	0.110
051W06CC20700	R110553	R1S	1967 ASTOR WAY	\$ 200,250	0.110
051W06CC20800	R110569	R1S	2182 ASTOR WAY	\$ 197,650	0.110
051W06CC20900	R110568	R1S	2138 ASTOR WAY	\$ 211,740	0.110
051W06CC21000	R110567	R1S	2108 ASTOR WAY	\$ 201,310	0.110
051W06CC21100	R110566	R1S	2092 ASTOR WAY	\$ 202,360	0.110
051W06CC21300	R110565	R1S	2076 ASTOR WAY	\$ 183,120	0.100
051W06CC21400	R110564	R1S	2044 ASTOR WAY	\$ 197,260	0.110
051W06CC21500	R110563	R1S	2018 ASTOR WAY	\$ 191,890	0.110
051W06CC21600	R110562	R1S	1996 ASTOR WAY	\$ 174,430	0.110
051W06CC21700	R110561	R1S	1980 ASTOR WAY	\$ 197,140	0.110
051W06CC21800	R110560	R1S	1934 ASTOR WAY	\$ 214,810	0.120
051W06CC22000	R110559	R1S	1888 ASTOR WAY	\$ 218,720	0.180
051W06CC22300	R110555	R1S	1810 ASTOR WAY	\$ 202,370	0.000
051W06CC22400	R110554	R1S	1291 VANDERBECK LN	\$ 203,340	0.130
051W06CD00100	R325346	RS	2720 CHAMPIONSHIP DR	\$ 197,490	0.170
051W06CD00200	R325347	RS	2742 CHAMPIONSHIP DR	\$ 189,570	0.140
051W06CD00300	R325348	RS	2764 CHAMPIONSHIP DR	\$ 183,090	0.140
051W06CD00400	R325349	RS	2786 CHAMPIONSHIP DR	\$ 180,960	0.140
051W06CD00500	R325350	RS	2808 CHAMPIONSHIP DR	\$ 183,770	0.140
051W06CD00600	R325351	RS	2810 CHAMPIONSHIP DR	\$ 183,960	0.140
051W06CD00700	R325352	RS	2822 CHAMPIONSHIP DR	\$ 183,960	0.140
051W06CD00800	R325353	RS	2834 CHAMPIONSHIP DR	\$ 184,390	0.140
051W06CD00900	R325354	RS	2846 CHAMPIONSHIP DR	\$ 190,870	0.140
051W06CD01000	R325355	RS	2858 CHAMPIONSHIP DR	\$ 180,200	0.140
051W06CD01100	R325356	RS	2860 CHAMPIONSHIP DR	\$ 193,210	0.150
051W06CD01200	R325357	RS	2872 CHAMPIONSHIP DR	\$ 197,350	0.190
051W06CD01300	R325358	RS	1105 EAGLE DR	\$ 175,020	0.150
051W06CD01400	R325359	RS	1111 EAGLE DR	\$ 186,520	0.140
051W06CD01500	R325360	RS	1125 EAGLE DR	\$ 185,830	0.140
051W06CD01600	R325361	RS	1137 EAGLE DR	\$ 185,220	0.140
051W06CD01700	R325362	RS		\$ -	0.410
051W06CD01800	R325363	RS	1151 EAGLE DR	\$ 184,390	0.140
051W06CD01900	R325364	RS	1163 EAGLE DR	\$ 171,100	0.140
051W06CD02000	R325365	RS	1175 EAGLE DR	\$ 172,530	0.140
051W06CD02100	R325366	RS	1187 EAGLE DR	\$ 190,620	0.140
051W06CD02200	R325367	RS	1199 EAGLE DR	\$ 186,010	0.140
051W06CD02300	R325368	RS	2847 FAIRWAY ST	\$ 185,230	0.170
051W06CD02400	R325369	RS	2835 FAIRWAY ST	\$ 180,390	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W06CD02500	R325370	RS	2823 FAIRWAY ST	\$ 186,050	0.140
051W06CD02600	R325371	RS	2811 FAIRWAY ST	\$ 181,430	0.140
051W06CD02700	R325372	RS	2809 FAIRWAY ST	\$ 184,320	0.140
051W06CD02800	R325373	RS	2787 FAIRWAY ST	\$ 157,090	0.140
051W06CD02900	R325374	RS	2755 FAIRWAY ST	\$ 181,430	0.140
051W06CD03000	R325375	RS	2743 FAIRWAY ST	\$ 184,320	0.140
051W06CD03100	R325376	RS	2721 FAIRWAY ST	\$ 186,870	0.170
051W06CD03200	R325377	RS	1189 VANDERBECK LN	\$ 62,680	0.190
051W06CD03300	R325378	RS	1177 VANDERBECK RD	\$ 178,880	0.140
051W06CD03400	R325379	RS	1165 VANDERBECK RD	\$ 176,320	0.140
051W06CD03500	R325380	RS	1153 VANDERBECK RD	\$ 191,360	0.140
051W06CD03600	R325381	RS	1141 VANDERBECK RD	\$ 175,230	0.140
051W06CD03700	R325382	RS	1139 VANDERBECK RD	\$ 177,640	0.140
051W06CD03800	R325383	RS	1127 VANDERBECK RD	\$ 177,640	0.180
051W06CD03900	R325384	RS	1126 BUNKER AVE	\$ 184,130	0.190
051W06CD04000	R325385	RS	1138 BUNKER AVE	\$ 180,870	0.140
051W06CD04100	R325386	RS	1140 BUNKER AVE	\$ 210,630	0.140
051W06CD04200	R325387	RS	1152 BUNKER AVE	\$ 180,960	0.140
051W06CD04300	R325388	RS	1164 BUNKER AVE	\$ 198,570	0.140
051W06CD04400	R325389	RS	1176 BUNKER AVE	\$ 217,480	0.140
051W06CD04500	R325390	RS	1188 BUNKER AVE	\$ 186,170	0.180
051W06CD04600	R325391	RS	1187 BUNKER AVE	\$ 208,850	0.170
051W06CD04700	R325392	RS	2812 FAIRWAY ST	\$ 176,780	0.140
051W06CD04800	R325393	RS	2824 FAIRWAY ST	\$ 184,560	0.140
051W06CD04900	R325394	RS	2836 FAIRWAY ST	\$ 183,670	0.140
051W06CD05000	R325395	RS	1176 EAGLE DR	\$ 182,410	0.160
051W06CD05100	R325396	RS	1164 EAGLE DR	\$ 184,090	0.150
051W06CD05200	R325397	RS	1152 EAGLE DR	\$ 188,240	0.150
051W06CD05300	R325398	RS	2833 BOGIE CT	\$ 181,880	0.140
051W06CD05400	R325399	RS	2825 BOGIE CT	\$ 188,570	0.150
051W06CD05500	R325400	RS	2817 BOGIE CT	\$ 181,390	0.210
051W06CD05600	R325413	RS		\$ -	0.150
051W06CD05700	R325401	RS	2812 BOGIE CT	\$ 205,890	0.200
051W06CD05800	R325402	RS	2824 BOGIE CT	\$ 182,320	0.140
051W06CD05900	R325403	RS	2830 BOGIE CT	\$ 188,700	0.150
051W06CD06000	R325404	RS	1146 EAGLE DR	\$ 204,730	0.150
051W06CD06100	R325405	RS	1134 EAGLE DR	\$ 208,460	0.140
051W06CD06200	R325406	RS	1122 EAGLE DR	\$ 203,530	0.140
051W06CD06300	R325407	RS	2839 CHAMPIONSHIP DR	\$ 188,700	0.150
051W06CD06400	R325408	RS	2827 CHAMPIONSHIP DR	\$ 187,860	0.140
051W06CD06500	R325409	RS	2815 CHAMPIONSHIP DR	\$ 185,300	0.140
051W06CD06600	R325410	RS	1123 BUNKER AVE	\$ 186,870	0.160



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06CD06700	R325411	RS	1135 BUNKER AVE	\$ 190,870	0.140
051W06CD06800	R325412	RS	1147 BUNKER AVE	\$ 180,450	0.140
051W06CD06900	R325414	RS	1151 BUNKER AVE	\$ 188,000	0.140
051W06CD07000	R325415	RS	1163 BUNKER AVE	\$ 177,560	0.140
051W06CD07100	R325416	RS	1175 BUNKER AVE	\$ 186,520	0.140
051W06CD07200	R326417	RS	2725 ROANOKE ST	\$ 193,670	0.190
051W06CD07300	R326418	RS	2739 ROANOKE ST	\$ 185,900	0.140
051W06CD07400	R326419	RS	2751 ROANOKE ST	\$ 206,930	0.140
051W06CD07500	R326420	RS	2767 ROANOKE ST	\$ 183,120	0.140
051W06CD07600	R326421	RS	2779 ROANOKE ST	\$ 182,790	0.140
051W06CD07700	R326422	RS	2795 ROANOKE ST	\$ 165,480	0.140
051W06CD07800	R326423	RS	2811 ROANOKE ST	\$ 186,590	0.140
051W06CD07900	R326424	RS	2823 ROANOKE ST	\$ 184,860	0.140
051W06CD08000	R326425	RS	2835 ROANOKE ST	\$ 169,790	0.140
051W06CD08100	R326426	RS	2847 ROANOKE ST	\$ 192,840	0.140
051W06CD08200	R326427	RS	2859 ROANOKE ST	\$ 184,400	0.140
051W06CD08300	R326428	RS	2871 ROANOKE ST	\$ 229,480	0.180
051W06CD08400	R326429	RS	1283 EAGLE DR	\$ 180,300	0.140
051W06CD08500	R326430	RS	1271 EAGLE DR	\$ 195,300	0.140
051W06CD08600	R326431	RS	1259 EAGLE DR	\$ 182,270	0.140
051W06CD08700	R326432	RS	1247 EAGLE DR	\$ 185,150	0.140
051W06CD08800	R326433	RS	1235 EAGLE DR	\$ 197,840	0.150
051W06CD08900	R326434	RS	1223 EAGLE DR	\$ 182,760	0.140
051W06CD09000	R326435	RS	1211 EAGLE DR	\$ 201,710	0.140
051W06CD09100	R326436	RS	2848 REVERE ST	\$ 206,280	0.190
051W06CD09200	R326437	RS	2832 REVERE ST	\$ 188,010	0.150
051W06CD09300	R326438	RS	2820 REVERE ST	\$ 194,950	0.150
051W06CD09400	R326439	RS	2806 REVERE ST	\$ 194,940	0.150
051W06CD09500	R326440	RS	2792 REVERE ST	\$ 204,100	0.170
051W06CD09600	R326441	RS	2778 REVERE ST	\$ 187,820	0.170
051W06CD09700	R326442	RS	2764 REVERE ST	\$ 188,010	0.150
051W06CD09800	R326443	RS	2740 REVERE ST	\$ 187,020	0.150
051W06CD09900	R326444	RS	2726 REVERE ST	\$ 197,970	0.190
051W06CD10000	R326445	RS	2723 REVERE ST	\$ 197,170	0.200
051W06CD10100	R326446	RS	2739 REVERE ST	\$ 200,670	0.160
051W06CD10200	R326447	RS	2761 REVERE ST	\$ 192,550	0.160
051W06CD10300	R326448	RS	2775 REVERE ST	\$ 198,190	0.160
051W06CD10400	R326449	RS	2787 REVERE ST	\$ 192,460	0.160
051W06CD10500	R326450	RS	2803 REVERE ST	\$ 201,540	0.160
051W06CD10600	R326451	RS	2817 REVERE ST	\$ 195,370	0.160
051W06CD10700	R326452	RS	2833 REVERE ST	\$ 197,910	0.160
051W06CD10800	R326453	RS	2845 REVERE ST	\$ 230,690	0.200

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W06CD10900	R326454	RS	2846 ROANOKE ST	\$ 193,820	0.190
051W06CD11000	R326455	RS	2830 ROANOKE ST	\$ 188,010	0.160
051W06CD11100	R326456	RS	2816 ROANOKE ST	\$ 180,620	0.160
051W06CD11200	R326457	RS	2802 ROANOKE ST	\$ 185,760	0.160
051W06CD11300	R326458	RS	2788 ROANOKE ST	\$ 194,580	0.160
051W06CD11400	R326459	RS	2774 ROANOKE ST	\$ 185,790	0.160
051W06CD11500	R326460	RS	2760 ROANOKE ST	\$ 206,170	0.160
051W06CD11600	R326461	RS	2742 ROANOKE ST	\$ 198,550	0.160
051W06CD11700	R326462	RS	2728 ROANOKE ST	\$ 189,280	0.200
051W06DC00300	R12714	UT-20		\$ 1,700	0.160
051W06DC00301	R12715	UT-20		\$ 170	0.000
051W06DC00400	R108564	P/SP		\$ 147,060	8.630
051W06DC00500	R108616	RS		\$ -	0.000
051W06DC00600	R108591	RS	2875 HAZELNUT DR	\$ 309,350	0.160
051W06DC00700	R108590	RS	2855 HAZELNUT DR	\$ 278,340	0.220
051W06DC00800	R108589	RS	2815 HAZELNUT DR	\$ 363,160	0.230
051W06DC00900	R108588	RS	2787 HAZELNUT DR	\$ 311,030	0.120
051W06DC01000	R108587	RS	2775 HAZELNUT DR	\$ 339,710	0.140
051W06DC01100	R108615	RS		\$ -	0.060
051W06DC01200	R108586	RS	2763 HAZELNUT DR	\$ 395,660	0.160
051W06DC01300	R108585	RS	2751 HAZELNUT DR	\$ 323,200	0.160
051W06DC01400	R108584	RS	2737 HAZELNUT DR	\$ 319,410	0.170
051W06DC01500	R108583	RS	2725 HAZELNUT DR	\$ 324,780	0.190
051W06DC01600	R108614	RS		\$ -	0.060
051W06DC01700	R108582	RS	2713 HAZELNUT DR	\$ 337,040	0.150
051W06DC01800	R108581	RS	2701 HAZELNUT DR	\$ 330,820	0.140
051W06DC01900	R108580	RS	2683 HAZELNUT DR	\$ 549,900	0.230
051W06DC02000	R108579	RS	2671 HAZELNUT DR	\$ 351,770	0.210
051W06DC02100	R108592	RS	2690 HAZELNUT DR	\$ 255,280	0.120
051W06DC02200	R108593	RS	2684 HAZELNUT DR	\$ 304,370	0.130
051W06DC02300	R108613	RS		\$ -	0.000
051W06DC02400	R108594	RS	2678 HAZELNUT DR	\$ 310,600	0.130
051W06DC02500	R108595	RS	2672 HAZELNUT DR	\$ 264,330	0.130
051W06DC02600	R108565	P/SP	2850 N BOONES FERRY RD	\$ 1,976,430	16.580
051W06DC02700	R326303	RS	2720 HAZELNUT DR	\$ -	0.320
051W06DC02701	R332513	RS	2700 HAZELNUT DR	\$ -	0.550
051W06DC02800	R326811	RS	705 FAIRWOOD CRESCENT	\$ 301,320	0.110
051W06DC02900	R326812	RS	721 FAIRWOOD CRESCENT	\$ 298,180	0.110
051W06DC03000	R326813	RS	733 FAIRWOOD CRESCENT	\$ 299,200	0.110
051W06DC03100	R326814	RS	745 FAIRWOOD CRESCENT	\$ 303,440	0.110
051W06DC03200	R326815	RS	757 FAIRWOOD CRESCENT	\$ 299,080	0.110
051W06DC03300	R326816	RS	761 FAIRWOOD CRESCENT	\$ 269,780	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06DC03400	R326817	RS	767 FAIRWOOD CRESCENT	\$ 271,600	0.150
051W06DC03500	R326818	RS	771 FAIRWOOD CRESCENT	\$ 312,530	0.120
051W06DC03600	R326819	RS	779 FAIRWOOD CRESCENT	\$ 300,280	0.100
051W06DC03700	R326820	RS	785 FAIRWOOD CRESCENT	\$ 268,620	0.100
051W06DC03800	R326821	RS	793 FAIRWOOD CRESCENT	\$ 298,120	0.100
051W06DC03900	R326822	RS	809 FAIRWOOD CRESCENT	\$ 266,780	0.100
051W06DC04000	R326823	RS	827 FAIRWOOD CRESCENT	\$ 250,980	0.120
051W06DC04100	R326824	RS	845 FAIRWOOD CRESCENT	\$ 305,040	0.130
051W06DC04200	R326825	RS	814 FAIRWOOD CRESCENT	\$ 281,240	0.110
051W06DC04300	R326826	RS	790 FAIRWOOD CRESCENT	\$ 270,600	0.110
051W06DC04400	R326827	RS	772 FAIRWOOD CRESCENT	\$ 280,210	0.110
051W06DC04500	R326828	RS	754 FAIRWOOD CRESCENT	\$ 261,020	0.140
051W06DC04600	R326829	RS	746 FAIRWOOD CRESCENT	\$ 267,520	0.110
051W06DC04700	R326830	RS	734 FAIRWOOD CRESCENT	\$ 282,630	0.110
051W06DC04800	R326831	RS	720 FAIRWOOD CRESCENT	\$ 261,640	0.110
051W06DC04900	R326832	RS	708 FAIRWOOD CRESCENT	\$ 323,330	0.110
051W06DC05000	R326833	RS		\$ -	0.070
051W06DD00100	R332076	RS	693 FAIRWOOD CRESCENT	\$ 282,670	0.110
051W06DD00200	R332077	RS	681 FAIRWOOD CRESCENT	\$ 266,970	0.110
051W06DD00300	R332078	RS	669 FAIRWOOD CRESCENT	\$ 294,820	0.110
051W06DD00400	R332079	RS	657 FAIRWOOD CRESCENT	\$ 332,790	0.110
051W06DD00500	R332080	RS	645 FAIRWOOD CRESCENT	\$ 278,630	0.110
051W06DD00600	R332081	RS	637 FAIRWOOD CRESCENT	\$ 331,220	0.110
051W06DD00700	R332082	RS	625 FAIRWOOD CRESCENT	\$ 375,400	0.100
051W06DD00800	R332083	RS	611 FAIRWOOD CRESCENT	\$ 331,570	0.100
051W06DD00900	R332084	RS	593 FAIRWOOD CRESCENT	\$ 279,620	0.130
051W06DD01000	R332085	RS	581 FAIRWOOD CRESCENT	\$ 307,920	0.150
051W06DD01100	R332086	RS	567 FAIRWOOD CRESCENT	\$ 343,160	0.200
051W06DD01200	R332087	RS	525 TUKWILA DR	\$ 313,000	0.230
051W06DD01300	R332088	RS	537 TUKWILA DR	\$ 260,030	0.110
051W06DD01400	R332089	RS	549 TUKWILA DR	\$ 255,030	0.110
051W06DD01500	R332090	RS	561 TUKWILA DR	\$ 302,380	0.130
051W06DD01600	R332091	RS	590 FAIRWOOD CRESCENT	\$ 289,900	0.130
051W06DD01700	R332092	RS	622 FAIRWOOD CRESCENT	\$ 259,580	0.110
051W06DD01800	R332093	RS	634 FAIRWOOD CRESCENT	\$ 249,420	0.110
051W06DD01900	R332094	RS	642 FAIRWOOD CRESCENT	\$ 274,080	0.110
051W06DD02000	R332095	RS	650 FAIRWOOD CRESCENT	\$ 251,850	0.110
051W06DD02100	R332096	RS	664 FAIRWOOD CRESCENT	\$ 263,040	0.110
051W06DD02200	R332097	RS	672 FAIRWOOD CRESCENT	\$ 263,610	0.110
051W06DD02300	R332098	RS	688 FAIRWOOD CRESCENT	\$ 246,620	0.110
051W06DD02400	R332099	RS	700 FAIRWOOD CRESCENT	\$ 256,850	0.110
051W06DD02500	R339038	RS	426 TROON AVE	\$ 339,010	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06DD02600	R339039	RS	438 TROON AVE	\$ 356,650	0.110
051W06DD02700	R339040	RS	452 TROON AVE	\$ 407,610	0.110
051W06DD02800	R339041	RS	460 TROON AVE	\$ 308,820	0.110
051W06DD02900	R339042	RS	472 TROON AVE	\$ 335,240	0.110
051W06DD03000	R339043	RS	484 TROON AVE	\$ 378,910	0.110
051W06DD03100	R339044	RS	494 TROON AVE	\$ 111,170	0.110
051W06DD03200	R339045	RS	506 TROON AVE	\$ 349,940	0.110
051W06DD03300	R339046	RS	518 TROON AVE	\$ 353,170	0.110
051W06DD03400	R339047	RS	530 TROON AVE	\$ 340,260	0.110
051W06DD03500	R339048	RS	542 TROON AVE	\$ 111,170	0.110
051W06DD03600	R339049	RS	554 TROON AVE	\$ 441,350	0.140
051W06DD03700	R339050	RS	566 TROON AVE	\$ 334,510	0.160
051W06DD03800	R339051	RS	578 TROON AVE	\$ 211,690	0.110
051W06DD03900	R339052	RS	590 TROON AVE	\$ 111,170	0.110
051W06DD04000	R339053	RS	602 TROON AVE	\$ 111,170	0.110
051W06DD04100	R339054	RS	620 TROON AVE	\$ 385,190	0.110
051W06DD04200	R339055	RS	638 TROON AVE	\$ 493,490	0.130
051W06DD04300	R339056	RS	656 TROON AVE	\$ 402,710	0.130
051W06DD04400	R339057	RS	674 TROON AVE	\$ 111,170	0.170
051W06DD04500	R339058	RS	692 TROON AVE	\$ 513,080	0.290
051W06DD04600	R339059	RS	689 TROON AVE	\$ 385,570	0.230
051W06DD04700	R339060	RS	665 TROON AVE	\$ 75,230	0.240
051W06DD04800	R339061	RS	2863 OLYMPIC ST	\$ 378,240	0.180
051W06DD04900	R339062	RS	641 TROON AVE	\$ 320,490	0.200
051W06DD05000	R339063	RS	2832 OLYMPIC ST	\$ 350,280	0.130
051W06DD05100	R339064	RS	2856 OLYMPIC ST	\$ 318,980	0.120
051W06DD05200	R339065	RS	2878 OLYMPIC ST	\$ 322,940	0.120
051W06DD05300	R339067	RS		\$ -	0.420
051W06DD05400	R339068	RS	569 TROON AVE	\$ -	0.440
051W06DD05500	R340164	RS	567 TURNBERRY AVE	\$ 361,070	0.140
051W06DD05600	R340165	RS	553 TURNBERRY AVE	\$ 361,500	0.150
051W06DD05700	R340166	RS	549 TURNBERRY AVE	\$ 355,110	0.140
051W06DD05800	R340167	RS	537 TURNBERRY AVE	\$ 401,830	0.120
051W06DD05900	R340168	RS	529 TURNBERRY AVE	\$ 398,680	0.120
051W06DD06000	R340169	RS	517 TURNBERRY AVE	\$ 396,850	0.120
051W06DD06100	R340170	RS	503 TURNBERRY AVE	\$ 355,070	0.120
051W06DD06200	R340171	RS	489 TURNBERRY AVE	\$ 401,830	0.120
051W06DD06300	R340172	RS	477 TURNBERRY AVE	\$ 326,350	0.140
051W06DD06400	R340173	RS	463 TURNBERRY AVE	\$ 400,740	0.120
051W06DD06500	R340174	RS	455 TURNBERRY AVE	\$ 400,440	0.120
051W06DD06600	R340175	RS	449 TURNBERRY AVE	\$ 349,360	0.120
051W06DD06700	R340176	RS	437 TURNBERRY AVE	\$ 351,580	0.120

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W06DD06800	R340191	RS	448 TURNBERRY AVE	\$ 369,130	0.150
051W06DD06900	R340192	RS	456 TURNBERRY AVE	\$ 317,910	0.120
051W06DD07000	R340193	RS	462 TURNBERRY AVE	\$ 346,470	0.120
051W06DD07100	R340194	RS	474 TURNBERRY AVE	\$ 351,770	0.120
051W06DD07200	R340195	RS	482 TURNBERRY AVE	\$ 370,460	0.150
051W06DD07300	R340196	RS	498 TURNBERRY AVE	\$ 364,290	0.120
051W06DD07400	R340197	RS	506 TURNBERRY AVE	\$ 311,840	0.120
051W06DD07500	R340198	RS	512 TURNBERRY AVE	\$ 365,280	0.120
051W06DD07600	R340199	RS	524 TURNBERRY AVE	\$ 336,200	0.180
051W07A 00600	R12784	P/SP	1785 N FRONT ST	\$ -	56.260
051W07A 00700	R12776	P/SP	1679 N FRONT ST	\$ -	8.040
051W07A 00799	R320900	P/SP	150 NEWBERG HWY	\$ -	1.220
051W07A 00900	R12767	RM	1601 N FRONT ST	\$ 9,059,230	11.390
051W07AA00100	R106988	RS	2516 COLEWOOD DR	\$ 258,020	0.200
051W07AA00200	R106989	RS	2514 COLEWOOD DR	\$ 207,500	0.190
051W07AA00300	R106990	RS	2512 COLEWOOD DR	\$ 204,300	0.220
051W07AA00400	R106991	RS	2515 COLEWOOD DR	\$ 265,940	0.180
051W07AA00500	R106992	RS	2525 COLEWOOD DR	\$ 239,990	0.180
051W07AA00600	R106993	RS	632 IRONWOOD TER	\$ 281,110	0.190
051W07AA00700	R106994	RS	644 IRONWOOD TER	\$ 238,300	0.170
051W07AA00800	R106995	RS	656 IRONWOOD TER	\$ 248,410	0.160
051W07AA00900	R106996	RS	668 IRONWOOD TER	\$ 235,170	0.170
051W07AA01000	R106997	RS	682 IRONWOOD TER	\$ 184,490	0.200
051W07AA01100	R106998	RS	2515 HERON DR	\$ 250,820	0.170
051W07AA01200	R106999	RS	2537 HERON DR	\$ 193,140	0.120
051W07AA01300	R107000	RS	2559 HERON DR	\$ 255,650	0.120
051W07AA01400	R107001	RS	2571 HERON DR	\$ 264,870	0.170
051W07AA01500	R107002	RS	695 IRONWOOD TER	\$ 248,940	0.190
051W07AA01600	R107003	RS	683 IRONWOOD TER	\$ 277,920	0.160
051W07AA01700	R107004	RS	671 IRONWOOD TER	\$ 254,040	0.160
051W07AA01800	R107005	RS	669 IRONWOOD TER	\$ 288,570	0.150
051W07AA01900	R107006	RS	657 IRONWOOD TER	\$ 250,670	0.150
051W07AA02000	R107007	RS	645 IRONWOOD TER	\$ 267,990	0.150
051W07AA02100	R107008	RS	623 IRONWOOD TER	\$ 284,020	0.150
051W07AA02200	R107009	RS	601 IRONWOOD TER	\$ 288,340	0.150
051W07AA02300	R107010	RS	599 IRONWOOD TER	\$ 348,590	0.160
051W07AA02400	R107011	RS	587 IRONWOOD TER	\$ 244,000	0.130
051W07AA02500	R107012	RS	575 IRONWOOD TER	\$ 256,430	0.130
051W07AA02600	R107013	RS	563 IRONWOOD TER	\$ 296,880	0.130
051W07AA02700	R107014	RS	559 IRONWOOD TER	\$ 262,940	0.130
051W07AA02800	R107015	RS	537 IRONWOOD TER	\$ 275,900	0.130
051W07AA02900	R107016	RS	525 IRONWOOD TER	\$ 245,460	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07AA03000	R107017	RS	503 IRONWOOD TER	\$ 263,820	0.130
051W07AA03100	R107018	RS	495 IRONWOOD TER	\$ 260,210	0.130
051W07AA03200	R107019	RS	489 IRONWOOD TER	\$ 252,780	0.130
051W07AA03300	R107020	RS	467 IRONWOOD TER	\$ 297,150	0.120
051W07AA03400	R107021	RS	445 IRONWOOD TER	\$ 235,930	0.120
051W07AA03500	R107022	RS	423 IRONWOOD TER	\$ 259,620	0.140
051W07AA03600	R107034	RS	428 IRONWOOD TER	\$ 243,910	0.120
051W07AA03700	R107035	RS	487 INGLEWOOD LN	\$ 233,170	0.130
051W07AA03800	R107036	RS	465 INGLEWOOD LN	\$ 254,500	0.120
051W07AA03900	R107037	RS	443 INGLEWOOD LN	\$ 248,850	0.130
051W07AA04000	R107045	RS	444 INGLEWOOD LN	\$ 199,870	0.110
051W07AA04100	R107046	RS	458 INGLEWOOD LN	\$ 215,360	0.110
051W07AA04200	R107047	RS	470 INGLEWOOD LN	\$ 210,330	0.110
051W07AA04300	R107048	RS	486 INGLEWOOD LN	\$ 271,960	0.130
051W07AA04400	R107049	RS	491 MUIRFIELD LN	\$ 255,920	0.140
051W07AA04500	R107050	RS	492 MUIRFIELD LN	\$ 186,160	0.130
051W07AA04600	R107051	RS	2511 GRAYSTONE DR	\$ 223,840	0.140
051W07AA04700	R107052	RS	2523 GRAYSTONE DR	\$ 226,220	0.120
051W07AA04800	R107053	RS	2535 GRAYSTONE DR	\$ 217,920	0.110
051W07AA04900	R107054	RS	2547 GRAYSTONE DR	\$ 223,840	0.110
051W07AA05000	R107055	RS	2569 GRAYSTONE DR	\$ 218,250	0.110
051W07AA05100	R107056	RS	2571 GRAYSTONE DR	\$ 255,860	0.130
051W07AA05200	R107057	RS	2583 GRAYSTONE DR	\$ 245,260	0.130
051W07AA05300	R107058	RS	2595 GRAYSTONE DR	\$ 213,980	0.120
051W07AA05500	R107061	RS	470 IRONWOOD TER	\$ -	0.250
051W07AA05600	R323028	RS	2590 BROADMORE PL	\$ 234,960	0.160
051W07AA05700	R323029	RS	2578 BROADMORE PL	\$ 276,410	0.170
051W07AA05800	R323030	RS	2556 BROADMORE PL	\$ 237,390	0.130
051W07AA05900	R323031	RS	2534 BROADMORE PL	\$ 263,830	0.130
051W07AA06000	R323032	RS	2522 BROADMORE PL	\$ 220,060	0.200
051W07AA06100	R323033	RS	2510 BROADMORE PL	\$ 232,380	0.250
051W07AA06200	R323034	RS	2519 BROADMORE PL	\$ 351,320	0.220
051W07AA06300	R323035	RS	2537 BROADMORE PL	\$ 232,380	0.190
051W07AA06400	R323036	RS	2555 BROADMORE PL	\$ 267,180	0.210
051W07AA06500	R323037	RS	584 IRONWOOD TER	\$ 256,150	0.180
051W07AA06600	R323038	RS	568 IRONWOOD TER	\$ 233,300	0.180
051W07AA06700	R323039	RS	464 MUIRFIELD LN	\$ 233,720	0.130
051W07AA06800	R323040	RS	472 MUIRFIELD LN	\$ 211,540	0.130
051W07AA06900	R323041	RS	484 MUIRFIELD LN	\$ 222,840	0.120
051W07AA07000	R323042	RS	483 MUIRFIELD LN	\$ 213,010	0.110
051W07AA07100	R323043	RS	471 MUIRFIELD LN	\$ 205,000	0.110
051W07AA07200	R323044	RS	463 MUIRFIELD LN	\$ 216,230	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07AA07300	R323065	RS		\$ -	0.030
051W07AA07500	R326849	RS	750 TUKWILA DR	\$ 301,600	0.100
051W07AA07600	R326850	RS	738 TUKWILA DR	\$ 287,420	0.100
051W07AA07700	R326851	RS	726 TUKWILA DR	\$ 297,980	0.100
051W07AA07800	R326852	RS	714 TUKWILA DR	\$ 260,670	0.100
051W07AA07900	R326853	RS	702 TUKWILA DR	\$ 286,480	0.100
051W07AA08000	R326854	RS	719 TUKWILA DR	\$ 265,320	0.110
051W07AA08100	R326855	RS	737 TUKWILA DR	\$ 286,940	0.160
051W07AA08200	R326856	RS	755 TUKWILA DR	\$ 296,560	0.130
051W07AA08300	R326857	RS	719 TUKWILA DR #B	\$ -	0.360
051W07AA08400	R332100	RS	692 TUKWILA DR	\$ 301,220	0.100
051W07AA08500	R332101	RS	680 TUKWILA DR	\$ 282,930	0.100
051W07AA08600	R332102	RS	668 TUKWILA DR	\$ 278,230	0.100
051W07AA08700	R332103	RS	654 TUKWILA DR	\$ 371,570	0.100
051W07AA08800	R332104	RS	640 TUKWILA DR	\$ 260,370	0.100
051W07AA08900	R332105	RS	628 TUKWILA DR	\$ 335,360	0.100
051W07AA09000	R332106	RS	606 TUKWILA DR	\$ 291,520	0.100
051W07AA09100	R332107	RS	594 TUKWILA DR	\$ 294,870	0.100
051W07AA09200	R332108	RS	582 TUKWILA DR	\$ 295,780	0.100
051W07AA09300	R332109	RS	568 TUKWILA DR	\$ 288,240	0.110
051W07AA09400	R332110	RS	558 TUKWILA DR	\$ 316,600	0.120
051W07AA09500	R332111	RS	544 TUKWILA DR	\$ 300,330	0.130
051W07AA09600	R332112	RS	532 TUKWILA DR	\$ 322,070	0.150
051W07AA09700	R332113	RS	520 TUKWILA DR	\$ 325,070	0.130
051W07AA09800	R335873	RS		\$ -	0.170
051W07AA09900	R335874	RS	493 TUKWILA DR	\$ 353,900	0.120
051W07AA10000	R335875	RS	501 TUKWILA DR	\$ 301,710	0.120
051W07AA10100	R335876	RS	513 TUKWILA DR	\$ 314,620	0.140
051W07AA10200	R335877	RS	519 TUKWILA DR	\$ 334,660	0.160
051W07AA10300	R335878	RS	512 TUKWILA DR	\$ 324,300	0.110
051W07AA10400	R335879	RS	504 TUKWILA DR	\$ 379,350	0.120
051W07AA10500	R335880	RS	500 TUKWILA DR	\$ 319,840	0.120
051W07AA10600	R335881	RS	494 TUKWILA DR	\$ 367,220	0.120
051W07AA10700	R335882	RS	490 TUKWILA DR	\$ 302,380	0.120
051W07AA10800	R335883	RS	472 TUKWILA DR	\$ 362,910	0.120
051W07AA10900	R335884	RS	452 TUKWILA DR	\$ 368,590	0.120
051W07AA11000	R335885	RS	436 TUKWILA DR	\$ 326,600	0.170
051W07AA11100	R335886	RS	420 TUKWILA DR	\$ 363,680	0.120
051W07AA11200	R335887	RS	388 TUKWILA DR	\$ 318,860	0.120
051W07AA11300	R335888	RS	372 TUKWILA DR	\$ 397,330	0.140
051W07AA11400	R335889	RS	368 TUKWILA DR	\$ 376,450	0.150
051W07AB00200	R12793	RS	2610 N BOONES FERRY RD	\$ 139,260	0.260

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07AB00300	R12792	RS	2580 N BOONES FERRY RD	\$ 246,700	0.400
051W07AB01000	R107546	RS	2375 MILLER FARM RD	\$ 394,060	0.360
051W07AB01100	R107545	RS	2371 MILLER FARM RD	\$ 244,460	0.260
051W07AB01200	R107544	RS	2367 MILLER FARM RD	\$ 243,720	0.250
051W07AB01300	R107543	RS	2363 MILLER FARM RD	\$ 263,170	0.170
051W07AB01400	R107500	RS	2370 MILLER FARM RD	\$ 409,730	0.180
051W07AB01500	R107499	RS	2380 MILLER FARM RD	\$ 361,290	0.180
051W07AB01600	R107498	RS	2386 MILLER FARM RD	\$ 356,910	0.190
051W07AB01700	R107497	RS	2400 MILLER FARM RD	\$ 355,140	0.200
051W07AB01800	R107496	RS	2450 MILLER FARM RD	\$ 363,890	0.180
051W07AB01900	R107547	RS	2500 MILLER FARM RD	\$ 413,660	0.230
051W07AB02100	R107495	RS	2510 MILLER FARM RD	\$ 364,430	0.250
051W07AB02200	R107494	RS	2528 MILLER FARM RD	\$ 366,500	0.250
051W07AB02300	R107493	RS	2530 MILLER FARM RD	\$ 365,430	0.240
051W07AB02700	R108563	P/SP		\$ 327,510	19.220
051W07AB03100	R108567	P/SP	953 HAZELNUT DR	\$ 858,170	35.680
051W07AB03300	R108607	RS		\$ -	0.140
051W07AB03400	R108570	RS	2575 MILLER FARM RD	\$ 298,580	0.180
051W07AB03500	R108571	RS	2555 MILLER FARM RD	\$ 211,620	0.170
051W07AB03600	R108572	RS	2550 MILLER FARM RD	\$ 388,930	0.210
051W07AB03700	R108573	RS	2570 MILLER FARM RD	\$ 389,190	0.190
051W07AB03800	R108617	RS		\$ -	0.030
051W07AB03900	R108608	RS		\$ -	0.050
051W07AB04000	R108574	RS	1055 TUKWILA DR	\$ 463,900	0.230
051W07AB04100	R108575	RS	2603 HAZELNUT DR	\$ 414,420	0.190
051W07AB04200	R108576	RS	2615 HAZELNUT DR	\$ 347,440	0.170
051W07AB04300	R108577	RS	2637 HAZELNUT DR	\$ 365,590	0.180
051W07AB04400	R108578	RS	2659 HAZELNUT DR	\$ 366,830	0.210
051W07AB04500	R108596	RS	2668 HAZELNUT DR	\$ 241,990	0.120
051W07AB04600	R108597	RS	2662 HAZELNUT DR	\$ 338,250	0.130
051W07AB04700	R108612	RS		\$ -	0.070
051W07AB04800	R108598	RS	2656 HAZELNUT DR	\$ 286,690	0.130
051W07AB04900	R108599	RS	2650 HAZELNUT DR	\$ 265,290	0.120
051W07AB05000	R108600	RS	2640 HAZELNUT DR	\$ 232,140	0.170
051W07AB05100	R108601	RS	935 TUKWILA DR	\$ 352,070	0.190
051W07AB05200	R108602	RS	955 TUKWILA DR	\$ -	0.210
051W07AB05300	R108610	RS		\$ -	0.030
051W07AB05400	R108609	RS		\$ -	0.010
051W07AB05500	R108603	RS	960 TUKWILA DR	\$ 375,690	0.170
051W07AB05600	R108604	RS	940 TUKWILA DR	\$ 340,440	0.180
051W07AB05700	R108605	RS	920 TUKWILA DR	\$ 371,160	0.180
051W07AB05800	R108606	RS	900 TUKWILA DR	\$ 382,910	0.180



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07AB05900	R108611	RS	907 TUKWILA DR	\$ -	0.480
051W07AB06000	R326834	RS	863 FAIRWOOD CRESCENT	\$ 283,770	0.120
051W07AB06100	R326835	RS	881 FAIRWOOD CRESCENT	\$ 283,680	0.140
051W07AB06200	R326836	RS	898 TUKWILA DR	\$ 374,620	0.110
051W07AB06300	R326837	RS	876 TUKWILA DR	\$ 300,270	0.100
051W07AB06400	R326838	RS	854 TUKWILA DR	\$ 296,240	0.100
051W07AB06500	R326839	RS	832 TUKWILA DR	\$ 308,490	0.100
051W07AB06600	R326840	RS	810 TUKWILA DR	\$ 350,450	0.100
051W07AB06700	R326841	RS	804 TUKWILA DR	\$ 281,470	0.100
051W07AB06800	R326842	RS	788 TUKWILA DR	\$ 389,180	0.120
051W07AB06900	R326843	RS	762 TUKWILA DR	\$ 329,350	0.100
051W07AB07000	R326844	RS	773 TUKWILA DR	\$ 297,820	0.140
051W07AB07100	R326845	RS	791 TUKWILA DR	\$ 327,160	0.160
051W07AB07200	R326846	RS	870 FAIRWOOD CRESCENT	\$ 299,980	0.150
051W07AB07300	R326847	RS	842 FAIRWOOD CRESCENT	\$ 279,080	0.150
051W07AB07400	R326848	RS		\$ -	0.080
051W07AB07500	R332239	RS	2411 TRACY LN	\$ 222,340	0.110
051W07AB07600	R332240	RS	2421 TRACY LN	\$ 238,370	0.120
051W07AB07700	R332241	RS	2437 TRACY LN	\$ 245,260	0.150
051W07AB07800	R332242	RS	2441 TRACY LN	\$ 257,970	0.220
051W07AB07900	R332243	RS	2451 TRACY LN	\$ 264,050	0.280
051W07AB08000	R332244	RS	2455 TRACY LN	\$ 239,730	0.160
051W07AB08100	R332245	RS	2461 TRACY LN	\$ 238,510	0.120
051W07AB08200	R332246	RS	2471 TRACY LN	\$ 229,270	0.130
051W07AB08300	R332247	RS	2481 TRACY LN	\$ 263,050	0.190
051W07AB08400	R332248	RS	2491 TRACY LN	\$ 266,580	0.190
051W07AB08500	R332249	RS	2517 TRACY LN	\$ 233,570	0.130
051W07AB08600	R332250	RS	2537 TRACY LN	\$ 237,120	0.110
051W07AB08700	R332251	RS	2480 TRACY LN	\$ 224,460	0.100
051W07AB08800	R332252	RS	2490 TRACY LN	\$ 227,220	0.110
051W07AB08900	R332253	RS	2510 TRACY LN	\$ 214,020	0.100
051W07AB09000	R332254	RS	2520 TRACY LN	\$ 216,650	0.100
051W07AB09100	R334210	RS	2504 MERIDIAN CT	\$ 405,040	0.220
051W07AB09200	R334211	RS	2516 MERIDIAN CT	\$ 363,260	0.170
051W07AB09300	R334212	RS	2528 MERIDIAN CT	\$ 399,950	0.220
051W07AB09400	R334213	RS	2536 MERIDIAN CT	\$ 397,900	0.210
051W07AB09500	R334214	RS	2548 MERIDIAN CT	\$ 478,850	0.230
051W07AB09600	R334215	RS	2575 MERIDIAN CT	\$ 402,090	0.180
051W07AB09700	R334216	RS	2567 MERIDIAN CT	\$ 580,600	0.230
051W07AB09800	R334217	RS	845 HAZELNUT DR	\$ 375,860	0.200
051W07AB09900	R334218	RS	877 HAZELNUT DR	\$ 346,120	0.170
051W07AB10000	R334219	RS	909 HAZELNUT DR	\$ 502,520	0.300

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07AB10100	R334220	RS	831 HAZELNUT DR	\$ 324,920	0.140
051W07AB10200	R334221	RS	2529 MERIDIAN CT	\$ 338,830	0.200
051W07AB10300	R334222	RS	902 HAZELNUT DR	\$ 465,640	0.210
051W07AB10400	R334223	RS	884 HAZELNUT DR	\$ 515,820	0.230
051W07AB10500	R334224	RS	866 HAZELNUT DR	\$ 310,280	0.150
051W07AB10600	R334225	RS	854 HAZELNUT DR	\$ 359,950	0.160
051W07AB10700	R334226	RS	838 HAZELNUT DR	\$ 399,040	0.190
051W07AB10800	R334227	RS	822 HAZELNUT DR	\$ 334,710	0.150
051W07AB10900	R334228	RS	2491 MERIDIAN DR	\$ 337,920	0.190
051W07AB11000	R334229	RS	2482 MERIDIAN DR	\$ 326,630	0.190
051W07AB11100	R334230	RS	764 HAZELNUT DR	\$ 289,490	0.140
051W07AB11200	R334231	RS	750 HAZELNUT DR	\$ 294,740	0.150
051W07AB11300	R334232	RS		\$ -	0.000
051W07AB11400	R334233	RS		\$ -	0.000
051W07AB11500	R334234	RS		\$ -	0.000
051W07AB11600	R335540	RS	2480 MERIDIAN DR	\$ 289,410	0.150
051W07AB11700	R335541	RS	2474 MERIDIAN DR	\$ 331,760	0.190
051W07AB11800	R335542	RS	2472 MERIDIAN DR	\$ 316,370	0.180
051W07AB11900	R335543	RS	2460 MERIDIAN DR	\$ 289,780	0.180
051W07AB12000	R335544	RS	2448 MERIDIAN DR	\$ 332,580	0.140
051W07AB12100	R335545	RS	781 GOOSE HOLLOW CT	\$ -	0.190
051W07AB12200	R335546	RS	765 GOOSE HOLLOW CT	\$ 323,240	0.180
051W07AB12300	R335547	RS	759 GOOSE HOLLOW CT	\$ 287,610	0.230
051W07AB12400	R335548	RS	2485 MERIDIAN DR	\$ 283,440	0.150
051W07AB12500	R335549	RS	2481 MERIDIAN DR	\$ 316,660	0.200
051W07AB12600	R335550	RS	2473 MERIDIAN DR	\$ 331,680	0.160
051W07AB12700	R335551	RS	2467 MERIDIAN DR	\$ 353,300	0.170
051W07AB12800	R335552	RS	2451 MERIDIAN DR	\$ 385,880	0.160
051W07AB12900	R335553	RS	2443 MERIDIAN DR	\$ 452,490	0.200
051W07AB13000	R335554	RS		\$ -	0.070
051W07AB13100	R335555	RS		\$ -	0.090
051W07AC00300	R107513	RS	1062 GOOSE CREEK RD	\$ 308,690	0.130
051W07AC00400	R107512	RS	1050 GOOSE CREEK RD	\$ 298,200	0.120
051W07AC00500	R107511	RS	1048 GOOSE CREEK RD	\$ 348,580	0.120
051W07AC00600	R107510	RS	1030 GOOSE CREEK RD	\$ 328,150	0.120
051W07AC00700	R107509	RS	1024 GOOSE CREEK RD	\$ 295,230	0.120
051W07AC00800	R107508	RS	1012 GOOSE CREEK RD	\$ 307,070	0.130
051W07AC00900	R107507	RS	1000 GOOSE CREEK RD	\$ 352,100	0.000
051W07AC01000	R107505	RS	2310 MILLER FARM RD	\$ 387,740	0.250
051W07AC01100	R107504	RS	2320 MILLER FARM RD	\$ 436,150	0.200
051W07AC01200	R107503	RS	2330 MILLER FARM RD	\$ 421,110	0.190
051W07AC01300	R107502	RS	2340 MILLER FARM RD	\$ 462,430	0.210

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07AC01400	R107501	RS	2360 MILLER FARM RD	\$ 415,660	0.230
051W07AC01500	R107542	RS	2355 MILLER CT	\$ 288,210	0.190
051W07AC01600	R107541	RS	2351 MILLER CT	\$ 298,750	0.200
051W07AC01700	R107540	RS	2349 MILLER CT	\$ 300,150	0.210
051W07AC01800	R107539	RS	2345 MILLER CT	\$ 300,440	0.180
051W07AC01900	R107538	RS	2337 MILLER CT	\$ 345,670	0.260
051W07AC02000	R107537	RS	2333 MILLER CT	\$ 263,190	0.180
051W07AC02100	R107536	RS	2309 MILLER FARM RD	\$ 278,270	0.180
051W07AC02200	R107535	RS	2307 MILLER FARM RD	\$ 315,670	0.190
051W07AC02300	R107534	RS	2303 MILLER FARM RD	\$ 287,670	0.200
051W07AC02400	R107548	RS		\$ -	0.410
051W07AC02500	R107528	RS	1115 GOOSE CREEK RD	\$ 285,210	0.130
051W07AC02600	R107527	RS	1127 GOOSE CREEK RD	\$ 275,060	0.100
051W07AC02700	R107526	RS	1139 GOOSE CREEK RD	\$ 237,040	0.100
051W07AC02800	R107525	RS	1151 GOOSE CREEK RD	\$ 299,670	0.100
051W07AC02900	R107517	RS	1150 GOOSE CREEK RD	\$ 268,000	0.100
051W07AC03000	R107516	RS	1138 GOOSE CREEK RD	\$ 274,460	0.100
051W07AC03100	R107515	RS	1126 GOOSE CREEK RD	\$ 284,660	0.100
051W07AC03200	R107514	RS	1114 GOOSE CREEK RD	\$ 280,700	0.110
051W07AC03300	R107552	RS		\$ -	0.090
051W07AC03400	R56229	CO	693 RAY J GLATT CIR	\$ 774,100	0.970
051W07AC03500	R56228	CO	669 RAY J GLATT CIR	\$ 1,038,220	0.800
051W07AC03600	R56233	CO		\$ 87,120	0.330
051W07AC03700	R56234	CO		\$ 64,160	0.240
051W07AC03800	R56230	CO	745 RAY J GLATT CIR	\$ 721,530	0.560
051W07AC03900	R56231	CO	1389 MERIDIAN DR	\$ 1,178,060	0.750
051W07AC04000	R56232	CO	559 RAY J GLATT CIR	\$ 686,350	0.380
051W07AC04100	R56217	CO	1358 MERIDIAN DR	\$ 508,820	0.540
051W07AC04200	R56218	CO	1390 MERIDIAN DR	\$ -	0.530
051W07AC04300	R108561	CO		\$ -	0.110
051W07AC04500	R335556	RS	752 GOOSE HOLLOW CT	\$ 342,160	0.170
051W07AC04600	R335557	RS	758 GOOSE HOLLOW CT	\$ 353,950	0.220
051W07AC04700	R335558	RS	762 GOOSE HOLLOW CT	\$ 344,810	0.210
051W07AC04800	R335559	RS	768 GOOSE HOLLOW CT	\$ 301,720	0.160
051W07AC04900	R335560	RS	784 GOOSE HOLLOW CT	\$ 394,530	0.190
051W07AC05000	R335561	RS	2384 MERIDIAN DR	\$ 375,530	0.170
051W07AC05100	R335562	RS	2372 MERIDIAN DR	\$ 293,760	0.140
051W07AC05200	R335563	RS	2411 MERIDIAN DR	\$ 353,920	0.190
051W07AC05300	R335564	RS	2373 MERIDIAN DR	\$ 380,560	0.180
051W07AC05400	R335565	RS	2361 MERIDIAN DR	\$ 321,930	0.180
051W07AC05500	R337920	RS	2295 MERIDIAN DR	\$ 356,120	0.180
051W07AC05600	R337921	RS	2223 MERIDIAN DR	\$ 336,330	0.180

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**Exhibit B**  
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**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07AC05700	R337922	RS	2151 MERIDIAN DR	\$ 398,390	0.180
051W07AC05800	R337923	RS	2085 MERIDIAN DR	\$ 382,170	0.180
051W07AC05900	R337924	RS	2017 MERIDIAN DR	\$ 409,670	0.180
051W07AC06000	R337925	RS	1947 MERIDIAN DR	\$ 420,260	0.180
051W07AC06100	R337926	RS	1875 MERIDIAN DR	\$ 411,700	0.210
051W07AC06200	R337927	RS	1809 MERIDIAN DR	\$ 386,680	0.170
051W07AC06300	R337928	RS	1741 MERIDIAN DR	\$ 343,410	0.130
051W07AC06400	R337929	RS	1671 MERIDIAN DR	\$ 295,500	0.130
051W07AC06500	R337930	RS	1599 MERIDIAN DR	\$ 355,290	0.150
051W07AC06600	R337931	RS	1535 MERIDIAN DR	\$ 354,410	0.160
051W07AC06700	R337932	RS	1463 MERIDIAN DR	\$ 410,230	0.180
051W07AC06800	R337933	RS	1498 MERIDIAN DR	\$ 267,710	0.130
051W07AC06900	R337934	RS	1516 MERIDIAN DR	\$ 275,550	0.110
051W07AC07000	R337935	RS	1534 MERIDIAN DR	\$ 314,920	0.130
051W07AC07100	R337936	RS	1552 MERIDIAN DR	\$ 303,470	0.140
051W07AC07200	R337937	RS	1586 MERIDIAN DR	\$ 300,390	0.140
051W07AC07300	R337938	RS	1618 MERIDIAN DR	\$ 266,280	0.140
051W07AC07400	R337939	RS	1650 MERIDIAN DR	\$ 290,850	0.140
051W07AC07500	R337940	RS	1682 MERIDIAN DR	\$ 270,240	0.120
051W07AC07600	R337941	RS	1794 MERIDIAN DR	\$ 468,740	0.170
051W07AC07700	R337942	RS	1848 MERIDIAN DR	\$ 284,580	0.150
051W07AC07800	R337943	RS	1902 MERIDIAN DR	\$ 330,820	0.180
051W07AC07900	R337944	RS	1956 MERIDIAN DR	\$ 307,060	0.170
051W07AC08000	R337945	RS	2070 MERIDIAN DR	\$ 371,160	0.180
051W07AC08100	R337946	RS	2124 MERIDIAN DR	\$ 311,080	0.180
051W07AC08200	R337947	RS	2178 MERIDIAN DR	\$ 328,070	0.180
051W07AC08300	R337948	RS	2232 MERIDIAN DR	\$ 318,160	0.180
051W07AC08400	R337949	RS	2310 MERIDIAN DR	\$ 280,190	0.170
051W07AC08500	R337950	RS	1421 MERIDIAN DR	\$ -	1.180
051W07AC08600	R337951	RS		\$ -	0.080
051W07AC08700	R337952	RS		\$ -	0.080
051W07AC08800	R337953	RS		\$ -	0.090
051W07BA00105	R322531	P/SP		\$ -	0.120
051W07BA00200	R106451	RS		\$ -	0.300
051W07BA00300	R106452	RS	2551 N BOONES FERRY RD	\$ -	0.250
051W07BA00400	R106453	RS	2523 N BOONES FERRY RD	\$ 256,230	0.600
051W07BA00500	R106448	RM	1200 COUNTRY CLUB RD	\$ 5,015,130	3.400
051W07BA00600	R106446	P/SP	1084 COUNTRY CLUB RD	\$ -	3.090
051W07BA00800	R106443	RS	1000 COUNTRY CLUB RD	\$ -	2.500
051W07BA00900	R106442	RM	2355 N BOONES FERRY RD	\$ 303,440	1.590
051W07BA01100	R106445	RS	2401 N BOONES FERRY RD	\$ -	0.740
051W07BA01200	R12791	RS	2374 N BOONES FERRY RD	\$ 261,690	0.550

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BA01300	R12790	RS	2348 N BOONES FERRY RD	\$ 275,390	1.030
051W07BA01400	R106802	RS	2598 LEXINGTON CT	\$ 209,300	0.190
051W07BA01500	R106803	RS	2594 LEXINGTON CT	\$ 253,200	0.140
051W07BA01600	R106804	RS	2590 LEXINGTON CT	\$ 205,070	0.150
051W07BA01700	R106805	RS	2586 LEXINGTON CT	\$ 211,360	0.180
051W07BA01800	R106806	RS	2582 LEXINGTON CT	\$ 184,150	0.230
051W07BA01900	R106807	RS	2585 LEXINGTON CT	\$ 202,770	0.250
051W07BA02000	R106808	RS	2593 LEXINGTON CT	\$ 211,370	0.160
051W07BA02100	R106809	RS	2597 LEXINGTON CT	\$ 256,140	0.230
051W07BA02200	R106810	RS	2596 JAMESTOWN ST	\$ 225,170	0.210
051W07BA02300	R106811	RS	2592 JAMESTOWN ST	\$ 217,230	0.140
051W07BA02400	R106853	P/SP		\$ -	0.340
051W07BA02500	R106812	RS	2584 JAMESTOWN ST	\$ 221,070	0.140
051W07BA02600	R106813	RS	2580 JAMESTOWN ST	\$ 204,090	0.130
051W07BA02700	R106814	RS	2576 JAMESTOWN ST	\$ 189,150	0.130
051W07BA02800	R106815	RS	2572 JAMESTOWN ST	\$ 195,430	0.150
051W07BA02900	R106816	RS	1232 ARLINGTON AVE	\$ 191,480	0.240
051W07BA03000	R106817	RS	1236 ARLINGTON AVE	\$ 172,090	0.140
051W07BA03100	R106818	RS	1240 ARLINGTON AVE	\$ 172,800	0.140
051W07BA03200	R106819	RS	1244 ARLINGTON AVE	\$ 176,270	0.130
051W07BA03300	R106820	RS	2575 JAMESTOWN ST	\$ 188,100	0.170
051W07BA03400	R106821	RS	2581 JAMESTOWN ST	\$ 188,650	0.130
051W07BA03500	R106822	RS	2585 JAMESTOWN ST	\$ 196,370	0.130
051W07BA03600	R106823	RS	2587 JAMESTOWN ST	\$ 235,200	0.130
051W07BA03700	R106824	RS	2591 JAMESTOWN ST	\$ 200,520	0.130
051W07BA03800	R106825	RS	2595 JAMESTOWN ST	\$ 210,240	0.180
051W07BA03900	R106826	RS	1247 CONSTITUTION AVE	\$ 217,360	0.150
051W07BA04000	R106827	RS	1243 CONSTITUTION AVE	\$ 206,690	0.150
051W07BA04100	R106828	RS	1235 CONSTITUTION AVE	\$ 206,030	0.150
051W07BA04200	R106829	RS	1231 CONSTITUTION AVE	\$ 214,040	0.150
051W07BA04300	R106830	RS	2603 COLONY ST	\$ 222,150	0.180
051W07BA04400	R106831	RS	2607 COLONY ST	\$ 223,650	0.130
051W07BA04500	R106832	RS	2611 COLONY ST	\$ 219,550	0.180
051W07BA04600	R106833	RS	1234 INDEPENDENCE AVE	\$ 216,130	0.150
051W07BA04700	R106834	RS	1238 INDEPENDENCE AVE	\$ 224,090	0.150
051W07BA04800	R106835	RS	1240 INDEPENDENCE AVE	\$ 217,500	0.150
051W07BA04900	R106836	RS	1241 INDEPENDENCE AVE	\$ 191,550	0.130
051W07BA05000	R106837	RS	1237 INDEPENDENCE AVE	\$ 177,040	0.130
051W07BA05100	R106838	RS	1233 INDEPENDENCE AVE	\$ 190,380	0.140
051W07BA05200	R106839	RS	1229 INDEPENDENCE AVE	\$ 209,860	0.130
051W07BA05300	R106840	RS	1225 INDEPENDENCE AVE	\$ 246,070	0.130
051W07BA05400	R106841	RS	1221 INDEPENDENCE CT	\$ 184,740	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BA05500	R106842	RS	1217 INDEPENDENCE CT	\$ 209,640	0.130
051W07BA05600	R106843	RS	1213 INDEPENDENCE CT	\$ 207,630	0.140
051W07BA05700	R106844	RS	1209 INDEPENDENCE CT	\$ 218,400	0.210
051W07BA05800	R106845	RS	1205 INDEPENDENCE CT	\$ 212,980	0.260
051W07BA05900	R106846	RS	1201 INDEPENDENCE CT	\$ 224,140	0.210
051W07BA06000	R106847	RS	1204 INDEPENDENCE CT	\$ 196,170	0.160
051W07BA06100	R106848	RS	1208 INDEPENDENCE CT	\$ 227,150	0.250
051W07BA06200	R106849	RS	1212 INDEPENDENCE CT	\$ 222,440	0.260
051W07BA06300	R106850	RS	2610 COLONY ST	\$ 209,950	0.180
051W07BA06400	R106851	RS	2606 COLONY ST	\$ 198,260	0.130
051W07BA06500	R106852	RS	2602 COLONY ST	\$ 236,580	0.170
051W07BA06600	R106854	RS	2522 CONCORD ST	\$ 200,780	0.200
051W07BA06700	R106855	RS	2544 CONCORD ST	\$ 209,950	0.180
051W07BA06800	R106856	RS	2566 CONCORD ST	\$ 185,170	0.140
051W07BA06900	R106857	RS	2578 CONCORD ST	\$ 196,320	0.140
051W07BA07000	R106858	RS	2580 CONCORD ST	\$ 177,820	0.140
051W07BA07100	R106859	RS	2592 CONCORD ST	\$ 208,110	0.180
051W07BA07200	R106860	RS	1257 CONSTITUTION AVE	\$ 173,320	0.160
051W07BA07300	R106861	RS	1273 CONSTITUTION AVE	\$ 196,090	0.140
051W07BA07400	R106862	RS	1325 CONSTITUTION AVE	\$ 188,180	0.140
051W07BA07500	R106863	RS	1367 CONSTITUTION AVE	\$ 170,430	0.140
051W07BA07600	R106864	RS	1389 CONSTITUTION AVE	\$ 200,850	0.190
051W07BA07700	R106865	RS	1401 CONSTITUTION AVE	\$ 209,730	0.190
051W07BA07800	R106866	RS	2591 PATRIOT ST	\$ 219,270	0.180
051W07BA07900	R106867	RS	2589 PATRIOT ST	\$ 195,530	0.140
051W07BA08000	R106868	RS	2577 PATRIOT ST	\$ 186,210	0.140
051W07BA08100	R106869	RS	2555 PATRIOT ST	\$ 177,290	0.140
051W07BA08200	R106870	RS	2533 PATRIOT ST	\$ 184,460	0.150
051W07BA08300	R106871	RS	2511 PATRIOT ST	\$ 209,400	0.190
051W07BA08400	R106872	RS	2510 PATRIOT ST	\$ 220,260	0.180
051W07BA08500	R106873	RS	2532 PATRIOT ST	\$ 175,710	0.140
051W07BA08600	R106874	RS	2554 PATRIOT ST	\$ 195,860	0.140
051W07BA08700	R106875	RS	2574 PATRIOT ST	\$ 146,340	0.130
051W07BA08800	R106876	RS	2588 PATRIOT ST	\$ 172,920	0.130
051W07BA08900	R106877	RS	2590 PATRIOT ST	\$ 213,000	0.180
051W07BA09000	R106878	RS	2593 CONCORD ST	\$ 196,090	0.180
051W07BA09100	R106879	RS	2581 CONCORD ST	\$ 174,150	0.140
051W07BA09200	R106880	RS	2579 CONCORD ST	\$ 184,750	0.140
051W07BA09300	R106881	RS	2567 CONCORD ST	\$ 201,140	0.140
051W07BA09400	R106882	RS	2545 CONCORD ST	\$ 185,490	0.140
051W07BA09500	R106883	RS	2523 CONCORD ST	\$ 206,610	0.190
051W07BA09600	R106884	RS	1266 ARLINGTON AVE	\$ 212,960	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BA09700	R106885	RS	1302 ARLINGTON AVE	\$ 179,340	0.130
051W07BA09800	R106886	RS	1354 ARLINGTON AVE	\$ 182,330	0.130
051W07BA09900	R106887	RS	1376 ARLINGTON AVE	\$ 194,050	0.200
051W07BA10000	R106888	RS	1414 ARLINGTON AVE	\$ 211,520	0.210
051W07BA10100	R320588	RS	1432 ARLINGTON AVE	\$ 189,730	0.140
051W07BA10200	R320589	RS	1456 ARLINGTON AVE	\$ 217,140	0.140
051W07BA10300	R320590	RS	1478 ARLINGTON AVE	\$ 284,220	0.140
051W07BA10400	R320591	RS	1504 ARLINGTON AVE	\$ 207,810	0.140
051W07BA10500	R320592	RS	1526 ARLINGTON AVE	\$ 179,850	0.140
051W07BA10600	R320593	RS	1548 ARLINGTON AVE	\$ 193,520	0.140
051W07BA10700	R320594	RS	1570 ARLINGTON AVE	\$ 185,420	0.140
051W07BA10800	R320595	RS	1584 ARLINGTON AVE	\$ 202,650	0.140
051W07BA10900	R320596	RS	1596 ARLINGTON AVE	\$ 214,680	0.180
051W07BA11000	R320597	RS	2503 ROANOKE ST	\$ 210,810	0.140
051W07BA11100	R320598	RS	2515 ROANOKE ST	\$ 193,170	0.140
051W07BA11200	R320599	RS	2527 ROANOKE ST	\$ 282,260	0.140
051W07BA11300	R320600	RS	2539 ROANOKE ST	\$ 222,000	0.140
051W07BA11400	R320601	RS	2545 ROANOKE ST	\$ 215,750	0.140
051W07BA11500	R320602	RS	2557 ROANOKE ST	\$ 275,230	0.140
051W07BA11600	R320603	RS	2579 ROANOKE ST	\$ 287,260	0.140
051W07BA11700	R320604	RS	2591 ROANOKE ST	\$ 220,180	0.140
051W07BA11800	R320605	RS	2605 ROANOKE ST	\$ 282,980	0.140
051W07BA11900	R320606	RS	2627 ROANOKE ST	\$ 219,060	0.140
051W07BA12000	R320607	RS	1579 CONSTITUTION AVE	\$ 273,270	0.220
051W07BA12100	R320608	RS	1557 CONSTITUTION AVE	\$ 217,880	0.150
051W07BA12200	R320609	RS	1515 CONSTITUTION AVE	\$ 283,560	0.150
051W07BA12300	R320610	RS	1483 CONSTITUTION AVE	\$ 221,700	0.150
051W07BA12400	R320611	RS	1445 CONSTITUTION AVE	\$ 281,990	0.150
051W07BA12500	R320612	RS	2582 BOSTON ST	\$ 204,350	0.300
051W07BA12600	R320613	RS	2568 BOSTON ST	\$ 188,430	0.140
051W07BA12700	R320614	RS	2546 BOSTON ST	\$ 194,870	0.140
051W07BA12800	R320615	RS	2534 BOSTON ST	\$ 206,240	0.140
051W07BA12900	R320616	RS	2512 BOSTON ST	\$ 281,320	0.190
051W07BA13000	R320617	RS	1519 ARLINGTON AVE	\$ 281,700	0.190
051W07BA13100	R320618	RS	1533 ARLINGTON AVE	\$ 206,350	0.140
051W07BA13200	R320619	RS	1573 ARLINGTON AVE	\$ 203,970	0.190
051W07BA13300	R320620	RS	2536 ROANOKE ST	\$ 272,810	0.170
051W07BA13400	R320621	RS	2548 ROANOKE ST	\$ 318,160	0.170
051W07BA13500	R320622	RS	2566 ROANOKE ST	\$ 219,090	0.160
051W07BA13600	R320623	RS	2584 ROANOKE ST	\$ 196,590	0.170
051W07BA13700	R320624	RS	2589 BOSTON ST	\$ 188,220	0.180
051W07BA13800	R320625	RS	2575 BOSTON ST	\$ 197,600	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BA13900	R320626	RS	2553 BOSTON ST	\$ 231,530	0.170
051W07BA14000	R320627	RS	2537 BOSTON ST	\$ 296,440	0.170
051W07BA14100	R323325	RS	2649 ROANOKE ST	\$ 279,790	0.140
051W07BA14200	R323326	RS	2665 ROANOKE ST	\$ 271,170	0.140
051W07BA14300	R323327	RS	2677 ROANOKE ST	\$ 273,250	0.140
051W07BA14400	R323328	RS	2689 ROANOKE ST	\$ 291,900	0.140
051W07BA14500	R323329	RS	1565 INDEPENDENCE AVE	\$ 281,920	0.190
051W07BA14600	R323330	RS	1535 INDEPENDENCE AVE	\$ 233,660	0.150
051W07BA14700	R323331	RS	1495 INDEPENDENCE AVE	\$ 229,290	0.150
051W07BA14800	R323332	RS	1465 INDEPENDENCE AVE	\$ 229,110	0.150
051W07BA14900	R323333	RS	1425 INDEPENDENCE AVE	\$ 229,190	0.150
051W07BA15000	R323334	RS	1405 INDEPENDENCE AVE	\$ 229,190	0.150
051W07BA15100	R323335	RS	1395 INDEPENDENCE AVE	\$ 233,640	0.150
051W07BA15200	R323336	RS	1385 INDEPENDENCE AVE	\$ 233,660	0.150
051W07BA15300	R323337	RS	1365 INDEPENDENCE AVE	\$ 229,730	0.150
051W07BA15400	R323338	RS	1345 INDEPENDENCE AVE	\$ 228,120	0.150
051W07BA15500	R323339	RS	1325 INDEPENDENCE AVE	\$ 214,630	0.140
051W07BA15600	R323340	RS	1275 INDEPENDENCE AVE	\$ 270,020	0.140
051W07BA15700	R323341	RS	1255 INDEPENDENCE AVE	\$ 272,740	0.140
051W07BA15800	R323342	RS	1260 INDEPENDENCE AVE	\$ 233,660	0.150
051W07BA15900	R323343	RS	1280 INDEPENDENCE AVE	\$ 264,580	0.170
051W07BA16000	R323344	RS	1330 INDEPENDENCE AVE	\$ 235,330	0.150
051W07BA16100	R323345	RS	1350 INDEPENDENCE AVE	\$ 227,460	0.150
051W07BA16200	R323346	RS	1370 INDEPENDENCE AVE	\$ 233,660	0.150
051W07BA16300	R323347	RS	1390 INDEPENDENCE AVE	\$ 265,670	0.200
051W07BA16400	R323348	RS	1410 INDEPENDENCE AVE	\$ 264,920	0.200
051W07BA16500	R323349	RS	1440 INDEPENDENCE AVE	\$ 277,640	0.140
051W07BA16600	R323350	RS	1480 INDEPENDENCE AVE	\$ 266,060	0.140
051W07BA16700	R323351	RS	1510 INDEPENDENCE AVE	\$ 270,670	0.140
051W07BA16800	R323352	RS	1550 INDEPENDENCE AVE	\$ 272,740	0.140
051W07BA16900	R323353	RS	1570 INDEPENDENCE AVE	\$ 265,320	0.200
051W07BB00100	R109770	R1S	1296 VANDERBECK LN	\$ 107,100	0.100
051W07BB00200	R109771	R1S	1298 VANDERBECK LN	\$ 112,960	0.110
051W07BB00300	R109823	R1S	1302 VANDERBECK LN	\$ 133,300	0.110
051W07BB00400	R109822	R1S	1306 VANDERBECK LN	\$ 100,190	0.090
051W07BB00500	R109821	R1S	1314 VANDERBECK LN	\$ 87,730	0.090
051W07BB00600	R109820	R1S	1322 VANDERBECK LN	\$ 96,320	0.090
051W07BB00700	R109819	R1S	1330 VANDERBECK LN	\$ 121,160	0.090
051W07BB00800	R109818	R1S	1338 VANDERBECK LN	\$ 113,090	0.090
051W07BB00900	R109817	R1S	1346 VANDERBECK LN	\$ 128,310	0.100
051W07BB01000	R109816	R1S	1362 VANDERBECK LN	\$ 157,120	0.100
051W07BB01100	R109815	R1S	1370 VANDERBECK LN	\$ 108,100	0.090



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BB01200	R109814	R1S	1378 VANDERBECK LN	\$ 107,560	0.090
051W07BB01300	R109813	R1S	1386 VANDERBECK LN	\$ 105,490	0.090
051W07BB01400	R109812	R1S	1394 VANDERBECK LN	\$ 113,200	0.100
051W07BB01500	R109811	R1S	1886 UMPQUA RD	\$ 120,660	0.110
051W07BB01600	R109686	R1S	1889 UMPQUA RD	\$ 109,200	0.110
051W07BB01700	R109685	R1S	1865 UMPQUA RD	\$ 109,210	0.090
051W07BB01800	R109684	R1S	1841 UMPQUA RD	\$ 140,540	0.100
051W07BB01900	R109683	R1S	1817 UMPQUA RD	\$ 112,720	0.100
051W07BB02000	R109682	R1S	1789 UMPQUA RD	\$ 87,410	0.100
051W07BB02100	R109681	R1S	1765 UMPQUA RD	\$ 111,540	0.100
051W07BB02200	R109680	R1S	1741 UMPQUA RD	\$ 104,080	0.100
051W07BB02300	R109679	R1S	1717 UMPQUA RD	\$ 111,100	0.100
051W07BB02400	R109678	R1S	1697 UMPQUA RD	\$ 111,060	0.100
051W07BB02500	R109677	R1S	1685 UMPQUA RD	\$ 133,010	0.100
051W07BB02600	R109676	R1S	1673 UMPQUA RD	\$ 107,930	0.100
051W07BB02700	R109675	R1S	1661 UMPQUA RD	\$ 107,230	0.100
051W07BB02800	R109674	R1S	1649 UMPQUA RD	\$ 109,380	0.100
051W07BB02900	R109673	R1S	1637 UMPQUA RD	\$ 104,620	0.100
051W07BB03000	R109672	R1S	1625 UMPQUA RD	\$ 110,560	0.100
051W07BB03100	R109671	R1S	1613 UMPQUA RD	\$ 140,050	0.100
051W07BB03200	R109670	R1S	1601 UMPQUA RD	\$ 123,330	0.110
051W07BB03300	R109703	R1S	1710 THOMPSON RD	\$ 139,980	0.110
051W07BB03400	R109702	R1S	1730 THOMPSON RD	\$ 118,900	0.100
051W07BB03500	R109701	R1S	1750 THOMPSON RD	\$ 135,450	0.100
051W07BB03600	R109700	R1S	1770 THOMPSON RD	\$ 131,480	0.100
051W07BB03700	R109699	R1S	1790 THOMPSON RD	\$ 149,590	0.100
051W07BB03800	R109698	R1S	1810 THOMPSON RD	\$ 122,110	0.100
051W07BB03900	R109697	R1S	1830 THOMPSON RD	\$ 123,160	0.100
051W07BB04000	R109696	R1S	1850 THOMPSON RD	\$ 85,440	0.100
051W07BB04100	R109695	R1S	1870 THOMPSON RD	\$ 109,280	0.100
051W07BB04200	R109694	R1S	1890 THOMPSON RD	\$ 86,800	0.100
051W07BB04300	R109693	R1S	1912 THOMPSON RD	\$ 104,930	0.100
051W07BB04400	R109692	R1S	1926 THOMPSON RD	\$ 119,780	0.100
051W07BB04500	R109691	R1S	1940 THOMPSON RD	\$ 113,460	0.100
051W07BB04600	R109690	R1S	1954 THOMPSON RD	\$ 117,710	0.100
051W07BB04700	R109689	R1S	1968 THOMPSON RD	\$ 118,480	0.100
051W07BB04800	R109688	R1S	1982 THOMPSON RD	\$ 108,730	0.090
051W07BB04900	R109687	R1S	1998 THOMPSON RD	\$ 130,000	0.120
051W07BB05000	R109652	R1S	1995 THOMPSON RD	\$ 123,710	0.120
051W07BB05100	R109651	R1S	1979 THOMPSON RD	\$ 111,250	0.090
051W07BB05200	R109650	R1S	1965 THOMPSON RD	\$ 111,970	0.100
051W07BB05300	R109649	R1S	1951 THOMPSON RD	\$ 114,280	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION**  
**CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07BB05400	R109648	R1S	1937 THOMPSON RD	\$ 106,820	0.100
051W07BB05500	R109647	R1S	1923 THOMPSON RD	\$ 104,530	0.100
051W07BB05600	R109646	R1S	1909 THOMPSON RD	\$ 111,340	0.100
051W07BB05700	R109645	R1S	1885 THOMPSON RD	\$ 108,000	0.100
051W07BB05800	R109644	R1S	1865 THOMPSON RD	\$ 122,530	0.100
051W07BB05900	R109643	R1S	1845 THOMPSON RD	\$ 114,660	0.100
051W07BB06000	R109642	R1S	1825 THOMPSON RD	\$ 108,730	0.100
051W07BB06100	R109641	R1S	1805 THOMPSON RD	\$ 114,240	0.100
051W07BB06200	R109640	R1S	1789 THOMPSON RD	\$ 127,570	0.100
051W07BB06300	R109639	R1S	1769 THOMPSON RD	\$ 114,680	0.100
051W07BB06400	R109638	R1S	1749 THOMPSON RD	\$ 111,870	0.100
051W07BB06500	R109637	R1S	1729 THOMPSON RD	\$ 85,660	0.100
051W07BB06600	R109636	R1S	1709 THOMPSON RD	\$ 91,630	0.110
051W07BB06700	R109504	R1S	1695 THOMPSON RD	\$ 116,130	0.120
051W07BB06800	R109503	R1S	1685 THOMPSON RD	\$ 112,200	0.090
051W07BB06900	R109502	R1S	1673 THOMPSON RD	\$ 80,700	0.090
051W07BB07000	R109501	R1S	1661 THOMPSON RD	\$ 101,360	0.090
051W07BB07100	R109500	R1S	1655 THOMPSON RD	\$ 125,210	0.090
051W07BB07200	R109499	R1S	1643 THOMPSON RD	\$ 127,520	0.090
051W07BB07300	R109498	R1S	1631 THOMPSON RD	\$ 88,770	0.090
051W07BB07400	R109497	R1S	1619 THOMPSON RD	\$ 112,890	0.110
051W07BB07500	R109496	R1S	1607 THOMPSON RD	\$ 102,200	0.120
051W07BB07600	R109495	R1S	1610 THOMPSON RD	\$ 134,200	0.120
051W07BB07700	R109494	R1S	1620 THOMPSON RD	\$ 112,020	0.110
051W07BB07800	R109493	R1S	1630 THOMPSON RD	\$ 110,980	0.090
051W07BB07900	R109492	R1S	1640 THOMPSON RD	\$ 105,340	0.090
051W07BB08000	R109491	R1S	1650 THOMPSON RD	\$ 108,700	0.090
051W07BB08100	R109490	R1S	1660 THOMPSON RD	\$ 103,750	0.090
051W07BB08200	R109489	R1S	1670 THOMPSON RD	\$ 119,230	0.090
051W07BB08300	R109488	R1S	1680 THOMPSON RD	\$ 107,680	0.100
051W07BB08400	R109487	R1S	1690 THOMPSON RD	\$ 133,150	0.110
051W07BB08500	R109486	R1S	1585 UMPQUA RD	\$ 112,930	0.110
051W07BB08600	R109485	R1S	1573 UMPQUA RD	\$ 113,760	0.090
051W07BB08700	R109484	R1S	1561 UMPQUA RD	\$ 105,490	0.090
051W07BB08800	R109483	R1S	1549 UMPQUA RD	\$ 104,800	0.090
051W07BB08900	R109482	R1S	1537 UMPQUA RD	\$ 112,890	0.090
051W07BB09000	R109320	R1S	1538 UMPQUA RD	\$ 118,040	0.100
051W07BB09100	R109321	R1S	1552 UMPQUA RD	\$ 130,430	0.090
051W07BB09200	R109322	R1S	1566 UMPQUA RD	\$ 105,660	0.090
051W07BB09300	R109323	R1S	1580 UMPQUA RD	\$ 103,640	0.090
051W07BB09400	R109324	R1S	1594 UMPQUA RD	\$ 115,110	0.110
051W07BB09500	R109728	R1S	1602 UMPQUA RD	\$ 126,360	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07BB09600	R109727	R1S	1614 UMPQUA RD	\$ 110,940	0.100
051W07BB09700	R109726	R1S	1626 UMPQUA RD	\$ 107,510	0.100
051W07BB09800	R109725	R1S	1638 UMPQUA RD	\$ 106,920	0.100
051W07BB09900	R109724	R1S	1650 UMPQUA RD	\$ 119,320	0.100
051W07BB10000	R109723	R1S	1662 UMPQUA RD	\$ 115,730	0.100
051W07BB10100	R109722	R1S	1674 UMPQUA RD	\$ 85,040	0.100
051W07BB10200	R109721	R1S	1686 UMPQUA RD	\$ 117,860	0.100
051W07BB10300	R109720	R1S	1698 UMPQUA RD	\$ 113,490	0.110
051W07BB10400	R109784	R1S	1750 UMPQUA RD	\$ 107,580	0.110
051W07BB10500	R109783	R1S	1387 GARDEN WAY	\$ 114,540	0.100
051W07BB10600	R109782	R1S	1379 GARDEN WAY	\$ 110,090	0.100
051W07BB10700	R109781	R1S	1377 GARDEN WAY	\$ 114,800	0.100
051W07BB10800	R109780	R1S	1363 GARDEN WAY	\$ 106,630	0.100
051W07BB10900	R109779	R1S	1355 GARDEN WAY	\$ 122,510	0.100
051W07BB11000	R109778	R1S	1347 GARDEN WAY	\$ 93,450	0.100
051W07BB11100	R109777	R1S	1339 GARDEN WAY	\$ 118,450	0.120
051W07BB11200	R109776	R1S	1331 GARDEN WAY	\$ 145,190	0.120
051W07BB11300	R109775	R1S	1323 GARDEN WAY	\$ 147,180	0.120
051W07BB11400	R109774	R1S	1315 GARDEN WAY	\$ 126,310	0.140
051W07BB11500	R109772	R1S	1535 ASTOR WAY	\$ 106,100	0.110
051W07BB11600	R109773	R1S	1549 ASTOR WAY	\$ 106,740	0.100
051W07BB11700	R109797	R1S	1565 ASTOR WAY	\$ 82,290	0.100
051W07BB11800	R109796	R1S	1581 ASTOR WAY	\$ 122,040	0.110
051W07BB11900	R109795	R1S	1306 HAMPTON WAY	\$ 115,870	0.130
051W07BB12000	R109794	R1S	1314 HAMPTON WAY	\$ 129,340	0.110
051W07BB12100	R109793	R1S	1322 HAMPTON WAY	\$ 130,060	0.110
051W07BB12200	R109792	R1S	1330 HAMPTON WAY	\$ 103,670	0.100
051W07BB12300	R109791	R1S	1338 HAMPTON WAY	\$ 110,390	0.110
051W07BB12400	R109790	R1S	1354 HAMPTON WAY	\$ 110,700	0.100
051W07BB12500	R109789	R1S	1362 HAMPTON WAY	\$ 100,040	0.100
051W07BB12600	R109788	R1S	1370 HAMPTON WAY	\$ 147,190	0.100
051W07BB12700	R109787	R1S	1378 HAMPTON WAY	\$ 111,990	0.100
051W07BB12800	R109786	R1S	1386 HAMPTON WAY	\$ 117,090	0.110
051W07BB12900	R109785	R1S	1394 HAMPTON WAY	\$ 146,230	0.110
051W07BB13000	R109810	R1S	1399 HAMPTON WAY	\$ 122,890	0.110
051W07BB13100	R109809	R1S	1395 HAMPTON WAY	\$ 117,890	0.100
051W07BB13200	R109808	R1S	1387 HAMPTON WAY	\$ 105,870	0.090
051W07BB13300	R109807	R1S	1379 HAMPTON WAY	\$ 127,760	0.090
051W07BB13400	R109806	R1S	1371 HAMPTON WAY	\$ 133,300	0.090
051W07BB13500	R109805	R1S	1363 HAMPTON WAY	\$ 115,490	0.100
051W07BB13600	R109804	R1S	1347 HAMPTON WAY	\$ 108,540	0.100
051W07BB13700	R109803	R1S	1339 HAMPTON WAY	\$ 126,330	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BB13800	R109802	R1S	1331 HAMPTON WAY	\$ 89,320	0.090
051W07BB13900	R109801	R1S	1323 HAMPTON WAY	\$ 126,880	0.100
051W07BB14000	R109800	R1S	1315 HAMPTON WAY	\$ 96,640	0.090
051W07BB14100	R109799	R1S	1307 HAMPTON WAY	\$ 86,230	0.090
051W07BB14200	R109798	R1S	1301 HAMPTON WAY	\$ 109,710	0.110
051W07BB14300	R109769	R1S	1668 ASTOR WAY	\$ 106,970	0.110
051W07BB14400	R109768	R1S	1644 ASTOR WAY	\$ 115,840	0.100
051W07BB14500	R109767	R1S	1620 ASTOR WAY	\$ 106,020	0.100
051W07BB14600	R109766	R1S	1590 ASTOR WAY	\$ 117,710	0.100
051W07BB14700	R109765	R1S	1574 ASTOR WAY	\$ 109,380	0.100
051W07BB14800	R109764	R1S	1554 ASTOR WAY	\$ 145,210	0.100
051W07BB14900	R109763	R1S	1542 ASTOR WAY	\$ 111,070	0.100
051W07BB15000	R109762	R1S	1526 ASTOR WAY	\$ 119,290	0.100
051W07BB15100	R109761	R1S	1510 ASTOR WAY	\$ 106,470	0.100
051W07BB15200	R109760	R1S	1496 ASTOR WAY	\$ 108,650	0.100
051W07BB15300	R109759	R1S	1482 ASTOR WAY	\$ 107,180	0.100
051W07BB15400	R109758	R1S	1468 ASTOR WAY	\$ 113,200	0.100
051W07BB15500	R109757	R1S	1454 ASTOR WAY	\$ 106,560	0.100
051W07BB15600	R109756	R1S	1440 ASTOR WAY	\$ 111,410	0.100
051W07BB15700	R109755	R1S	1426 ASTOR WAY	\$ 136,990	0.100
051W07BB15800	R109754	R1S	1412 ASTOR WAY	\$ 134,510	0.100
051W07BB15900	R109282	R1S	1400 ASTOR WAY	\$ 117,280	0.110
051W07BB16000	R109281	R1S	1401 ASTOR WAY	\$ 117,320	0.110
051W07BB16100	R109704	R1S	1411 ASTOR WAY	\$ 119,650	0.110
051W07BB16200	R109705	R1S	1425 ASTOR WAY	\$ 107,750	0.100
051W07BB16300	R109706	R1S	1439 ASTOR WAY	\$ 125,800	0.100
051W07BB16400	R109707	R1S	1453 ASTOR WAY	\$ 108,410	0.100
051W07BB16500	R109708	R1S	1467 ASTOR WAY	\$ 106,690	0.100
051W07BB16600	R109709	R1S	1481 ASTOR WAY	\$ 108,980	0.100
051W07BB16700	R109710	R1S	1495 ASTOR WAY	\$ 112,370	0.110
051W07BB16800	R109711	R1S	1308 GARDEN WAY	\$ 106,010	0.120
051W07BB16900	R109712	R1S	1318 GARDEN WAY	\$ 117,190	0.110
051W07BB17000	R109713	R1S	1328 GARDEN WAY	\$ 81,010	0.100
051W07BB17100	R109714	R1S	1338 GARDEN WAY	\$ 112,890	0.100
051W07BB17200	R109715	R1S	1348 GARDEN WAY	\$ 113,720	0.100
051W07BB17300	R109716	R1S	1358 GARDEN WAY	\$ 122,300	0.100
051W07BB17400	R109717	R1S	1368 GARDEN WAY	\$ 103,200	0.100
051W07BB17500	R109718	R1S	1378 GARDEN WAY	\$ 112,560	0.100
051W07BB17600	R109719	R1S	1388 GARDEN WAY	\$ 119,800	0.100
051W07BB17700	R109734	R1S	1689 COUNTRY CLUB CIR	\$ 141,540	0.160
051W07BB17800	R109733	R1S	1675 COUNTRY CLUB CIR	\$ 108,690	0.110
051W07BB17900	R109732	R1S	1661 COUNTRY CLUB CIR	\$ 106,630	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BB18000	R109731	R1S	1647 COUNTRY CLUB CIR	\$ 110,630	0.090
051W07BB18100	R109730	R1S	1633 COUNTRY CLUB CIR	\$ 83,370	0.090
051W07BB18200	R109729	R1S	1619 COUNTRY CLUB CIR	\$ 112,110	0.090
051W07BB18300	R109277	R1S	1601 COUNTRY CLUB CIR	\$ 115,000	0.110
051W07BB18400	R109276	R1S	1595 WALTON WAY	\$ 160,020	0.110
051W07BB18500	R109275	R1S	1581 WALTON WAY	\$ 108,340	0.090
051W07BB18600	R109274	R1S	1567 WALTON WAY	\$ 101,370	0.090
051W07BB18700	R109273	R1S	1553 WALTON WAY	\$ 79,810	0.090
051W07BB18800	R109272	R1S	1539 WALTON WAY	\$ 105,210	0.100
051W07BB18900	R109252	R1S	1536 WALTON WAY	\$ 137,490	0.100
051W07BB19000	R109253	R1S	1550 WALTON WAY	\$ 106,780	0.090
051W07BB19100	R109254	R1S	1564 WALTON WAY	\$ 111,310	0.100
051W07BB19200	R109255	R1S	1578 WALTON WAY	\$ 108,710	0.100
051W07BB19300	R109256	R1S	1594 WALTON WAY	\$ 112,460	0.110
051W07BB19400	R109278	R1S	1600 COUNTRY CLUB CIR	\$ 125,580	0.110
051W07BB19500	R109753	R1S	1620 COUNTRY CLUB CIR	\$ 107,020	0.100
051W07BB19600	R109752	R1S	1636 COUNTRY CLUB CIR	\$ 124,680	0.100
051W07BB19700	R109751	R1S	1650 COUNTRY CLUB CIR	\$ 107,260	0.100
051W07BB19800	R109750	R1S	1668 COUNTRY CLUB CIR	\$ 104,100	0.110
051W07BB19900	R109735	R1S	1591 COUNTRY CLUB CIR	\$ 113,710	0.120
051W07BB20000	R109736	R1S	1575 COUNTRY CLUB CIR	\$ 121,660	0.090
051W07BB20100	R109737	R1S	1559 COUNTRY CLUB CIR	\$ 108,700	0.090
051W07BB20200	R109738	R1S	1543 COUNTRY CLUB CIR	\$ 114,230	0.090
051W07BB20300	R109739	R1S	1527 COUNTRY CLUB CIR	\$ 112,750	0.090
051W07BB20400	R109740	R1S	1511 COUNTRY CLUB CIR	\$ 117,490	0.110
051W07BB20500	R109741	R1S	1490 COUNTRY CLUB CIR	\$ 118,940	0.140
051W07BB20600	R109742	R1S	1474 COUNTRY CLUB CIR	\$ 122,770	0.110
051W07BB20700	R109743	R1S	1456 COUNTRY CLUB CIR	\$ 89,450	0.090
051W07BB20800	R109744	R1S	1438 COUNTRY CLUB CIR	\$ 105,920	0.090
051W07BB20900	R109745	R1S	1420 COUNTRY CLUB CIR	\$ 107,920	0.110
051W07BB21000	R109280	R1S	1402 COUNTRY CLUB CIR	\$ 104,580	0.110
051W07BB21100	R109749	R1S	1475 COUNTRY CLUB CIR	\$ 121,370	0.120
051W07BB21200	R109748	R1S	1455 COUNTRY CLUB CIR	\$ 91,490	0.110
051W07BB21300	R109747	R1S	1435 COUNTRY CLUB CIR	\$ 109,920	0.100
051W07BB21400	R109746	R1S	1417 COUNTRY CLUB CIR	\$ 106,740	0.110
051W07BB21500	R109279	R1S	1403 COUNTRY CLUB CIR	\$ 113,690	0.110
051W07BB21600	R109297	R1S	1391 ASTOR WAY	\$ 110,800	0.110
051W07BB21700	R109298	R1S	1381 ASTOR WAY	\$ 122,500	0.090
051W07BB21800	R109299	R1S	1367 ASTOR WAY	\$ 113,040	0.090
051W07BB21900	R109300	R1S	1353 ASTOR WAY	\$ 124,480	0.090
051W07BB22000	R109301	R1S	1339 ASTOR WAY	\$ 107,750	0.090
051W07BB22100	R109296	R1S	1390 ASTOR WAY	\$ 120,690	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BB22200	R109295	R1S	1380 ASTOR WAY	\$ 109,050	0.090
051W07BB22300	R109294	R1S	1366 ASTOR WAY	\$ 127,600	0.090
051W07BB22400	R109293	R1S	1352 ASTOR WAY	\$ 110,600	0.090
051W07BB22500	R109292	R1S	1338 ASTOR WAY	\$ 119,920	0.090
051W07BC00100	R109291	R1S	1324 ASTOR WAY	\$ 111,990	0.090
051W07BC00200	R109302	R1S	1325 ASTOR WAY	\$ 130,300	0.100
051W07BC00300	R109306	P/SP		\$ -	4.010
051W07BC00400	R109303	R1S	1311 ASTOR WAY	\$ 146,580	0.090
051W07BC00500	R109290	R1S	1310 ASTOR WAY	\$ 110,330	0.100
051W07BC00600	R109289	R1S	1290 ASTOR WAY	\$ 117,130	0.100
051W07BC00700	R109304	R1S	1289 ASTOR WAY	\$ 138,770	0.100
051W07BC00800	R109305	R1S	1275 ASTOR WAY	\$ 118,190	0.080
051W07BC00900	R109288	R1S	1274 ASTOR WAY	\$ 106,040	0.080
051W07BC01000	R109287	R1S	1262 ASTOR WAY	\$ 100,610	0.080
051W07BC01100	R109286	R1S	1246 ASTOR WAY	\$ 128,810	0.100
051W07BC01200	R109285	R1S	1232 ASTOR WAY	\$ 113,140	0.100
051W07BC01300	R109284	R1S	1218 ASTOR WAY	\$ 104,860	0.100
051W07BC01400	R109283	R1S	1200 ASTOR WAY	\$ -	0.150
051W07BC01500	R109212	R1S	1198 ASTOR WAY	\$ 105,890	0.090
051W07BC01600	R109211	R1S	1184 ASTOR WAY	\$ 105,590	0.090
051W07BC01700	R109241	R1S	1315 WALTON WAY	\$ 114,170	0.110
051W07BC01800	R109242	R1S	1365 WALTON WAY	\$ 110,410	0.110
051W07BC01900	R109243	R1S	1385 WALTON WAY	\$ 126,260	0.100
051W07BC02000	R109244	R1S	1412 WALTON WAY	\$ 109,050	0.110
051W07BC02100	R109245	R1S	1428 WALTON WAY	\$ 87,950	0.100
051W07BC02200	R109246	R1S	1444 WALTON WAY	\$ 105,440	0.100
051W07BC02300	R109247	R1S	1460 WALTON WAY	\$ 109,060	0.100
051W07BC02400	R109248	R1S	1476 WALTON WAY	\$ 113,590	0.100
051W07BC02500	R109249	R1S	1492 WALTON WAY	\$ 106,630	0.100
051W07BC02600	R109250	R1S	1508 WALTON WAY	\$ 103,770	0.090
051W07BC02700	R109251	R1S	1522 WALTON WAY	\$ 113,020	0.100
051W07BC02800	R109271	R1S	1525 WALTON WAY	\$ 104,110	0.100
051W07BC02900	R109270	R1S	1511 WALTON WAY	\$ 89,660	0.090
051W07BC03000	R109269	R1S	1499 WALTON WAY	\$ 86,190	0.090
051W07BC03100	R109268	R1S	1487 WALTON WAY	\$ 104,430	0.090
051W07BC03200	R109267	R1S	1475 WALTON WAY	\$ 85,710	0.100
051W07BC03300	R109266	R1S	1463 WALTON WAY	\$ 119,970	0.130
051W07BC03400	R109265	R1S	1451 WALTON WAY	\$ 105,500	0.130
051W07BC03500	R109264	R1S	1439 WALTON WAY	\$ 149,500	0.120
051W07BC03600	R109263	R1S	1427 WALTON WAY	\$ 112,650	0.110
051W07BC03700	R109262	R1S	1415 WALTON WAY	\$ 121,620	0.110
051W07BC03800	R109226	R1S	1380 WALTON WAY	\$ 107,860	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BC03900	R109227	R1S	1360 WALTON WAY	\$ 80,510	0.090
051W07BC04000	R109228	R1S	1340 WALTON WAY	\$ 112,310	0.090
051W07BC04100	R109229	R1S	1320 WALTON WAY	\$ 109,160	0.100
051W07BC04200	R109230	R1S	1300 WALTON WAY	\$ 104,570	0.110
051W07BC04300	R109210	R1S	1170 ASTOR WAY	\$ 107,020	0.090
051W07BC04400	R109209	R1S	1156 ASTOR WAY	\$ 102,670	0.090
051W07BC04500	R109208	R1S	1142 ASTOR WAY	\$ 91,490	0.090
051W07BC04600	R109207	R1S	1128 ASTOR WAY	\$ 113,870	0.090
051W07BC04700	R109231	R1S	1309 ASTOR CT	\$ 107,330	0.100
051W07BC04800	R109232	R1S	1321 ASTOR CT	\$ 112,120	0.100
051W07BC04900	R109233	R1S	1343 ASTOR CT	\$ 106,540	0.090
051W07BC05000	R109234	R1S	1363 ASTOR CT	\$ 121,940	0.110
051W07BC05100	R109235	R1S	1381 ASTOR CT	\$ 101,490	0.100
051W07BC05200	R109236	R1S	1366 ASTOR CT	\$ 93,730	0.160
051W07BC05300	R109237	R1S	1350 ASTOR CT	\$ 114,440	0.090
051W07BC05400	R109238	R1S	1332 ASTOR CT	\$ 106,310	0.110
051W07BC05500	R109239	R1S	1314 ASTOR CT	\$ 110,060	0.100
051W07BC05600	R109240	R1S	1300 ASTOR CT	\$ 145,750	0.130
051W07BC05700	R109206	R1S	1114 ASTOR WAY	\$ 134,490	0.090
051W07BC05800	R109205	R1S	1080 ASTOR WAY	\$ 87,380	0.090
051W07BC05900	R109204	R1S	1070 ASTOR WAY	\$ 121,790	0.090
051W07BC06000	R109203	R1S	1060 ASTOR WAY	\$ 113,480	0.090
051W07BC06100	R109213	R1S	1303 UMPQUA RD	\$ 112,160	0.100
051W07BC06200	R109214	R1S	1319 UMPQUA RD	\$ 128,610	0.090
051W07BC06300	R109215	R1S	1331 UMPQUA RD	\$ 108,070	0.090
051W07BC06400	R109216	R1S	1345 UMPQUA RD	\$ 109,460	0.090
051W07BC06500	R109217	R1S	1353 UMPQUA RD	\$ 105,240	0.090
051W07BC06600	R109218	R1S	1367 UMPQUA RD	\$ 116,640	0.090
051W07BC06700	R109219	R1S	1375 UMPQUA RD	\$ 104,790	0.090
051W07BC06800	R109220	R1S	1389 UMPQUA RD	\$ 103,420	0.090
051W07BC06900	R109221	R1S	1399 UMPQUA RD	\$ 126,570	0.110
051W07BC07000	R109222	R1S	1140 DELLMOOR WAY	\$ 123,130	0.100
051W07BC07100	R109223	R1S	1158 DELLMOOR WAY	\$ 86,960	0.100
051W07BC07200	R109224	R1S	1174 DELLMOOR WAY	\$ 112,570	0.100
051W07BC07300	R109225	R1S	1180 DELLMOOR WAY	\$ 112,670	0.100
051W07BC07400	R109261	R1S	1183 DELLMOOR WAY	\$ 102,130	0.090
051W07BC07500	R109260	R1S	1177 DELLMOOR WAY	\$ 107,220	0.090
051W07BC07600	R109259	R1S	1165 DELLMOOR WAY	\$ 103,580	0.090
051W07BC07700	R109258	R1S	1153 DELLMOOR WAY	\$ 101,670	0.090
051W07BC07800	R109257	R1S	1404 UMPQUA RD	\$ 127,940	0.120
051W07BC07900	R109307	R1S	1412 UMPQUA RD	\$ 135,360	0.110
051W07BC08000	R109308	R1S	1420 UMPQUA CT	\$ 144,810	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BC08100	R109309	R1S	1428 UMPQUA CT	\$ 105,240	0.110
051W07BC08200	R109310	R1S	1436 UMPQUA CT	\$ 115,240	0.120
051W07BC08300	R109311	R1S	1444 UMPQUA CT	\$ 94,940	0.110
051W07BC08400	R109312	R1S	1452 UMPQUA CT	\$ 106,690	0.110
051W07BC08500	R109313	R1S	1460 UMPQUA RD	\$ 124,420	0.100
051W07BC08600	R109314	R1S	1468 UMPQUA RD	\$ 108,130	0.090
051W07BC08700	R109315	R1S	1476 UMPQUA RD	\$ 110,030	0.100
051W07BC08800	R109316	R1S	1484 UMPQUA RD	\$ 104,980	0.090
051W07BC08900	R109317	R1S	1492 UMPQUA RD	\$ 101,850	0.090
051W07BC09000	R109318	R1S	1510 UMPQUA RD	\$ 114,130	0.100
051W07BC09100	R109319	R1S	1524 UMPQUA RD	\$ 111,870	0.100
051W07BC09200	R109481	R1S	1525 UMPQUA RD	\$ 110,940	0.090
051W07BC09300	R109480	R1S	1513 UMPQUA RD	\$ 106,450	0.090
051W07BC09400	R109479	R1S	1501 UMPQUA RD	\$ 111,680	0.090
051W07BC09500	R109478	R1S	1491 UMPQUA RD	\$ 119,970	0.090
051W07BC09600	R109477	R1S	1483 UMPQUA RD	\$ 110,300	0.090
051W07BC09700	R109476	R1S	1475 UMPQUA RD	\$ 105,350	0.090
051W07BC09800	R109475	R1S	1467 UMPQUA RD	\$ 109,380	0.090
051W07BC09900	R109474	R1S	1459 UMPQUA RD	\$ 106,600	0.090
051W07BC10000	R109473	R1S	1453 UMPQUA RD	\$ 109,800	0.090
051W07BC10100	R109472	R1S	1445 UMPQUA RD	\$ 108,100	0.090
051W07BC10200	R109471	R1S	1437 UMPQUA RD	\$ 125,380	0.110
051W07BC10300	R109329	R1S	1421 UMPQUA RD	\$ 114,130	0.110
051W07BC10400	R109173	R1S	1417 UMPQUA RD	\$ 98,990	0.110
051W07BC10500	R109172	R1S	1411 UMPQUA RD	\$ 92,740	0.110
051W07BC10600	R109171	R1S	1409 UMPQUA RD	\$ 120,130	0.110
051W07BC10700	R109186	R1S	1394 UMPQUA RD	\$ 123,650	0.120
051W07BC10800	R109187	R1S	1386 UMPQUA RD	\$ 103,200	0.100
051W07BC10900	R109188	R1S	1378 UMPQUA RD	\$ 110,570	0.100
051W07BC11000	R109189	R1S	1368 UMPQUA RD	\$ 110,530	0.100
051W07BC11100	R109190	R1S	1360 UMPQUA RD	\$ 106,460	0.100
051W07BC11200	R109191	R1S	1350 UMPQUA RD	\$ 115,070	0.100
051W07BC11300	R109192	R1S	1338 UMPQUA RD	\$ 103,990	0.100
051W07BC11400	R109193	R1S	1326 UMPQUA RD	\$ 116,050	0.100
051W07BC11500	R109194	R1S	1318 UMPQUA RD	\$ 106,000	0.100
051W07BC11600	R109195	R1S	1302 UMPQUA RD	\$ 114,510	0.110
051W07BC11700	R109202	R1S	1050 ASTOR WAY	\$ 124,800	0.090
051W07BC11800	R109201	R1S	1040 ASTOR WAY	\$ 118,320	0.090
051W07BC11900	R109200	R1S	1030 ASTOR WAY	\$ 102,470	0.090
051W07BC12000	R109199	R1S	1020 ASTOR WAY	\$ 110,370	0.090
051W07BC12100	R109174	R1S	1301 THOMPSON RD	\$ 105,280	0.100
051W07BC12200	R109175	R1S	1315 THOMPSON RD	\$ 108,670	0.090



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07BC12300	R109176	R1S	1323 THOMPSON RD	\$ 102,500	0.090
051W07BC12400	R109177	R1S	1331 THOMPSON RD	\$ 97,480	0.090
051W07BC12500	R109178	R1S	1345 THOMPSON RD	\$ 102,500	0.090
051W07BC12600	R109179	R1S	1349 THOMPSON RD	\$ 120,970	0.090
051W07BC12700	R109180	R1S	1355 THOMPSON RD	\$ 102,470	0.090
051W07BC12800	R109181	R1S	1361 THOMPSON RD	\$ 96,820	0.090
051W07BC12900	R109182	R1S	1369 THOMPSON RD	\$ 109,850	0.090
051W07BC13000	R109183	R1S	1375 THOMPSON RD	\$ 111,660	0.090
051W07BC13100	R109184	R1S	1383 THOMPSON RD	\$ 133,150	0.090
051W07BC13200	R109185	R1S	1395 THOMPSON RD	\$ 168,540	0.100
051W07BC13300	R109170	R1S	1065 DELLMOOR WAY	\$ 112,120	0.110
051W07BC13400	R109325	R1S	1420 THOMPSON RD	\$ 98,170	0.120
051W07BC13500	R109326	R1S	1440 THOMPSON RD	\$ 118,270	0.130
051W07BC13600	R109327	R1S	1460 THOMPSON RD	\$ 111,550	0.100
051W07BC13700	R109328	R1S	1480 THOMPSON RD	\$ 137,190	0.110
051W07BC13800	R109531	R1S	1516 THOMPSON RD	\$ 113,140	0.110
051W07BC13900	R109530	R1S	1532 THOMPSON RD	\$ 127,590	0.090
051W07BC14000	R109529	R1S	1548 THOMPSON RD	\$ 104,850	0.090
051W07BC14100	R109528	R1S	1564 THOMPSON RD	\$ 86,330	0.090
051W07BC14200	R109527	R1S	1580 THOMPSON RD	\$ 110,930	0.110
051W07BC14300	R109526	R1S	1596 THOMPSON RD	\$ 111,390	0.120
051W07BC14400	R109525	R1S	1597 THOMPSON RD	\$ 111,510	0.120
051W07BC14500	R109524	R1S	1581 THOMPSON RD	\$ 112,110	0.120
051W07BC14600	R109523	R1S	1565 THOMPSON RD	\$ 105,210	0.090
051W07BC14700	R109522	R1S	1549 THOMPSON RD	\$ 106,030	0.090
051W07BC14800	R109521	R1S	1533 THOMPSON RD	\$ 100,700	0.090
051W07BC14900	R109520	R1S	1517 THOMPSON RD	\$ 109,600	0.110
051W07BC15000	R109335	R1S	1485 THOMPSON RD	\$ 115,800	0.110
051W07BC15100	R109334	R1S	1465 THOMPSON RD	\$ 97,680	0.110
051W07BC15200	R109333	R1S	1455 THOMPSON RD	\$ 127,130	0.100
051W07BC15300	R109332	R1S	1439 THOMPSON RD	\$ 112,400	0.100
051W07BC15400	R109331	R1S	1425 THOMPSON RD	\$ 86,330	0.100
051W07BC15500	R109330	R1S	1415 THOMPSON RD	\$ 110,190	0.110
051W07BC15600	R109169	R1S	1411 THOMPSON RD	\$ 107,920	0.110
051W07BC15700	R109168	R1S	1394 THOMPSON RD	\$ 120,790	0.120
051W07BC15800	R109167	R1S	1386 THOMPSON RD	\$ 124,040	0.090
051W07BC15900	R109166	R1S	1378 THOMPSON RD	\$ 114,900	0.090
051W07BC16000	R109165	R1S	1372 THOMPSON RD	\$ 109,280	0.090
051W07BC16100	R109164	R1S	1364 THOMPSON RD	\$ 127,090	0.090
051W07BC16200	R109163	R1S	1358 THOMPSON RD	\$ 89,390	0.090
051W07BC16300	R109162	R1S	1350 THOMPSON RD	\$ 113,220	0.090
051W07BC16400	R109161	R1S	1346 THOMPSON RD	\$ 129,810	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07BC16500	R109160	R1S	1340 THOMPSON RD	\$ 101,350	0.090
051W07BC16600	R109159	R1S	1332 THOMPSON RD	\$ 102,450	0.090
051W07BC16700	R109158	R1S	1324 THOMPSON RD	\$ 100,950	0.090
051W07BC16800	R109157	R1S	1314 THOMPSON RD	\$ 79,690	0.090
051W07BC16900	R109156	R1S	1304 THOMPSON RD	\$ 106,180	0.110
051W07BC17000	R109198	R1S	1010 ASTOR WAY	\$ 114,570	0.090
051W07BC17100	R109197	R1S	998 ASTOR WAY	\$ 101,870	0.090
051W07BC17200	R109196	R1S	990 ASTOR WAY	\$ 107,270	0.090
051W07BC17300	R106733	RS	1281 BERNARD DR	\$ 248,000	0.180
051W07BC17400	R106734	RS	1287 BERNARD DR	\$ 230,640	0.180
051W07BC17500	R106735	RS	1293 BERNARD DR	\$ 279,420	0.190
051W07BC17600	R106736	RS	1299 BERNARD DR	\$ 269,630	0.180
051W07BC17700	R106737	RS	1337 ANNA ST	\$ 285,220	0.180
051W07BC17800	R106738	RS	1329 ANNA ST	\$ 238,640	0.180
051W07BC17900	R106739	RS	1321 ANNA ST	\$ 247,250	0.180
051W07BC18000	R106740	RS	1315 ANNA ST	\$ 289,760	0.180
051W07BC18100	R106741	RS	1243 ANNA ST	\$ 273,930	0.180
051W07BC18200	R106742	RS	1231 ANNA ST	\$ 252,010	0.180
051W07BC18300	R106743	RS	1223 ANNA ST	\$ 263,580	0.180
051W07BC18400	R106744	RS	1209 ANNA ST	\$ 240,880	0.210
051W07BC18500	R106745	RS	1296 MAYANNA DR	\$ 231,240	0.210
051W07BC18600	R106746	RS	1290 MAYANNA DR	\$ 220,420	0.180
051W07BC18700	R106747	RS	1288 MAYANNA DR	\$ 218,620	0.180
051W07BC18800	R106748	RS	1284 MAYANNA DR	\$ 231,540	0.180
051W07BC18900	R106788	RS	1283 MAYANNA DR	\$ 241,040	0.200
051W07BC19000	R106789	RS	1231 ROBERT ST	\$ 242,620	0.180
051W07BC19100	R106790	RS	1243 ROBERT ST	\$ 240,550	0.180
051W07BC19200	R106791	RS	1315 ROBERT ST	\$ 238,680	0.180
051W07BC19300	R106792	RS	1321 ROBERT ST	\$ 264,570	0.220
051W07BC19400	R106793	RS	1292 BERNARD DR	\$ 244,890	0.200
051W07BC19500	R106794	RS	1316 ANNA ST	\$ 260,900	0.180
051W07BC19600	R106795	RS	1244 ANNA ST	\$ 292,390	0.180
051W07BC19700	R106796	RS	1232 ANNA ST	\$ 224,980	0.180
051W07BC19800	R106797	RS	1291 MAYANNA DR	\$ 294,760	0.220
051W07BD00100	R12787	RS	2316 N BOONES FERRY RD	\$ 286,410	0.730
051W07BD00500	R12786	RS	2298 N BOONES FERRY RD	\$ 260,500	0.760
051W07BD00600	R12783	RS	2278 N BOONES FERRY RD	\$ 244,170	0.540
051W07BD00700	R107549	RS		\$ -	0.000
051W07BD00800	R107524	RS	1163 GOOSE CREEK RD	\$ 270,750	0.100
051W07BD00900	R107523	RS	1175 GOOSE CREEK RD	\$ 263,430	0.100
051W07BD01000	R107522	RS	1187 GOOSE CREEK RD	\$ 281,030	0.110
051W07BD01100	R107550	RS		\$ -	0.000

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07BD01200	R107533	RS	1249 GOOSE CREEK RD	\$ 274,740	0.120
051W07BD01300	R107532	RS	1237 GOOSE CREEK RD	\$ 282,920	0.110
051W07BD01400	R107531	RS	1225 GOOSE CREEK RD	\$ 254,380	0.110
051W07BD01500	R107530	RS	1213 GOOSE CREEK RD	\$ 280,080	0.110
051W07BD01600	R107529	RS	1201 GOOSE CREEK RD	\$ 370,680	0.150
051W07BD01700	R107553	RS		\$ -	0.000
051W07BD01800	R107521	RS	1188 GOOSE CREEK RD	\$ 305,340	0.140
051W07BD01900	R107520	RS	1186 GOOSE CREEK RD	\$ 311,600	0.150
051W07BD02000	R107519	RS	1174 GOOSE CREEK RD	\$ 387,120	0.150
051W07BD02200	R107551	RS		\$ -	0.000
051W07BD02300	R12774	P/SP	965 BOONES FERRY RD	\$ -	26.160
051W07BD02400	R12782	CO	1050 N BOONES FERRY RD	\$ 160,570	1.710
051W07BD02500	R12781	CO		\$ 35,080	0.630
051W07BD02501	R324329	CO		\$ 37,560	0.480
051W07BD02600	R106798	RS		\$ -	0.060
051W07BD02700	R106719	RS	1209 HENRY BLVD	\$ 222,030	0.210
051W07BD02800	R106720	RS	1215 HENRY BLVD	\$ 220,040	0.180
051W07BD02900	R106721	RS	1219 HENRY BLVD	\$ 266,730	0.180
051W07BD03000	R106722	RS	1223 HENRY BLVD	\$ 253,110	0.180
051W07BD03100	R106723	RS	1318 ALETHA ST	\$ 275,490	0.230
051W07BD03200	R106724	RS	1320 ALETHA ST	\$ 228,490	0.180
051W07BD03300	R106725	RS	1328 ALETHA ST	\$ 336,820	0.200
051W07BD03400	R106726	RS	1239 BERNARD DR	\$ 263,960	0.200
051W07BD03500	R106727	RS	1245 BERNARD DR	\$ 254,030	0.180
051W07BD03600	R106728	RS	1251 BERNARD DR	\$ 251,930	0.180
051W07BD03700	R106729	RS	1257 BERNARD DR	\$ 279,590	0.180
051W07BD03800	R106730	RS	1263 BERNARD DR	\$ 262,630	0.180
051W07BD03900	R106731	RS	1269 BERNARD DR	\$ 279,140	0.180
051W07BD04000	R106732	RS	1275 BERNARD DR	\$ 282,520	0.180
051W07BD04100	R106783	RS	1324 ROBERT ST	\$ 267,550	0.200
051W07BD04200	R106784	RS	1312 ROBERT ST	\$ 252,880	0.180
051W07BD04300	R106785	RS	1246 ROBERT ST	\$ 299,150	0.180
051W07BD04400	R106786	RS	1234 ROBERT ST	\$ 225,880	0.180
051W07BD04500	R106787	RS	1277 ROBERT ST	\$ 299,560	0.220
051W07BD04600	R106778	RS	1227 JACOB ST	\$ 291,170	0.200
051W07BD04700	R106779	RS	1233 JACOB ST	\$ 250,700	0.180
051W07BD04800	R106780	RS	1245 JACOB ST	\$ 269,860	0.180
051W07BD04900	R106781	RS	1311 JACOB ST	\$ 253,640	0.180
051W07BD05000	R106782	RS	1323 JACOB ST	\$ 305,760	0.220
051W07BD05100	R106773	RS	1326 JACOB ST	\$ 255,740	0.200
051W07BD05200	R106774	RS	1314 JACOB ST	\$ 262,670	0.170
051W07BD05300	R106775	RS	1242 JACOB ST	\$ 207,830	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07BD05400	R106776	RS	1230 JACOB ST	\$ 261,740	0.180
051W07BD05500	R106777	RS	1226 JACOB ST	\$ 301,080	0.190
051W07BD05600	R106768	RS	1225 ALETHA ST	\$ 249,350	0.190
051W07BD05700	R106769	RS	1235 ALETHA ST	\$ 256,840	0.180
051W07BD05800	R106770	RS	1241 ALETHA ST	\$ 252,780	0.160
051W07BD05900	R106771	RS	1317 ALETHA ST	\$ 259,740	0.190
051W07BD06000	R106772	RS	1325 ALETHA ST	\$ 316,110	0.210
051W07BD06100	R106764	RS	1226 HENRYS BLVD	\$ 265,530	0.180
051W07BD06200	R106763	RS	1222 HENRYS BLVD	\$ 226,740	0.180
051W07BD06300	R106762	RS	1218 HENRYS BLVD	\$ 240,180	0.180
051W07BD06400	R106767	RS	1221 MAYANNA DR	\$ 250,670	0.180
051W07BD06500	R106766	RS	1237 MAYANNA DR	\$ 248,750	0.180
051W07BD06600	R106765	RS	1243 MAYANNA DR	\$ 278,050	0.180
051W07BD06700	R106801			\$ -	0.000
051W07BD06800	R106800			\$ -	0.000
051W07BD06900	R106799	RS		\$ -	0.040
051W07BD07000	R106761	RS	1214 MAYANNA DR	\$ 250,400	0.180
051W07BD07100	R106760	RS	1218 MAYANNA DR	\$ 246,370	0.180
051W07BD07200	R106759	RS	1222 MAYANNA DR	\$ 236,660	0.230
051W07BD07300	R106758	RS	1226 MAYANNA DR	\$ 257,010	0.190
051W07BD07400	R106757	RS	1230 MAYANNA DR	\$ 357,150	0.180
051W07BD07500	R106756	RS	1236 MAYANNA DR	\$ 222,430	0.180
051W07BD07600	R106755	RS	1242 MAYANNA DR	\$ 212,150	0.180
051W07BD07700	R106754	RS	1248 MAYANNA DR	\$ 211,900	0.180
051W07BD07800	R106753	RS	1254 MAYANNA DR	\$ 206,890	0.180
051W07BD07900	R106752	RS	1260 MAYANNA DR	\$ 256,010	0.180
051W07BD08000	R106751	RS	1266 MAYANNA DR	\$ 221,800	0.180
051W07BD08100	R106750	RS	1272 MAYANNA DR	\$ 201,950	0.180
051W07BD08200	R106749	RS	1278 MAYANNA DR	\$ 225,590	0.180
051W07BD08300	R350432	RM	2325 N BOONES FERRY RD	\$ 4,119,920	2.660
051W07CA00100	R12780	CO	1040 N BOONES FERRY RD	\$ 739,490	1.090
051W07CA00200	R12778	CO	1018 N BOONES FERRY RD	\$ 235,350	0.250
051W07CA00300	R12777	CO	1034 N BOONES FERRY RD	\$ 204,570	0.270
051W07CA00400	R12775	CO	1002 N BOONES FERRY RD	\$ -	1.350
051W07CA00500	R12772	CO	950 N BOONES FERRY RD	\$ -	5.650
051W07CA00600	R12866	CO	891 N SETTLEMIER AVE	\$ -	0.510
051W07CA00900	R12871	CO	1010 NEWBERG HWY	\$ 133,180	0.120
051W07CA01000	R12867	CO	1012 NEWBERG HWY	\$ 108,290	0.330
051W07CA01100	R106624	RM	1025 CHURCH ST	\$ 74,740	0.210
051W07CA01200	R106625	RM	1041 CHURCH ST	\$ 70,170	0.090
051W07CA01300	R106623	RM	1020 NEWBERG HWY	\$ 73,170	0.210
051W07CA01400	R106626	RM	1080 NEWBERG HWY	\$ 111,430	0.210

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CA01500	R106627	RM	1051 CHURCH ST	\$ 63,470	0.080
051W07CA01600	R106628	RM	1087 CHURCH ST	\$ 93,860	0.070
051W07CA01700	R106608	RM	789 HALL ST	\$ 107,640	0.110
051W07CA01800	R106609	RM	777 HALL ST	\$ 66,090	0.110
051W07CA01900	R106610	RM	767 HALL ST	\$ 150,910	0.230
051W07CA02000	R106611	RM	645 HALL ST	\$ 96,350	0.110
051W07CA02100	R106612	RM	641 HALL ST	\$ 125,250	0.110
051W07CA02200	R106613	RM	631 HALL ST	\$ 199,740	0.110
051W07CA02300	R106614	RM	621 HALL ST	\$ 112,940	0.110
051W07CA02400	R106615	RM	615 HALL ST	\$ 121,660	0.110
051W07CA02500	R106576	RM	606 HALL ST	\$ 101,500	0.110
051W07CA02600	R106577	RM	626 HALL ST	\$ 114,810	0.170
051W07CA02700	R106578	RM	646 HALL ST	\$ 127,550	0.170
051W07CA02800	R106579	RM	656 HALL ST	\$ 129,540	0.120
051W07CA02801	R322193	RM	668 HALL ST	\$ 249,400	0.120
051W07CA02900	R106580	RM	678 HALL ST	\$ 107,530	0.110
051W07CA03000	R106581	RM	980 CHURCH ST	\$ 155,270	0.230
051W07CA03100	R106570	CO	795 N SETTLEMIER AVE	\$ 35,970	0.100
051W07CA03200	R106571	CO	700 BLK N SETTLEMIER AVE	\$ 27,530	0.110
051W07CA03300	R106584	CO	700 N SETTLEMIER AVE	\$ 28,010	0.110
051W07CA03400	R106572	CO	695 N SETTLEMIER AVE	\$ 110,210	0.230
051W07CA03500	R106573	CO	691 N SETTLEMIER AVE	\$ 163,860	0.110
051W07CA03501	R324410	CO	675 N SETTLEMIER AVE	\$ 163,860	0.110
051W07CA03600	R106574	RM	649 N SETTLEMIER AVE	\$ 81,070	0.110
051W07CA03700	R106575	RM	609 N SETTLEMIER AVE	\$ 102,050	0.110
051W07CA03800	R106226	RS		\$ 9,080	0.180
051W07CA03900	R106227	RS	825 HARRISON ST	\$ 163,250	0.230
051W07CA04000	R106231	RS	797 HARRISON ST	\$ 96,560	0.110
051W07CA04100	R106232	RS	765 HARRISON ST	\$ 124,640	0.110
051W07CA04200	R106233	RS	755 HARRISON ST	\$ 86,550	0.110
051W07CA04300	R106234	RS	715 HARRISON ST	\$ 81,100	0.110
051W07CA04400	R106228	RS	791 6TH ST	\$ 102,630	0.140
051W07CA04500	R106229	RS	740 CHURCH ST	\$ 169,370	0.130
051W07CA04600	R106230	RS	780 CHURCH ST	\$ 172,090	0.170
051W07CA04700	R106223	RS	825 HARRISON ST	\$ 5,660	0.110
051W07CA04800	R106224	RS	876 CHURCH ST	\$ 203,850	0.230
051W07CA04900	R106225	RS	790 N SETTLEMIER AVE	\$ 101,100	0.190
051W07CA05000	R108628	RS		\$ 6,340	0.120
051W07CA05100	R108627	RS	919 CHURCH ST	\$ 135,580	0.120
051W07CA05200	R108626	RS	881 CHURCH ST	\$ 123,810	0.130
051W07CA05300	R108625	RS	859 CHURCH ST	\$ 135,730	0.130
051W07CA05400	R108624	RS	815 CHURCH ST	\$ 173,020	0.270

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CA05500	R106221	RS	775 CHURCH ST	\$ 195,090	0.230
051W07CA05600	R106222	RS	825 6TH ST	\$ 100,630	0.230
051W07CA05700	R106219	RS	885 6TH ST	\$ 161,900	0.230
051W07CA05800	R106220	RS	770 HIGH ST	\$ 200,430	0.230
051W07CA05900	R108623	RS	820 HIGH ST	\$ 141,990	0.130
051W07CA06000	R108622	RS	840 HIGH ST	\$ 116,350	0.130
051W07CA06100	R108621	RS	860 HIGH ST	\$ 166,330	0.130
051W07CA06200	R108620	RS	880 HIGH ST	\$ 131,040	0.130
051W07CA06300	R108619	RS	910 HIGH ST	\$ 123,190	0.120
051W07CA06400	R108618	RS	960 HIGH ST	\$ 122,140	0.150
051W07CA06500	R108630	P/SP		\$ -	0.110
051W07CA06600	R108629	RS		\$ -	0.090
051W07CA06700	R108631	RS	835 HIGH ST	\$ 125,250	0.150
051W07CA06800	R108632	RS	825 HIGH ST	\$ 151,350	0.150
051W07CA06900	R106205	RS	775 HIGH ST	\$ 140,320	0.230
051W07CA07000	R106207	RS	909 6TH ST	\$ 216,650	0.110
051W07CA07100	R106206	RS	935 6TH ST	\$ 108,170	0.110
051W07CA07200	R106202	RS	989 6TH ST	\$ 131,790	0.110
051W07CA07300	R106203	RS	630 FIR ST	\$ 120,700	0.170
051W07CA07400	R106204	RS	640 FIR ST	\$ 156,200	0.170
051W07CA07401	R136886	RS	660 FIR ST	\$ 205,600	0.330
051W07CA07700	R12873	RS	635 FIR ST	\$ 104,410	0.250
051W07CA07800	R12874	RS	1045 6TH ST	\$ 110,910	0.200
051W07CA07900	R12869	RS	615 FIR ST	\$ 114,700	0.250
051W07CA08000	R106209	RS	988 6TH ST	\$ 157,690	0.230
051W07CA08100	R106208	RS	551 FIR ST	\$ 89,710	0.230
051W07CA08200	R106462	RS	518 FIR ST	\$ 129,310	0.110
051W07CA08300	R106461	RS	951 5TH ST	\$ 156,770	0.230
051W07CA08400	R106460	RS	913 5TH ST	\$ 156,320	0.110
051W07CA08500	R106212	RS	661 HIGH ST	\$ 153,520	0.200
051W07CA08600	R106210	RS	920 6TH ST	\$ 111,240	0.110
051W07CA08700	R106211	RS	912 6TH ST	\$ 108,580	0.110
051W07CA08800	R106459	RS	891 5TH ST	\$ 92,270	0.140
051W07CA08900	R106458	RS	863 5TH ST	\$ 113,360	0.160
051W07CA09000	R106213	RS	650 HIGH ST	\$ 148,010	0.120
051W07CA09100	R106214	RS	660 HIGH ST	\$ 144,800	0.130
051W07CA09200	R106215	RS	690 HIGH ST	\$ 136,450	0.190
051W07CA09300	R106216	RS	694 CHURCH ST	\$ 74,080	0.110
051W07CA09400	R106217	RS	682 CHURCH ST	\$ 68,390	0.140
051W07CA09500	R106218	RS	635 CHURCH ST	\$ 174,790	0.190
051W07CA09600	R106457	RS	845 5TH ST	\$ 110,710	0.180
051W07CB00100	R109089	R1S	980 ASTOR WAY	\$ 108,050	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CB00200	R109088	R1S	968 ASTOR WAY	\$ 103,440	0.090
051W07CB00300	R109087	R1S	956 ASTOR WAY	\$ 125,100	0.090
051W07CB00400	R109086	R1S	932 ASTOR WAY	\$ 103,120	0.090
051W07CB00500	R109085	R1S	914 ASTOR WAY	\$ 86,330	0.090
051W07CB00600	R109084	R1S	908 ASTOR WAY	\$ 102,430	0.090
051W07CB00700	R109083	R1S	904 ASTOR WAY	\$ 103,510	0.110
051W07CB00800	R109082	R1S	900 ASTOR WAY	\$ 47,650	0.100
051W07CB00900	R109142	R1S	1301 SALLAL RD	\$ 112,660	0.120
051W07CB01000	R109143	R1S	1315 SALLAL RD	\$ 105,130	0.100
051W07CB01100	R109144	R1S	1323 SALLAL RD	\$ 110,600	0.090
051W07CB01200	R109145	R1S	1341 SALLAL RD	\$ 116,010	0.090
051W07CB01300	R109146	R1S	1363 SALLAL RD	\$ 116,600	0.090
051W07CB01400	R109147	R1S	1379 SALLAL RD	\$ 94,800	0.090
051W07CB01500	R109148	R1S	1395 SALLAL RD	\$ 105,120	0.090
051W07CB01600	R109149	R1S	1403 SALLAL RD	\$ 110,120	0.090
051W07CB01700	R109150	R1S	1415 SALLAL RD	\$ 101,080	0.090
051W07CB01800	R109151	R1S	1431 SALLAL RD	\$ 123,930	0.090
051W07CB01900	R109152	R1S	1441 SALLAL RD	\$ 103,660	0.100
051W07CB02000	R109153	R1S	1459 SALLAL RD	\$ 103,460	0.090
051W07CB02100	R109154	R1S	1477 SALLAL RD	\$ 111,300	0.090
051W07CB02200	R109155	R1S	1493 SALLAL RD	\$ 110,880	0.100
051W07CB02300	R109126	R1S	1496 SALLAL RD	\$ 114,610	0.100
051W07CB02400	R109125	R1S	998 DELLMOOR WAY	\$ 108,620	0.090
051W07CB02500	R109124	R1S	1581 RAINIER RD	\$ 108,510	0.110
051W07CB02600	R109123	R1S	1575 RAINIER RD	\$ 119,580	0.090
051W07CB02700	R109127	R1S	1478 SALLAL RD	\$ 82,250	0.100
051W07CB02800	R109128	R1S	995 CAHILL WAY	\$ 98,030	0.120
051W07CB02900	R109129	R1S	983 CAHILL WAY	\$ 116,020	0.100
051W07CB03000	R109130	R1S	977 CAHILL WAY	\$ 100,650	0.090
051W07CB03100	R109131	R1S	955 CAHILL WAY	\$ 103,970	0.090
051W07CB03200	R109132	R1S	943 CAHILL WAY	\$ 105,500	0.090
051W07CB03300	R109133	R1S	937 CAHILL WAY	\$ 108,650	0.090
051W07CB03400	R109134	R1S	915 CAHILL WAY	\$ 89,450	0.110
051W07CB03500	R109106	R1S	914 CAHILL WAY	\$ 104,490	0.110
051W07CB03600	R109107	R1S	934 CAHILL WAY	\$ 102,470	0.090
051W07CB03700	R109108	R1S	944 CAHILL WAY	\$ 86,440	0.090
051W07CB03800	R109109	R1S	956 CAHILL WAY	\$ 134,630	0.090
051W07CB03900	R109110	R1S	978 CAHILL WAY	\$ 108,710	0.100
051W07CB04000	R109111	R1S	1440 SALLAL RD	\$ 152,790	0.150
051W07CB04100	R109112	R1S	1438 SALLAL RD	\$ 123,650	0.110
051W07CB04200	R109113	R1S	975 BROUGHTON WAY	\$ 118,620	0.110
051W07CB04300	R109114	R1S	961 BROUGHTON WAY	\$ 110,440	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CB04400	R109115	R1S	947 BROUGHTON WAY	\$ 101,430	0.090
051W07CB04500	R109116	R1S	929 BROUGHTON WAY	\$ 88,000	0.090
051W07CB04600	R109117	R1S	911 BROUGHTON WAY	\$ 114,200	0.110
051W07CB04700	R109096	R1S	904 BROUGHTON WAY	\$ 122,770	0.110
051W07CB04800	R109097	R1S	922 BROUGHTON WAY	\$ 111,090	0.090
051W07CB04900	R109098	R1S	942 BROUGHTON WAY	\$ 118,920	0.110
051W07CB05000	R109099	R1S	968 BROUGHTON WAY	\$ 122,420	0.110
051W07CB05100	R109100	R1S	1388 SALLAL RD	\$ 90,360	0.100
051W07CB05200	R109101	R1S	1376 SALLAL RD	\$ 100,500	0.100
051W07CB05300	R109102	R1S	1356 SALLAL RD	\$ 100,760	0.090
051W07CB05400	R109103	R1S	1344 SALLAL RD	\$ 104,540	0.080
051W07CB05500	R109104	R1S	1318 SALLAL RD	\$ 103,260	0.090
051W07CB05600	R109105	R1S	933 ASTOR WAY	\$ 107,830	0.110
051W07CB05700	R109090	R1S	1301 RAINIER RD	\$ 109,120	0.120
051W07CB05800	R109091	R1S	1315 RAINIER RD	\$ 105,130	0.110
051W07CB05900	R109092	R1S	1333 RAINIER RD	\$ 108,710	0.090
051W07CB06000	R109093	R1S	1355 RAINIER RD	\$ 90,990	0.090
051W07CB06100	R109094	R1S	1373 RAINIER RD	\$ 101,950	0.100
051W07CB06200	R109095	R1S	1385 RAINIER RD	\$ 104,650	0.110
051W07CB06300	R109060	R1S	1438 RAINIER RD	\$ 97,440	0.110
051W07CB06400	R109059	R1S	1424 RAINIER RD	\$ 110,930	0.110
051W07CB06500	R109058	R1S	1410 RAINIER RD	\$ 89,370	0.110
051W07CB06600	R109057	R1S	1400 RAINIER RD	\$ 99,570	0.130
051W07CB06700	R109081	R1S	1396 RAINIER RD	\$ 97,790	0.170
051W07CB06800	R109080	R1S	1388 RAINIER RD	\$ 95,380	0.140
051W07CB06900	R109079	R1S	1366 RAINIER RD	\$ 97,630	0.140
051W07CB07000	R109078	R1S	1358 RAINIER RD	\$ 116,600	0.140
051W07CB07100	R109077	R1S	1346 RAINIER RD	\$ 96,450	0.140
051W07CB07200	R109076	R1S	1330 RAINIER RD	\$ 94,330	0.140
051W07CB07300	R109075	R1S	1312 RAINIER RD	\$ 92,290	0.140
051W07CB07400	R109074	R1S	1300 RAINIER RD	\$ 95,460	0.160
051W07CB07500	R106648	RM	1180 NEWBERG HWY	\$ 146,730	0.200
051W07CB07600	R106647	RM	1208 NEWBERG HWY	\$ 589,550	1.800
051W07CB07700	R106655	RM	1250 NEWBERG HWY	\$ 201,900	0.710
051W07CB07800	R106656	RM		\$ 51,440	0.290
051W07CB07900	R106663	RM	1440 NEWBERG HWY	\$ -	0.940
051W07CB08000	R106664	RM	1420 NEWBERG HWY	\$ -	1.000
051W07CB08100	R106672	RM	1560 NEWBERG HWY	\$ 950,830	0.940
051W07CB08200	R106673	RM	1560 NEWBERG HWY	\$ 785,890	0.470
051W07CB08300	R106674	P/SP	1776 NEWBERG HWY	\$ -	2.840
051W07CB08400	R106681	RS	1705 W LINCOLN ST	\$ 223,890	0.200
051W07CB08401	R335891	RS	1767 W LINCOLN ST	\$ 212,140	0.330



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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CB08402	R335892	RS	1743 W LINCOLN ST	\$ 197,250	0.150
051W07CB08403	R337803	RS	1727 W LINCOLN ST	\$ 197,250	0.190
051W07CB08404	R339258	RS	1791 W LINCOLN ST	\$ 216,300	0.140
051W07CB08600	R106671	RS	1541 W LINCOLN ST	\$ 220,790	0.170
051W07CB08601	R335500	RS	1557 W LINCOLN ST	\$ 198,230	0.170
051W07CB08602	R335501	RS	1505 W LINCOLN ST	\$ 197,140	0.170
051W07CB08603	R337559	RS	1521 W LINCOLN ST	\$ 218,910	0.170
051W07CB08604	R337560	RS	1535 W LINCOLN ST	\$ 314,110	0.340
051W07CB09000	R106665	RS	1465 W LINCOLN ST	\$ 134,340	0.180
051W07CB09100	R106668	RS	1415 W LINCOLN ST	\$ 125,510	0.320
051W07CB09300	R106657	RM	1219 W LINCOLN ST	\$ -	3.870
051W07CB09500	R106652	RM	1225 W LINCOLN ST	\$ 129,400	0.250
051W07CB09501	R106653	RM	1227 W LINCOLN ST	\$ 115,670	0.190
051W07CB09502	R106654	RM	1229 W LINCOLN ST	\$ 142,460	0.190
051W07CB09700	R106638	RM	1113 W LINCOLN ST	\$ 126,980	0.230
051W07CB09800	R106637	RM	623 LEASURE ST	\$ 91,000	0.110
051W07CB09900	R106636	RM	659 LEASURE ST	\$ 128,570	0.110
051W07CB10000	R106635	RM	721 LEASURE ST	\$ 114,970	0.110
051W07CB10100	R106634	RM	753 LEASURE ST	\$ 123,000	0.110
051W07CB10200	R106633	RM	765 LEASURE ST	\$ 112,320	0.110
051W07CB10300	R106632	RM	771 LEASURE ST	\$ 83,690	0.110
051W07CB10400	R106631	RM	791 LEASURE ST	\$ 97,130	0.110
051W07CB10500	R106630	RM	799 LEASURE ST	\$ 119,800	0.180
051W07CB10600	R106629	RM	1116 NEWBERG HWY	\$ 159,550	0.250
051W07CB10700	R106622	RM	790 LEASURE ST	\$ 107,530	0.110
051W07CB10800	R106621	RM	770 LEASURE ST	\$ 116,930	0.230
051W07CB10900	R106620	RM	760 LEASURE ST	\$ 150,140	0.110
051W07CB11000	R106619	RM	740 LEASURE ST	\$ 127,840	0.110
051W07CB11100	R106618	RM	660 LEASURE ST	\$ 211,090	0.110
051W07CB11200	R106617	RM	642 LEASURE ST	\$ 139,550	0.110
051W07CB11300	R106616	RM	620 LEASURE ST	\$ 158,450	0.110
051W07CB11301	R324406	RM	1075 W LINCOLN ST	\$ 158,480	0.110
051W07CB11400	R334874	RS	718 NORTH CT	\$ 228,150	0.190
051W07CB11500	R334875	RS	722 NORTH CT	\$ 202,520	0.140
051W07CB11600	R334876	RS	734 NORTH CT	\$ 203,990	0.150
051W07CB11700	R334877	RS	746 NORTH CT	\$ 184,330	0.170
051W07CB11800	R334878	RS	758 NORTH CT	\$ 199,290	0.160
051W07CB11900	R334879	RS	751 NORTH CT	\$ 197,080	0.140
051W07CB12000	R334880	RS	749 NORTH CT	\$ 196,700	0.150
051W07CB12100	R334881	RS	737 NORTH CT	\$ 198,480	0.140
051W07CB12200	R334882	RS	725 NORTH CT	\$ 186,260	0.160
051W07CB12300	R334883	RS	1695 W LINCOLN ST	\$ 316,320	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CC00100	R106594	RS	591 HALL ST	\$ 98,920	0.170
051W07CC00200	R106595	RS	581 HALL ST	\$ 131,240	0.170
051W07CC00300	R106596	RS	561 HALL ST	\$ 113,830	0.110
051W07CC00400	R106597	RS	551 HALL ST	\$ 113,250	0.110
051W07CC00500	R106598	RS	537 HALL ST	\$ 107,640	0.140
051W07CC00600	R106599	RS	521 HALL ST	\$ 117,100	0.130
051W07CC00700	R106600	RS	501 HALL ST	\$ 131,700	0.300
051W07CC00800	R106601	RS	1061 W HAYES ST	\$ 116,030	0.130
051W07CC00900	R106602	RS	510 LEASURE ST	\$ 120,970	0.150
051W07CC01000	R106603	RS	520 LEASURE ST	\$ 105,600	0.110
051W07CC01100	R106604	RS	532 LEASURE ST	\$ 106,250	0.110
051W07CC01200	R106605	RS	540 LEASURE ST	\$ 109,390	0.110
051W07CC01300	R106606	RS	570 LEASURE ST	\$ 168,340	0.400
051W07CC01400	R106607	RS	1074 W LINCOLN ST	\$ 118,880	0.180
051W07CC01500	R106639	RS	1112 W LINCOLN ST	\$ 148,010	0.230
051W07CC01600	R106640	RS	567 LEASURE ST	\$ 107,530	0.230
051W07CC01700	R106641	RS	559 LEASURE ST	\$ 118,190	0.160
051W07CC01800	R106642	RS	531 LEASURE ST	\$ 160,130	0.180
051W07CC01900U	R106644	RS		\$ 1,000	0.030
051W07CC02000	R106643	RS	519 LEASURE ST	\$ 82,200	0.180
051W07CC02100	R106646	RS	507 LEASURE ST	\$ 60,790	0.270
051W07CC02200	R106651	RS	1251 W HAYES ST	\$ 252,320	0.340
051W07CC02300	R106650	RS	523 LEASURE ST	\$ 138,070	0.160
051W07CC02400	R106649	RS	527 LEASURE ST	\$ 146,090	0.160
051W07CC02500	R107182	RS	1198 KOTKA ST	\$ 155,270	0.160
051W07CC02600	R107183	RS	1190 KOTKA ST	\$ 178,850	0.210
051W07CC02700	R107184	RS	1180 KOTKA ST	\$ 159,250	0.140
051W07CC02800	R107185	RS	1170 KOTKA ST	\$ 155,960	0.180
051W07CC02900	R107174	RS	1205 KOTKA ST	\$ 158,090	0.160
051W07CC03000	R107173	RS	1210 W LINCOLN ST	\$ 141,330	0.160
051W07CC03100	R107172	RS	1230 W LINCOLN ST	\$ 141,160	0.160
051W07CC03200	R106662	RS	1370 W LINCOLN ST	\$ 105,390	0.230
051W07CC03300	R107188	RS	1257 KOTKA ST	\$ 138,550	0.250
051W07CC03400	R107177	RS	1235 KOTKA ST	\$ 146,020	0.160
051W07CC03500	R107176	RS	1225 KOTKA ST	\$ 189,780	0.160
051W07CC03600	R107175	RS	1215 KOTKA ST	\$ 149,480	0.160
051W07CC03700	R107181	RS	1208 KOTKA ST	\$ 191,960	0.130
051W07CC03800	R107180	RS	1220 KOTKA ST	\$ 166,620	0.130
051W07CC03900	R107179	RS	1230 KOTKA ST	\$ 145,180	0.140
051W07CC04000	R107178	RS	1240 KOTKA ST	\$ 146,380	0.170
051W07CC04100	R107186	RS	1248 KOTKA ST	\$ 159,410	0.130
051W07CC04200	R107187	RS	1256 KOTKA ST	\$ 162,210	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CC04700	R106680	RS	1720 W LINCOLN ST	\$ 208,220	1.000
051W07CC04800	R106679	RS	1645 W HAYES ST	\$ 166,420	0.330
051W07CC04801	R339795	RS	1655 W HAYES ST	\$ 320,530	0.610
051W07CC04900	R106677	RS	1637 W HAYES ST	\$ 171,590	0.350
051W07CC04901	R322472	RS	1641 W HAYES ST	\$ 185,930	0.460
051W07CC05000	R106678	RS	1621 W HAYES ST	\$ 150,330	0.170
051W07CC05800	R106661	RM	1341 W HAYES ST	\$ 853,890	1.120
051W07CC05900	R106659	RS	1315 W HAYES ST	\$ 250,950	0.470
051W07CC06000	R106660	RS	1311 W HAYES ST	\$ 158,460	0.190
051W07CC06100	R106658	RS	1309 W HAYES ST	\$ 148,330	0.130
051W07CC06200	R107062	RS	1285 W HAYES ST	\$ 34,160	0.270
051W07CC06300	R107063	RS	1255 W HAYES ST	\$ 143,460	0.220
051W07CC06400	R107064	RS	1269 W HAYES ST	\$ 127,410	0.240
051W07CC06500	R107065	RS	1277 W HAYES ST	\$ 120,770	0.330
051W07CC06600	R107066	RS	1281 W HAYES ST	\$ 151,430	0.210
051W07CC07100	R14659	RS	1560 W HAYES ST	\$ 37,650	3.860
051W07CC07200	R108298	RS	1500 W HAYES ST	\$ 180,270	0.170
051W07CC07300	R108299	RS	1450 W HAYES ST	\$ 178,280	0.170
051W07CC07400	R108300	RS	1400 W HAYES ST	\$ 174,550	0.170
051W07CC07500	R108301	RS	1372 W HAYES ST	\$ 144,230	0.170
051W07CC07600	R108302	RS	1356 W HAYES ST	\$ 167,670	0.170
051W07CC07700	R108239	RS	1340 W HAYES ST	\$ 154,440	0.210
051W07CC07800	R108169	RS	1290 W HAYES ST	\$ 260,020	0.310
051W07CC07900	R108170	RS	1250 W HAYES ST	\$ 215,450	0.260
051W07CC08000	R108171	RS	1150 W HAYES ST	\$ 241,850	0.340
051W07CC08100	R108172	RS	1110 W HAYES ST	\$ 237,130	0.320
051W07CC08200	R12833	RS	1050 W HAYES ST	\$ 353,780	0.740
051W07CC08300	R12827	RS	998 W HAYES ST	\$ 340,130	0.470
051W07CC08400	R108158	RS	988 W HAYES ST	\$ 3,900	0.240
051W07CC08500	R12837	P/SP		\$ -	0.020
051W07CC08600	R108160	RS	978 W HAYES ST	\$ 193,590	0.190
051W07CC08700	R108159	RS	445 N SETTLEMIER AVE	\$ 208,590	0.170
051W07CC08800	R108161	RS	425 N SETTLEMIER AVE	\$ 175,320	0.250
051W07CC08900	R108162	RS	703 W GARFIELD ST	\$ 286,260	0.000
051W07CC08901	R351191	RS	705 W GARFIELD ST	\$ 385,790	0.000
051W07CC09000	R108164	RS	715 GARFIELD ST	\$ 194,390	0.200
051W07CC09100	R12829	RS		\$ 2,060	0.090
051W07CC09200	R12830	RS		\$ 2,060	0.090
051W07CC09300	R108163	RS	725 GARFIELD ST	\$ 227,390	0.160
051W07CC09400	R108165	RS	785 GARFIELD ST	\$ 250,860	0.310
051W07CC09500	R108166	RS	885 GARFIELD ST	\$ 205,070	0.280
051W07CC09600	R108167	RS	985 GARFIELD ST	\$ 202,910	0.280

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CC09700	R108168	RS	1085 GARFIELD ST	\$ 242,100	0.340
051W07CC09800	R108238	RS	15 SMITH DR	\$ 244,310	0.330
051W07CC09900	R108303	RS	1121 GARFIELD ST	\$ 280,350	0.250
051W07CC10000	R108304	RS	1317 GARFIELD ST	\$ 223,740	0.230
051W07CC10100	R108305	RS	1423 GARFIELD ST	\$ 277,920	0.280
051W07CC10200	R108306	RS	139 MCLAUGHLIN DR	\$ 277,330	0.290
051W07CC10300	R108307	RS	157 MCLAUGHLIN DR	\$ 312,330	0.230
051W07CC10400	R108308	RS	173 MCLAUGHLIN DR	\$ 320,950	0.240
051W07CC10500	R108309	RS	191 MCLAUGHLIN DR	\$ 284,020	0.270
051W07CC10600	R108310	RS	1450 DESANTIS DR	\$ 341,600	0.260
051W07CC10700	R108311	RS	230 MCLAUGHLIN DR	\$ 301,360	0.250
051W07CC10800	R108312	RS	194 MCLAUGHLIN DR	\$ 332,370	0.260
051W07CC10900	R108313	RS	182 MCLAUGHLIN DR	\$ 269,380	0.220
051W07CC11000	R108314	RS	166 MCLAUGHLIN DR	\$ 354,430	0.250
051W07CC11100	R108237	RS	25 SMITH DR	\$ 284,580	0.330
051W07CC11200	R108236	RS	45 SMITH DR	\$ 183,240	0.290
051W07CC11400	R108234	RS	65 SMITH DR	\$ 163,570	0.210
051W07CC11500	R108233	RS	1341 AUSTIN AVE	\$ 220,530	0.250
051W07CC11600	R108253	RS	54 SMITH DR	\$ 194,760	0.240
051W07CC11700	R108254	RS	40 SMITH DR	\$ 172,450	0.220
051W07CC11800	R108255	RS	1090 GARFIELD ST	\$ 214,610	0.250
051W07CC11900	R108256	RS	990 GARFIELD ST	\$ 180,950	0.240
051W07CC12000	R108257	RS	890 GARFIELD ST	\$ 186,940	0.230
051W07CC12100	R108258	RS	790 GARFIELD ST	\$ 234,620	0.260
051W07CC12200	R108252	RS	40 SMITH CT	\$ 207,190	0.300
051W07CC12300	R108251	RS	30 SMITH CT	\$ 190,410	0.270
051W07CC12400	R108243	RS	55 WORKMAN DR	\$ 219,340	0.200
051W07CC12500	R108242	RS	45 WORKMAN DR	\$ 179,500	0.200
051W07CC12600	R108241	RS	35 WORKMAN DR	\$ 208,560	0.210
051W07CC12700	R108240	RS	730 GARFIELD ST	\$ 215,930	0.260
051W07CC12800	R108184	RS	355 N SETTLEMIER AVE	\$ -	1.510
051W07CC12900	R108182	RS	30 WORKMAN DR	\$ 242,620	0.290
051W07CC13000	R108183	RS	40 WORKMAN DR	\$ 196,170	0.280
051W07CC13100	R108181	RS		\$ -	0.420
051W07CC13200	R12806	RS	333 N SETTLEMIER AVE	\$ 199,240	0.330
051W07CC13300	R106696	RS	503 COZY WAY	\$ 194,770	0.220
051W07CC13400	R106697	RS	517 COZY WAY	\$ 158,560	0.160
051W07CC13500	R106698	RS	529 COZY WAY	\$ 148,410	0.160
051W07CC13600	R106699	RS	541 COZY WAY	\$ 160,690	0.200
051W07CC13700	R106700	RS	542 COZY WAY	\$ 141,590	0.200
051W07CC13800	R106701	RS	530 COZY WAY	\$ 160,300	0.160
051W07CC13900	R106702	RS	518 COZY WAY	\$ 158,930	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CC14000	R106703	RS	1453 W HAYES ST	\$ 224,710	0.220
051W07CC14100	R334884	RS	1660 W LINCOLN ST	\$ 191,850	0.140
051W07CC14200	R334885	RS	1640 W LINCOLN ST	\$ 208,210	0.140
051W07CC14300	R334886	RS	1560 W LINCOLN ST	\$ 230,350	0.140
051W07CC14400	R334887	RS	1510 W LINCOLN ST	\$ 211,860	0.190
051W07CC14500	R334888	RS	601 COZY WAY	\$ 190,810	0.140
051W07CC14600	R334889	RS	615 COZY WAY	\$ 225,050	0.200
051W07CC14700	R334890	RS	625 COZY WAY	\$ 185,590	0.160
051W07CC14800	R334891	RS	565 COZY WAY	\$ 210,170	0.170
051W07CC14900	R334892	RS	595 COZY WAY	\$ 244,580	0.200
051W07CC15000	R334893	RS	579 COZY WAY	\$ 185,320	0.160
051W07CC15100	R334894	RS	553 COZY WAY	\$ 208,100	0.150
051W07CC15200	R334895	RS	648 COZY WAY	\$ 202,740	0.230
051W07CC15300	R334896	RS	632 COZY WAY	\$ 223,180	0.190
051W07CC15400	R334897	RS	560 COZY WAY	\$ 223,080	0.210
051W07CD00200	R12838	RM	417 HARRISON ST	\$ -	5.150
051W07CD00500	R106456	RS	789 5TH ST	\$ 127,010	0.110
051W07CD00600	R106455	RS	759 5TH ST	\$ 70,210	0.110
051W07CD00700	R106235	RS	624 CHURCH ST	\$ 123,380	0.120
051W07CD00800	R106236	RS	650 CHURCH ST	\$ 139,510	0.110
051W07CD00900	R106237	RS	790 6TH ST	\$ 92,740	0.110
051W07CD01000	R106238	RS	760 6TH ST	\$ 125,430	0.120
051W07CD01100	R106239	RS	734 6TH ST	\$ 93,050	0.110
051W07CD01200	R106240	RS	691 HARRISON ST	\$ 75,890	0.110
051W07CD01300	R106241	RS	645 HARRISON ST	\$ 156,770	0.110
051W07CD01400	R106242	RS	635 HARRISON ST	\$ 109,780	0.110
051W07CD01500	R106454	RS	611 HARRISON ST	\$ 107,210	0.110
051W07CD01501	R359610	RS	619 HARRISON ST	\$ 20,130	0.110
051W07CD01600	R12841	RS	648 HARRISON ST	\$ 124,240	0.270
051W07CD01700	R12843	RS	660 HARRISON ST	\$ 130,450	0.180
051W07CD01800	R12845	RS	680 HARRISON ST	\$ 154,450	0.230
051W07CD01900	R12849	RS	702 HARRISON ST	\$ 44,580	0.150
051W07CD02000	R12851	RS	720 HARRISON ST	\$ 98,400	0.170
051W07CD02100	R12853	RS	768 HARRISON ST	\$ 98,890	0.150
051W07CD02200	R12855	RS	784 HARRISON ST	\$ 156,030	0.260
051W07CD02300	R12857	RS	890 HARRISON ST	\$ 117,300	0.300
051W07CD02400	R12854	RM	624 N SETTLEMIER AVE	\$ 90,670	0.200
051W07CD02500	R12852	RM	865 W LINCOLN ST	\$ 94,600	0.120
051W07CD02600	R12850	RM	795 W LINCOLN ST	\$ 80,320	0.170
051W07CD02700	R12848	RM	721 W LINCOLN ST	\$ 104,460	0.170
051W07CD02800	R12846	RM	705 W LINCOLN ST	\$ 148,460	0.180
051W07CD02900	R12844	RM	683 W LINCOLN ST	\$ 89,920	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CD03000	R12839	RM	609 W LINCOLN ST	\$ 153,130	0.240
051W07CD03100	R108753	RM	583 5TH ST	\$ 128,890	0.200
051W07CD03200	R106083	RM	565 5TH ST	\$ 149,600	0.140
051W07CD03300	R106082	RM	501 5TH ST	\$ 106,710	0.120
051W07CD03400	R106081	RM	499 5TH ST	\$ 104,790	0.110
051W07CD03500	R106077	RM	479 5TH ST	\$ 194,740	0.450
051W07CD03600	R106080	RS	447 5TH ST	\$ 101,350	0.110
051W07CD03700	R106079	RS	625 W HAYES ST	\$ 138,890	0.110
051W07CD03800	R106078	RS	685 W HAYES ST	\$ 152,870	0.130
051W07CD03900	R12834	RS	693 W HAYES ST	\$ 165,680	0.290
051W07CD04200	R108756	RM	682 W LINCOLN ST	\$ 148,120	0.230
051W07CD04300	R108762	RM	722 W LINCOLN ST	\$ 114,550	0.140
051W07CD04400	R108758	RM	540 N SETTLEMIER AVE	\$ -	1.580
051W07CD04700	R108759	RM	548 N SETTLEMIER AVE	\$ 105,990	0.230
051W07CD04800	R108761	RM	730 W LINCOLN ST	\$ 135,910	0.140
051W07CD04900	R108760	RM	870 W LINCOLN ST	\$ 62,420	0.100
051W07CD05000	R106582	RM	575 N SETTLEMIER AVE	\$ 142,710	0.230
051W07CD05100	R106583	RM	569 N SETTLEMIER AVE	\$ 138,850	0.230
051W07CD05200	R106585	RM	549 N SETTLEMIER AVE	\$ 132,620	0.190
051W07CD05300	R106586	RM	529 N SETTLEMIER AVE	\$ 71,960	0.140
051W07CD05400	R106587	RM	515 N SETTLEMIER AVE	\$ 128,940	0.100
051W07CD05500	R106588	RM	945 W HAYES ST	\$ 115,820	0.120
051W07CD05600	R106589	RM	991 W HAYES ST	\$ 171,530	0.270
051W07CD05700	R106590	RM	548 HALL ST	\$ 154,330	0.340
051W07CD05800	R106591	RM	564 HALL ST	\$ 74,120	0.230
051W07CD05900	R106592	RM	972 W LINCOLN ST	\$ 96,000	0.110
051W07CD06000	R106593	RM	980 W LINCOLN ST	\$ 84,780	0.110
051W07CD06100	R106408	RS	690 W HAYES ST	\$ 130,390	0.170
051W07CD06200	R106407	RS	662 W HAYES ST	\$ 118,520	0.110
051W07CD06300	R106406	RS	387 5TH ST	\$ 200,290	0.230
051W07CD06400	R106405	RS	339 5TH ST	\$ 186,880	0.390
051W07CD06500	R12810	P/SP		\$ -	0.170
051W07CD06600	R106087	RS	334 N SETTLEMIER AVE	\$ 177,570	0.190
051W07CD06700	R106088	RS	585 ARTHUR ST	\$ 159,010	0.120
051W07CD06800	R106089	RS	573 ARTHUR ST	\$ 108,510	0.110
051W07CD06900	R106090	RS	561 ARTHUR ST	\$ 116,960	0.110
051W07CD07000	R12803	RS	552 GARFIELD ST	\$ 191,730	0.200
051W07CD07100	R106086	RS	620 GARFIELD ST	\$ 168,530	0.180
051W07CD07200	R106092	RS	569 GARFIELD ST	\$ 107,520	0.160
051W07CD07300	R106091	RS	589 GARFIELD ST	\$ 136,000	0.110
051W07CD07400	R106093	RS	578 W HAYES ST	\$ 123,910	0.230
051W07CD07500	R106096	RS	583 W HAYES ST	\$ 131,650	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CD07600	R106097	RM	586 GRANT ST	\$ 119,310	0.230
051W07CD07700	R106102	RM	585 GRANT ST	\$ 116,510	0.110
051W07CD07800	R106101	RM	587 GRANT ST	\$ 109,650	0.110
051W07CD07900	R106103	RM	572 5TH ST	\$ 128,780	0.110
051W07CD08000	R108752	RM	588 W LINCOLN ST	\$ 109,460	0.120
051W07CD08100	R108750	RM	591 W LINCOLN ST	\$ 148,720	0.230
051W07CD08200	R108749	RS	596 HARRISON ST	\$ 219,810	0.230
051W07CD08300	R108748	RM	516 HARRISON ST	\$ 167,650	0.280
051W07CD08400	R108751	RM	521 W LINCOLN ST	\$ -	0.200
051W07CD08500	R106104	RM	577 4TH ST	\$ 152,980	0.210
051W07CD08600	R106105	RM	545 4TH ST	\$ 114,480	0.110
051W07CD08700	R106106	RM	511 4TH ST	\$ 113,460	0.110
051W07CD08800	R106098	RM	520 GRANT ST	\$ 96,640	0.120
051W07CD08900	R106099	RM	459 4TH ST	\$ 121,790	0.110
051W07CD09000	R106100	RS	521 W HAYES ST	\$ 200,260	0.230
051W07CD09100	R106094	RS	395 4TH ST	\$ 165,540	0.230
051W07CD09200	R106095	RS	531 GARFIELD ST	\$ 108,300	0.180
051W07CD09300	R106107	RS	473 W HAYES ST	\$ 103,580	0.110
051W07CD09400	R106108	RS	448 4TH ST	\$ 136,410	0.110
051W07CD09500	R106109	RM	460 4TH ST	\$ 124,960	0.110
051W07CD09600	R106110	RM	480 4TH ST	\$ 122,110	0.110
051W07CD09700	R106115	RM	463 GRANT ST	\$ 94,420	0.120
051W07CD09800	R106114	RM	489 GRANT ST	\$ 91,700	0.100
051W07CD09900	R106116	RM	488 W LINCOLN ST	\$ 124,880	0.230
051W07CD10000	R106120	RM	612 4TH ST	\$ 183,780	0.200
051W07CD10100	R108747	RM	474 HARRISON ST	\$ -	0.250
051W07CD10200	R106121	RM	687 N 3RD ST	\$ 90,070	0.110
051W07CD10300	R106122	RM	675 N 3RD ST	\$ 118,300	0.110
051W07CD10400	R106123	RM	659 N 3RD ST	\$ 109,680	0.120
051W07CD10500	R106124	RM	611 N 3RD ST	\$ 119,740	0.110
051W07CD10600	R106117	RM	583 N 3RD ST	\$ 96,340	0.110
051W07CD10700	R106118	RM	543 N 3RD ST	\$ 112,310	0.170
051W07CD10800	R106119	RM	509 N 3RD ST	\$ 161,570	0.170
051W07CD10900	R106111	CG	491 N 3RD ST	\$ -	0.230
051W07CD11000	R106112	CG	449 N 3RD ST	\$ -	0.110
051W07CD11100	R106113	RM	415 N 3RD ST	\$ 151,900	0.120
051W07CD11200	R12804	RM	389 W HAYES ST	\$ 116,430	0.110
051W07CD11300	R12799	RM	365 W HAYES ST	\$ 107,540	0.110
051W07CD11400	R106125	RM	480 N 3RD ST	\$ 168,220	0.230
051W07CD11500	R106126	RM	512 N 3RD ST	\$ 103,510	0.110
051W07CD11600	R106127	RM	540 N 3RD ST	\$ 124,040	0.110
051W07CD11700	R106128	RM	556 N 3RD ST	\$ 110,810	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07CD11800	R106129	RM	578 N 3RD ST	\$ 146,300	0.110
051W07CD11900	R106130	RM	389 W LINCOLN ST	\$ 77,470	0.110
051W07CD12000	R106131	RM	638 N 3RD ST	\$ 100,300	0.170
051W07CD12100	R106132	RM	690 N 3RD ST	\$ 111,890	0.080
051W07CD12101	R106133	RM	370 HARRISON ST	\$ 132,880	0.090
051W07CD12200	R12811	DDC	302 W LINCOLN ST	\$ -	0.510
051W07CD12300	R12808	CO	483 N 2ND ST	\$ 41,250	0.110
051W07CD12400	R12800	CO	447 N 2ND ST	\$ 34,770	0.170
051W07CD12500	R12795	CO	417 N 2ND ST	\$ 150,560	0.180
051W07DA00100	R107726	IL	0 COMMERCE WAY	\$ 203,400	6.060
051W07DA00200	R107723	IL	1370 COMMERCE WAY	\$ 1,115,640	6.180
051W07DA00300	R106946	RM	1495 N FRONT ST	\$ 71,130	0.110
051W07DA00400	R106947	RM	1455 N FRONT ST	\$ 155,500	0.300
051W07DA00500	R106948	RM	1425 N FRONT ST	\$ 98,980	0.240
051W07DA00600	R12947	RM	1395 N FRONT ST	\$ 117,430	0.240
051W07DA00700	R12944	RM	1365 N FRONT ST	\$ 238,160	0.700
051W07DA00800	R12946	RM	1300 N 2ND ST	\$ -	2.680
051W07DA00900	R12943	RM	1290 N 1ST ST	\$ 131,390	0.360
051W07DA01000	R12945	RS	1361 N FRONT ST	\$ 185,710	0.240
051W07DA01100	R12942	RS	1355 N FRONT ST	\$ 119,630	0.230
051W07DA01200	R12941	RS	1351 N FRONT ST	\$ 128,270	0.180
051W07DA01300	R12940	RS	1345 N FRONT ST	\$ 120,660	0.190
051W07DA01400	R12939	RS	1135 N FRONT ST	\$ 117,450	0.180
051W07DA01500	R12938	RS	1133 N FRONT ST	\$ 141,120	0.170
051W07DA01600	R12937	RS	1129 N FRONT ST	\$ 127,170	0.180
051W07DB00100	R12768	RM	1274 5TH ST	\$ -	5.740
051W07DB00200	R12769	RM	1274 5TH ST	\$ -	4.420
051W07DB00300	R12770	RM	1274 5TH ST	\$ -	1.000
051W07DB00400	R56216	CO	1310 MERIDIAN DR	\$ 347,870	0.700
051W07DB00500	R56219	CO	560 RAY J GLATT CIR	\$ 401,270	0.520
051W07DB00600	R56220	CO	576 RAY J GLATT CIR	\$ 581,110	0.480
051W07DB00700	R56221	CO	590 RAY J GLATT CIR	\$ 621,030	0.510
051W07DB00800	R56223	CO	635 RAY J GLATT CIR	\$ -	0.540
051W07DB00900	R56222	CO	610 RAY J GLATT CIR	\$ 605,790	1.130
051W07DB01000	R12771	RM	1253 5TH ST	\$ -	2.620
051W07DB01100	R12872	RS	1050 6TH ST	\$ 199,240	0.810
051W07DB01200	R12870	RS	1036 6TH ST	\$ 165,380	0.230
051W07DB01300	R12868	RS	1030 6TH ST	\$ 124,930	0.160
051W07DB01400	R106243	RS	593 FIR ST	\$ 68,150	0.100
051W07DB01500	R106244	RS	563 FIR ST	\$ 83,310	0.120
051W07DB01600	R106245	RS	556 FIR ST	\$ 157,910	0.120
051W07DB01700	R106246	RS	547 FIR ST	\$ 105,560	0.110



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07DB01800	R106463	RS	1009 5TH ST	\$ 110,480	0.230
051W07DB01900	R106464	RS	1035 5TH ST	\$ 80,500	0.130
051W07DB02000	R106465	RS	1045 5TH ST	\$ 97,420	0.120
051W07DB02100	R106466	RS	1055 5TH ST	\$ 112,480	0.110
051W07DB02200	R106467	RS	1111 5TH ST	\$ 143,120	0.110
051W07DB02300	R106468	RS	1117 5TH ST	\$ 95,080	0.170
051W07DB02400	R106469	RS	1189 5TH ST	\$ 89,710	0.270
051W07DB02500	R12950	RM	1220 5TH ST	\$ 267,660	0.670
051W07DB02600	R12949	RM	1188 5TH ST	\$ 298,970	0.290
051W07DB02700	R12948	RM	1130 5TH ST	\$ 139,010	0.260
051W07DB02800	R12863	RM	1080 5TH ST	\$ 226,910	0.370
051W07DB02900	R12862	RM	1044 5TH ST	\$ 177,800	0.250
051W07DB03100	R12860	RM	1030 5TH ST	\$ 125,950	0.200
051W07DB03200	R12859	RM	1016 5TH ST	\$ 95,670	0.180
051W07DB03300	R12858	RM	1000 5TH ST	\$ 182,120	0.440
051W07DB03600	R108532	RM	985 N 3RD ST	\$ 94,250	0.160
051W07DB03800	R108531	RM	1025 N 3RD ST	\$ 168,340	0.240
051W07DB03900	R108530	RM	1000 BLK N 3RD ST	\$ 43,170	0.690
051W07DB04000	R108529	RM	1105 N 3RD ST	\$ 116,270	0.460
051W07DB04100	R108528	RM	1113 N 3RD ST	\$ 300,560	0.390
051W07DB04200	R108527	RM	1121 N 3RD ST	\$ 186,860	0.480
051W07DB04400	R108525	RM	1123 N 3RD ST	\$ 114,290	0.290
051W07DB04500	R108524	RM	1129 N 3RD ST	\$ 119,230	0.290
051W07DB04600	R108523	RM	1145 N 3RD ST	\$ 126,070	0.190
051W07DB04700	R108522	RM	1155 N 3RD ST	\$ 100,600	0.190
051W07DB04800	R108521	RM	1163 N 3RD ST	\$ 99,960	0.230
051W07DB04900	R108515	RM	1164 N 3RD ST	\$ 109,130	0.430
051W07DB05000	R108516	RM	1162 N 3RD ST	\$ 93,250	0.230
051W07DB05100	R108517	RM	1148 N 3RD ST	\$ 98,090	0.150
051W07DB05200	R108518	RM	1134 N 3RD ST	\$ 75,580	0.110
051W07DB05300	R108519	RM	1112 N 3RD ST	\$ 74,080	0.140
051W07DB05400	R108520	RM	1104 N 3RD ST	\$ 94,320	0.130
051W07DB05500	R108472	RM	1106 N 3RD ST	\$ 155,310	0.160
051W07DB05600	R108505	RM	1110 N 3RD ST	\$ 124,240	0.200
051W07DB05700	R108504	RM	1100 N 3RD ST	\$ 85,380	0.160
051W07DB05800	R108503	RM	1060 N 3RD ST	\$ 149,840	0.190
051W07DB05900	R108502	RM	1040 N 3RD ST	\$ 138,810	0.190
051W07DB06000	R108501	RM	1028 N 3RD ST	\$ 294,550	0.260
051W07DB06100	R108478	RS	1025 N 2ND ST	\$ 98,090	0.130
051W07DB06200	R108477	RS	1039 N 2ND ST	\$ 121,960	0.190
051W07DB06300	R108476	RS	1045 N 2ND ST	\$ 120,800	0.130
051W07DB06400	R108475	RS	1049 N 2ND ST	\$ 117,850	0.190

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07DB06500	R108474	RS	1053 N 2ND ST	\$ 101,270	0.130
051W07DB06600	R108473	RS	1055 N 2ND ST	\$ 134,640	0.130
051W07DB06700	R108471	RS	1079 N 2ND ST	\$ 98,180	0.250
051W07DB06800	R108514	RS	1105 N 2ND ST	\$ 138,170	0.130
051W07DB06900	R108513	RS	1113 N 2ND ST	\$ 95,560	0.260
051W07DB07000	R108512	RS	1143 N 2ND ST	\$ 109,850	0.130
051W07DB07100	R108511	RS	1165 N 2ND ST	\$ 135,980	0.130
051W07DB07200	R108510	RS	1185 N 2ND ST	\$ 78,050	0.190
051W07DB07300	R108509	RS	1255 N 2ND ST	\$ 93,280	0.190
051W07DB07400	R108508	RS	1267 N 2ND ST	\$ 119,300	0.130
051W07DB07500	R108507	RS	1279 N 2ND ST	\$ 119,640	0.130
051W07DB07600	R108506	RS	1293 N 2ND ST	\$ 131,680	0.210
051W07DB07700	R110697	RS	1266 N 2ND ST	\$ 128,850	0.110
051W07DB07800	R110696	RS	1256 N 2ND ST	\$ 129,180	0.110
051W07DB07900	R110695	RS	1182 N 2ND ST	\$ 132,670	0.110
051W07DB08000	R110694	RS	1168 N 2ND ST	\$ 116,660	0.110
051W07DB08100	R110693	RS	1130 N 2ND ST	\$ 87,810	0.110
051W07DB08200	R110692	RS	1120 N 2ND ST	\$ 129,690	0.120
051W07DB08300	R110691	RS	1112 N 2ND ST	\$ 133,970	0.120
051W07DB08400	R110690	RS	1106 N 2ND ST	\$ 111,490	0.130
051W07DB08500	R110688	RS	1088 N 2ND ST	\$ 159,360	0.140
051W07DB08600	R108470	RS	1068 N 2ND ST	\$ 125,790	0.130
051W07DB08700	R108469	RS	1054 N 2ND ST	\$ 97,650	0.130
051W07DB08800	R108468	RS	1050 N 2ND ST	\$ 132,830	0.130
051W07DB08900	R108467	P/SP		\$ -	0.340
051W07DB09200	R108455	RS	1059 N 1ST ST	\$ 103,590	0.140
051W07DB09300	R108454	RS	1069 N 1ST ST	\$ 50,520	0.090
051W07DB09400	R108453	RS	1079 N 1ST ST	\$ 148,340	0.100
051W07DB09500	R110689	RS		\$ 1,630	0.000
051W07DB09600	R110687	RS	1097 N 1ST ST	\$ 114,800	0.200
051W07DB09700	R110686	RS	1117 N 1ST ST	\$ 109,670	0.140
051W07DB09800	R110685	RS	1119 N 1ST ST	\$ 98,890	0.110
051W07DB09900	R110684	RS	1121 N 1ST ST	\$ 129,170	0.110
051W07DB10000	R110683	RS	1155 N 1ST ST	\$ 100,430	0.110
051W07DB10100	R110682	RS	1207 N 1ST ST	\$ 100,960	0.170
051W07DB10200	R110681	RS	1245 N 1ST ST	\$ 185,430	0.170
051W07DB10300	R110674	RS	1260 N 1ST ST	\$ 104,530	0.110
051W07DB10400	R110675	RS	1200 N 1ST ST	\$ 134,860	0.200
051W07DB10500	R110676	RS	1154 N 1ST ST	\$ 75,270	0.130
051W07DB10600	R110677	RS	1128 N 1ST ST	\$ 94,980	0.110
051W07DB10700	R110678	RS	1118 N 1ST ST	\$ 123,370	0.160
051W07DB10800	R110679	RS	1108 N 1ST ST	\$ 107,160	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07DB10900	R110680	RS	1090 N 1ST ST	\$ 119,510	0.130
051W07DC00100	R12936	P/SP		\$ -	1.130
051W07DC00200	R12935	P/SP		\$ -	0.100
051W07DC00400	R12934	RS	1059 N FRONT ST	\$ 205,060	0.320
051W07DC00600	R12932	RS	1053 N FRONT ST	\$ 117,950	0.390
051W07DC00700	R12926	RS	1035 N FRONT ST	\$ 68,920	0.190
051W07DC00800	R12928	RS		\$ 440	0.010
051W07DC00900	R12931	RS	1050 N 1ST ST	\$ 207,390	0.140
051W07DC01000	R12929	RS	1040 N 1ST ST	\$ 76,670	0.110
051W07DC01100	R12927	RS	1009 N FRONT ST	\$ 142,280	0.230
051W07DC01101	R322165	RS	1030 N 1ST ST	\$ 173,800	0.140
051W07DC01102	R321286	RS	1010 N 1ST ST	\$ 171,710	0.140
051W07DC01200	R108535	RS	961 N FRONT ST	\$ 108,090	0.290
051W07DC01300	R108537	RS	994 N 1ST ST	\$ 119,040	0.120
051W07DC01400	R108538	RS	970 N 1ST ST	\$ 119,800	0.120
051W07DC01500	R108539	RS	948 N 1ST ST	\$ 149,600	0.130
051W07DC01700	R107964	RS	903 N FRONT ST	\$ 123,710	0.000
051W07DC01800	R107965	RS	902 N 1ST ST	\$ 86,840	0.150
051W07DC01900	R107966	RS		\$ 2,640	0.050
051W07DC02000	R107967	RS	870 N 1ST ST	\$ 97,050	0.170
051W07DC02100	R107963	RS	867 N FRONT ST	\$ 84,470	0.230
051W07DC02200	R107962	RS	853 N FRONT ST	\$ 45,350	0.130
051W07DC02300	R107968	RS	860 N 1ST ST	\$ 240	0.010
051W07DC02400	R107969	RS	860 N 1ST ST	\$ 83,740	0.110
051W07DC02500	R107970	RS	832 N 1ST ST	\$ 89,330	0.120
051W07DC02600	R107961	RS	811 N FRONT ST	\$ 120,200	0.250
051W07DC02700	R107971	RS	806 N 1ST ST	\$ 91,730	0.120
051W07DC02800	R107972	RS	700 BLK N FRONT ST	\$ -	0.120
051W07DC02900	R107960	RS	799 N FRONT ST	\$ 89,420	0.120
051W07DC03000	R12901	RM	749 N FRONT ST	\$ 331,870	0.250
051W07DC03100	R12900	DDC; RS	154 HARRISON ST	\$ -	0.530
051W07DC03200	R12894	DDC	729 N FRONT ST	\$ 157,220	0.190
051W07DC03300	R12893	DDC		\$ 3,960	0.020
051W07DC03400	R12892	DDC		\$ 24,320	0.080
051W07DC03500	R12820	DDC	713 N 1ST ST	\$ 97,210	0.230
051W07DC03600	R12822	DDC	279 HARRISON ST	\$ 135,460	0.110
051W07DC03700	R12824	DDC	285 HARRISON ST	\$ 116,890	0.110
051W07DC03800	R12828	RS	770 N 2ND ST	\$ 110,460	0.110
051W07DC03900	R12831	RS	798 N 2ND ST	\$ 92,290	0.110
051W07DC04000	R12825	RS	777 N 1ST ST	\$ 159,650	0.230
051W07DC04100	R12922	RS	807 N 1ST ST	\$ 143,690	0.230
051W07DC04200	R12923	RS	855 N 1ST ST	\$ 123,090	0.180

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07DC04300	R106519	RS	875 N 1ST ST	\$ 92,420	0.120
051W07DC04400	R106518	RS	915 N 1ST ST	\$ 88,340	0.110
051W07DC04500	R106517	RS	961 N 1ST ST	\$ 81,100	0.120
051W07DC04600	R108461	RS		\$ 20,980	0.100
051W07DC04601	R330861	RS	997 N 1ST ST	\$ 81,630	0.150
051W07DC04700	R108460	RS	1029 N 1ST ST	\$ 72,250	0.090
051W07DC04800	R108459	RS	1039 N 1ST ST	\$ 71,400	0.090
051W07DC04900	R108458	RS	1045 N 1ST ST	\$ 156,840	0.190
051W07DC05000	R108466	RS	1034 N 2ND ST	\$ 117,240	0.150
051W07DC05100	R108465	RS	1032 N 2ND ST	\$ 112,960	0.150
051W07DC05200	R108464	RS	1028 N 2ND ST	\$ 92,910	0.210
051W07DC05300	R108463	RS	1010 N 2ND ST	\$ 90,500	0.170
051W07DC05400	R108462	RS	988 N 2ND ST	\$ 126,310	0.180
051W07DC05500	R106516	RS	950 N 2ND ST	\$ 93,470	0.110
051W07DC05600	R106515	RS	916 N 2ND ST	\$ 72,230	0.110
051W07DC05700	R106514	RS	882 N 2ND ST	\$ 194,770	0.120
051W07DC05701	R327849	RS	901 N 1ST ST	\$ 139,740	0.120
051W07DC05800	R106513	RS	856 N 2ND ST	\$ 101,610	0.120
051W07DC05900	R12925	RS	834 N 2ND ST	\$ 117,090	0.150
051W07DC06000	R12924	RS	812 N 2ND ST	\$ 277,740	0.200
051W07DC06100	R12832	CO	723 N 2ND ST	\$ 252,650	0.250
051W07DC06200	R12836	RS	763 N 2ND ST	\$ 94,090	0.130
051W07DC06300	R108489	RS	789 N 2ND ST	\$ 117,690	0.140
051W07DC06400	R108488	RS	799 N 2ND ST	\$ 103,530	0.150
051W07DC06500	R108487	RS	809 N 2ND ST	\$ 93,000	0.130
051W07DC06600	R108486	RS	823 N 2ND ST	\$ 78,150	0.130
051W07DC06700	R108485	RS	833 N 2ND ST	\$ 104,850	0.130
051W07DC06800	R108484	RS	855 N 2ND ST	\$ 83,320	0.130
051W07DC06900	R108483	RS	875 N 2ND ST	\$ 94,170	0.130
051W07DC07000	R108482	RS	897 N 2ND ST	\$ 91,980	0.130
051W07DC07100	R108481	RS	975 N 2ND ST	\$ 155,100	0.260
051W07DC07200	R108479	RS	1015 N 2ND ST	\$ 81,810	0.130
051W07DC07201	R108480	RS	995 N 2ND ST	\$ 148,000	0.130
051W07DC07300	R108500	RM	1020 N 3RD ST	\$ 85,160	0.130
051W07DC07400	R108499	RM	1004 N 3RD ST	\$ 86,360	0.130
051W07DC07500	R108498	RM	950 N 3RD ST	\$ 197,760	0.390
051W07DC07600	R108497	RM	910 N 3RD ST	\$ 91,100	0.130
051W07DC07700	R108496	RM	884 N 3RD ST	\$ 148,450	0.130
051W07DC07701	R327672	RM	842 N 3RD ST	\$ 172,080	0.130
051W07DC07800	R108494	RM	800 N 3RD ST	\$ 124,330	0.130
051W07DC07801	R108495	RM	798 N 3RD ST	\$ 124,330	0.130
051W07DC07900	R108493	RM	786 N 3RD ST	\$ 126,210	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07DC08000	R108492	RM	782 N 3RD ST	\$ 151,710	0.260
051W07DC08100	R108491	RM	0 HARRISON ST	\$ -	0.120
051W07DC08200	R108490	RM	387 HARRISON ST	\$ 139,810	0.190
051W07DC08300	R12826	CO	683 N 2ND ST	\$ 100,200	0.130
051W07DC08400	R12823	CO	677 N 2ND ST	\$ 99,270	0.090
051W07DC08500	R12821	CO	627 N 2ND ST	\$ 66,660	0.120
051W07DC08600	R12819	CO	611 N 2ND ST	\$ 111,130	0.110
051W07DC08700	R12807	DDC	525 N 1ST ST	\$ 665,950	1.140
051W07DC08800	R12812	DDC	625 N 1ST ST	\$ 101,180	0.230
051W07DC08900	R12813	DDC	257 W LINCOLN ST	\$ 91,490	0.100
051W07DC09000	R12814	DDC	257 W LINCOLN ST	\$ -	0.130
051W07DC09100	R12818	DDC	680 N 2ND ST	\$ 101,770	0.120
051W07DC09200	R12816	DDC	264 HARRISON ST	\$ 65,730	0.100
051W07DC09300	R12815	DDC	663 N 1ST ST	\$ 103,120	0.110
051W07DC09400	R12817	DDC	689 N 1ST ST	\$ 139,220	0.120
051W07DC09500	R105947	DDC	600 BLK N 1ST ST	\$ 35,280	0.120
051W07DC09600	R105946	DDC	680 N 1ST ST	\$ 69,870	0.120
051W07DC09700	R105945	DDC	650 N 1ST ST	\$ 112,370	0.110
051W07DC09800	R105944	DDC	175 W LINCOLN ST	\$ 37,200	0.000
051W07DC09900	R105943	DDC	607 N FRONT ST	\$ 197,440	0.230
051W07DC10000	R105942	DDC	689 N FRONT ST	\$ 206,240	0.230
051W07DC10100	R12913	IL	868 N FRONT ST	\$ 664,890	1.400
051W07DC10200	R12918	RM	989 CORBY ST	\$ 117,180	0.230
051W07DC10400	R12908	RM	935 CORBY ST	\$ 134,620	0.220
051W07DC10600	R12903	RM	919 CORBY ST	\$ 152,970	0.200
051W07DC10800	R12888	IL	868 N FRONT ST	\$ 857,030	2.920
051W07DC10900	R12891	RM	875 CORBY ST	\$ 122,870	0.240
051W07DC11000	R12890	RM	827 CORBY ST	\$ 145,670	0.250
051W07DC11100	R12889	RM	795 CORBY ST	\$ 228,610	0.500
051W07DC11200	R12886	RM	767 CORBY ST	\$ 203,520	0.500
051W07DC11300	R12883	RM	715 CORBY ST	\$ 153,560	0.310
051W07DC11301	R339975	RM		\$ 61,550	0.270
051W07DC11302	R339977	RM		\$ 58,340	0.230
051W07DC11400	R344474	IL		\$ 9,980	0.220
051W07DD00100	R107725	P/SP		\$ -	1.730
051W07DD00200	R107724	P/SP	1390 COMMERCE WAY	\$ -	1.200
051W07DD00300	R107722	P/SP; IL		\$ -	0.230
051W07DD00400	R12914	RS	797 HARDCASTLE AVE	\$ 165,560	0.450
051W07DD00401	R12915	RS	799 HARDCASTLE AVE	\$ 93,980	0.330
051W07DD00500	R12917	RS	795 HARDCASTLE AVE	\$ 184,730	0.300
051W07DD00600	R12920	RS	793 HARDCASTLE AVE	\$ 63,520	0.080
051W07DD00700	R12921	RS	775 HARDCASTLE AVE	\$ 177,930	0.570

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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W07DD00701	R321172	RS	781 HARDCASTLE AVE	\$ 148,480	0.640
051W07DD00800	R107758	P/SP		\$ -	0.080
051W07DD00900	R107752	P/SP		\$ -	0.180
051W07DD01000	R107753	RS	603 HARDCASTLE AVE	\$ 211,820	0.420
051W07DD01100	R107720	RS	575 HARDCASTLE AVE	\$ 139,000	0.240
051W07DD01200	R107719	RS	449 HARDCASTLE AVE	\$ 74,110	0.110
051W07DD01300	R107751	RS	419 HARDCASTLE AVE	\$ 121,400	0.130
051W07DD01400	R107750	RS	379 HARDCASTLE AVE	\$ 143,600	0.130
051W07DD01500	R107749	RS	349 HARDCASTLE AVE	\$ 140,280	0.190
051W07DD01600	R107755	RS	587 HARDCASTLE AVE	\$ 244,370	0.390
051W07DD01700	R107756	RS	589 HARDCASTLE AVE	\$ 253,250	0.370
051W07DD01800	R107754	RS	593 HARDCASTLE AVE	\$ 249,980	0.300
051W07DD01900	R107757	RS	599 HARDCASTLE AVE	\$ 208,810	0.290
051W07DD02100	R107715	IL	103 HARDCASTLE AVE	\$ 720,670	3.120
051W07DD02200	R107718	IL	295 HARDCASTLE AVE	\$ 689,440	1.710
051W07DD02300	R107717	IL	235 HARDCASTLE AVE	\$ 132,000	0.240
051W07DD02400	R12895	RS	344 HARDCASTLE AVE	\$ 36,710	1.600
051W07DD02500	R12897	RS	322 HARDCASTLE AVE	\$ 106,910	0.330
051W07DD02600	R12899	RS	290 HARDCASTLE AVE	\$ 208,850	0.180
051W07DD02601	R135566	RS	278 HARDCASTLE AVE	\$ 188,240	0.250
051W07DD02700	R12909	RS	252 HARDCASTLE AVE	\$ 80,090	0.200
051W07DD02800	R12919	RS	990 CORBY ST	\$ 88,350	0.160
051W07DD03000	R12911	RS	978 CORBY ST	\$ 125,870	0.170
051W07DD03100	R12905	RS	958 CORBY ST	\$ 215,140	0.270
051W07DD03200	R110661	RS	301 CHARLES ST	\$ 162,750	0.160
051W07DD03300	R110662	RS	321 CHARLES ST	\$ 142,080	0.170
051W07DD03400	R110663	RS	343 CHARLES ST	\$ 147,960	0.170
051W07DD03500	R110664	RS	365 CHARLES ST	\$ 203,570	0.170
051W07DD03900	R110668	RS	890 CHARLES CT	\$ 172,970	0.220
051W07DD04000	R110669	RS		\$ -	0.140
051W07DD04100	R110670	RS		\$ 90	0.010
051W07DD04200	R110671	RS	344 CHARLES ST	\$ 152,280	0.170
051W07DD04300	R110672	RS	324 CHARLES ST	\$ 147,070	0.170
051W07DD04400	R110673	RS	300 CHARLES ST	\$ 150,140	0.160
051W07DD04500	R12887	RS	844 CORBY ST	\$ 167,490	0.290
051W07DD04600	R12885	RS	808 CORBY ST	\$ 161,250	0.210
051W07DD04700	R12882	RS	792 CORBY ST	\$ 84,070	0.180
051W07DD04800	R12880	RS	850 CORBY ST	\$ 232,750	0.260
051W07DD04900	R12884	RS	856 CORBY ST	\$ 212,680	0.270
051W07DD05000	R12881	RS	870 CHARLES CT	\$ 211,640	0.270
051W07DD05100	R12877	RS	850 CHARLES CT	\$ 183,000	0.290
051W07DD05200	R12876	RS	830 CHARLES CT	\$ 203,080	0.320

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W07DD05400	R108914	RS	833 GATCH ST	\$ 244,400	0.350
051W07DD05500	R108915	RS	865 GATCH ST	\$ 251,820	0.350
051W07DD05600	R108916	RS	891 GATCH ST	\$ 254,610	0.350
051W07DD05700	R108917	RS	931 GATCH ST	\$ 235,630	0.350
051W07DD05800	R13663	P/SP		\$ -	0.370
051W07DD05900	R108918	RS	971 GATCH ST	\$ 203,040	0.420
051W07DD06000	R12904	RS	444 HARDCASTLE AVE	\$ 113,110	0.320
051W07DD06100	R12910	RS	580 HARDCASTLE AVE	\$ 90,460	0.180
051W07DD06200	R108925	RS	950 GATCH ST	\$ 258,750	0.470
051W07DD06300	R108924	RS	910 GATCH ST	\$ 190,780	0.190
051W07DD06400	R108923	RS	870 GATCH ST	\$ 206,360	0.140
051W07DD06500	R108922	RS	856 GATCH ST	\$ 194,940	0.150
051W07DD06600	R108921	RS	830 GATCH ST	\$ 200,040	0.140
051W07DD06700	R12902	RM		\$ 44,600	0.530
051W07DD06900	R12898	RM; P/SP	750 HARDCASTLE AVE	\$ 567,950	0.550
051W07DD07000	R12896	RM; P/SP	796 HARDCASTLE AVE	\$ 182,670	0.310
051W08A 00100	R106978	IP	2929 N PACIFIC HWY	\$ 1,007,420	4.480
051W08A 00300	R106974	IP	1395 INDUSTRIAL AVE	\$ 155,460	1.830
051W08A 00400	R106975	IP	2875 NATIONAL WAY	\$ 392,260	1.640
051W08A 00600	R106976	IP	1501 INDUSTRIAL AVE NE	\$ 679,670	2.000
051W08A 00700	R106977	IP	2917 N PACIFIC HWY	\$ 275,420	1.640
051W08A 00800	R106979	IP	1600 INDUSTRIAL AVE	\$ 156,020	0.000
051W08A 00900	R106981	IP	1550 INDUSTRIAL AVE	\$ 302,120	0.830
051W08A 01000	R106980	IP	2710 NATIONAL WAY	\$ 325,210	1.010
051W08A 01200	R106982	IP	2555 N PACIFIC HWY	\$ 1,259,030	0.000
051W08A 01300	R106984	IP	2500 NATIONAL WAY	\$ 461,120	1.080
051W08A 01400	R106986	IP; CG	2300 NATIONAL WAY	\$ 496,670	1.320
051W08A 01500	R106985	CG	2333 N PACIFIC HWY	\$ 994,120	1.260
051W08A 01600	R106987	CG	2285 N PACIFIC HWY	\$ 58,110	0.180
051W08A 01700	R106968	CG	2225 N PACIFIC HWY	\$ 738,720	1.970
051W08A 01701	R338306	CG		\$ 47,130	0.150
051W08A 01800	R106967	CG	2175 N PACIFIC HWY	\$ 1,194,990	5.570
051W08A 01900	R106972	IP	2205 NATIONAL WAY	\$ 141,110	2.030
051W08A 02000	R106969	P/SP	2225 NATIONAL WAY	\$ -	1.390
051W08A 02300	R106973	IP	2765 NATIONAL WAY	\$ 3,002,780	10.910
051W08A 02400	R106961	IP	1360 INDUSTRIAL AVE	\$ 238,960	2.990
051W08A 02500	R106962	IP	2600 PROGRESS WAY	\$ 1,127,150	3.220
051W08A 02700	R106954	IP		\$ -	0.140
051W08A 02800	R106953	IP		\$ -	0.140
051W08A 03000	R106960	IP	2590 PROGRESS WAY	\$ 278,840	3.180
051W08A 03300	R106959	IP	2550 PROGRESS WAY	\$ 3,392,360	11.130
051W08A 03400	R12961	IP	2450 PROGRESS WAY	\$ 4,315,600	11.980

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION**  
**CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08A 03600	R106971	IP	2215 NATIONAL WAY	\$ 1,934,830	4.080
051W08A 03700	R108682	CG	1535 MT HOOD AVE	\$ 209,850	0.980
051W08A 03800	R108683	CG	1539 MT HOOD AVE	\$ 766,140	1.010
051W08A 03801	R336801	CG	1537 MT HOOD AVE	\$ 1,610,650	1.000
051W08A 04100	R108970	CG	2000 N PACIFIC HWY	\$ 344,750	0.680
051W08A 04300	R108965	CG	2100 N PACIFIC HWY	\$ 1,128,040	2.490
051W08A 04600	R108964	CG	2140 N PACIFIC HWY	\$ 792,680	2.040
051W08A 04700	R108962	CG	2200 N PACIFIC HWY	\$ 886,190	1.360
051W08A 04800	R108971	CG	2200 N PACIFIC HWY	\$ 1,968,620	2.840
051W08A 04900	R108963	CG	2230 PACIFIC HWY	\$ 196,840	0.730
051W08A 05000	R108961	CG	2400 N PACIFIC HWY	\$ 69,080	0.480
051W08A 05100	R108972	CG	2230 N PACIFIC HWY	\$ 334,710	2.060
051W08A 05200	R108974	CG	2045 MOLALLA RD NE	\$ 630,270	9.620
051W08A 05300	R335122	CG	1543 MT HOOD AVE NE	\$ 720,830	0.610
051W08A 05400	R335123	CG	1561 MT HOOD AVE NE	\$ 8,044,330	8.500
051W08A 05500	R335124	CG	1675 MT HOOD AVE NE	\$ 829,380	0.530
051W08A 05600	R335125	CG	0 MT HOOD AVE NE	\$ 270,940	0.570
051W08B 00100	R106949	IP	2555 PROGRESS WAY	\$ 3,427,700	10.650
051W08B 00200	R106950	IP		\$ -	0.550
051W08B 00300	R12986	IL	2499 N FRONT ST	\$ 379,220	9.340
051W08B 00400	R12983	IL	2279 N FRONT ST	\$ 394,880	12.920
051W08B 00700	R12979	IL	2215 N FRONT ST	\$ 2,107,170	7.100
051W08B 00900	R106951	IP	2475 PROGRESS WAY	\$ 1,972,700	3.220
051W08B 01100	R12980	IP	2355 PROGRESS WAY	\$ 1,661,880	2.730
051W08B 01101	R12981	IP	2475 PROGRESS WAY	\$ 1,103,340	2.030
051W08B 01200	R12978	IP		\$ -	0.000
051W08B 01300	R12971	IP	2257 PROGRESS WAY	\$ 1,149,330	4.550
051W08B 01400	R12970	IP		\$ 21,420	0.270
051W08B 01500	R12968	IP	2215 PROGRESS WAY	\$ 167,750	2.690
051W08B 01600	R12967	IP		\$ -	0.000
051W08B 01700	R12966	IP		\$ -	1.000
051W08B 01800	R108688	IP	2079 PROGRESS WAY	\$ -	3.360
051W08B 02000	R12977	IP	2400 PROGRESS WAY	\$ 287,940	1.910
051W08B 02100	R12974	IP	2400 PROGRESS WAY	\$ 102,620	1.350
051W08B 02200	R12973	IP		\$ 13,980	0.200
051W08B 02300	R12964	IP	2250 PROGRESS WAY	\$ 1,161,590	1.990
051W08B 02400	R12965	IP	2146 PROGRESS WAY	\$ 165,630	0.440
051W08B 02600	R108684	CG	2050 PROGRESS WAY	\$ 1,075,070	0.790
051W08B 02601	R108687	CG	1385 MT HOOD AVE	\$ 630,940	0.720
051W08B 02602	R347216	CG	2100 PROGRESS WAY	\$ -	0.970
051W08B 02603	R347217	CG	1395 MT HOOD AVE	\$ -	1.470
051W08B 02700	R108685	CG	1425 MT HOOD AVE	\$ 668,710	0.690



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08B 02800	R108686	CG	1475 MT HOOD AVE	\$ -	7.050
051W08B 03000	R108569	P/SP		\$ -	3.280
051W08B 03100	R12963	IP		\$ 13,210	0.170
051W08BB00100	R107023	RS	401 IRONWOOD TER	\$ 325,970	0.130
051W08BB00200	R107024	RS	399 IRONWOOD TER	\$ 256,090	0.140
051W08BB00300	R107025	RS	377 IRONWOOD TER	\$ 321,260	0.130
051W08BB00400	R107026	RS	365 IRONWOOD TER	\$ 270,560	0.130
051W08BB00500	R107027	RS	343 IRONWOOD TER	\$ 267,310	0.160
051W08BB00600	R107028	RS	2598 EDGEWATER DR	\$ 271,400	0.200
051W08BB00700	R107029	RS	2586 EDGEWATER DR	\$ 243,740	0.170
051W08BB00800	R107030	RS	370 IRONWOOD TER	\$ 256,640	0.150
051W08BB00900	R107031	RS	382 IRONWOOD TER	\$ 223,350	0.130
051W08BB01000	R107032	RS	394 IRONWOOD TER	\$ 243,960	0.140
051W08BB01100	R107033	RS	416 IRONWOOD TER	\$ 271,130	0.130
051W08BB01200	R107038	RS	431 INGLEWOOD LN	\$ 186,820	0.120
051W08BB01300	R107039	RS	427 INGLEWOOD LN	\$ 194,510	0.120
051W08BB01400	R107040	RS	415 INGLEWOOD LN	\$ 200,370	0.120
051W08BB01500	R107041	RS	403 INGLEWOOD LN	\$ 224,890	0.130
051W08BB01600	R107042	RS	408 INGLEWOOD LN	\$ 242,370	0.130
051W08BB01700	R107043	RS	412 INGLEWOOD LN	\$ 216,220	0.110
051W08BB01800	R107044	RS	426 INGLEWOOD LN	\$ 195,760	0.110
051W08BB02000	R323045	RS	2574 EDGEWATER DR	\$ 272,970	0.150
051W08BB02100	R323046	RS	335 QUAIL RUN CIR	\$ 290,490	0.210
051W08BB02200	R323047	RS	327 QUAIL RUN CIR	\$ 263,170	0.200
051W08BB02300	R323048	RS	315 QUAIL RUN CIR	\$ 239,650	0.190
051W08BB02400	R323049	RS	316 QUAIL RUN CIR	\$ 217,890	0.210
051W08BB02500	R323050	RS	328 QUAIL RUN CIR	\$ 219,350	0.190
051W08BB02600	R323051	RS	336 QUAIL RUN CIR	\$ 221,090	0.170
051W08BB02700	R323052	RS	2562 EDGEWATER DR	\$ 242,690	0.130
051W08BB02800	R323053	RS	2550 EDGEWATER DR	\$ 235,110	0.110
051W08BB02900	R323054	RS	2548 EDGEWATER DR	\$ 243,320	0.110
051W08BB03000	R323055	RS	2536 EDGEWATER DR	\$ 215,600	0.110
051W08BB03100	R323056	RS	2524 EDGEWATER DR	\$ 223,570	0.120
051W08BB03200	R323057	RS	2512 EDGEWATER DR	\$ 252,650	0.160
051W08BB03300	R323058	RS	402 MUIRFIELD LN	\$ 216,230	0.180
051W08BB03400	R323059	RS	420 MUIRFIELD LN	\$ 190,980	0.120
051W08BB03500	R323060	RS	438 MUIRFIELD LN	\$ 219,020	0.130
051W08BB03600	R323061	RS	456 MUIRFIELD LN	\$ 242,460	0.130
051W08BB03700	R323062	RS	451 MUIRFIELD LN	\$ 210,410	0.110
051W08BB03800	R323063	RS	437 MUIRFIELD LN	\$ 200,980	0.110
051W08BB03900	R323064	RS	421 MUIRFIELD LN	\$ 211,850	0.140
051W08BC00100	R12975	IL	2129 N FRONT ST	\$ 387,260	2.360

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08BC00200	R106512	P/SP		\$ -	2.290
051W08BC00500	R12969	IP		\$ 185,500	2.960
051W08BC00600	R12960	IL	1055 MT HOOD AVE	\$ 2,910,250	4.020
051W08BC00601	R326381	P/SP		\$ -	1.690
051W08BC00800	R108692	CO	1175 MT HOOD AVE	\$ -	3.920
051W08CA00100	R12952	RS	1530 MT HOOD AVE	\$ -	3.860
051W08CA00200	R13075	RS		\$ -	0.260
051W08CA00300	R107152	RS	1730 TIERRA LYNN DR	\$ 139,520	0.190
051W08CA00400	R107151	RS	1445 KEVIN CT	\$ 157,510	0.160
051W08CA00500	R107150	RS	1460 KEVIN CT	\$ 144,560	0.180
051W08CA00600	R107149	RS	1440 KEVIN CT	\$ 173,480	0.200
051W08CA00700	R107148	RS	1410 KEVIN CT	\$ 132,830	0.130
051W08CA00800	R107147	RS	1660 TIERRA LYNN DR	\$ 173,770	0.200
051W08CA00900	R107146	RS	1630 TIERRA LYNN DR	\$ 169,850	0.190
051W08CA01000	R107145	RS	1590 TIERRA LYNN DR	\$ 177,760	0.160
051W08CA01100	R107144	RS	1570 TIERRA LYNN DR	\$ 159,660	0.200
051W08CA01200	R107143	RS	1550 TIERRA LYNN DR	\$ 182,010	0.200
051W08CA01300	R107142	RS	1530 TIERRA LYNN DR	\$ 167,290	0.160
051W08CA01400	R107141	RS	1435 ALEXANDRA AVE	\$ 164,290	0.270
051W08CA01500	R107140	RS	1345 ALEXANDRA AVE	\$ 169,020	0.250
051W08CA01600	R107139	RS	1535 TIERRA LYNN DR	\$ 205,090	0.160
051W08CA01700	R107138	RS	1555 TIERRA LYNN DR	\$ 158,010	0.190
051W08CA01800	R107137	RS	1575 TIERRA LYNN DR	\$ 171,460	0.160
051W08CA01900	R107136	RS	1595 TIERRA LYNN DR	\$ 180,150	0.160
051W08CA02000	R107135	RS	1635 TIERRA LYNN DR	\$ 175,270	0.150
051W08CA02100	R107134	RS	1665 TIERRA LYNN DR	\$ 171,990	0.130
051W08CA02200	R107133	RS	1320 AMY CT	\$ 190,210	0.180
051W08CA02300	R107132	RS	1340 AMY CT	\$ 166,080	0.170
051W08CA02400	R107131	RS	1335 AMY CT	\$ 164,930	0.160
051W08CA02500	R107130	RS	1345 AMY CT	\$ 152,710	0.250
051W08CA02600	R107129	RM	1755 TIERRA LYNN DR	\$ 278,250	0.300
051W08CA02700	R107128	RM	1250 MT HOOD AVE	\$ 169,020	0.280
051W08CA02800	R13074	RM	1750 PARK AVE	\$ -	2.770
051W08CA02900	R12953			\$ -	0.280
051W08CA03000	R13073			\$ -	0.280
051W08CA03100	R13072	P/SP	1630 PARK AVE	\$ -	2.790
051W08CA03200	R107153	RM	1215 JAMES ST	\$ 408,410	0.580
051W08CA03400	R107154	RM	1259 JAMES ST	\$ 346,880	0.590
051W08CA03700	R13071	RS	1315 JAMES ST	\$ 141,240	0.210
051W08CA03800	R13070	RS	1345 JAMES ST	\$ 169,420	0.210
051W08CA03900	R13069	RS	1315 TIERRA LYNN DR	\$ 163,390	0.230
051W08CA04000	R107252	RM	1375 TIERRA LYNN DR	\$ 1,420,410	1.340

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CA04300	R108668	RS	1485 ALEXANDRA AVE	\$ 181,230	0.000
051W08CA04400	R108670	RS	1505 ALEXANDRA AVE	\$ 184,610	0.190
051W08CA04500	R108669	RS	1515 ALEXANDRA AVE	\$ 161,420	0.140
051W08CA04600	R12951	RS		\$ 80	0.000
051W08CA04700	R108671	RS	1535 ALEXANDRA AVE	\$ 199,950	0.120
051W08CA04800	R108672	RS	1565 ALEXANDRA AVE	\$ 177,510	0.150
051W08CA04900	R108673	RS	1585 ALEXANDRA AVE	\$ 154,910	0.150
051W08CA05000	R108674	RS	1605 ALEXANDRA AVE	\$ 141,430	0.140
051W08CA05100	R108675	RS	1615 ALEXANDRA AVE	\$ 137,930	0.140
051W08CA05200	R108676	RS	1670 ALEXANDRA AVE	\$ 143,410	0.130
051W08CA05300	R108677	RS	1650 ALEXANDRA AVE	\$ 179,680	0.140
051W08CA05400	R108678	RS	1635 ALEXANDRA AVE	\$ 173,640	0.170
051W08CA05500	R108667	RS	1630 ALEXANDRA AVE	\$ 153,660	0.140
051W08CA05600	R108666	RS	1600 VAN LIEU CT	\$ 154,070	0.130
051W08CA05700	R108665	RS	1590 VAN LIEU CT	\$ 147,730	0.140
051W08CA05800	R108664	RS	1570 VAN LIEU CT	\$ 158,010	0.140
051W08CA05900	R108663	RS	1550 VAN LIEU CT	\$ 176,850	0.140
051W08CA06000	R108662	RS	1530 VAN LIEU CT	\$ 162,100	0.130
051W08CA06100	R108661	RS	1510 VAN LIEU CT	\$ 151,790	0.150
051W08CA06200	R108660	RS	1475 VAN LIEU CT	\$ 183,150	0.150
051W08CA06300	R108655	RS	1495 VAN LIEU CT	\$ 161,170	0.140
051W08CA06400	R108656	RS	1515 VAN LIEU CT	\$ 145,580	0.110
051W08CA06500	R108657	RS	1535 VAN LIEU CT	\$ 192,350	0.130
051W08CA06600	R108658	RS	1555 VAN LIEU CT	\$ 158,590	0.140
051W08CA06700	R108659	RS	1645 ALEXANDRA AVE	\$ 164,890	0.170
051W08CA06800	R108654	RS	1655 ALEXANDRA AVE	\$ 167,380	0.170
051W08CA06900	R108653	RS	1570 ALEXANDRA AVE	\$ 181,980	0.140
051W08CA07000	R108652	RS	1550 ALEXANDRA AVE	\$ 166,460	0.150
051W08CA07100	R108651	RS	1530 ALEXANDRA AVE	\$ 160,690	0.140
051W08CA07200	R108650	RS	1510 ALEXANDRA AVE	\$ 167,490	0.150
051W08CA07300	R108649	RS	1490 ALEXANDRA AVE	\$ 162,630	0.140
051W08CA07400	R108648	RS	1470 ALEXANDRA AVE	\$ 166,670	0.160
051W08CA07500	R108643	RS	1450 ALEXANDRA AVE	\$ 168,180	0.160
051W08CA07600	R108644	RS	1430 ALEXANDRA CT	\$ 158,470	0.140
051W08CA07700	R108645	RS	1410 ALEXANDRA CT	\$ 180,190	0.160
051W08CA07800	R108646	RS	1400 ALEXANDRA CT	\$ 141,200	0.150
051W08CA07900	R108647	RS	1380 ALEXANDRA CT	\$ 139,440	0.140
051W08CA08000	R108642	RS	1375 ALEXANDRA CT	\$ 169,860	0.140
051W08CA08100	R108640	RS	1395 ALEXANDRA CT	\$ 185,270	0.120
051W08CA08200	R108638	RS	1415 ALEXANDRA CT	\$ 178,450	0.140
051W08CA08300	R108636	RS	1435 ALEXANDRA CT	\$ 156,110	0.140
051W08CA08400	R108634	RS	1420 ALEXANDRA AVE	\$ 171,780	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CA08500	R108633	RS	1410 ALEXANDRA AVE	\$ 170,170	0.170
051W08CA08600	R108635	RS	1430 TIERRA LYNN DR	\$ 169,890	0.140
051W08CA08700	R108637	RS	1420 TIERRA LYNN DR	\$ 168,510	0.140
051W08CA08800	R108639	RS	1400 TIERRA LYNN DR	\$ 168,920	0.140
051W08CA08900	R108641	RS	1380 TIERRA LYNN DR	\$ 161,010	0.140
051W08CA09000	R107263	RS	1310 TIERRA LYNN DR	\$ 195,710	0.250
051W08CA09100	R107262	RS	1445 JAMES ST	\$ 208,970	0.230
051W08CA09200	R107261	RS	1473 JAMES ST	\$ 175,570	0.230
051W08CA09300	R107260	RS	1505 JAMES ST	\$ 201,600	0.230
051W08CA09400	R107259	RS	1521 JAMES ST	\$ 188,110	0.230
051W08CA09500	R107258	RS	1539 JAMES ST	\$ 169,640	0.240
051W08CA09600	R107257	RS	1567 JAMES ST	\$ 164,020	0.240
051W08CA09700	R107256	RM	1573 JAMES ST	\$ 150,700	0.150
051W08CA09800	R107255	RM	1581 JAMES ST	\$ 150,700	0.160
051W08CA09900	R107254	RM	1591 JAMES ST	\$ 150,700	0.160
051W08CA10000	R107268	RS	1568 JAMES ST	\$ 149,060	0.230
051W08CA10100	R107269	RS	1546 JAMES ST	\$ 174,880	0.230
051W08CA10200	R107270	RS	1524 JAMES ST	\$ 163,860	0.220
051W08CA10300	R107271	RS	1488 JAMES ST	\$ 202,810	0.230
051W08CA10400	R107272	RS	1448 JAMES ST	\$ 165,750	0.230
051W08CA10500	R107273	RS	1280 TIERRA LYNN DR	\$ 184,740	0.240
051W08CA10600	R13066	RS	1285 TIERRA LYNN DR	\$ 182,410	0.240
051W08CA10700	R13067	RS	1320 JAMES ST	\$ 264,460	0.250
051W08CA10800	R13068	RS	1300 JAMES ST	\$ 165,210	0.250
051W08CA10900	R107155	RM	1252 JAMES ST	\$ 464,830	0.570
051W08CA11000	R107156	RM	1202 JAMES ST	\$ 536,750	0.570
051W08CA90000	R107919	RM		\$ -	2.250
051W08CA90001	R107885	RM	1740 PARK AVE #1	\$ 44,790	0.000
051W08CA90002	R107886	RM	1740 PARK AVE #2	\$ 44,790	0.000
051W08CA90003	R107887	RM	1740 PARK AVE #3	\$ 44,790	0.000
051W08CA90004	R107888	RM	1740 PARK AVE #4	\$ 44,790	0.000
051W08CA90005	R107889	RM	1740 PARK AVE #5	\$ 44,790	0.000
051W08CA90006	R107890	RM	1740 PARK AVE #6	\$ 44,790	0.000
051W08CA90007	R107891	RM	1740 PARK AVE #7	\$ 44,790	0.000
051W08CA90008	R107892	RM	1740 PARK AVE #8	\$ 44,790	0.000
051W08CA90009	R107893	RM	1740 PARK AVE #9	\$ 44,790	0.000
051W08CA90010	R107894	RM	1740 PARK AVE #10	\$ 44,790	0.000
051W08CA90011	R107895	RM	1740 PARK AVE #11	\$ 44,790	0.000
051W08CA90012	R107896	RM	1740 PARK AVE #12	\$ 44,790	0.000
051W08CA90013	R107897	RM	1740 PARK AVE #13	\$ 44,790	0.000
051W08CA90014	R107898	RM	1740 PARK AVE #14	\$ 44,790	0.000
051W08CA90015	R107899	RM	1740 PARK AVE #15	\$ 44,790	0.000

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CA90016	R107900	RM	1740 PARK AVE #16	\$ 44,790	0.000
051W08CA90017	R107901	RM	1740 PARK AVE #17	\$ 44,790	0.000
051W08CA90018	R107902	RM	1740 PARK AVE #18	\$ 44,790	0.000
051W08CA90019	R107903	RM	1740 PARK AVE #19	\$ 44,790	0.000
051W08CA90020	R107904	RM	1740 PARK AVE #20	\$ 44,790	0.000
051W08CA90021	R107905	RM	1740 PARK AVE #21	\$ 44,790	0.000
051W08CA90022	R107906	RM	1740 PARK AVE #22	\$ 44,790	0.000
051W08CA90023	R107907	RM	1740 PARK AVE #23	\$ 44,790	0.000
051W08CA90024	R107908	RM	1740 PARK AVE #24	\$ 44,790	0.000
051W08CA90025	R107909	RM	1740 PARK AVE #25	\$ 44,790	0.000
051W08CA90026	R107910	RM	1740 PARK AVE #26	\$ 44,790	0.000
051W08CA90027	R107911	RM	1740 PARK AVE #27	\$ 44,790	0.000
051W08CA90028	R107912	RM	1740 PARK AVE #28	\$ 44,790	0.000
051W08CA90029	R107913	RM	1740 PARK AVE #29	\$ 44,790	0.000
051W08CA90030	R107914	RM	1740 PARK AVE #30	\$ 44,790	0.000
051W08CA90031	R107915	RM	1740 PARK AVE #31	\$ 44,790	0.000
051W08CA90032	R107916	RM	1740 PARK AVE #32	\$ 44,790	0.000
051W08CA90033	R107917	RM	1740 PARK AVE #33	\$ 44,790	0.000
051W08CA90034	R107918	RM	1740 PARK AVE #34	\$ 44,790	0.000
051W08CB00100	R108315	RM	1195 PARK CIR	\$ 68,160	0.100
051W08CB00200	R108316	RM	1193 PARK CIR	\$ 68,160	0.050
051W08CB00300	R108317	RM	1191 PARK CIR	\$ 68,160	0.080
051W08CB00400	R108318	RM	1181 PARK CIR	\$ 73,970	0.080
051W08CB00401	R347407	RM	1185 PARK CIR	\$ 73,970	0.060
051W08CB00402	R347408	RM	1189 PARK CIR	\$ 73,970	0.080
051W08CB00700	R108321	RM	1177 PARK CIR	\$ 73,970	0.070
051W08CB00800	R108322	RM	1173 PARK CIR	\$ 73,970	0.060
051W08CB00900	R108323	RM	1169 PARK CIR	\$ 73,970	0.080
051W08CB01000	R108324	RM	1165 PARK CIR	\$ 73,970	0.080
051W08CB01100	R108325	RM	1161 PARK CIR	\$ 73,970	0.060
051W08CB01200	R108357	RM	0 PARK CIR	\$ -	0.080
051W08CB01300	R108326	RM	1157 PARK CIR	\$ 73,970	0.070
051W08CB01400	R108327	RM	1149 PARK CIR	\$ 146,630	0.170
051W08CB01500	R108328	RM	1141 PARK CIR	\$ 146,630	0.180
051W08CB01600	R108329	RM	1133 PARK CIR	\$ 146,630	0.180
051W08CB01700	R108330	RM	1129 PARK CIR	\$ 79,640	0.070
051W08CB01800	R108331	RM	1125 PARK CIR	\$ 79,640	0.060
051W08CB01900	R108332	RM	1121 PARK CIR	\$ 79,640	0.080
051W08CB02000	R108333	RM	1118 PARK CIR	\$ 79,640	0.080
051W08CB02100	R108334	RM	1116 PARK CIR	\$ 79,640	0.070
051W08CB02200	R108356	RM	0 PARK CIR	\$ -	0.080
051W08CB02300	R108335	RM	1114 PARK CIR	\$ 79,640	0.070

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08CB02400	R108336	RM	1112 PARK CIR	\$ 73,320	0.080
051W08CB02401	R347473	RM	1110 PARK CIR	\$ 73,320	0.060
051W08CB02402	R347474	RM	1108 PARK CIR	\$ 73,320	0.080
051W08CB02700	R108350	RM	1138 PARK CIR	\$ 68,160	0.060
051W08CB02701	R347475	RM	1136 PARK CIR	\$ 68,160	0.050
051W08CB02702	R347476	RM	1134 PARK CIR	\$ 68,160	0.060
051W08CB03000	R108358	RM		\$ 19,260	0.060
051W08CB03100	R108353	RM	1152 PARK CIR	\$ 68,160	0.070
051W08CB03101	R347477	RM	1148 PARK CIR	\$ 68,160	0.050
051W08CB03102	R347478	RM	1146 PARK CIR	\$ 68,160	0.060
051W08CB03400	R108343	RM	1164 PARK CIR	\$ 80,010	0.080
051W08CB03500	R108344	RM	1667 PARK AVE	\$ 80,010	0.050
051W08CB03600	R108345	RM	1655 PARK AVE	\$ 80,010	0.050
051W08CB03700	R108346	RM	1639 PARK AVE	\$ 80,010	0.070
051W08CB03800	R108347	RM	1637 PARK AVE	\$ 68,160	0.080
051W08CB03900	R108348	RM	1635 PARK AVE	\$ 68,160	0.050
051W08CB04000	R108349	RM	1633 PARK AVE	\$ 68,160	0.070
051W08CB04400	R108342	RM	1631 PARK AVE	\$ 68,160	0.080
051W08CB04401	R347479	RM	1629 PARK AVE	\$ 68,160	0.050
051W08CB04402	R347480	RM	1627 PARK AVE	\$ 68,160	0.050
051W08CB04403	R347481	RM	1625 PARK AVE	\$ 68,160	0.060
051W08CB04500	R108700	RM	1469 PARK AVE	\$ 1,124,720	1.430
051W08CB04600	R108699	RM	1445 PARK AVE	\$ 154,910	0.350
051W08CB04700	R108698	P/SP	1385 PARK AVE	\$ -	8.960
051W08CB04800	R108697	P/SP	1060 MT HOOD AVE	\$ -	9.160
051W08CB04900	R107728	IL	1420 COMMERCE WAY	\$ 157,660	6.440
051W08CB05000	R107727	IL		\$ 94,370	5.110
051W08CB05100	R108704	P/SP	1200 BLK QUEEN CITY BLVD	\$ -	2.350
051W08CB05200	R108701	P/SP	1365 PARK AVE	\$ -	6.630
051W08CB05300	R107920	RS	1285 PARKVIEW CT	\$ 230,610	0.300
051W08CB05400	R107921	RS	1265 PARKVIEW CT	\$ 205,880	0.220
051W08CB05500	R107922	RS	1245 PARKVIEW CT	\$ 197,530	0.230
051W08CB05600	R107923	RS	1225 PARKVIEW CT	\$ 227,370	0.240
051W08CB05700	R108706	RS	1233 PARK AVE	\$ 142,780	0.160
051W08CB05800	R108702	RS	1245 PARK AVE	\$ 83,200	0.250
051W08CB05900	R108703	RS	1265 PARK AVE	\$ 120,100	0.190
051W08CC00100	R108707	RS	1227 PARK AVE	\$ 164,100	0.440
051W08CC00200	R108708	P/SP		\$ -	0.440
051W08CC00500	R108715	RS	1201 QUEEN CITY BLVD	\$ 29,640	0.310
051W08CC00600	R108705	RS	1161 QUEEN CITY BLVD	\$ 190,190	0.670
051W08CC00700	R107157	RS	1160 QUEEN CITY BLVD	\$ 293,470	0.250
051W08CC00800	R107158	RS	1031 KOFFLER AVE	\$ 195,670	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CC00900	R107159	RS	1051 KOFFLER AVE	\$ 187,670	0.230
051W08CC01000	R107160	RS	1081 KOFFLER AVE	\$ 182,680	0.240
051W08CC01100	R107161	RS	1101 KOFFLER AVE	\$ 168,400	0.240
051W08CC01200	R107163	RS	1141 KOFFLER AVE	\$ 186,600	0.220
051W08CC01300	R107162	RS		\$ 750	0.010
051W08CC01400	R107164	RS	1181 KOFFLER AVE	\$ 200,380	0.240
051W08CC01500	R108711	RS	1111 PARK AVE	\$ 207,380	0.500
051W08CC01600	R108713	RS	1185 KOFFLER AVE	\$ 151,360	0.160
051W08CC01700	R108712	RS	1087 PARK AVE	\$ 127,780	0.200
051W08CC01800	R13059	RS	1061 PARK AVE	\$ 99,860	0.260
051W08CC01900	R13053	RS	1029 PARK AVE	\$ 119,900	0.190
051W08CC02000	R13037	RM	1187 HARDCASTLE AVE	\$ 248,840	0.310
051W08CC02100	R13040	RM	1175 HARDCASTLE AVE	\$ 89,060	0.310
051W08CC02200	R13056	RS	1190 KOFFLER AVE	\$ 175,900	0.190
051W08CC02300	R108714	RS		\$ 90	0.000
051W08CC02400	R107166	RS		\$ 50	0.000
051W08CC02500	R107165	RS	1180 KOFFLER AVE	\$ 201,390	0.240
051W08CC02600	R13042	RM	1155 HARDCASTLE AVE	\$ 126,570	0.270
051W08CC02700	R107167	RS	1140 KOFFLER AVE	\$ 176,560	0.220
051W08CC02800	R107168	RS	1100 KOFFLER AVE	\$ 174,780	0.220
051W08CC02900	R13039	RM	1125 HARDCASTLE AVE	\$ 88,520	0.000
051W08CC02901	R352013	RM	1105 HARDCASTLE AVE	\$ 52,700	0.000
051W08CC02902	R352014	RM	1065 HARDCASTLE AVE	\$ 52,700	0.000
051W08CC03000	R13043	RM	1055 HARDCASTLE AVE	\$ 104,610	0.120
051W08CC03100	R13044	RM		\$ 2,280	0.090
051W08CC03200	R107169	RS	1080 KOFFLER AVE	\$ 186,850	0.210
051W08CC03300	R107170	RS	1040 KOFFLER AVE	\$ 193,120	0.210
051W08CC03400	R13041	RM	1015 HARDCASTLE AVE	\$ 100,520	0.320
051W08CC03500	R13045	RS	1001 HARDCASTLE AVE	\$ 102,070	0.170
051W08CC03600	R13054	RS	1036 QUEEN CITY BLVD	\$ 119,500	0.180
051W08CC03700	R13058	RS		\$ 2,620	0.020
051W08CC03800	R13062	RS	1050 QUEEN CITY BLVD	\$ 108,730	0.150
051W08CC03900	R107171	RS		\$ -	0.010
051W08CC04000	R108716	RS	1151 QUEEN CITY BLVD	\$ 114,810	0.420
051W08CC04100	R13063	RS	1053 QUEEN CITY BLVD	\$ 92,090	0.160
051W08CC04200	R13057	RS	1031 QUEEN CITY BLVD	\$ 111,970	0.150
051W08CC04300	R13047	RS	1011 QUEEN CITY BLVD	\$ 112,340	0.150
051W08CC04400	R13049	RS	967 HARDCASTLE AVE	\$ 118,250	0.150
051W08CC04500	R13050	RS	959 HARDCASTLE AVE	\$ 217,130	0.660
051W08CC04600	R13051	RS	913 HARDCASTLE AVE	\$ 118,520	0.500
051W08CC04700	R13046	RS	865 HARDCASTLE AVE	\$ 135,830	0.220
051W08CC04701	R335114	RS	887 HARDCASTLE AVE	\$ 238,960	0.280

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CC05100	R13458	RM	895 E LINCOLN ST	\$ 324,060	0.380
051W08CC05200	R13460	RM	975 E LINCOLN ST	\$ 173,540	0.210
051W08CC05300	R13461	RM	993 E LINCOLN ST	\$ 131,450	0.140
051W08CC05500	R13013	RM	920 HARDCASTLE AVE	\$ 64,160	0.340
051W08CC05501	R323815	RM	960 HARDCASTLE AVE	\$ 250,200	0.440
051W08CC05601	R135575	RM	970 HARDCASTLE AVE	\$ 153,770	0.130
051W08CC05700	R13009	RM	982 HARDCASTLE AVE	\$ 155,170	0.480
051W08CC05800	R13008	RM	1002 HARDCASTLE AVE	\$ 194,280	0.600
051W08CC05900	R13026	RM	1008 HARDCASTLE AVE	\$ 100,790	0.140
051W08CC06100	R13459	RM		\$ 99,440	0.730
051W08CC06101	R328588	RM	1035 E LINCOLN ST	\$ 144,480	0.230
051W08CC06200	R13456	RM	1129 E LINCOLN ST	\$ 140,410	0.700
051W08CC06300	R13453	RM	1143 E LINCOLN ST	\$ 83,920	0.700
051W08CC06301	R347808	RM		\$ 40,630	0.460
051W08CC06400	R13454	RM	1139 E LINCOLN ST	\$ 75,430	0.310
051W08CC06500	R13452	RM	1147 E LINCOLN ST	\$ 147,250	0.240
051W08CC06600	R106498	RM	1003 PARK AVE	\$ 257,740	0.290
051W08CC06700	R106499	RM	1005 PARK AVE	\$ 265,080	0.380
051W08CC06800	R106500	RM	1007 PARK AVE	\$ 272,250	0.460
051W08CC07000	R12997	RM	1025 PARK AVE	\$ -	3.520
051W08CC07100	R13048	RM	1016 HARDCASTLE AVE	\$ 120,100	0.150
051W08CC07200	R13025	RM	1104 HARDCASTLE AVE	\$ 135,530	0.220
051W08CC07300	R13022	RM	1130 HARDCASTLE AVE	\$ 91,530	0.140
051W08CC07400	R13021	RM	1160 HARDCASTLE AVE	\$ 172,380	0.180
051W08CC07600	R13024	RM	1180 HARDCASTLE AVE	\$ 131,770	0.150
051W08CC07700	R13023	RM	1188 HARDCASTLE AVE	\$ 148,400	0.230
051W08CC08000	R13016	RM	1090 PARK AVE	\$ 162,210	0.230
051W08CC08200	R12991	RM		\$ -	0.420
051W08CC08300	R13451	RM	1175 E LINCOLN ST	\$ -	0.680
051W08CC08400	R106502	RM		\$ -	0.010
051W08CC08500	R13446	RM	1179 E LINCOLN ST	\$ -	0.230
051W08CC08600	R13445	RM		\$ -	0.290
051W08CC08700	R12988	RM		\$ -	0.310
051W08CC09000	R13444	RM	1205 E LINCOLN ST	\$ 99,320	0.210
051W08CC09100	R13443	RM	1245 E LINCOLN ST	\$ 905,890	1.320
051W08CC90000	R107250	RM		\$ -	0.000
051W08CC90001	R107224	RM	1060 PARK AVE #A-1	\$ 49,270	0.000
051W08CC90002	R107225	RM	1060 PARK AVE #A-2	\$ 49,270	0.000
051W08CC90003	R107226	RM	1060 PARK AVE #A-3	\$ 49,270	0.000
051W08CC90004	R107227	RM	1060 PARK AVE #A-4	\$ 49,270	0.000
051W08CC90005	R107228	RM	1060 PARK AVE #A-5	\$ 49,270	0.000
051W08CC90006	R107229	RM	1060 PARK AVE #A-6	\$ 49,270	0.000



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08CC90007	R107230	RM	1050 PARK AVE #B-1	\$ 39,680	0.000
051W08CC90008	R107231	RM	1050 PARK AVE #B-2	\$ 39,680	0.000
051W08CC90009	R107232	RM	1050 PARK AVE #B-3	\$ 39,680	0.000
051W08CC90010	R107233	RM	1050 PARK AVE #B-4	\$ 39,680	0.000
051W08CC90011	R107234	RM	1050 PARK AVE #B-5	\$ 39,680	0.000
051W08CC90012	R107235	RM	1050 PARK AVE #B-6	\$ 39,680	0.000
051W08CC90013	R107236	RM	1050 PARK AVE #B-7	\$ 39,680	0.000
051W08CC90014	R107237	RM	1050 PARK AVE #B-8	\$ 39,680	0.000
051W08CC90015	R107238	RM	1040 PARK AVE #C-1	\$ 49,270	0.000
051W08CC90016	R107239	RM	1040 PARK AVE #C-2	\$ 49,270	0.000
051W08CC90017	R107240	RM	1040 PARK AVE #C-3	\$ 50,080	0.000
051W08CC90018	R107241	RM	1040 PARK AVE #C-4	\$ 49,270	0.000
051W08CC90019	R107242	RM	1040 PARK AVE #C-5	\$ 49,270	0.000
051W08CC90020	R107243	RM	1040 PARK AVE #C-6	\$ 49,270	0.000
051W08CC90021	R107244	RM	1030 PARK AVE #D-1	\$ 49,270	0.000
051W08CC90022	R107245	RM	1030 PARK AVE #D-2	\$ 49,270	0.000
051W08CC90023	R107246	RM	1030 PARK AVE #D-3	\$ 49,270	0.000
051W08CC90024	R107247	RM	1030 PARK AVE #D-4	\$ 49,270	0.000
051W08CC90025	R107248	RM	1030 PARK AVE #D-5	\$ 49,270	0.000
051W08CC90026	R107249	RM	1030 PARK AVE #D-6	\$ 49,270	0.000
051W08CD00100	R107253	CG	1227 N PACIFIC HWY	\$ 1,272,890	1.100
051W08CD00200	R107264	CG	1215 N PACIFIC HWY	\$ 490,500	0.640
051W08CD00300	R107265	P/SP	1650 JAMES ST	\$ -	0.800
051W08CD00400	R107267	RM	1570 JAMES ST	\$ 1,269,330	1.270
051W08CD00600	R107274	RS	1250 TIERRA LYNN DR	\$ 184,660	0.270
051W08CD00700	R107275	RS	1250 MAR CEL DR	\$ 190,360	0.280
051W08CD00800	R107276	RS	1244 MAR CEL DR	\$ 169,110	0.240
051W08CD00900	R107277	RS	1238 MAR CEL DR	\$ 183,510	0.280
051W08CD01000	R107278	RS	1230 MAR CEL DR	\$ 178,830	0.320
051W08CD01100	R107279	RS	1220 MAR CEL DR	\$ 170,990	0.250
051W08CD01200	R107289	RS	1150 MAR CEL DR	\$ 122,870	0.130
051W08CD01300	R107290	RS	1110 MAR CEL DR	\$ 146,510	0.130
051W08CD01400	R107291	RS	1050 MAR CEL DR	\$ 137,440	0.130
051W08CD01500	R107298	RS		\$ -	0.000
051W08CD01600	R107297	RS	1045 MAR CEL CT	\$ 123,380	0.100
051W08CD01700	R107296	RS	1450 MAR CEL CT	\$ 112,130	0.220
051W08CD01800	R107295	RS	1410 MAR CEL CT	\$ 132,090	0.170
051W08CD01900	R107294	RS	1415 MAR CEL CT	\$ 124,080	0.140
051W08CD02000	R107293	RS	1445 MAR CEL CT	\$ 129,310	0.110
051W08CD02100	R107292	RS	1165 MAR CEL DR	\$ 129,550	0.130
051W08CD02200	R107280	RS	1225 MAR CEL DR	\$ 174,520	0.250
051W08CD02300	R107281	RS	1285 MAR CEL DR	\$ 182,660	0.240

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08CD02400	R107282	RS	1315 MAR CEL DR	\$ 164,230	0.250
051W08CD02500	R107283	RS	1220 TIERRA LYNN DR	\$ 145,460	0.160
051W08CD02600	R107284	RS	1255 TIERRA LYNN DR	\$ 200,280	0.230
051W08CD02700	R107285	RS	20 TIERRA LYNN CT	\$ 175,040	0.260
051W08CD02800	R107286	RS	30 TIERRA LYNN CT	\$ 164,310	0.160
051W08CD02900	R107287	RS	40 TIERRA LYNN CT	\$ 203,570	0.160
051W08CD03000	R107288	RS	1195 TIERRA LYNN DR	\$ 170,720	0.250
051W08CD03200	R108710	RS	1220 PARK AVE	\$ 271,800	0.420
051W08CD03201	R344501	RS	1222 PARK AVE	\$ 222,660	0.230
051W08CD03202	R344502	RS	1224 PARK AVE	\$ 298,700	0.250
051W08CD03300	R13065	RS	1106 PARK AVE	\$ 129,370	0.140
051W08CD03400	R13064	RS	1100 PARK AVE	\$ 131,880	0.130
051W08CD03500	R13061	RS	1084 PARK AVE	\$ 138,190	0.130
051W08CD03600	R13055	RS	1068 PARK AVE	\$ 147,350	0.140
051W08CD03700	R13038	RM	1205 HARDCASTLE AVE	\$ 137,450	0.210
051W08CD03800	R108146	RS	1225 HARDCASTLE AVE	\$ 182,780	0.170
051W08CD03900	R108147	RS	1035 TIERRA LYNN DR	\$ 171,530	0.160
051W08CD04000	R108148	RS	1045 TIERRA LYNN DR	\$ 226,330	0.180
051W08CD04100	R108149	RS	1055 TIERRA CT	\$ 194,110	0.200
051W08CD04200	R108150	RS	1065 TIERRA CT	\$ 183,670	0.180
051W08CD04300	R108151	RS	1075 TIERRA CT	\$ 215,780	0.290
051W08CD04400	R108152	RS	1085 TIERRA CT	\$ 181,490	0.200
051W08CD04500	R108153	RS	1080 TIERRA LYNN DR	\$ 164,890	0.190
051W08CD04600	R108154	RS	1060 TIERRA LYNN DR	\$ 178,780	0.160
051W08CD04700	R108155	RS	1050 TIERRA LYNN DR	\$ 179,700	0.240
051W08CD04800	R108156	RS	1040 TIERRA LYNN DR	\$ 184,540	0.290
051W08CD04900	R108157	RS	1030 TIERRA LYNN DR	\$ 175,570	0.170
051W08CD05000	R13036	RS	1399 HARDCASTLE AVE	\$ 179,520	0.190
051W08CD05100	R13035	RM	1409 HARDCASTLE AVE	\$ 146,650	0.180
051W08CD05200	R13034	RM	1429 HARDCASTLE AVE	\$ 165,750	0.610
051W08CD05300	R13033	RM	1505 HARDCASTLE AVE	\$ 155,890	0.440
051W08CD05400	R13032	RM	1515 HARDCASTLE AVE	\$ 76,640	0.340
051W08CD05500	R13031	RM	1609 HARDCASTLE AVE	\$ 107,860	0.400
051W08CD05600	R13030	CO	1615 HARDCASTLE AVE	\$ 262,080	0.710
051W08CD05800	R13060	CG	1165 N PACIFIC HWY	\$ 493,860	1.620
051W08CD05900	R13029	CG	1625 HARDCASTLE AVE	\$ 138,000	0.730
051W08CD06000	R13052	CG	1155 N PACIFIC HWY	\$ 258,470	0.370
051W08CD06100	R13028	CG	1141 N PACIFIC HWY	\$ 172,680	0.240
051W08CD06200	R12994	CG	1740 HARDCASTLE AVE	\$ 212,450	0.480
051W08CD06300	R12987	CG	954-1032 N PACIFIC HWY	\$ 1,700,940	4.970
051W08CD06400	R13012	CG	1090 N PACIFIC HWY	\$ 693,900	0.440
051W08CD06500	R13014	CG	1085 N PACIFIC HWY	\$ 463,020	0.740

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08CD06600	R13001	CG	1083 N PACIFIC HWY	\$ 187,770	0.230
051W08CD06700	R13002	RM	1560 HARDCASTLE AVE	\$ 10,630	0.830
051W08CD06800	R13003	RM	1540 HARDCASTLE AVE	\$ -	0.130
051W08CD06900	R13004	RM	1444 HARDCASTLE AVE	\$ 65,430	0.230
051W08CD07000	R13005	RM		\$ 29,200	0.170
051W08CD07100	R13006	RM	1422 HARDCASTLE AVE	\$ 31,020	0.230
051W08CD07200	R13007	RM	1404 HARDCASTLE AVE	\$ 197,590	0.230
051W08CD07300	R13010	RM	1380 HARDCASTLE AVE	\$ 599,320	0.530
051W08CD07400	R13020	RM	1326 HARDCASTLE AVE	\$ 126,110	0.260
051W08CD07500	R13017	RM	1280 HARDCASTLE AVE	\$ 109,430	0.260
051W08CD07600	R13019	RM	1250 HARDCASTLE AVE	\$ 153,170	0.210
051W08CD07700	R13018	RM		\$ 930	0.020
051W08CD07800	R12990	RM	825 CAROL ST	\$ -	1.520
051W08CD07900	R12998	RM	940 CAROL ST	\$ 105,060	0.290
051W08CD08000	R12996	RM	920 CAROL ST	\$ 145,710	0.170
051W08CD08100	R12995	RM		\$ 8,170	0.130
051W08CD08300	R12993	CG	1041 N PACIFIC HWY	\$ 839,730	1.020
051W08CD08400	R108359	CG	1025 N PACIFIC HWY	\$ 741,900	0.480
051W08CD08700	R108360	CG	1031 WILLIAMS AVE	\$ 109,780	0.160
051W08CD08800	R108361	RM	1027 WILLIAMS AVE	\$ 94,790	0.180
051W08CD08900	R108362	RM	1015 WILLIAMS AVE	\$ 122,340	0.110
051W08CD09000	R108363	RM	1007 WILLIAMS AVE	\$ 111,280	0.110
051W08CD09100	R108364	RM	1008 WILLIAMS AVE	\$ 105,180	0.110
051W08CD09200	R108365	RM	1016 WILLIAMS AVE	\$ 156,660	0.140
051W08CD09300	R108366	RM	1028 WILLIAMS AVE	\$ 95,570	0.130
051W08CD09400	R108367	CG	1032 WILLIAMS AVE	\$ 125,910	0.180
051W08CD09500	R108368	CG	975 N PACIFIC HWY	\$ 165,150	0.280
051W08CD09600	R329071	RS	1201 DEL SOL CT	\$ 144,200	0.150
051W08CD09700	R329072	RS	1215 DEL SOL CT	\$ 143,330	0.160
051W08CD09800	R329073	RS	1227 DEL SOL CT	\$ 144,100	0.150
051W08CD09900	R329074	RS	1228 DEL SOL CT	\$ 143,330	0.150
051W08CD10000	R329075	RS	1216 DEL SOL CT	\$ 144,200	0.150
051W08CD10100	R329076	RS	1204 DEL SOL CT	\$ 144,200	0.160
051W08CD10200	R359852	RM	1413 HARDCASTLE AVE	\$ 28,010	0.180
051W08CD10300	R359854	RM	1411 HARDCASTLE AVE	\$ 57,100	0.360
051W08CD10400	R359855	RM	1405 HARDCASTLE AVE	\$ 28,010	0.180
051W08CD10500	R359856	RM	1401 HARDCASTLE AVE	\$ 28,010	0.170
051W08DA00400	R13116	CO	2010 MOLALLA RD NE	\$ 302,850	3.600
051W08DA00500	R13117	CG	1520 N PACIFIC HWY	\$10,637,480	9.760
051W08DA00600	R106365	RS	1477 JUNE WAY	\$ 121,550	0.140
051W08DA00700	R106366	RS	1463 JUNE WAY	\$ 127,760	0.140
051W08DA00800	R106367	RS	1447 JUNE WAY	\$ 128,480	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08DA00900	R106368	RS	1435 JUNE WAY	\$ 103,670	0.140
051W08DA01000	R106369	RS	1429 JUNE WAY	\$ 130,440	0.140
051W08DA01100	R106370	RS	1421 JUNE WAY	\$ 102,920	0.140
051W08DA01200	R106371	RS	1417 JUNE WAY	\$ 137,000	0.140
051W08DA01300	R106372	RS	1411 JUNE WAY	\$ 124,990	0.160
051W08DA01500	R106341	RS	1400 JUNE WAY	\$ 111,750	0.170
051W08DA01600	R106342	RS	1396 JUNE WAY	\$ 140,530	0.160
051W08DA01700	R106343	RS	1393 AUDREY WAY	\$ 234,850	0.190
051W08DA01800	R106360	RS	1399 JUNE WAY	\$ 146,300	0.160
051W08DA01900	R106361	RS	1432 JUNE WAY	\$ 134,730	0.140
051W08DA02000	R106362	RS	1444 JUNE WAY	\$ 142,780	0.140
051W08DA02100	R106363	RS	1460 JUNE WAY	\$ 121,660	0.150
051W08DA02200	R106364	RS	1474 JUNE WAY	\$ 93,920	0.140
051W08DA02400	R106355	RS	1475 AUDREY WAY	\$ 157,830	0.150
051W08DA02500	R106356	RS	1459 AUDREY WAY	\$ 119,000	0.150
051W08DA02600	R106357	RS	1445 AUDREY WAY	\$ 145,860	0.150
051W08DA02700	R106358	RS	1433 AUDREY WAY	\$ 143,380	0.150
051W08DA02800	R106359	RS	1395 JUNE WAY	\$ 123,970	0.180
051W08DA02900	R106351	RS	1394 AUDREY WAY	\$ 128,800	0.180
051W08DA03000	R106350	RS	1398 JUNE CIR	\$ 113,440	0.160
051W08DA03100	R106349	RS	1402 JUNE CIR	\$ 136,780	0.170
051W08DA03200	R106348	RS	1408 JUNE CIR	\$ 102,240	0.180
051W08DA03300	R106347	RS	1413 JUNE CIR	\$ 120,100	0.140
051W08DA03400	R106346	RS	1422 AUDREY WAY	\$ 148,770	0.180
051W08DA03500	R106345	RS	1440 AUDREY WAY	\$ 122,990	0.180
051W08DA03600	R106344	RS	1460 BARN ST	\$ 195,490	0.320
051W08DA03800	R106354	RS	1463 BARN ST	\$ 107,200	0.160
051W08DA03900	R106353	RS	1455 BARN ST	\$ 109,650	0.160
051W08DA04000	R106352	RS	1478 AUDREY WAY	\$ 110,160	0.180
051W08DA04400	R13108	RS	1385 COOLEY RD	\$ 203,010	2.170
051W08DA04600	R106314	RS	1349 COOLEY RD	\$ 152,390	0.140
051W08DA04700	R106313	RS	1575 AUDREY WAY	\$ 165,330	0.160
051W08DA04800	R106312	RS	1543 AUDREY WAY	\$ 149,250	0.140
051W08DA04900	R106311	RS	1523 AUDREY WAY	\$ 235,490	0.160
051W08DA05000	R106310	RS	1509 AUDREY WAY	\$ 235,170	0.170
051W08DA05100	R106309	RS	1391 AUDREY WAY	\$ 168,100	0.210
051W08DA05300	R106308	RS	1385 GREENVIEW DR	\$ 236,300	0.300
051W08DA05400	R106306	RS	1383 GREENVIEW DR	\$ 167,140	0.140
051W08DA05500	R106307	RS		\$ -	0.010
051W08DA05600	R106305	RS		\$ -	0.010
051W08DA05700	R106304	RS	1375 GREENVIEW DR	\$ 152,930	0.130
051W08DA05800	R106303	RS	1365 GREENVIEW DR	\$ 184,920	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08DA05900	R106302	RS	1359 GREENVIEW DR	\$ 182,410	0.160
051W08DA06000	R106301	RS	1345 GREENVIEW DR	\$ 163,670	0.160
051W08DA06100	R106300	RS	1323 GREENVIEW DR	\$ 170,070	0.160
051W08DA06200	R106299	RS	1297 GREENVIEW DR	\$ 180,420	0.160
051W08DA06300	R106298	RS	1281 GREENVIEW DR	\$ 169,930	0.160
051W08DA06400	R106323	RS	1420 GREENVIEW DR	\$ 180,730	0.180
051W08DA06500	R106322	RS	1464 GREENVIEW DR	\$ 175,250	0.160
051W08DA06600	R106321	RS	1486 GREENVIEW DR	\$ 291,960	0.160
051W08DA06700	R106320	RS	1498 GREENVIEW DR	\$ 172,680	0.190
051W08DA06800	R322089	RM	1557 JUNE WAY	\$ -	1.640
051W08DA07300	R322094	RM	1501 JUNE WAY	\$ 150,190	0.140
051W08DA07400	R322095	RM	1504 JUNE WAY	\$ 155,110	0.140
051W08DA07500	R322096	RM	1486 AUDREY WAY	\$ 155,610	0.140
051W08DA07600	R322097	RM	1482 AUDREY WAY	\$ 150,220	0.140
051W08DA07700	R322098	RM	1481 AUDREY WAY	\$ 155,070	0.150
051W08DA07800	R322099	RM	1483 AUDREY WAY	\$ 150,640	0.140
051W08DA07900	R322100	RM	1536 JUNE WAY	\$ 156,630	0.150
051W08DA08100	R333591	RM	1686 GRANITE DR	\$ 125,680	0.120
051W08DA08200	R333592	RM	1674 GRANITE DR	\$ 55,090	0.110
051W08DA08300	R333593	RM	1670 GRANITE DR	\$ 163,290	0.150
051W08DA08400	R333594	RM	1668 GRANITE DR	\$ 55,090	0.110
051W08DA08500	R333595	RM	1656 GRANITE DR	\$ 124,200	0.110
051W08DA08600	R333596	RM	1644 GRANITE DR	\$ 77,900	0.110
051W08DA08700	R333597	RM	1640 GRANITE DR	\$ 85,520	0.110
051W08DA08800	R333598	RM	1638 GRANITE DR	\$ 142,850	0.130
051W08DA08900	R333599	RM	1626 GRANITE DR	\$ 141,110	0.180
051W08DA09000	R333600	RM	1614 GRANITE DR	\$ 80,780	0.130
051W08DA09100	R333601	RM	1602 GRANITE DR	\$ 185,830	0.120
051W08DA09200	R333602	RM	1598 GRANITE DR	\$ 148,950	0.110
051W08DA09300	R333603	RM	1590 GRANITE DR	\$ 148,620	0.150
051W08DA09400	R333604	RM	1588 GRANITE DR	\$ 144,730	0.130
051W08DA09500	R333605	RM	1576 GRANITE DR	\$ 162,500	0.130
051W08DA09600	R333606	RM	1572 GRANITE DR	\$ 91,880	0.130
051W08DA09700	R333607	RM	1564 GRANITE DR	\$ 133,450	0.130
051W08DA09800	R333608	RM	1552 GRANITE DR	\$ 199,250	0.130
051W08DA09900	R333609	RM	1540 GRANITE DR	\$ 134,230	0.130
051W08DA10000	R333610	RM	1538 GRANITE DR	\$ 72,970	0.130
051W08DA10100	R333611	RM	1526 GRANITE DR	\$ 70,830	0.130
051W08DA10200	R333612	RM	1514 GRANITE DR	\$ 142,830	0.130
051W08DA10300	R333613	RM	1502 GRANITE DR	\$ 138,440	0.120
051W08DA10400	R333614	RM	1519 GRANITE DR	\$ 132,660	0.190
051W08DA10500	R333615	RM	1531 GRANITE DR	\$ 137,290	0.180

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION**  
**CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08DA10600	R333616	RM	2060 CRESTLINE DR	\$ 161,400	0.160
051W08DA10700	R333617	RM	2056 CRESTLINE DR	\$ 149,850	0.130
051W08DA10800	R333618	RM	2040 CRESTLINE DR	\$ 162,180	0.120
051W08DA10900	R333619	RM	2038 CRESTLINE DR	\$ 150,000	0.120
051W08DA11000	R333620	RM	2034 CRESTLINE DR	\$ 132,150	0.150
051W08DA11100	R333621	RM	2026 CRESTLINE DR	\$ 139,510	0.120
051W08DA11200	R333622	RM	2014 CRESTLINE DR	\$ 152,890	0.120
051W08DA11300	R333623	RM	2002 CRESTLINE DR	\$ 148,680	0.120
051W08DA11400	R333624	RM	2023 CRESTLINE DR NE	\$ 189,940	0.170
051W08DA11500	R333625	RM	2011 CRESTLINE DR NE	\$ 228,510	0.160
051W08DA11600	R333626	RM	1689 GRANITE DR	\$ 144,160	0.140
051W08DA11700	R333627	RM	1671 GRANITE DR	\$ 142,390	0.120
051W08DA11800	R333628	RM	1621 GRANITE DR	\$ 70,830	0.130
051W08DA11900	R333629	RM	1609 GRANITE DR	\$ 80,000	0.240
051W08DA12100	R333631	RM	1593 GRANITE DR	\$ 143,310	0.140
051W08DA12200	R333632	RM	1585 GRANITE DR	\$ 94,030	0.140
051W08DA12300	R333633	RM	1573 GRANITE DR	\$ 158,530	0.150
051W08DA12400	R333634	RM		\$ -	0.050
051W08DA12500	R333635			\$ -	1.290
051W08DB00300	R13109	CG	1490 N PACIFIC HWY	\$ -	9.680
051W08DB00400	R107219	CG	1503 N PACIFIC HWY	\$ 1,919,480	1.900
051W08DB00500	R107220	CG	1565 N PACIFIC HWY	\$ 1,361,400	1.430
051W08DB00900	R107223	CG	1585 N PACIFIC HWY	\$ 1,173,790	1.490
051W08DB01000	R13123	CG	1780 MT HOOD AVE	\$ 357,810	0.290
051W08DB01001	R326367	CG	1700 MT HOOD AVE	\$ 358,000	0.210
051W08DB01100	R12959	CG	1650 MT HOOD AVE	\$ 142,070	0.500
051W08DB01200	R12958	CG	1600 MT HOOD AVE	\$ 1,559,210	2.930
051W08DB01300	R12955	CG		\$ 310,940	1.070
051W08DB01400	R12954	CG	1540 MT HOOD AVE	\$ 3,255,390	3.040
051W08DB01500	R12956	CG	1550 MT HOOD AVE	\$ 2,781,570	4.440
051W08DB01501	R12957	CG	1580 MT HOOD AVE	\$ 851,910	1.220
051W08DB01502	R357451	CG	1710 MT JEFFERSON AVE	\$ 183,460	0.670
051W08DB01700	R107217	CG	1750 MT JEFFERSON AVE	\$ 626,250	0.940
051W08DB01800	R107216	CG	1445 N PACIFIC HWY	\$ 777,580	0.950
051W08DB01900	R107215	CG	1369 N PACIFIC HWY	\$ 706,610	0.530
051W08DB01901	R327887	CG	1379 N PACIFIC HWY	\$ 466,600	0.430
051W08DB02200	R107212	CG	1333 N PACIFIC HWY	\$ 991,010	0.950
051W08DB02300	R107211	CG	1325 N PACIFIC HWY	\$ 532,060	0.470
051W08DB02400	R107210	CG	1299 N PACIFIC HWY	\$ 455,090	0.960
051W08DB02600	R13110	CG	1400 N PACIFIC HWY	\$ -	1.850
051W08DB02700	R13111	CG	1390 N PACIFIC HWY	\$ 1,688,670	2.710
051W08DB02800	R13106	CG	1310 N PACIFIC HWY	\$ 380,400	3.390

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08DC00100	R13105	CG	1310 N PACIFIC HWY	\$ 313,360	3.240
051W08DC00300	R13099	CG	1220 N PACIFIC HWY	\$ 1,047,000	5.210
051W08DC00400	R13085	CG	1190 N PACIFIC HWY	\$ 300,050	0.790
051W08DC00401	R13086	CG	1735 HARDCASTLE AVE	\$ 432,930	0.610
051W08DC00500	R13084	CG	1186 N PACIFIC HWY	\$ 446,310	0.630
051W08DC00700	R13089	CG	1140 N PACIFIC HWY	\$ 971,590	1.130
051W08DC00900	R13083	CG	1755 HARDCASTLE AVE	\$ 163,150	0.440
051W08DC01200	R13104	RM	1251 KENNEDY ST	\$ 127,850	0.220
051W08DC01300	R13098	RM	1231 KENNEDY ST	\$ 124,310	0.230
051W08DC01400	R13096	RM	1191 KENNEDY ST	\$ 119,490	0.230
051W08DC01500	R13094	RM	1171 KENNEDY ST	\$ 110,300	0.230
051W08DC01600	R13092	RM	1151 KENNEDY ST	\$ 108,640	0.220
051W08DC01700	R13082	RM	1141 KENNEDY ST	\$ 36,810	0.200
051W08DC01800	R13088		0 KENNEDY ST	\$ -	0.710
051W08DC01900	R13087	RM	1148 KENNEDY ST	\$ 110,400	0.300
051W08DC02000	R13091	RM	1168 KENNEDY ST	\$ 110,400	0.230
051W08DC02100	R13093	RM	1188 KENNEDY ST	\$ 112,040	0.230
051W08DC02200	R13095	RM	1228 KENNEDY ST	\$ 119,950	0.230
051W08DC02300	R13097	RM	1248 KENNEDY ST	\$ 125,440	0.230
051W08DC02400	R13103	RM	1268 KENNEDY ST	\$ 116,990	0.260
051W08DC02500	R13100	RS	1187 GREENVIEW DR	\$ -	0.200
051W08DC02600	R106529	RS	1185 GREENVIEW DR	\$ 176,770	0.130
051W08DC02700	R106528	RS	1175 GREENVIEW DR	\$ 172,790	0.190
051W08DC02800	R106527	RS	1165 GREENVIEW DR	\$ 169,050	0.160
051W08DC02900	R106526	RS	1155 GREENVIEW DR	\$ 155,500	0.140
051W08DC03000	R106525	RS	1145 GREENVIEW DR	\$ 154,260	0.140
051W08DC03100	R106524	RS	1135 GREENVIEW DR	\$ 147,160	0.140
051W08DC03200	R106523	RS	1125 GREENVIEW DR	\$ 189,720	0.170
051W08DC03300	R106522	RS	1115 GREENVIEW DR	\$ 157,050	0.170
051W08DC03400	R106520	RS	1825 HARDCASTLE AVE	\$ 181,870	0.160
051W08DC03500	R106521	RS	1105 GREENVIEW DR	\$ 171,410	0.160
051W08DC03600	R106547	RS	1100 GREENVIEW DR	\$ 177,390	0.150
051W08DC03700	R106548	RS	1110 GREENVIEW DR	\$ 171,620	0.140
051W08DC03800	R106549	RS	1120 GREENVIEW DR	\$ 116,750	0.130
051W08DC03900	R106550	RS	1130 GREENVIEW DR	\$ 136,350	0.130
051W08DC04000	R106551	RS	1140 GREENVIEW DR	\$ 138,250	0.130
051W08DC04100	R106552	RS	1150 GREENVIEW DR	\$ 151,030	0.140
051W08DC04200	R106553	RS	1160 GREENVIEW DR	\$ 173,260	0.160
051W08DC04300	R106554	RS	1170 GREENVIEW DR	\$ 174,560	0.120
051W08DC04400	R106542	RS	1145 ORCHARD LN	\$ 163,490	0.130
051W08DC04500	R106543	RS	1135 ORCHARD LN	\$ 169,010	0.160
051W08DC04600	R106544	RS	1125 ORCHARD LN	\$ 139,380	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08DC04700	R106545	RS	1115 ORCHARD LN	\$ 149,080	0.120
051W08DC04800	R106546	RS	1105 ORCHARD LN	\$ 158,130	0.150
051W08DC05500	R106417	RS	1840 HARDCASTLE AVE	\$ 200,650	0.370
051W08DC05700	R106416	RS	1836 HARDCASTLE AVE	\$ 136,900	0.150
051W08DC05800	R106413	RS	1838 HARDCASTLE AVE	\$ 186,320	0.160
051W08DC05801	R106414	RS	1832 HARDCASTLE AVE	\$ 149,800	0.210
051W08DC05802	R106415	RS	1834 HARDCASTLE AVE	\$ 161,510	0.320
051W08DC05803	R136888	RS		\$ 93,730	0.600
051W08DC05900	R106412	RS	1830 HARDCASTLE AVE	\$ 192,190	1.050
051W08DC06000	R106411	RS	1820 HARDCASTLE AVE	\$ 159,740	0.160
051W08DC06300	R108452	RM	1080 DUNN CT	\$ 120,790	0.220
051W08DC06400	R108451	RM	1070 DUNN CT	\$ 120,790	0.200
051W08DC06500	R108450	RM	1060 DUNN CT	\$ 120,790	0.200
051W08DC06600	R108449	RM	1050 DUNN CT	\$ 129,070	0.200
051W08DC06700	R108448	RM		\$ 1,560	0.010
051W08DC06800	R108447	RM	1040 DUNN CT	\$ 129,070	0.440
051W08DC06900	R108446	RM	1034 DUNN CT	\$ 129,070	0.270
051W08DC07000	R108444	RM	1041 DUNN CT	\$ 129,070	0.370
051W08DC07100	R108445	RM		\$ -	0.120
051W08DC07200	R108443	RM	1051 DUNN CT	\$ 129,070	0.240
051W08DC07300	R108442	RM	1061 DUNN CT	\$ 120,790	0.210
051W08DC07400	R108441	RM	1071 DUNN CT	\$ 120,790	0.200
051W08DC07500	R108440	RM	1081 DUNN CT	\$ 120,790	0.220
051W08DC07600	R106182	RS	1910 HARDCASTLE AVE	\$ 215,870	0.270
051W08DC07601	R355647	RS	1076 ORCHARD LN	\$ 36,150	0.140
051W08DC07700	R106183	RS	1064 ORCHARD LN	\$ 164,090	0.130
051W08DC07800	R106184	RS	1052 ORCHARD LN	\$ 160,080	0.130
051W08DC07900	R106185	RS	1048 ORCHARD LN	\$ 154,090	0.130
051W08DC08000	R106186	RS	1036 ORCHARD LN	\$ 164,090	0.130
051W08DC08100	R106187	RS	1024 ORCHARD LN	\$ 164,090	0.130
051W08DC08200	R106188	RS	1012 ORCHARD LN	\$ 160,080	0.130
051W08DC08300	R106189	RS	1015 ORCHARD LN	\$ 160,320	0.140
051W08DC08400	R106190	RS	1886 CENTENNIAL DR	\$ 151,640	0.150
051W08DC08500	R106191	RS	1874 CENTENNIAL DR	\$ 151,910	0.140
051W08DC08600	R106192	RS	1861 CENTENNIAL DR	\$ 169,200	0.230
051W08DC08700	R106193	RS	1873 CENTENNIAL DR	\$ 154,190	0.160
051W08DC08800	R106194	RS	1885 CENTENNIAL DR	\$ 159,820	0.160
051W08DC08900	R106195	RS	1047 ORCHARD LN	\$ 160,120	0.140
051W08DC09000	R106196	RS	1051 ORCHARD LN	\$ 153,030	0.160
051W08DC09100	R106197	RS	1063 ORCHARD LN	\$ 153,860	0.160
051W08DC09200	R106198	RS	1075 ORCHARD LN	\$ 182,730	0.240
051W08DC09300	R106199	RS	1890 HARDCASTLE AVE	\$ 147,210	0.130



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08DC09400	R106200	RS	1880 HARDCASTLE AVE	\$ 128,150	0.340
051W08DC09500	R360767	RS		\$ -	0.120
051W08DC09600	R360768	RS		\$ -	0.040
051W08DC09700	R360769	RS		\$ -	0.080
051W08DC09800	R360770	RS		\$ -	0.080
051W08DC09900	R360771	RS		\$ -	0.080
051W08DC10000	R360772	RS		\$ -	0.080
051W08DC10100	R360773	RS		\$ -	0.100
051W08DC10200	R360774	RS		\$ -	0.110
051W08DC10300	R360775	RS		\$ -	0.120
051W08DC10400	R360776	RS		\$ -	0.060
051W08DC10500	R360777	RS		\$ -	0.050
051W08DC10600	R360778	RS		\$ -	0.100
051W08DC10700	R360779	RS		\$ -	0.100
051W08DC10800	R360780	RS		\$ -	0.100
051W08DC10900	R360781	RS		\$ -	0.030
051W08DC11000	R360793	RS		\$ -	0.030
051W08DC11100	R360794	RS		\$ -	0.000
051W08DD00100	R106319	RS	1512 AUDREY WAY	\$ 249,510	0.190
051W08DD00200	R106318	RS	1524 AUDREY WAY	\$ 163,700	0.160
051W08DD00300	R106317	RS	1546 AUDREY WAY	\$ 147,050	0.190
051W08DD00400	R106316	RS	1580 AUDREY WAY	\$ 191,950	0.190
051W08DD00500	R106315	RS	1327 COOLEY RD	\$ 176,420	0.160
051W08DD00700	R106324	RS	1435 GREENVIEW CT	\$ 185,550	0.170
051W08DD00800	R106325	RS	1447 GREENVIEW CT	\$ 197,690	0.140
051W08DD00900	R106326	RS	1459 GREENVIEW CT	\$ 185,830	0.140
051W08DD01000	R106327	RS	1467 GREENVIEW CT	\$ 176,370	0.140
051W08DD01100	R106328	RS	1479 GREENVIEW CT	\$ 173,240	0.140
051W08DD01200	R106329	RS	1487 GREENVIEW CT	\$ 214,470	0.140
051W08DD01300	R106330	RS	1493 GREENVIEW CT	\$ 173,180	0.150
051W08DD01400	R106331	RS	1496 GREENVIEW CT	\$ 181,800	0.180
051W08DD01500	R106332	RS	1490 GREENVIEW CT	\$ 175,320	0.140
051W08DD01600	R106333	RS	1478 GREENVIEW CT	\$ 194,390	0.140
051W08DD01700	R106334	RS	1466 GREENVIEW CT	\$ 172,620	0.140
051W08DD01800	R106335	RS	1454 GREENVIEW CT	\$ 174,340	0.140
051W08DD01900	R106336	RS	1442 GREENVIEW CT	\$ 188,440	0.140
051W08DD02000	R106337	RS	1282 GREENVIEW DR	\$ 195,770	0.160
051W08DD02100	R106338	RS	1258 GREENVIEW DR	\$ 168,200	0.160
051W08DD02200	R106339	RS	1240 GREENVIEW DR	\$ 190,340	0.160
051W08DD02300	R106340	P/SP		\$ -	2.130
051W08DD02400	R106297	RS	1263 GREENVIEW DR	\$ 153,740	0.160
051W08DD02500	R106296	RS	1235 GREENVIEW DR	\$ 179,420	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W08DD02600	R106295	RS	1217 GREENVIEW DR	\$ 166,960	0.160
051W08DD02700	R106294	RS	1199 GREENVIEW DR	\$ 165,220	0.160
051W08DD02800	R106293	RS	1189 GREENVIEW DR	\$ 195,560	0.160
051W08DD02900	R106555	RS	1180 GREENVIEW DR	\$ 158,130	0.170
051W08DD03000	R106541	RS	1155 ORCHARD LN	\$ 170,020	0.130
051W08DD03100	R106540	RS	1165 ORCHARD LN	\$ 174,280	0.140
051W08DD03200	R106539	RS	1175 ORCHARD LN	\$ 157,660	0.140
051W08DD03300	R13090	RS		\$ 1,640	0.050
051W08DD03400	R106538	RS	1160 ORCHARD LN	\$ 264,210	0.290
051W08DD03500	R106537	RS	1140 ORCHARD LN	\$ 164,100	0.130
051W08DD03600	R106536	RS	1130 ORCHARD LN	\$ 171,240	0.140
051W08DD03700	R106535	RS	1120 ORCHARD LN	\$ 169,490	0.140
051W08DD03800	R106534	RS	1110 ORCHARD LN	\$ 186,050	0.140
051W08DD03900	R106533	RS	1100 ORCHARD LN	\$ 178,070	0.150
051W08DD04000	R106532	RS	1941 HARDCASTLE AVE	\$ 164,940	0.150
051W08DD04100	R106531	RS	1943 HARDCASTLE AVE	\$ 179,530	0.130
051W08DD04200	R106530	RS	1945 HARDCASTLE AVE	\$ 182,670	0.150
051W08DD04600	R106418	RS	1920 HARDCASTLE AVE	\$ 189,310	0.320
051W08DD04700	R106556	RS	163 HERITAGE AVE	\$ 177,310	0.310
051W08DD04800	R106557	RS	197 HERITAGE AVE	\$ 221,480	0.250
051W08DD04900	R106558	RS	225 HERITAGE AVE	\$ 174,940	0.230
051W08DD05000	R106559	RS	239 HERITAGE AVE	\$ 204,440	0.270
051W08DD05100	R106560	RS	253 HERITAGE AVE	\$ 154,090	0.270
051W08DD05200	R106561	RS	240 HERITAGE AVE	\$ 210,820	0.420
051W08DD05300	R106562	RS	226 HERITAGE AVE	\$ 185,620	0.320
051W08DD05400	R106563	RS	198 HERITAGE AVE	\$ 218,100	0.320
051W08DD05500	R106420	RS	160 HERITAGE AVE	\$ 192,250	0.330
051W08DD05600	R106419	RS	1930 HARDCASTLE AVE	\$ 254,800	0.400
051W08DD05700	R337713	RS	1965 HARDCASTLE AVE	\$ 211,270	0.150
051W08DD05800	R337714	RS	1983 HARDCASTLE AVE	\$ 199,390	0.140
051W08DD05900	R337715	RS	1995 HARDCASTLE AVE	\$ 181,440	0.150
051W08DD06000	R337716	RS	1488 COOLEY CT	\$ 183,920	0.200
051W08DD06100	R337717	RS	1462 COOLEY CT	\$ 283,440	0.240
051W08DD06200	R337718	RS	1477 COOLEY CT	\$ 189,730	0.200
051W08DD06300	R337719	RS	1483 COOLEY CT	\$ 232,340	0.190
051W08DD06400	R337720	RS	1495 COOLEY CT	\$ 185,990	0.220
051W08DD06500	R337721	RS	1573 COOLEY CT	\$ 238,810	0.140
051W08DD06600	R337722	RS	1587 COOLEY CT	\$ 196,540	0.140
051W08DD06700	R337723	RS	1595 COOLEY CT	\$ 300,610	0.210
051W08DD06800	R337724	RS	1271 COOLEY RD	\$ 207,940	0.150
051W08DD06900	R337725	RS	1275 COOLEY RD	\$ 224,640	0.290
051W08DD07000	R337726	RS	1287 COOLEY RD	\$ 217,340	0.180

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W08DD07100	R337727	RS	1293 COOLEY RD	\$ 209,110	0.150
051W08DD07200	R337728	RS	1297 COOLEY RD	\$ 221,880	0.170
051W08DD07300	R337729	P/SP	0 COOLEY RD	\$ -	1.030
051W17BA00200	R13420	CG	1605 E LINCOLN ST	\$ 677,450	0.600
051W17BA00400	R13423	CG	948 N PACIFIC HWY	\$ -	4.540
051W17BA00500	R13432	CG	941 N PACIFIC HWY	\$ 1,843,060	1.780
051W17BA00503	R13433	CG		\$ 25,530	0.090
051W17BA00600	R13435	RM	1425 E LINCOLN ST	\$ 151,810	0.250
051W17BA00601	R13449	RM	645 CAROL ST	\$ 82,950	0.120
051W17BA00700	R13437	RM	1311 E LINCOLN ST	\$ 342,870	0.500
051W17BA00900	R13442	RM	1283 E LINCOLN ST	\$ 205,460	2.470
051W17BA01000	R13425	RS	1280 E LINCOLN ST	\$ 23,310	0.140
051W17BA01001	R360231	RS		\$ 205,630	0.150
051W17BA01100	R13424	CG	1318 E LINCOLN ST	\$ 82,280	0.140
051W17BA01200	R13422	CG	1418 E LINCOLN ST	\$ 71,620	0.250
051W17BA01300	R108024	CG	893 N PACIFIC HWY	\$ 327,040	0.340
051W17BA01400	R108023	CG	875 N PACIFIC HWY	\$ 196,090	0.170
051W17BA01500	R108025	CG	845 N PACIFIC HWY	\$ 167,600	0.390
051W17BA01600	R108026	CG	1285 MCKINLEY ST	\$ 85,170	0.370
051W17BA01700	R108027	CG; RS	1265 MCKINLEY ST	\$ 126,120	0.360
051W17BA01900	R108022	P/SP	1375 BLAINE ST	\$ -	0.600
051W17BA02000	R13414	CG	770 N PACIFIC HWY	\$ 407,400	0.980
051W17BA03100	R13394	RS		\$ 53,340	0.260
051W17BA03101	R326188	RS	1595 AZTEC DR	\$ -	0.240
051W17BA03102	R331954	RS	1585 AZTEC DR	\$ 139,950	0.240
051W17BA03103	R331955	RS	1570 BLAINE ST	\$ 119,040	0.260
051W17BA04100	R13399	CG	1467 AZTEC DR	\$ 182,330	0.630
051W17BA04101	R331190	CG	1475 AZTEC DR	\$ 554,770	0.420
051W17BA04300	R13398	CG	1495 AZTEC DR	\$ -	0.610
051W17BA04900	R107935	RS	1566 AZTEC DR	\$ 161,210	0.190
051W17BA05000	R107934	RS	1560 AZTEC DR	\$ 195,000	0.190
051W17BA05100	R107933	RS	1552 AZTEC DR	\$ 159,360	0.150
051W17BA05200	R107932	RS	1546 AZTEC DR	\$ 183,750	0.150
051W17BA05300	R107931	RS	1534 AZTEC DR	\$ 210,420	0.160
051W17BA05400	R107930	RS	1516 AZTEC DR	\$ 155,620	0.150
051W17BA05500	R107929	RS	1508 AZTEC DR	\$ 160,590	0.150
051W17BA05600	R107928	RS	1498 AZTEC DR	\$ 164,030	0.160
051W17BA05700	R107927	RS	1490 AZTEC DR	\$ 159,700	0.150
051W17BA05800	R107926	RS	1482 AZTEC DR	\$ 156,600	0.150
051W17BA05900	R107925	CG	1470 AZTEC DR	\$ 254,690	0.420
051W17BA06200	R107924	CG	590 N PACIFIC HWY	\$ 407,590	1.580
051W17BA06300	R107299	RS	1249 MCKINLEY ST	\$ 137,950	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BA06400	R107300	RS	1257 MCKINLEY ST	\$ 125,480	0.230
051W17BA06500	R107301	RS	1245 MCKINLEY ST	\$ 122,780	0.230
051W17BA06600	R107302	RS	1251 MCKINLEY ST	\$ 131,060	0.230
051W17BA06700	R329479	RS	1517 AZTEC DR	\$ 94,620	0.230
051W17BA06800	R329480	RS	1535 AZTEC DR	\$ 182,010	0.180
051W17BA06900	R329481	RS	1547 AZTEC DR	\$ 161,510	0.180
051W17BA07000	R329482	RS	1553 AZTEC DR	\$ 150,140	0.180
051W17BA07100	R329483	RS	1561 AZTEC DR	\$ 186,270	0.240
051W17BA07200	R329484	RS	1565 AZTEC DR	\$ 160,420	0.240
051W17BB00100	R13426	RS	1244 E LINCOLN ST	\$ 192,580	0.690
051W17BB00200	R13427	RS	1200 E LINCOLN ST	\$ 89,480	0.170
051W17BB00300	R13428	RS	1190 E LINCOLN ST	\$ 121,840	0.260
051W17BB00400	R13429	RS	1170 E LINCOLN ST	\$ 169,040	0.280
051W17BB00500	R13430	RS	1162 E LINCOLN ST	\$ 169,590	0.390
051W17BB00600	R13431	RS	1150 E LINCOLN ST	\$ 119,490	0.330
051W17BB00700	R13434	RS	1036 E LINCOLN ST	\$ -	1.330
051W17BB00800	R13447	RS	986 E LINCOLN ST	\$ 157,190	0.130
051W17BB00801	R13448	RS	988 E LINCOLN ST	\$ 146,810	0.130
051W17BB00900	R13441	RS	1061 BRYAN ST	\$ 145,500	0.350
051W17BB01100	R13450	RS	984 E LINCOLN ST	\$ 114,180	0.190
051W17BB01200	R13436	RS	900 E LINCOLN ST	\$ 205,910	0.410
051W17BB01300	R13438	RS		\$ 240	0.010
051W17BB01400	R13440	RS	860 E LINCOLN ST	\$ 240,590	0.390
051W17BB01500	R13685	RS	840 E LINCOLN ST	\$ 123,340	0.270
051W17BB01600	R108047	RS	845 MCKINLEY ST	\$ 208,760	0.390
051W17BB01700	R108045	RS	855 MCKINLEY ST	\$ 230,860	0.300
051W17BB01701	R108046	RS	859 MCKINLEY ST	\$ 266,780	0.300
051W17BB01800	R108044	RS	885 MCKINLEY ST	\$ 197,530	0.390
051W17BB01900	R108043	RS	891 MCKINLEY ST	\$ 65,530	0.140
051W17BB02000	R108042	RS	1045 BRYAN ST	\$ 222,010	0.290
051W17BB02100	R108041	RS	1051 BRYAN ST #A	\$ 125,430	0.210
051W17BB02200	R108040	RS	1059 BRYAN ST	\$ 189,340	0.380
051W17BB02300	R108038	RS	1060 BRYAN ST	\$ 136,720	0.190
051W17BB02400	R108039	RS	1015 MCKINLEY ST	\$ 128,350	0.200
051W17BB02500	R108037	RS	1019 MCKINLEY ST	\$ 108,030	0.280
051W17BB02600	R108036	RS	1023 MCKINLEY ST	\$ 84,250	0.230
051W17BB02700	R108035	RS	1031 MCKINLEY ST	\$ 194,630	0.280
051W17BB02800	R108034	RS	1037 MCKINLEY ST	\$ 141,300	0.230
051W17BB02900	R108033	RS	1039 MCKINLEY ST	\$ 127,440	0.280
051W17BB03000	R108032	RS	1045 MCKINLEY ST	\$ 205,590	0.460
051W17BB03100	R108031	RS	1049 MCKINLEY ST	\$ 177,260	0.460
051W17BB03200	R108030	RS	1123 MCKINLEY ST	\$ 136,220	0.250

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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BB03201	R338110	RS	1085 MCKINLEY ST	\$ 53,110	0.240
051W17BB03300	R108029	RS	1145 MCKINLEY ST	\$ 199,780	0.270
051W17BB03400	R108028	RS	1165 MCKINLEY ST	\$ 158,100	0.140
051W17BB03500	R108021	P/SP	1375 BLAINE ST	\$ -	1.600
051W17BB03600	R108015	RS	1056 MCKINLEY ST	\$ 116,810	0.120
051W17BB03700	R108014	RS	1048 MCKINLEY ST	\$ 127,460	0.130
051W17BB03800	R108013	RS	1040 MCKINLEY ST	\$ 98,480	0.140
051W17BB03900	R108009	RS	1030 MCKINLEY ST	\$ 176,420	0.140
051W17BB04000	R108008	RS	1020 MCKINLEY ST	\$ 170,410	0.140
051W17BB04100	R108007	RS	1018 MCKINLEY ST	\$ 144,470	0.130
051W17BB04200	R108006	RS	1016 MCKINLEY ST	\$ 119,980	0.140
051W17BB04300	R108003	RS	960 BRYAN ST	\$ 107,530	0.140
051W17BB04400	R108000	RS	955 BRYAN ST	\$ 215,360	0.330
051W17BB04500	R107998	RS	880 MCKINLEY ST	\$ 139,690	0.190
051W17BB04600	R107996	RS	860 MCKINLEY ST	\$ 136,390	0.160
051W17BB04601	R107997	RS	849 BLAINE ST	\$ 198,100	0.220
051W17BB04800	R107994	RS	840 MCKINLEY ST	\$ 132,750	0.180
051W17BB04801	R321438	RS	777 BLAINE ST	\$ 208,860	0.270
051W17BB04900	R107999	RS	889 BLAINE ST	\$ 84,290	0.230
051W17BB05000	R108001	RS	891 BLAINE ST	\$ 174,900	0.170
051W17BB05100	R108002	RS	925 BRYAN ST	\$ 187,130	0.230
051W17BB05200	R108004	RS	914 BRYAN ST	\$ 141,160	0.160
051W17BB05300	R108005	RS	911 BLAINE ST	\$ 126,520	0.280
051W17BB05400	R108012	RS	965 BLAINE ST	\$ 123,090	0.140
051W17BB05500	R108011	RS	1015 BLAINE ST	\$ 104,130	0.150
051W17BB05600	R108010	RS	1025 BLAINE ST	\$ 118,320	0.000
051W17BB05800	R108018	RS	1039 BLAINE ST	\$ 143,430	0.150
051W17BB05900	R108016	RS		\$ 440	0.000
051W17BB06000	R108017	RS	1049 BLAINE ST	\$ 94,800	0.200
051W17BB06100	R108020	RS	0 BLAINE ST	\$ -	0.040
051W17BB06200	R107973	CG	611 N PACIFIC HWY	\$ 445,860	0.980
051W17BB06300	R107974	CG	1284 BLAINE ST	\$ 104,980	0.150
051W17BB06301	R107975	CG	1294 BLAINE ST	\$ 158,570	0.140
051W17BB06400	R107976	CG	1184 BLAINE ST	\$ 121,380	0.320
051W17BB06500	R107977	RS	1178 BLAINE ST	\$ 112,360	0.320
051W17BB06600	R107978	RS		\$ 3,390	0.290
051W17BB06700	R107979	RS	1050 BLAINE ST	\$ 129,760	0.140
051W17BB06800	R107980	RS	1042 BLAINE ST	\$ 123,320	0.140
051W17BB06900	R107981	RS	1038 BLAINE ST	\$ 115,420	0.390
051W17BB07000	R107982	RS	1000 BLAINE ST	\$ 125,330	0.230
051W17BB07100	R107983	RS	960 BLAINE ST	\$ 207,990	0.390
051W17BB07300	R107986	RS		\$ 22,780	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W17BB07400	R107985	RS	940 BLAINE ST	\$ 177,670	0.000
051W17BB07500	R107987	RS	904 BLAINE ST	\$ 213,600	0.790
051W17BB07600	R107988	RS	890 BLAINE ST	\$ 142,700	0.420
051W17BB07700	R107989	RS	868 BLAINE ST	\$ 117,520	0.370
051W17BB07800	R107990	RS	862 BLAINE ST	\$ 133,110	0.380
051W17BB07900	R107991	RS	856 BLAINE ST	\$ 149,700	0.500
051W17BB08000	R107993	RS	788 BLAINE ST	\$ 104,580	0.190
051W17BB08100	R107992	RS	790 BLAINE ST	\$ 98,030	0.230
051W17BB08200	R107067	RS	925 JOHNSON ST	\$ 159,690	0.160
051W17BB08300	R107068	RS	955 JOHNSON ST	\$ 172,800	0.180
051W17BB08400	R107069	RS	1019 JOHNSON ST	\$ 124,240	0.130
051W17BB08500	R107070	RS	1057 JOHNSON ST	\$ 149,010	0.170
051W17BB08600	R107071	RS	1087 JOHNSON ST	\$ 167,050	0.160
051W17BB08700	R107072	RS	821 BRYAN ST	\$ 132,270	0.160
051W17BB08800	R107073	RS	820 BRYAN ST	\$ 150,380	0.160
051W17BB08900	R107074	RS		\$ 5,350	0.090
051W17BB09000	R107075	RS	1229 JOHNSON ST	\$ 150,930	0.170
051W17BB09100	R13401	RS	1257 JOHNSON ST	\$ 190,120	0.230
051W17BB09200	R13390	CG	555 N PACIFIC HWY	\$ 1,026,650	2.780
051W17BB09300	R13400	CG	595 N PACIFIC HWY	\$ 443,900	1.100
051W17BB09400	R13392	RS	1260 JOHNSON ST	\$ 160,160	0.190
051W17BB09500	R13391	RS	664 ELM ST	\$ 222,920	0.190
051W17BB09600	R107079	RS	722 ELM ST	\$ 132,820	0.160
051W17BB09700	R107078	RS	1230 JOHNSON ST	\$ 149,950	0.150
051W17BB09800	R107076	RS	770 BRYAN ST	\$ 127,020	0.150
051W17BB09900	R107077	RS	720 BRYAN ST	\$ 126,080	0.190
051W17BB10000	R107096	RS	773 BRYAN ST	\$ -	0.580
051W17BB10100	R107090	RS		\$ -	0.020
051W17BB10200	R107089	RS	700 JOYCE ST	\$ 162,380	0.310
051W17BB10300	R107088	RS		\$ -	0.190
051W17BB10400	R107080	RS	940 JOHNSON ST	\$ 155,340	0.160
051W17BB10500	R107081	RS	733 JOYCE ST	\$ 133,590	0.140
051W17BB10600	R107082	RS	685 JOYCE ST	\$ 138,410	0.140
051W17BC00100	R65021	CG	516 N PACIFIC HWY	\$ 302,090	0.320
051W17BC00200	R65022	CG	514 N PACIFIC HWY	\$ 181,410	0.410
051W17BC00300	R13386	CG	525 N PACIFIC HWY	\$ 170,270	0.200
051W17BC00500	R13382	CG	447 N PACIFIC HWY	\$ 192,900	0.410
051W17BC00501	R13383	CG	485 N PACIFIC HWY	\$ 653,940	2.190
051W17BC00600	R13370	MUV	327 N PACIFIC HWY	\$ 314,740	0.420
051W17BC00800	R13364	MUV	383 N PACIFIC HWY	\$ 641,870	0.670
051W17BC00900	R13356	MUV	315 N PACIFIC HWY	\$ 82,200	0.320
051W17BC01000	R13346	MUV	303 N PACIFIC HWY	\$ 203,150	0.450

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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BC01100	R13347	MUV	0 YOUNG ST	\$ -	0.290
051W17BC01400	R13372	MUV	476 ELM ST	\$ 137,610	0.540
051W17BC01500	R13380	MUV	435 N PACIFIC HWY	\$ 330,250	0.630
051W17BC01600	R13384	RS	560 ELM ST	\$ 190,290	0.420
051W17BC01700	R13385	RS	630 ELM ST	\$ 143,280	0.190
051W17BC01800	R13388	RS	660 ELM ST	\$ 129,120	0.200
051W17BC01900	R106388	RS	675 ELM ST	\$ 177,190	0.240
051W17BC02000	R106389	RS	575 ELM ST	\$ 171,570	0.230
051W17BC02100	R106390	RS	539 ELM ST	\$ 170,370	0.230
051W17BC02200	R106391	RS	521 ELM ST	\$ 186,580	0.230
051W17BC02300	R106392	RS	485 ELM ST	\$ 167,860	0.220
051W17BC02400	R13377	RS	465 ELM ST	\$ 153,730	0.250
051W17BC02500	R13373	RS	447 ELM ST	\$ 168,360	0.230
051W17BC02600	R13371	RS	399 ELM ST	\$ 152,000	0.180
051W17BC02700	R13350	MUV	1075 YOUNG ST	\$ 219,870	0.600
051W17BC02800	R13354	MUV	1053 YOUNG ST	\$ 131,520	0.200
051W17BC02900	R13359	MUV	1047 YOUNG ST	\$ 123,330	0.210
051W17BC03000	R13368	MUV	350 BRYAN ST	\$ 153,180	0.220
051W17BC03100	R13374	RS	400 BRYAN ST	\$ 172,920	0.250
051W17BC03200	R13378	RS	450 BRYAN ST	\$ 189,310	0.120
051W17BC03300	R13379	RS	490 BRYAN ST	\$ 154,910	0.180
051W17BC03400	R106387	RS	528 BRYAN ST	\$ 170,780	0.230
051W17BC03500	R106386	RS	560 BRYAN ST	\$ 164,090	0.200
051W17BC03600	R106385	RS	590 BRYAN ST	\$ 174,500	0.200
051W17BC03700	R106384	RS	630 BRYAN ST	\$ 165,460	0.200
051W17BC03800	R106383	RS	660 BRYAN ST	\$ 136,430	0.220
051W17BC03900	R107097	RS	641 BRYAN ST	\$ 147,160	0.150
051W17BC04000	R107098	RS	619 BRYAN ST	\$ 130,850	0.140
051W17BC04100	R107099	RS	577 BRYAN ST	\$ 127,120	0.130
051W17BC04200	R107100	RS	555 BRYAN ST	\$ 127,400	0.120
051W17BC04300	R107101	RS	521 BRYAN ST	\$ 117,930	0.140
051W17BC04400	R107102	RS	485 BRYAN ST	\$ 125,020	0.140
051W17BC04500	R107095	RS	520 JOYCE ST	\$ 153,410	0.180
051W17BC04600	R107094	RS	550 JOYCE ST	\$ 158,750	0.170
051W17BC04700	R107093	RS	580 JOYCE ST	\$ 109,750	0.130
051W17BC04800	R107092	RS	620 JOYCE ST	\$ 157,300	0.140
051W17BC04900	R107091	RS	640 JOYCE ST	\$ 136,550	0.150
051W17BC05000	R107083	RS	655 JOYCE ST	\$ 133,110	0.150
051W17BC05100	R107084	RS	625 JOYCE ST	\$ 170,230	0.140
051W17BC05200	R107085	RS	581 JOYCE ST	\$ 115,830	0.140
051W17BC05300	R107086	RS	561 JOYCE ST	\$ 113,650	0.120
051W17BC05400	R107087	RS	531 JOYCE ST	\$ 131,690	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BC05500	R107103	RS	940 MARION ST	\$ 128,410	0.180
051W17BC05600	R107104	RS	980 MARION ST	\$ 124,100	0.140
051W17BC05700	R107106	RS	1010 MARION ST	\$ 110,810	0.150
051W17BC05800	R107107	RS	401 BRYAN ST	\$ 126,610	0.180
051W17BC05900	R107108	RS	400 BLK BRYAN ST	\$ -	0.000
051W17BC06100	R107105	RS		\$ 30	0.000
051W17BC06200	R13508	CG	0 YOUNG ST	\$ 62,770	0.360
051W17BC06400	R13375	CG	365 BRYAN ST	\$ 104,210	0.160
051W17BC06500	R13365	CG	1019 YOUNG ST	\$ 176,820	0.360
051W17BC06600	R13367	CG		\$ 16,140	0.090
051W17BC06700	R13363	CG	301 BRYAN ST	\$ 133,940	0.130
051W17BC06800	R13505	MUV	1030 YOUNG ST	\$ 393,440	2.850
051W17BC06900	R13329	MUV	1072 YOUNG ST	\$ 117,970	0.420
051W17BC07000	R13342	MUV	1078 YOUNG ST	\$ 109,120	0.140
051W17BC07100	R13340	MUV	1082 YOUNG ST	\$ 184,500	0.250
051W17BC07300	R13325	MUV	293 N PACIFIC HWY	\$ 61,690	0.240
051W17BC07400	R13324	MUV	203 N PACIFIC HWY	\$ 274,560	0.490
051W17BC07500	R13305	MUV	119 N PACIFIC HWY	\$ 349,550	1.420
051W17BC07600	R13291	MUV	200 N PACIFIC HWY	\$ 121,310	0.280
051W17BC07700	R13308	MUV	222 N PACIFIC HWY	\$ 171,000	0.310
051W17BC07800	R13319	MUV	262 N PACIFIC HWY	\$ 107,250	0.110
051W17BC07900	R13321	MUV	292 N PACIFIC HWY	\$ 100,080	0.170
051W17BC08000	R13341	MUV	312 N PACIFIC HWY	\$ 168,310	0.130
051W17BC08100	R13326	MUV	1200 BLK GEORGE ST	\$ 41,810	0.170
051W17BC08200	R13343	MUV	320 N PACIFIC HWY	\$ 432,030	0.850
051W17BC08400	R13358	MUV	354 N PACIFIC HWY	\$ 283,390	0.230
051W17BC08500	R13360	MUV	360 N PACIFIC HWY	\$ 58,590	0.080
051W17BC08600	R13361	MUV	392 N PACIFIC HWY	\$ 217,980	0.300
051W17BC08700	R13366	MUV	410 N PACIFIC HWY	\$ 92,470	0.140
051W17BC08800	R13369	MUV	432 N PACIFIC HWY	\$ 437,890	0.220
051W17BC08900	R65035	MUV	444 N PACIFIC HWY	\$ 194,470	0.350
051W17BC09000	R65034	MUV	460 N PACIFIC HWY	\$ 155,000	0.230
051W17BC09100	R65033	MUV	480 N PACIFIC HWY	\$ 328,550	0.580
051W17BC09200	R107939	RS	1395 TOMLIN AVE	\$ 129,730	0.260
051W17BC09300	R107938	RS	1365 TOMLIN AVE	\$ 117,770	0.260
051W17BC09400	R107937	MUV	1335 TOMLIN AVE	\$ 138,300	0.260
051W17BC09500	R13362	MUV	1305 TOMLIN AVE	\$ 106,660	0.240
051W17BC09600	R13344	CG	1270 TOMLIN AVE	\$ 193,160	0.280
051W17BC09700	R107949	RS	1300 TOMLIN AVE	\$ 125,180	0.250
051W17BC09800	R107950	RS	1330 TOMLIN AVE	\$ 171,340	0.250
051W17BC09900	R107951	RS	1360 TOMLIN AVE	\$ 228,910	0.330
051W17BC10000	R107952	RS	1390 TOMLIN AVE	\$ 154,670	0.250



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W17BC10100	R13334	RS	1395 GEORGE ST	\$ 130,910	0.220
051W17BC10200	R13332	RS	1365 GEORGE ST	\$ 120,520	0.220
051W17BC10300	R13331	RS	1335 GEORGE ST	\$ 121,220	0.210
051W17BC10400	R13330	RS	1305 GEORGE ST	\$ 195,170	0.220
051W17BC10500	R13328	CG	1295 GEORGE ST	\$ 74,340	0.220
051W17BC10600	R13327	MUV	1265 GEORGE ST	\$ 200,690	0.220
051W17BC10700	R13322	CG	1240 GEORGE ST	\$ 242,800	0.150
051W17BC10800	R13317	CG	1235 YOUNG ST	\$ 103,800	0.200
051W17BC10900	R13320	CG	1300 GEORGE ST	\$ 130,300	0.170
051W17BC11000	R13318	RS	1330 GEORGE ST	\$ 177,280	0.250
051W17BC11100	R13310	RS	1360 GEORGE ST	\$ 117,980	0.190
051W17BC11200	R13311	RS	1390 GEORGE ST	\$ 139,140	0.190
051W17BC11300	R13298	RS	1495 SILVERTON RD	\$ 131,870	0.210
051W17BC11400	R13297	RS	1465 SILVERTON RD	\$ 145,100	0.210
051W17BC11500	R13296	RS	1435 SILVERTON RD	\$ 137,540	0.200
051W17BC11600	R13304	CG	1295 YOUNG ST	\$ 131,400	0.250
051W17BC11700	R13309	CG	1265 YOUNG ST	\$ 113,460	0.150
051W17BC11800	R13307	MUV	1230 YOUNG ST	\$ 154,860	0.210
051W17BC12100	R13293	MUV		\$ 46,200	0.170
051W17BC12200	R13294	MUV	1260 YOUNG ST	\$ 68,120	0.150
051W17BC12300	R13295	MUV	1290 YOUNG ST	\$ 57,640	0.140
051W17BD00101	R106181	RS	524 PAULINE ST	\$ 178,150	0.230
051W17BD00102	R106180	RS	514 PAULINE ST	\$ 147,600	0.210
051W17BD00103	R106179	RS	1715 LAUREL AVE	\$ 135,930	0.160
051W17BD00104	R106178	RS	1703 LAUREL AVE	\$ 140,700	0.170
051W17BD00105	R106177	RS	511 PAULINE ST	\$ 140,610	0.170
051W17BD00106	R106176	RS	521 PAULINE ST	\$ 156,130	0.190
051W17BD00200	R65032	RS	1695 LAUREL AVE	\$ 115,800	0.500
051W17BD00300	R65031	RS	1605 LAUREL AVE	\$ 181,840	0.450
051W17BD00400	R65030	RS	1600 BLK LAUREL AVE	\$ 19,330	0.420
051W17BD00500	R65029	RS	1615 LAUREL AVE	\$ 171,030	0.460
051W17BD00600	R65028	RS	1595 LAUREL AVE	\$ 222,620	0.450
051W17BD00700	R65027	RS	1575 LAUREL AVE	\$ 110,440	0.460
051W17BD00800	R65026	RS	1555 LAUREL AVE	\$ 181,920	0.510
051W17BD00900	R65025	RS	1535 LAUREL AVE	\$ 190,220	0.510
051W17BD01000	R65024	CG	1515 LAUREL AVE	\$ 115,590	0.220
051W17BD01100	R65023	CG	1495 LAUREL AVE	\$ 68,060	0.240
051W17BD01200	R65036	CG	1480 LAUREL AVE	\$ 241,850	1.890
051W17BD01300	R65037	RS	1530 LAUREL AVE	\$ 182,960	1.000
051W17BD01400	R65038	RS	1580 LAUREL AVE	\$ 131,930	1.000
051W17BD01500	R65039	RS	1640 LAUREL AVE	\$ 119,740	1.000
051W17BD01600	R65040	RS	455 LANDAU DR	\$ 190,520	0.180

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BD01601	R329689	RS	475 LANDAU DR	\$ 190,420	0.190
051W17BD01602	R329690	RS	1690 LAUREL AVE	\$ 140,090	0.200
051W17BD01603	R331191	RS		\$ 135,020	0.180
051W17BD01800	R65043	RS	1702 LAUREL AVE	\$ 46,950	0.170
051W17BD01900	R65045	RS	1725 LANDAU DR	\$ 147,690	0.150
051W17BD02000	R65044	RS		\$ -	0.040
051W17BD02100	R65046	RS	1680 LAUREL AVE	\$ 352,050	1.060
051W17BD02200	R65049	RS		\$ -	0.400
051W17BD02300	R65047	RS	1800 LAUREL AVE	\$ 146,920	0.560
051W17BD02400	R65048	RS		\$ 34,280	0.540
051W17BD02600	R107200	RS	1790 LANDAU DR	\$ 160,790	0.180
051W17BD02700	R107201	RS	1770 LANDAU DR	\$ 164,000	0.160
051W17BD02800	R107202	RS	1750 LANDAU DR	\$ 161,570	0.150
051W17BD02900	R107203	RS	1720 LANDAU DR	\$ 158,680	0.160
051W17BD03000	R107204	RS	1710 LANDAU DR	\$ 169,630	0.170
051W17BD03100	R107205	RS	1705 TOMLIN AVE	\$ 173,440	0.190
051W17BD03200	R107206	RS	1735 TOMLIN AVE	\$ 170,660	0.160
051W17BD03300	R107207	RS	1765 TOMLIN AVE	\$ 166,920	0.160
051W17BD03400	R107208	RS	1795 TOMLIN AVE	\$ 185,400	0.170
051W17BD03500	R107197	RS	1790 TOMLIN AVE	\$ 162,020	0.180
051W17BD03600	R107196	RS	1780 TOMLIN AVE	\$ 166,950	0.160
051W17BD03700	R107195	RS	1760 TOMLIN AVE	\$ 148,070	0.140
051W17BD03800	R107194	RS	1740 TOMLIN AVE	\$ 155,720	0.140
051W17BD03900	R107193	RS	1736 TOMLIN AVE	\$ 172,280	0.170
051W17BD04000	R107192	RS	1712 TOMLIN AVE	\$ 154,900	0.210
051W17BD04100	R107191	RS	350 CHRISTIANSEN AVE	\$ 180,210	0.200
051W17BD04200	R107190	RS	1700 TOMLIN AVE	\$ 161,690	0.190
051W17BD04300	R107199	RS	405 LANDAU DR	\$ 172,660	0.180
051W17BD04400	R107198	RS	425 LANDAU DR	\$ 165,700	0.170
051W17BD04500	R65041	RS		\$ -	0.030
051W17BD04600	R107948	RS	1665 TOMLIN AVE	\$ 206,350	0.280
051W17BD04700	R107947	RS	1635 TOMLIN AVE	\$ 145,260	0.260
051W17BD04800	R107946	RS	1605 TOMLIN AVE	\$ 126,310	0.260
051W17BD04900	R107945	RS	1575 TOMLIN AVE	\$ 130,490	0.250
051W17BD05000	R107944	RS	1545 TOMLIN AVE	\$ 147,550	0.260
051W17BD05100	R107943	RS	1515 TOMLIN AVE	\$ 122,870	0.260
051W17BD05200	R107942	RS	1485 TOMLIN AVE	\$ 140,820	0.260
051W17BD05300	R107941	RS	1455 TOMLIN AVE	\$ 137,500	0.260
051W17BD05400	R107940	RS	1425 TOMLIN AVE	\$ 129,870	0.260
051W17BD05500	R107953	RS	1420 TOMLIN AVE	\$ 128,540	0.250
051W17BD05600	R107954	RS	1450 TOMLIN AVE	\$ 127,260	0.250
051W17BD05700	R107955	RS	1480 TOMLIN AVE	\$ 124,420	0.250

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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W17BD05800	R107956	RS	1510 TOMLIN AVE	\$ 128,970	0.250
051W17BD05900	R107957	RS	1540 TOMLIN AVE	\$ 121,540	0.250
051W17BD06000	R107958	RS	1570 TOMLIN AVE	\$ 117,960	0.250
051W17BD06100	R107959	RS	1600 TOMLIN AVE	\$ 119,180	0.160
051W17BD06200	R13323	RS	1515 GEORGE ST	\$ 184,700	0.230
051W17BD06300	R13339	RS	1505 GEORGE ST	\$ 125,680	0.230
051W17BD06400	R13338	RS	1495 GEORGE ST	\$ 155,060	0.220
051W17BD06500	R13337	RS	1465 GEORGE ST	\$ 142,420	0.220
051W17BD06600	R13336	RS	1435 GEORGE ST	\$ 141,350	0.220
051W17BD06700	R13335	RS	1405 GEORGE ST	\$ 170,730	0.220
051W17BD06800	R13312	RS	1400 GEORGE ST	\$ 162,510	0.190
051W17BD06900	R13313	RS	1430 GEORGE ST	\$ 130,720	0.190
051W17BD07000	R13314	RS	1460 GEORGE ST	\$ 121,110	0.190
051W17BD07100	R13315	RS	1490 GEORGE ST	\$ 181,200	0.240
051W17BD07200	R13316	RS	1500 GEORGE ST	\$ 140,790	0.250
051W17BD07300	R13299	RS	1505 SILVERTON RD	\$ 210,820	0.280
051W17BD07400	R13300	RS	1535 SILVERTON RD	\$ 198,620	0.350
051W17BD07500	R13301	RS	1595 SILVERTON RD	\$ 167,070	0.340
051W17BD07600	R13290	RS	1500 BLK SILVERTON RD	\$ -	0.000
051W17BD07700	R13303	RS		\$ 82,860	3.530
051W17BD07800	R348772	RS	1698 LAUREL AVE	\$ 216,190	0.140
051W17BD07900	R348773	RS	1700 LAUREL AVE	\$ 240,650	0.140
051W17BD08000	R348774	RS	1705 LANDAU DR	\$ 189,600	0.140
051W17BD08100	R348775	RS	1715 LANDAU DR	\$ 205,080	0.140
051W17C 00400	R13257	IL	1440 SILVERTON RD	\$ 2,153,120	5.440
051W17C 00500	R13252	IL; EFU; IH-	1440 SILVERTON RD	\$ 9,071,410	20.510
051W17C 00600	R13247	IL	1660 SILVERTON RD	\$ 1,449,470	2.960
051W17C 00701	R13980	IL	350 S PACIFIC HWY	\$27,436,550	41.570
051W17CB00100	R13260	IL	1440 SILVERTON RD	\$ 135,520	0.340
051W17CB00300	R13261	IL	1320 SILVERTON RD	\$ 279,400	1.020
051W17CB00500	R13255	IL	130 S BIRDS EYE AVE	\$ 345,670	0.600
051W17CB00600	R13259	MUV	195 S BIRDS EYE AVE	\$ 524,310	0.690
051W17CB00700	R13263	MUV	0 SILVERTON RD	\$ 213,490	0.300
051W17CB01200	R13484	CG	220 S PACIFIC HWY	\$ 864,210	1.320
051W18AA00100	R12878	P/SP; RM	777 E LINCOLN ST	\$ -	13.770
051W18AA00300	R108920	RS	804 GATCH ST	\$ 163,070	0.140
051W18AA00400	R108919	RS	780 GATCH ST	\$ 176,590	0.150
051W18AA00500	R13664	RS	700 GATCH ST	\$ 261,410	0.140
051W18AA00600	R13649	RS	705 E LINCOLN ST	\$ 107,350	0.180
051W18AA00700	R13641	RS	691 E LINCOLN ST	\$ 225,050	0.690
051W18AA00800	R108912	RS	717 GATCH ST	\$ 256,880	0.360
051W18AA00900	R108913	RS	799 GATCH ST	\$ 288,540	0.350

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AA01000	R13662	P/SP		\$ -	2.280
051W18AA01100	R13643	RS	497 E LINCOLN ST	\$ 168,110	0.230
051W18AA01200	R13644	RS	485 E LINCOLN ST	\$ 162,280	0.230
051W18AA01300	R13645	RS	475 E LINCOLN ST	\$ 185,000	0.200
051W18AA01400	R13646	RS	389 E LINCOLN ST	\$ 154,590	0.860
051W18AA01500	R13650	RS	363 E LINCOLN ST	\$ 124,800	0.560
051W18AA01600	R13674	RS	700 BLK CORBY ST	\$ 47,650	0.540
051W18AA01700	R12879	RS	784 CORBY ST	\$ 130,340	0.210
051W18AA01800	R13681	RS	714 CORBY ST	\$ 83,120	0.200
051W18AA01900	R13677	RS	688 CORBY ST	\$ 136,620	0.200
051W18AA02000	R13670	RS	678 CORBY ST	\$ 111,210	0.340
051W18AA02100	R13652	RS	359 E LINCOLN ST	\$ 96,910	0.110
051W18AA02200	R13655	RS	345 E LINCOLN ST	\$ 135,530	0.110
051W18AA02300	R13654	RS	620 CORBY ST	\$ 100,790	0.100
051W18AA02400	R13627	RS	314 E LINCOLN ST	\$ 187,620	0.490
051W18AA02500	R13580	RM; RS	500 BLK YOUNG ST	\$ 23,910	3.750
051W18AA02600	R13624	RS	338 E LINCOLN ST	\$ 216,230	0.470
051W18AA02700	R13622	RS	356 E LINCOLN ST	\$ 133,120	0.500
051W18AA02800	R13620	RS	366 E LINCOLN ST	\$ 117,920	0.420
051W18AA02900	R13634	RS	376 E LINCOLN ST	\$ 103,620	0.170
051W18AA03001	R13592	RS	388 E LINCOLN ST	\$ 282,460	0.830
051W18AA03100	R13629	RS	428 E LINCOLN ST	\$ 114,220	0.290
051W18AA03200	R13636	RS	468 E LINCOLN ST	\$ 113,740	0.240
051W18AA03301	R135601	RS		\$ 35,890	0.420
051W18AA03500	R13637	RS	502 E LINCOLN ST	\$ 171,040	0.170
051W18AA03600	R13628	P/SP		\$ -	0.270
051W18AA03700	R13638	P/SP		\$ -	0.130
051W18AA03900	R13639	RS	720 E LINCOLN ST	\$ 146,640	0.130
051W18AA04000	R13631	RS	744 E LINCOLN ST	\$ 152,460	0.230
051W18AA04100	R13632	RS	756 E LINCOLN ST	\$ 130,030	0.280
051W18AA04200	R13633	RS	766 E LINCOLN ST	\$ 188,490	0.530
051W18AA04300	R13626	RS	778 E LINCOLN ST	\$ 183,690	0.600
051W18AA04400	R13625	RS		\$ -	0.550
051W18AA04500	R13623	RS	670 GATCH ST	\$ 151,570	0.150
051W18AA04600	R13615	RS	656 GATCH ST	\$ 69,540	0.500
051W18AA04700	R13616	RS	700 BLK BLAINE ST	\$ 43,900	0.250
051W18AA04800	R13617	RS	700 BLK BLAINE ST	\$ 1,310	0.120
051W18AA04801	R13618	RS		\$ 24,000	0.230
051W18AA04900	R13603	RS		\$ 1,130	0.010
051W18AA05000	R13604	RS	775 BLAINE ST	\$ 126,520	0.290
051W18AA05100	R13605	RS	771 BLAINE ST	\$ 90,130	0.160
051W18AA05200	R13608	RS	763 BLAINE ST	\$ 158,350	0.150

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18AA05300	R13609	RS	761 BLAINE ST	\$ 122,660	0.140
051W18AA05400	R13611	RS	759 BLAINE ST	\$ 128,470	0.190
051W18AA05700	R13601	RS; RM	591 GATCH ST	\$ 76,590	10.450
051W18AA05900	R13599	RS	567 GATCH ST	\$ 118,690	0.290
051W18AA06000	R13588	RS	431 GATCH ST	\$ 151,590	0.500
051W18AA06100	R13583	RS	461 GATCH ST	\$ 125,090	0.500
051W18AA06200	R13584	RS	417 GATCH ST	\$ 135,160	0.290
051W18AA06201	R347891	RS		\$ 102,680	0.670
051W18AA06300	R13579	RS	373 GATCH ST	\$ 145,960	1.000
051W18AA06400	R13602	RS	720 BLAINE ST	\$ 213,760	0.230
051W18AA06500	R13600	RS	740 BLAINE ST	\$ 136,730	0.200
051W18AA06600	R13598	RS	764 BLAINE ST	\$ 74,720	0.130
051W18AA06700	R13597	RS	770 BLAINE ST	\$ 98,480	0.170
051W18AA06800	R13596	RS	776 BLAINE ST	\$ 75,900	0.300
051W18AA06900	R13594	RS	562 GATCH ST	\$ 204,160	0.830
051W18AA07000	R105978	RS		\$ 440	0.010
051W18AA07100	R105977	RS	821 JOHNSON ST	\$ 169,330	0.230
051W18AA07200	R105979	RS	839 JOHNSON ST	\$ 188,800	0.210
051W18AA07300	R105980	RS	855 JOHNSON ST	\$ 177,940	0.200
051W18AA07400	R105981	RS	875 JOHNSON ST	\$ 198,320	0.200
051W18AA07500	R105982	RS	893 JOHNSON ST	\$ 227,530	0.190
051W18AA07600	R105983	RS	448 GATCH ST	\$ 126,880	0.190
051W18AA07700	R105984	RS	830 JOHNSON ST	\$ 135,550	0.210
051W18AA07800	R105985	RS	840 JOHNSON ST	\$ 170,810	0.220
051W18AA07900	R105986	RS	701 FILBERT ST	\$ 157,810	0.180
051W18AA08000	R105987	RS	695 FILBERT ST	\$ 150,550	0.210
051W18AA08100	R105988	RS	890 JOHNSON ST	\$ 206,600	0.180
051W18AA08200	R105989	RS	690 FILBERT ST	\$ 200,790	0.170
051W18AA08300	R105990	RS	670 FILBERT ST	\$ 182,760	0.190
051W18AB00100	R13676	RM	671 CORBY ST	\$ 226,500	0.420
051W18AB00200	R13666	RM	293 E LINCOLN ST	\$ 153,750	0.290
051W18AB00300	R13667	RM	273 E LINCOLN ST	\$ 114,890	0.130
051W18AB00400	R13668	RM	253 E LINCOLN ST	\$ 184,450	0.360
051W18AB00500	R13669	RM	225 E LINCOLN ST	\$ 144,610	0.100
051W18AB00600	R13671	RM	205 E LINCOLN ST	\$ 90,880	0.110
051W18AB00700	R13679	RM	662 CUPID CT	\$ 55,080	0.180
051W18AB00800	R13683	RM	680 CUPID CT	\$ 106,660	0.080
051W18AB00900	R13682	RM	677 CUPID CT	\$ 134,630	0.130
051W18AB01000	R13680	RM	667 CUPID CT	\$ 91,530	0.130
051W18AB01100	R13672	RM	195 E LINCOLN ST	\$ -	0.100
051W18AB01200	R13673	RM	185 E LINCOLN ST	\$ 137,970	0.130
051W18AB01300	R13675	RM	171 E LINCOLN ST	\$ 77,360	0.180

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AB01400	R13684	RM		\$ 2,430	0.070
051W18AB01500	R13678	CG	151 E LINCOLN ST	\$ 185,460	0.440
051W18AB01600	R105959	DDC	550 N 1ST ST	\$ 210,010	0.230
051W18AB01800	R105955	DDC	173 GRANT ST	\$ 74,310	0.110
051W18AB01900	R105956	DDC	171 GRANT ST	\$ 56,140	0.060
051W18AB02000	R105958	DDC	153 GRANT ST	\$ 51,040	0.040
051W18AB02100	R108936	DDC	158 GRANT ST	\$ 219,830	0.110
051W18AB02200	R108937	DDC		\$ 26,280	0.080
051W18AB02300	R108935	DDC	450 N 1ST ST	\$ 9,320	0.020
051W18AB02400	R108934	DDC	450 N 1ST ST	\$ 69,450	0.050
051W18AB02500	R108933	DDC	185 W HAYES ST	\$ 88,550	0.080
051W18AB02600	R108932	DDC	165 W HAYES ST	\$ 42,290	0.030
051W18AB02700	R108931	DDC		\$ -	0.050
051W18AB03200	R108942	DDC	350 N 1ST ST	\$ -	0.460
051W18AB03300	R108941	DDC	311 N FRONT ST	\$ 192,320	0.100
051W18AB03400	R108940	DDC	347 N FRONT ST	\$ 385,330	0.120
051W18AB03500	R108939	DDC	363 N FRONT ST	\$ 244,900	0.060
051W18AB03600	R108938	DDC	385 N FRONT ST	\$ 318,850	0.170
051W18AB03700	R108930	DDC	429 N FRONT ST	\$ 208,530	0.110
051W18AB03800	R108929	DDC	449 N FRONT ST	\$ 85,880	0.090
051W18AB03900	R108928	DDC	455 N FRONT ST	\$ -	0.050
051W18AB04000	R108927	DDC	469 N FRONT ST	\$ -	0.050
051W18AB04100	R108926	DDC	479 N FRONT ST	\$ 472,690	0.140
051W18AB04200	R105954	DDC	523 N FRONT ST	\$ 149,050	0.120
051W18AB04400	R105952	DDC	533 N FRONT ST	\$ 200,790	0.110
051W18AB04500	R105951	DDC	563 N FRONT ST	\$ 48,560	0.040
051W18AB04600	R105950	DDC	573 N FRONT ST	\$ 120,770	0.050
051W18AB04700	R105949	DDC	585 N FRONT ST	\$ 135,590	0.070
051W18AB04800	R105948	DDC	591 N FRONT ST	\$ 115,960	0.050
051W18AB05400	R13657	CG	194 E LINCOLN ST	\$ 62,070	0.100
051W18AB05500	R13660	CG	198 E LINCOLN ST	\$ -	0.090
051W18AB05600	R13656	CG	587 DOUD ST	\$ -	0.130
051W18AB05700	R13653	CG	543 DOUD ST	\$ 104,720	0.180
051W18AB05800	R13647	CG	531 DOUD ST	\$ 87,060	0.150
051W18AB05900	R13640	CG	197 OSWALD ST	\$ 99,960	0.190
051W18AB06200	R106403	CG	120 E LINCOLN ST	\$ -	2.900
051W18AB06299	R335048	CG; IL		\$ -	0.630
051W18AB06300	R106397	CG		\$ 184,560	1.050
051W18AB06500	R106401	CG	166 OSWALD ST	\$ 60,720	0.110
051W18AB06600	R106400	CG	178 OSWALD ST	\$ 109,470	0.180
051W18AB06700	R106398	CG	489 DOUD ST	\$ 88,140	0.110
051W18AB06800	R106399	CG	451 DOUD ST	\$ 154,310	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AB06900	R106393	CG	423 DOUD ST	\$ 156,450	0.160
051W18AB06901	R106394	CG	174 E HAYES ST	\$ 164,990	0.120
051W18AB06902	R106395	CG	159 E HAYES ST	\$ 154,730	0.120
051W18AB07000	R106396	CG	165 E HAYES ST	\$ 75,600	0.250
051W18AB07100	R106381	CG	0 YOUNG ST	\$ 101,400	0.380
051W18AB07200	R106380	CG	158 E HAYES ST	\$ 104,840	0.180
051W18AB07300	R106378	CG	245 YOUNG ST	\$ 72,340	0.190
051W18AB07400	R106377	CG	245 YOUNG ST	\$ -	0.330
051W18AB07500	R106379	CG	201 YOUNG ST	\$ -	0.230
051W18AB07600	R106382	CG	167 YOUNG ST	\$ 40,360	0.110
051W18AB07700	R13607	CG	257 YOUNG ST	\$ 311,100	0.640
051W18AB07800	R106075	CG	418 DOUD ST	\$ 60,710	0.460
051W18AB07900	R106076	CG	448 DOUD ST	\$ 79,660	0.100
051W18AB08000	R106074	CG	421 TOOZE ST	\$ 12,220	0.100
051W18AB08100	R106073	CG		\$ 2,550	0.030
051W18AB08200	R106072	CG	423 TOOZE ST	\$ 72,820	0.130
051W18AB08300	R106071	CG	218 OSWALD ST	\$ 102,570	0.420
051W18AB08400	R106070	CG	296 OSWALD ST	\$ 71,950	0.140
051W18AB08500	R107763	RM	245 OSWALD ST	\$ 121,810	0.120
051W18AB08600	R107762	RM	548 DOUD ST	\$ 117,720	0.260
051W18AB08700	R107761	RM	596 DOUD ST	\$ 92,100	0.130
051W18AB08800	R107760	RM	234 E LINCOLN ST	\$ 129,280	0.280
051W18AB08900	R107759	RS	266 E LINCOLN ST	\$ 87,560	0.170
051W18AB09000	R106285	RS	276 E LINCOLN ST	\$ 191,630	0.180
051W18AB09100	R106284	RS	286 E LINCOLN ST	\$ 119,500	0.260
051W18AB09200	R106283	RS	296 E LINCOLN ST	\$ 129,600	0.200
051W18AB09300	R106288	RM	387 OSWALD ST	\$ 111,390	0.280
051W18AB09400	R106287	RM	371 OSWALD ST	\$ 105,750	0.150
051W18AB09500	R106286	RM	363 OSWALD ST	\$ 116,500	0.220
051W18AB09600	R107766	RM	341 OSWALD ST	\$ 68,920	0.170
051W18AB09700	R107765	RM	321 OSWALD ST	\$ 119,970	0.170
051W18AB09800	R107764	RM	299 OSWALD ST	\$ 65,420	0.160
051W18AB09900	R13619	RM	390 OSWALD ST	\$ 110,770	0.170
051W18AB10000	R13610	RM	378 OSWALD ST	\$ 110,670	0.740
051W18AB10100	R108541	RM		\$ 61,070	0.340
051W18AB10101	R108542	RM	488 TOOZE ST	\$ 127,340	0.180
051W18AB10200	R108540	RM	426 TOOZE ST	\$ 54,640	0.200
051W18AB10300	R13613	RM	422 TOOZE ST	\$ 126,070	0.570
051W18AB10400	R13606	RM	404 TOOZE ST	\$ 81,100	0.930
051W18AB10500	R13595	CG	377 YOUNG ST	\$ 71,190	0.190
051W18AB10600	R13593	CG	399 YOUNG ST	\$ 347,760	0.190
051W18AB10700	R13589	CG	435 YOUNG ST	\$ 202,510	0.420

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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AB10800	R13587	RM	453 YOUNG ST	\$ 94,310	0.220
051W18AB10900	R13586	RM	485 YOUNG ST	\$ 124,660	0.190
051W18AB11000	R13582	RM	503 YOUNG ST	\$ 112,600	0.260
051W18AB11100	R109034	CG	356 YOUNG ST	\$ -	0.240
051W18AB11300	R109036	CG	300 YOUNG ST	\$ 287,050	0.240
051W18AB11400	R109041	CG	290 YOUNG ST	\$ 144,010	0.180
051W18AB11600	R109043	P/SP	202 YOUNG ST	\$ -	0.830
051W18AB11700	R109046	CG	182 YOUNG ST	\$ 126,310	0.280
051W18AB11800	R109047	CG	110 YOUNG ST	\$ 43,670	0.240
051W18AB11900	R13780	P/SP		\$ -	5.350
051W18AB12000	R109048	P/SP		\$ -	0.000
051W18AB12200	R109049	P/SP	105 A ST	\$ -	0.290
051W18AB12500	R109037	CG	315 BROADWAY ST	\$ 35,600	0.110
051W18AB12600	R109038	CG	345 BROADWAY ST	\$ 102,270	0.110
051W18AB12700	R109039	CG	363 BROADWAY ST	\$ 62,350	0.110
051W18AB12800	R109040	CG	387 BROADWAY ST	\$ 26,050	0.110
051W18AB12900	R109052	IL	121 B ST	\$ -	0.340
051W18AB13000	R109051	IL		\$ -	0.000
051W18AB13100	R109050	P/SP	106 BROADWAY ST	\$ -	0.250
051W18AB13200	R13778	P/SP		\$ -	0.110
051W18AB13300	R13775	P/SP		\$ -	0.300
051W18AC00200	R13564	RM	606 YOUNG ST	\$ 219,120	2.620
051W18AC00300	R109026	RM	156 D ST	\$ 93,280	0.650
051W18AC00301	R325693	RM	520 YOUNG ST	\$ 154,870	0.150
051W18AC00400	R109027	RM	146 D ST	\$ 79,360	0.200
051W18AC00500	R109033	RM	477 BROADWAY ST	\$ 176,150	0.230
051W18AC00600	R109028	RM	492 YOUNG ST	\$ 110,190	0.110
051W18AC00700	R109029	RM	468 YOUNG ST	\$ 81,620	0.110
051W18AC00800	R109030	RM	444 YOUNG ST	\$ 94,810	0.120
051W18AC00900	R109031	RM	416 YOUNG ST	\$ 72,270	0.120
051W18AC01000	R109032	RM	411 BROADWAY ST	\$ 125,260	0.230
051W18AC01200	R109053	IL	348 BROADWAY ST	\$ 705,530	0.550
051W18AC01500	R109054	RM	458 BROADWAY ST	\$ 190,730	0.110
051W18AC01501	R323171	RM	408 BROADWAY ST	\$ 124,840	0.110
051W18AC01600	R109055	RM	498 BROADWAY ST	\$ 180,720	0.110
051W18AC01601	R335163	RM	478 BROADWAY ST	\$ 185,170	0.110
051W18AC01700	R109056	RM	502 BROADWAY ST	\$ 90,420	0.390
051W18AC01800	R13555	P/SP		\$ -	0.340
051W18AC01900	R13550	RM	787 E CLEVELAND ST	\$ -	0.820
051W18AC02000	R13539	RM	875 E CLEVELAND ST	\$ 157,010	0.410
051W18AC02100	R13767	RS	404 E CLEVELAND ST	\$ 193,160	0.350
051W18AC02200	R13543	RS	434 E CLEVELAND ST	\$ 171,740	0.760



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**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AC02201	R328247	P/SP		\$ -	1.320
051W18AC02202	R328248	RS	275 BROWN ST	\$ 160,280	0.600
051W18AC02203	R328249	RS	287 BROWN ST	\$ 241,610	0.810
051W18AC02300	R13545	RS	267 BROWN ST	\$ 161,430	0.140
051W18AC02301	R13546	RS	233 BROWN ST	\$ 158,590	0.140
051W18AC02302	R13547	RS	221 BROWN ST	\$ 161,400	0.240
051W18AC02400	R13544	RS	269 BROWN ST	\$ 162,850	0.420
051W18AC02500	R13530	RS	325 BROWN ST	\$ 122,500	0.180
051W18AC02600	R13525	RS	329 BROWN ST	\$ 120,970	0.210
051W18AC02700	R13521	RS	459 STARK ST	\$ 90,590	0.250
051W18AC02800	R13514	RS	471 STARK ST	\$ 58,430	0.180
051W18AC02900	R13510	RS	389 BROWN ST	\$ 143,980	0.180
051W18AC03000	R13523	RS	365 BROWN ST	\$ 108,250	0.160
051W18AC03100	R13518	RS	333 BROWN ST	\$ 158,130	0.250
051W18AC03200	R107436	P/SP	525 BROWN CT	\$ -	0.300
051W18AC03500	R107429	RS	535 BROWN CT	\$ 162,620	0.300
051W18AC03600	R107432	P/SP		\$ -	0.020
051W18AC03700	R107433	P/SP		\$ -	0.020
051W18AC03800	R107431	P/SP		\$ -	0.040
051W18AC03900	R107430	RS	545 BROWN CT	\$ 142,930	0.150
051W18AC04000	R107428	RS	555 BROWN CT	\$ 227,210	0.160
051W18AC04100	R107427	RS	565 BROWN CT	\$ 193,170	0.130
051W18AC04200	R107426	RS	569 BROWN CT	\$ 181,710	0.200
051W18AC04300	R107425	RS	575 BROWN CT	\$ 216,490	0.250
051W18AC04400	R107421	RS	530 BROWN CT	\$ 226,360	0.150
051W18AC04500	R107420	RS	220 BROWN ST	\$ 193,710	0.180
051W18AC04600	R107422	RS	224 BROWN ST	\$ 212,620	0.350
051W18AC04700	R107424	RS	260 BROWN ST	\$ 126,460	0.140
051W18AC04800	R107423	RS	280 BROWN ST	\$ 130,560	0.140
051W18AC04900	R108423	RS	316 BROWN ST	\$ 127,750	0.180
051W18AC05000	R108424	RS	330 BROWN ST	\$ 128,720	0.150
051W18AC05100	R108425	RS	344 BROWN ST	\$ 97,570	0.160
051W18AC05200	R108427	RS	384 BROWN ST	\$ 131,120	0.150
051W18AC05300	R108428	RS	385 STARK CT	\$ 140,440	0.160
051W18AC05400	R108429	RS	365 STARK CT	\$ 135,190	0.150
051W18AC05500	R108430	RS	335 STARK CT	\$ 137,340	0.190
051W18AC05600	R108431	RS	310 STARK CT	\$ 132,940	0.180
051W18AC05700	R108432	RS	330 STARK CT	\$ 130,030	0.190
051W18AC05800	R108433	RS	360 STARK CT	\$ 124,450	0.150
051W18AC05900	R108434	RS	390 STARK CT	\$ 126,960	0.160
051W18AC06000	R108435	RS	410 BROWN ST	\$ 143,620	0.170
051W18AC06100	R108426	RS	430 BROWN ST	\$ 121,930	0.220

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AC06200	R108436	RS	610 STARK ST	\$ 134,320	0.220
051W18AC06300	R108437	RS	630 STARK ST	\$ 138,780	0.230
051W18AC06400	R108438	RS	670 STARK ST	\$ 199,480	0.250
051W18AC06500	R108439	RS	690 STARK ST	\$ 165,120	0.230
051W18AC06600	R106891	RS	369 MARSHALL ST	\$ 166,890	0.190
051W18AC06700	R106890	RS	347 MARSHALL ST	\$ 162,870	0.180
051W18AC06800	R106889	RS	325 MARSHALL ST	\$ 205,460	0.180
051W18AC06900	R106706	RS	255 MARSHALL ST	\$ 194,020	0.250
051W18AC07000	R106705	RS	245 MARSHALL ST	\$ 224,850	0.560
051W18AC07100	R106704	RS	760 E CLEVELAND ST	\$ 114,700	0.580
051W18AC07200	R106707	P/SP		\$ -	0.030
051W18AC07300	R106708	RS	810 E CLEVELAND ST	\$ 179,740	0.260
051W18AC07400	R106714	RS	820 E CLEVELAND ST	\$ 218,620	0.270
051W18AC07500	R106716	RS	850 E CLEVELAND ST	\$ 201,200	0.280
051W18AC07600	R13909	RS	888 E CLEVELAND ST	\$ 169,370	0.560
051W18AC07700	R13908	RS	938 E CLEVELAND ST	\$ 94,280	0.640
051W18AC07800	R106713	RS	240 MARSHALL ST	\$ 193,190	0.230
051W18AC07900	R106715	RS		\$ 3,960	0.100
051W18AC08000	R106710	RS	230 MARSHALL ST	\$ 175,630	0.160
051W18AC08100	R106709	RS		\$ 1,750	0.040
051W18AC08200	R106712	RS		\$ 3,750	0.080
051W18AC08300	R13907	RS	250 MARSHALL ST	\$ 204,160	0.440
051W18AC08400	R106916	P/SP		\$ -	1.600
051W18AC08500	R106711	P/SP		\$ -	0.080
051W18AC08600	R106904	RS	270 MARSHALL ST	\$ 171,950	0.280
051W18AC08700	R106905	RS	330 MARSHALL ST	\$ 183,760	0.180
051W18AC08800	R106906	RS	350 MARSHALL ST	\$ 220,850	0.180
051W18AC08900	R106907	RS	821 STARK ST	\$ 210,630	0.190
051W18AC09000	R106908	RS	841 STARK ST	\$ 221,880	0.190
051W18AC09100	R106909	RS	865 STARK ST	\$ 197,090	0.220
051W18AC09200	R106910	RS	885 STARK ST	\$ 168,150	0.250
051W18AD00100	R105973	RS	640 FILBERT ST	\$ 137,830	0.310
051W18AD00101	R105974	RS		\$ 460	0.010
051W18AD00200	R105976	RS	915 MARION ST	\$ 160,790	0.200
051W18AD00300	R105975	RS	875 MARION ST	\$ 165,100	0.230
051W18AD00400	R105965	RS	655 FILBERT ST	\$ 180,370	0.220
051W18AD00500	R105966	RS	595 FILBERT ST	\$ 139,840	0.210
051W18AD00600	R105967	RS	555 FILBERT ST	\$ 171,570	0.170
051W18AD00700	R105968	RS	850 MARION ST	\$ 190,240	0.200
051W18AD00800	R105969	RS	870 MARION ST	\$ 146,810	0.120
051W18AD00900	R105970	RS	890 MARION ST	\$ 155,060	0.160
051W18AD01000	R105971	RS	900 MARION ST	\$ 167,450	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18AD01100	R105972	RS	920 MARION ST	\$ 172,010	0.170
051W18AD01200	R13513	CG	985 YOUNG ST	\$ 145,790	0.420
051W18AD01300	R13520	CG	979 YOUNG ST	\$ 346,930	0.460
051W18AD01400	R13529	CO	909 YOUNG ST	\$ 514,130	0.620
051W18AD01600	R13533	RM	891 YOUNG ST	\$ 568,510	0.410
051W18AD01700	R13536	RM	881 YOUNG ST	\$ 85,530	0.500
051W18AD01800	R13541	RM	871 YOUNG ST	\$ 146,130	0.320
051W18AD02300	R13562	RS		\$ 1,660	0.030
051W18AD02400	R13569	RS		\$ 3,890	0.070
051W18AD02500	R13573	RS	438 GATCH ST	\$ 133,720	0.170
051W18AD02600	R13577	RS	432 GATCH ST	\$ 100,960	0.170
051W18AD02700	R13578	RS	444 GATCH ST	\$ 78,990	0.190
051W18AD02800	R13574	RS	428 GATCH ST	\$ 163,130	0.280
051W18AD02900	R13570	RS	384 GATCH ST	\$ 152,460	0.160
051W18AD02902	R13571	RS	364 GATCH ST	\$ 180,950	0.280
051W18AD02903	R13572	RS	344 GATCH ST	\$ 167,210	0.190
051W18AD03001	R13567	RS	324 GATCH ST	\$ 122,320	0.160
051W18AD03100	R13561	RM	320 GATCH ST	\$ 129,420	0.140
051W18AD03200	R13556	RM	286 GATCH ST	\$ 544,540	0.630
051W18AD03300	R13548	RM	811 YOUNG ST	\$ 520,730	0.710
051W18AD03400	R13552	RM	793 YOUNG ST	\$ 82,110	0.270
051W18AD03500	R13559	RM	297 GATCH ST	\$ 147,920	0.130
051W18AD03600	R13565	RM	325 GATCH ST	\$ 86,290	0.140
051W18AD03700	R13553	RM	775 YOUNG ST	\$ 98,410	0.330
051W18AD03800	R13554	RM	751 YOUNG ST	\$ 131,980	0.560
051W18AD03900	R13575	RM		\$ 9,970	0.200
051W18AD04000	R13557	RM	719 YOUNG ST	\$ 99,750	0.350
051W18AD04100	R13558	RM	709 YOUNG ST	\$ 723,660	0.420
051W18AD04300	R13560	RM	705 YOUNG ST	\$ 66,920	0.080
051W18AD04400	R13563	RM	685 YOUNG ST	\$ 88,820	0.310
051W18AD04500	R13581	RM	673 YOUNG ST	\$ 904,990	0.750
051W18AD04600	R13566	RM	669 YOUNG ST	\$ 325,420	0.400
051W18AD04700	R13568	RM	657 YOUNG ST	\$ 120,040	0.250
051W18AD04800	R13576	RM	601 YOUNG ST	\$ 330,690	1.960
051W18AD04900	R106281	RM	664 YOUNG ST	\$ 118,950	0.180
051W18AD05000	R106280	RM	662 YOUNG ST	\$ 110,800	0.190
051W18AD05100	R106279	RM	676 YOUNG ST	\$ 178,050	0.150
051W18AD05200	R106278	RM	688 YOUNG ST	\$ 126,250	0.700
051W18AD05300	R13542	RM	700 YOUNG ST	\$ 757,690	0.740
051W18AD05400	R13551	RM	740 YOUNG ST	\$ 127,960	0.140
051W18AD05500	R13537	RM	742 YOUNG ST	\$ 768,160	0.680
051W18AD05600	R13549	RM	758 YOUNG ST	\$ 79,680	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
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**Miles**  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18AD05800	R13531	RM	784 YOUNG ST	\$ 123,220	0.410
051W18AD05900	R13540	RM	790 YOUNG ST	\$ 99,520	0.170
051W18AD06000	R13538	RM	798 YOUNG ST	\$ 133,650	0.290
051W18AD06100	R13535	RM	235 GATCH ST	\$ 108,650	0.150
051W18AD06200	R13532	RM	211 GATCH ST	\$ 66,400	0.130
051W18AD06300	R13528	RM	117 GATCH ST	\$ 84,430	0.130
051W18AD06400	R13524	RM	115 GATCH ST	\$ 97,290	0.280
051W18AD06500	R13509	RM	109 GATCH ST	\$ 390,800	0.530
051W18AD06600	R13515	RM	975 E CLEVELAND ST	\$ 114,270	0.430
051W18AD06700	R13522	RM	963 E CLEVELAND ST	\$ 55,430	0.500
051W18AD06800	R106282	RM	925 E CLEVELAND ST	\$ 193,310	0.430
051W18AD06900	R13906	RS	988 E CLEVELAND ST	\$ 201,470	0.650
051W18AD07000	R13905	RS	1006 E CLEVELAND ST	\$ 126,720	0.810
051W18AD07100	R13904	RS	1020 E CLEVELAND ST	\$ 84,890	0.350
051W18AD07200	R13903	RS	1058 E CLEVELAND ST	\$ 204,680	1.270
051W18AD07300	R13507	RM	100 GATCH ST	\$ 911,900	1.060
051W18AD07400	R13517	RM	120 GATCH ST	\$ 122,800	0.150
051W18AD07500	R13527	RM	220 GATCH ST	\$ 98,520	0.180
051W18AD07600	R13512	RM	280 GATCH ST	\$ -	0.820
051W18AD07700	R13526	RM	868 YOUNG ST	\$ 122,730	0.210
051W18AD07800	R13519	RM	876 YOUNG ST	\$ 168,600	0.190
051W18AD07900	R13516	RM	880 YOUNG ST	\$ 182,640	0.230
051W18AD08000	R13511	RM	892 YOUNG ST	\$ 138,740	0.220
051W18AD08100	R108050	RM	910 YOUNG ST	\$ 129,680	0.360
051W18AD08200	R108049	RM	950 YOUNG ST	\$ 248,990	0.460
051W18AD08300	R108048	CG	960 YOUNG ST	\$ 952,840	3.620
051W18AD08400	R13506	MUV		\$ 70,370	0.660
051W18BA00100	R105922	DDC	475 N 1ST ST	\$ 125,990	0.120
051W18BA00200	R105923	DDC	461 N 1ST ST	\$ -	0.170
051W18BA00300	R105924	DDC	425 N 1ST ST	\$ 104,110	0.090
051W18BA00400	R105925	DDC	405 N 1ST ST	\$ 162,240	0.110
051W18BA00500	R105933	DDC	397 N 1ST ST	\$ -	0.110
051W18BA00600	R105935	DDC	375 N 1ST ST	\$ 147,480	0.130
051W18BA00700	R105936	DDC	333 N 1ST ST	\$ -	0.040
051W18BA00800	R105937	DDC	303 N 1ST ST	\$ 147,820	0.080
051W18BA00900	R105939	DDC	237 N 1ST ST	\$ 101,430	0.110
051W18BA01000	R105940	DDC	211 N 1ST ST	\$ 90,750	0.130
051W18BA01100	R105941	DDC	280 GARFIELD ST	\$ -	1.090
051W18BA01200	R105938	DDC	330 N 2ND ST	\$ 36,550	0.090
051W18BA01300	R105934	DDC	390 N 2ND ST	\$ 470,180	0.440
051W18BA01400	R105926	DDC	255 W HAYES ST	\$ 22,410	0.050
051W18BA01500	R105927	DDC	416 N 2ND ST	\$ 67,830	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BA01600	R105928	DDC		\$ 620	0.000
051W18BA01700	R105929	DDC	460 N 2ND ST	\$ 6,640	0.030
051W18BA01800	R105930	DDC	460 N 2ND ST	\$ 248,440	0.100
051W18BA02000	R105932	DDC	270 GRANT ST	\$ 179,700	0.100
051W18BA02100	R13832	CO	302 W HAYES ST	\$ 226,780	0.220
051W18BA02200	R13829	CO	345 N 2ND ST	\$ 208,270	0.110
051W18BA02300	R13821	CO	317 N 2ND ST	\$ 53,180	0.230
051W18BA02400	R13813	CO	285 N 2ND ST	\$ 151,250	0.190
051W18BA02600	R13809	CO	255 N 2ND ST	\$ 141,610	0.130
051W18BA02800	R13804	RM	245 N 2ND ST	\$ 219,420	0.260
051W18BA02900	R13800	RM	217 N 2ND ST	\$ 110,740	0.160
051W18BA03000	R13803	RM		\$ 1,580	0.030
051W18BA03100	R13801	RM	345 MONTGOMERY ST	\$ 117,150	0.100
051W18BA03200	R13802	RS	220 N 3RD ST	\$ 116,960	0.100
051W18BA03300	R13805	RS	230 N 3RD ST	\$ 132,360	0.120
051W18BA03400	R13807	RS	242 N 3RD ST	\$ 133,640	0.210
051W18BA03500	R13814	RS	270 N 3RD ST	\$ 177,450	0.170
051W18BA03600	R13816	RM	362 GARFIELD ST	\$ 102,910	0.200
051W18BA03700	R13822	RM		\$ 6,800	0.050
051W18BA03800	R13828	RM	385 GARFIELD ST	\$ 194,600	0.180
051W18BA04000	R13837	CO	330 N 3RD ST	\$ 172,010	0.110
051W18BA04100	R12801	RM	327 N 3RD ST	\$ 146,870	0.190
051W18BA04200	R12805	RS	458 W HAYES ST	\$ 105,380	0.110
051W18BA04300	R12809	RS	484 W HAYES ST	\$ 168,700	0.150
051W18BA04400	R12802	RS	485 GARFIELD ST	\$ 91,470	0.130
051W18BA04500	R12798	RS	465 GARFIELD ST	\$ 115,940	0.170
051W18BA04600	R12794	RM	319 N 3RD ST	\$ 110,000	0.170
051W18BA04700	R13827	RM	275 N 3RD ST	\$ 192,080	0.230
051W18BA04800	R13831	RS	468 GARFIELD ST	\$ 167,240	0.140
051W18BA04900	R13835	RS	488 GARFIELD ST	\$ 71,250	0.080
051W18BA05000	R12797	RS	510 GARFIELD ST	\$ 141,190	0.230
051W18BA05100	R13834	RS	495 ARTHUR ST	\$ 130,190	0.230
051W18BA05200	R13826	RS	485 ARTHUR ST	\$ 140,720	0.110
051W18BA05300	R13823	RS	465 ARTHUR ST	\$ 129,050	0.120
051W18BA05400	R13824	RS	251 N 3RD ST	\$ 95,320	0.120
051W18BA05500	R13819	RS	241 N 3RD ST	\$ 136,950	0.130
051W18BA05600	R13806	RS	215 N 3RD ST	\$ 161,230	0.250
051W18BA05700	R13818	RS	470 ARTHUR ST	\$ 145,180	0.130
051W18BA05800	R13815	RS	471 MONTGOMERY ST	\$ 243,170	0.280
051W18BA05900	R106085	RS	550 ARTHUR ST	\$ 52,460	0.160
051W18BA06000	R106084	RS	270 N SETTLEMIER AVE	\$ 127,970	0.270
051W18BA06100	R13820	RS	493 MONTGOMERY ST	\$ 129,310	0.230

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BA06200	R13817	RS	483 MONTGOMERY ST	\$ 114,290	0.110
051W18BA06300	R13812	RS	453 MONTGOMERY ST	\$ 128,480	0.210
051W18BA06400	R108129	DDC	270 MONTGOMERY ST	\$ -	1.010
051W18BA06500	R108130	RM	185 N 2ND ST	\$ 120,680	0.130
051W18BA06600	R108131	RM	378 MONTGOMERY ST	\$ 149,800	0.200
051W18BA06700	R108132	RM	396 MONTGOMERY ST	\$ 128,890	0.110
051W18BA06800	R108137	RM	195 N 3RD ST	\$ 194,410	0.180
051W18BA06900	R108138	RS	456 MONTGOMERY ST	\$ 145,340	0.160
051W18BA07000	R108139	RS	470 MONTGOMERY ST	\$ 169,440	0.180
051W18BA07100	R108144	RS	488 MONTGOMERY ST	\$ 172,020	0.240
051W18BA07200	R108145	RS	112 N SETTLEMIER AVE	\$ 160,740	0.150
051W18BA07300	R108140	RS		\$ 21,780	0.160
051W18BA07400	R108141	RS	461 W CLEVELAND ST	\$ 146,110	0.110
051W18BA07500	R108142	RS	445 W CLEVELAND ST	\$ 81,920	0.120
051W18BA07600	R108143	RS	405 W CLEVELAND ST	\$ 57,150	0.110
051W18BA07700	R108133	RS	393 W CLEVELAND ST	\$ 67,520	0.110
051W18BA07800	R108134	RM; RS	367 W CLEVELAND ST	\$ 163,900	0.230
051W18BA07900	R108135	RM	133 N 2ND ST	\$ 85,170	0.050
051W18BA08000	R108136	RM	111 N 2ND ST	\$ 68,440	0.060
051W18BA08200	R108959	DDC		\$ -	0.370
051W18BA08300	R108960	DDC	152 ARTHUR ST	\$ -	0.230
051W18BA08400	R108951	DDC	190 GARFIELD ST	\$ -	0.330
051W18BA08500	R108952	DDC	174 GARFIELD ST	\$ 61,000	0.060
051W18BA08600	R108953	DDC	152 GARFIELD ST	\$ 50,530	0.050
051W18BA08700	R108944	DDC	293 N FRONT ST	\$ 133,140	0.110
051W18BA08800	R108945	DDC	273 N FRONT ST	\$ 58,680	0.030
051W18BA08900	R108946	DDC	263 N FRONT ST	\$ 37,430	0.030
051W18BA09000	R108947	DDC	253 N FRONT ST	\$ 32,840	0.030
051W18BA09100	R108948	DDC	247 N FRONT ST	\$ 103,570	0.050
051W18BA09200	R108949	DDC	237 N FRONT ST	\$ 52,620	0.060
051W18BA09300	R108950	DDC	235 N FRONT ST	\$ 136,780	0.110
051W18BA09400	R108954	DDC	199 N FRONT ST	\$ 198,750	0.090
051W18BA09500	R108955	DDC	151 N FRONT ST	\$ 214,280	0.060
051W18BA09600	R108956	DDC	141 N FRONT ST	\$ 40,020	0.060
051W18BA09700	R108957	DDC		\$ 23,820	0.100
051W18BA09800	R108958	DDC	111 N FRONT ST	\$ 232,330	0.120
051W18BA09900	R108127	DDC	111 N FRONT ST	\$ 18,700	0.070
051W18BA09990	R108128	DDC		\$ -	0.010
051W18BA10000	R13776	DDC	130 W CLEVELAND ST	\$ 179,490	0.140
051W18BA10100	R13779	DDC	160 W CLEVELAND ST	\$ -	0.760
051W18BA10200	R13785	DDC	200 W CLEVELAND ST	\$ -	0.130
051W18BA10300	R13783	DDC	137 N 1ST ST	\$ -	0.110

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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18BA10400	R13787	DDC	146 N 2ND ST	\$ 131,260	0.260
051W18BA10500	R13788	CO	125 S 2ND ST	\$ 132,760	0.180
051W18BA10600	R13789	RS; CO	366 W CLEVELAND ST	\$ 82,810	0.150
051W18BA10700	R13791	RS	392 W CLEVELAND ST	\$ 156,720	0.120
051W18BA10800	R13793	RS	398 W CLEVELAND ST	\$ 145,150	0.180
051W18BA10900	R13795	RS	404 W CLEVELAND ST	\$ 136,190	0.170
051W18BA11000	R13796	RS	458 W CLEVELAND ST	\$ 131,350	0.180
051W18BA11100	R13798	RS	100 BLK N SETTLEMIER AVE	\$ 32,860	0.270
051W18BA11200	R107869	RS	182 S SETTLEMIER AVE	\$ 199,220	0.250
051W18BA11300	R107868	RS	415 OAK ST	\$ 186,560	0.290
051W18BA11500	R107866	RS	411 OAK ST	\$ 149,720	0.170
051W18BA11600	R107865	RS	375 OAK ST	\$ 123,600	0.110
051W18BA11700	R107864	RS	319 OAK ST	\$ 113,470	0.110
051W18BA11800	R107863	CO	181 S 2ND ST	\$ 209,330	0.230
051W18BA11900	R107862	DDC	180 S 2ND ST	\$ 94,170	0.110
051W18BA12000	R107861	DDC	200 BLK OAK ST	\$ -	0.110
051W18BA12100	R107860	DDC	175 N 1ST ST	\$ -	0.150
051W18BA12300	R107858	DDC	175 S FRONT ST	\$ 134,600	0.170
051W18BA12400	R107881	P/SP	400 SETTLEMIER ST	\$ -	7.820
051W18BA12500	R107878	P/SP	212 OAK ST	\$ -	0.220
051W18BA12700	R107880	RS	294 OAK ST	\$ -	0.110
051W18BA12800	R107874	RS	310 OAK ST	\$ 122,040	0.080
051W18BA12900	R107875	RS	312 OAK ST	\$ 109,460	0.110
051W18BA13000	R107876	RS	314 OAK ST	\$ 188,810	0.170
051W18BA13100	R107877	RS	382 OAK ST	\$ 137,510	0.160
051W18BA13200	R107870	RS	402 OAK ST	\$ 168,810	0.210
051W18BA13300	R107871	RS	234 S SETTLEMIER AVE	\$ 162,470	0.190
051W18BA13400	R107872	RS	274 S SETTLEMIER AVE	\$ 138,440	0.220
051W18BA13500	R107873	RS	280 S SETTLEMIER AVE	\$ 175,710	0.230
051W18BA13600	R107882	RS	300 S SETTLEMIER AVE	\$ 196,990	0.230
051W18BA13700	R107883	RS	330 S SETTLEMIER AVE	\$ 117,980	0.180
051W18BA13800	R107884	RS	390 S SETTLEMIER AVE	\$ 141,290	0.250
051W18BB00100	R12796	RS	267 N SETTLEMIER AVE	\$ 206,960	0.400
051W18BB00200	R13836	RS	209 N SETTLEMIER AVE	\$ 189,120	0.520
051W18BB00300	R13830	RS	199 N SETTLEMIER AVE	\$ 283,140	0.400
051W18BB00400	R13825	RS	167 N SETTLEMIER AVE	\$ 212,950	0.440
051W18BB00500	R13808	RS	111 N SETTLEMIER AVE	\$ 315,110	1.230
051W18BB00600	R13799	RS	139 S SETTLEMIER AVE	\$ 173,120	0.620
051W18BB00700	R13797	RS	185 S SETTLEMIER AVE	\$ 174,980	0.330
051W18BB00800	R13794	RS	205 S SETTLEMIER AVE	\$ 200,800	0.400
051W18BB00900	R13792	RS	235 S SETTLEMIER AVE	\$ 214,700	0.350
051W18BB01100	R108173	RS	250 SMITH DR	\$ 175,710	0.310

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BB01200	R108174	RS	200 SMITH DR	\$ 229,780	0.340
051W18BB01300	R108175	RS	180 SMITH DR	\$ 234,720	0.420
051W18BB01400	R108176	RS	140 SMITH DR	\$ 265,630	0.390
051W18BB01500	R108177	RS	130 SMITH DR	\$ 237,650	0.250
051W18BB01600	R108178	RS		\$ -	0.290
051W18BB01700	R108179	RS	126 WORKMAN DR	\$ -	0.420
051W18BB01800	R108180	RS		\$ -	0.420
051W18BB01900	R108244	RS	65 WORKMAN DR	\$ 220,860	0.200
051W18BB02000	R108245	RS	75 WORKMAN DR	\$ 202,780	0.180
051W18BB02100	R108246	RS	85 WORKMAN DR	\$ 195,700	0.190
051W18BB02200	R108247	RS	120 SMITH DR	\$ 205,980	0.230
051W18BB02300	R108248	RS	110 SMITH DR	\$ 221,480	0.210
051W18BB02400	R108249	RS	10 SMITH CT	\$ 199,850	0.250
051W18BB02500	R108250	RS	20 SMITH CT	\$ 232,740	0.230
051W18BB02600	R108295	RS	294 MCLAUGHLIN DR	\$ 234,880	0.230
051W18BB02800	R108296	RS	1415 AUSTIN AVE	\$ 277,560	0.220
051W18BB02900	R108297			\$ -	0.000
051W18BB03000	R108294	RS	305 MCLAUGHLIN DR	\$ 358,990	0.240
051W18BB03100	R108293	RS	313 MCLAUGHLIN DR	\$ 290,510	0.220
051W18BB03200	R108292	RS	325 MCLAUGHLIN DR	\$ 228,690	0.200
051W18BB03300	R108291	RS	337 MCLAUGHLIN DR	\$ 284,700	0.200
051W18BB03400	R108290	RS	353 MCLAUGHLIN DR	\$ 357,090	0.200
051W18BB03500	R108289	RS	361 MCLAUGHLIN DR	\$ 277,320	0.200
051W18BB03600	R108288	RS	369 MCLAUGHLIN DR	\$ 215,530	0.200
051W18BB03700	R108287	RS	375 MCLAUGHLIN DR	\$ 279,250	0.200
051W18BB03800	R108276	RS	383 MCLAUGHLIN DR	\$ 227,360	0.200
051W18BB03900	R108275	RS	401 MCLAUGHLIN DR	\$ 233,430	0.200
051W18BB04000	R108274	RS	419 MCLAUGHLIN DR	\$ 222,530	0.200
051W18BB04100	R108273	RS	437 MCLAUGHLIN DR	\$ 218,690	0.200
051W18BB04200	R108272	RS	455 MCLAUGHLIN DR	\$ 259,670	0.210
051W18BB04300	R108271	RS	473 MCLAUGHLIN DR	\$ 282,140	0.210
051W18BB04400	R108270	RS	701 SMITH DR	\$ 209,500	0.250
051W18BB04500	R108263	RS	645 SMITH DR	\$ 213,300	0.260
051W18BB04600	R108264	RS	474 MCLAUGHLIN DR	\$ 216,430	0.210
051W18BB04700	R108265	RS	456 MCLAUGHLIN DR	\$ 217,710	0.210
051W18BB04800	R108266	RS	438 MCLAUGHLIN DR	\$ 205,520	0.200
051W18BB04900	R108267	RS	420 MCLAUGHLIN DR	\$ 207,930	0.200
051W18BB05000	R108268	RS	402 MCLAUGHLIN DR	\$ 174,260	0.200
051W18BB05100	R108269	RS	384 MCLAUGHLIN DR	\$ 204,190	0.200
051W18BB05200	R108277	RS	378 MCLAUGHLIN DR	\$ 240,450	0.200
051W18BB05300	R108278	RS	366 MCLAUGHLIN DR	\$ 242,740	0.200
051W18BB05400	R108279	RS	354 MCLAUGHLIN DR	\$ 265,820	0.200



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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BB05500	R108280	RS	342 MCLAUGHLIN DR	\$ 211,760	0.200
051W18BB05600	R108281	RS	328 MCLAUGHLIN DR	\$ 254,410	0.200
051W18BB05700	R108282	RS	322 MCLAUGHLIN DR	\$ 291,050	0.200
051W18BB05800	R108283	RS	316 MCLAUGHLIN DR	\$ 318,670	0.270
051W18BB05900	R108284	RS	312 MCLAUGHLIN DR	\$ 295,880	0.250
051W18BB06000	R108286	RS		\$ 60	0.000
051W18BB06100	R108285	RS	300 MCLAUGHLIN DR	\$ 251,110	0.240
051W18BB06200	R108232	RS	95 SMITH DR	\$ 159,150	0.270
051W18BB06300	R108231	RS	115 SMITH DR	\$ 242,380	0.300
051W18BB06400	R108230	RS	121 SMITH DR	\$ 199,520	0.260
051W18BB06500	R108229	RS	165 WORKMAN DR	\$ 172,040	0.210
051W18BB06600	R108228	RS	185 WORKMAN DR	\$ 199,900	0.210
051W18BB06700	R108227	RS	221 WORKMAN DR	\$ 213,320	0.210
051W18BB06800	R108226	RS	259 WORKMAN DR	\$ 164,570	0.210
051W18BB06900	R108225	RS	285 WORKMAN DR	\$ 174,140	0.210
051W18BB07000	R108224	RS	337 WORKMAN DR	\$ 202,910	0.210
051W18BB07100	R108223	RS	365 WORKMAN DR	\$ 176,520	0.210
051W18BB07200	R108222	RS	391 WORKMAN DR	\$ 156,770	0.210
051W18BB07300	R108221	RS	411 WORKMAN DR	\$ 176,410	0.210
051W18BB07400	R108220	RS	445 WORKMAN DR	\$ 208,810	0.210
051W18BB07500	R108219	RS	475 WORKMAN DR	\$ 231,330	0.260
051W18BB07600	R108218	RS	489 WORKMAN DR	\$ 242,120	0.260
051W18BB07700	R108217	RS	495 WORKMAN DR	\$ 216,240	0.260
051W18BB07800	R108196	RS	480 WORKMAN DR	\$ 260,180	0.320
051W18BB07900	R108197	RS	474 WORKMAN DR	\$ 217,990	0.220
051W18BB08000	R108198	RS	450 WORKMAN DR	\$ 191,170	0.220
051W18BB08100	R108199	RS	424 WORKMAN DR	\$ 206,220	0.210
051W18BB08200	R108200	RS	400 WORKMAN DR	\$ 197,240	0.210
051W18BB08300	R108201	RS	390 WORKMAN DR	\$ 189,210	0.210
051W18BB08400	R108202	RS	330 WORKMAN DR	\$ 192,520	0.210
051W18BB08500	R108203	RS	290 WORKMAN DR	\$ 214,110	0.210
051W18BB08600	R108204	RS	260 WORKMAN DR	\$ 208,580	0.290
051W18BB08700	R108205	RS	230 WORKMAN DR	\$ 190,710	0.260
051W18BB08800	R108206	RS	129 SMITH DR	\$ 214,180	0.290
051W18BB08900	R108207	RS	199 SMITH DR	\$ 229,320	0.230
051W18BB09000	R108208	RS	241 SMITH DR	\$ 189,670	0.290
051W18BB09100	R108209	RS	299 SMITH DR	\$ 156,770	0.210
051W18BB09200	R108210	RS	315 SMITH DR	\$ 163,810	0.210
051W18BB09300	R108211	RS	333 SMITH DR	\$ 219,790	0.220
051W18BB09400	R108212	RS	395 SMITH DR	\$ 181,540	0.220
051W18BB09500	R108213	RS	425 SMITH DR	\$ 185,270	0.210
051W18BB09600	R108214	RS	445 SMITH DR	\$ 168,550	0.220

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BB09700	R108215	RS	451 SMITH DR	\$ 204,010	0.220
051W18BB09800	R108216	RS	515 SMITH DR	\$ 177,530	0.230
051W18BB09900	R108191	RS	450 SMITH DR	\$ 298,960	0.260
051W18BB10000	R108192	RS	420 SMITH DR	\$ 220,120	0.230
051W18BB10100	R108193	RS	390 SMITH DR	\$ 226,220	0.230
051W18BB10200	R108194	RS	350 SMITH DR	\$ 268,270	0.260
051W18BB10300	R108195	RS	320 SMITH DR	\$ 239,840	0.290
051W18BB10400	R13786	RS		\$ 20,850	0.090
051W18BB10500	R13784	RS	297 S SETTLEMIER AVE	\$ 119,920	0.220
051W18BB10600	R13782	RS	337 S SETTLEMIER AVE	\$ 114,860	0.140
051W18BB10700	R13781	RS	365 S SETTLEMIER AVE	\$ 225,300	0.270
051W18BB10800	R13777	RS	397 S SETTLEMIER AVE	\$ 168,020	0.460
051W18BB10900	R13773	RS	415 S SETTLEMIER AVE	\$ 191,160	0.420
051W18BB11000	R13771	RS	423 S SETTLEMIER AVE	\$ 234,010	0.520
051W18BC00100	R106928	RS	208 CHERRY ST	\$ 73,210	0.110
051W18BC00200	R106925	RS		\$ 27,360	0.300
051W18BC00300	R106927	RS		\$ 20,600	0.110
051W18BC00400	R106926	RS	500 BLK S 1ST ST	\$ 49,450	0.480
051W18BC00500	R110659	RS	145 WOODCREST CT	\$ 120,680	0.170
051W18BC00600	R110658	RS	175 WOODCREST CT	\$ 127,840	0.160
051W18BC00700	R108558	RS		\$ 770	0.020
051W18BC00800	R110660	RS		\$ -	0.000
051W18BC00900	R110657	RS	180 WOODCREST CT	\$ 138,630	0.170
051W18BC01000	R110656	RS	150 WOODCREST CT	\$ 123,910	0.170
051W18BC01100	R13721	RS	120 WOODCREST CT	\$ 124,850	0.220
051W18BC01200	R106921	RS	605 S FRONT ST	\$ 102,800	0.120
051W18BC01300	R106922	RS	615 S FRONT ST	\$ 117,180	0.110
051W18BC01400	R106923	RS	653 S FRONT ST	\$ 122,640	0.110
051W18BC01500	R106924	RS	687 S FRONT ST	\$ 80,220	0.110
051W18BC01600	R13714	RS	125 TOUT ST	\$ 143,950	0.130
051W18BC01700	R13715	RS	175 TOUT ST	\$ 125,060	0.140
051W18BC01800	R108559	RS	197 TOUT ST	\$ 79,040	0.210
051W18BC01900	R110655	RS	207 TOUT ST	\$ 104,140	0.140
051W18BC02000	R108555	RS	263 TOUT ST	\$ 166,740	0.210
051W18BC02100	R108554	RS	598 S SETTLEMIER AVE	\$ 85,800	0.270
051W18BC02200	R108556	RS	572 S SETTLEMIER AVE	\$ 202,890	0.350
051W18BC02300	R108557	RS	562 S SETTLEMIER AVE	\$ 181,250	0.330
051W18BC02400	R13755	RS	550 S SETTLEMIER AVE	\$ 329,560	0.340
051W18BC02500	R13763	RS	512 S SETTLEMIER AVE	\$ 199,710	0.430
051W18BC02600	R13765	RS		\$ 90	0.020
051W18BC02700	R106940			\$ -	0.210
051W18BC02800	R13768	RS	503 S SETTLEMIER AVE	\$ 218,730	0.260

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Miles**  
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<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BC02900	R13769	RS	485 S SETTLEMIER AVE	\$ 221,070	0.450
051W18BC03000	R108190	RS	500 SMITH DR	\$ 245,510	0.270
051W18BC03100	R108189	RS	520 SMITH DR	\$ 289,470	0.420
051W18BC03200	R108188	RS	550 SMITH DR	\$ 283,390	0.240
051W18BC03300	R108187	RS	570 SMITH DR	\$ 276,070	0.260
051W18BC03400	R108186	RS	590 SMITH DR	\$ 335,210	0.290
051W18BC03500	R108185	RS	610 SMITH DR	\$ 251,160	0.230
051W18BC03600	R108259	RS	630 SMITH DR	\$ 271,260	0.210
051W18BC03700	R108260	RS	650 SMITH DR	\$ 281,650	0.220
051W18BC03800	R108261	RS	670 SMITH DR	\$ 267,220	0.230
051W18BC03900	R108262	RS	700 SMITH DR	\$ 404,060	0.230
051W18BC04100	R13762	P/SP	515 S SETTLEMIER AVE	\$ -	6.330
051W18BC04200	R13754	RS		\$ 33,780	1.470
051W18BC04300	R13759	RS	555 S SETTLEMIER AVE	\$ 173,330	0.190
051W18BC04400	R13749	RS	567 S SETTLEMIER AVE	\$ 194,420	0.350
051W18BC04500	R13742	RS	595 S SETTLEMIER AVE	\$ 248,100	0.650
051W18BC04600	R13737	RS	597 S SETTLEMIER AVE	\$ 384,510	2.230
051W18BC04700	R13732	RS	599 S SETTLEMIER AVE	\$ 167,950	0.220
051W18BC04800	R13720	RS	601 S SETTLEMIER AVE	\$ 158,700	0.460
051W18BC04900	R110700	RS	657 S SETTLEMIER AVE	\$ 164,100	0.150
051W18BC05000	R110699	RS	665 S SETTLEMIER AVE	\$ 180,840	0.150
051W18BC05100	R110698	RS	683 S SETTLEMIER AVE	\$ 141,760	0.180
051W18BC05200	R110708	RS	323 BEN BROWN LN	\$ 204,260	0.170
051W18BC05300	R110701	RS	345 BEN BROWN LN	\$ 219,810	0.300
051W18BC05400	R110702	RS	367 BEN BROWN LN	\$ 167,670	0.180
051W18BC05500	R110707	RS	389 BEN BROWN LN	\$ 254,690	0.160
051W18BC05600	R110706	RS	423 BEN BROWN LN	\$ 172,920	0.170
051W18BC05700	R110703	RS	445 BEN BROWN LN	\$ 218,260	0.250
051W18BC05800	R110705	RS	499 BEN BROWN LN	\$ 186,150	0.210
051W18BC05900	R110704	RS	467 BEN BROWN LN	\$ 174,380	0.740
051W18BC06000	R106431	RS	705 ELANA WAY	\$ 116,150	0.160
051W18BC06100	R106430	RS	725 ELANA WAY	\$ 125,430	0.160
051W18BC06200	R106429	RS	745 ELANA WAY	\$ 126,170	0.160
051W18BC06300	R106428	RS	765 ELANA WAY	\$ 162,490	0.160
051W18BC06400	R106427	RS	785 ELANA WAY	\$ 124,040	0.160
051W18BC06500	R106426	RS	805 ELANA WAY	\$ 120,290	0.160
051W18BC06600	R106437	RS	790 ELANA WAY	\$ 116,310	0.160
051W18BC06700	R106438	RS	770 ELANA WAY	\$ 127,920	0.160
051W18BC06800	R106439	RS	750 ELANA WAY	\$ 130,290	0.160
051W18BC06900	R106440	RS	730 ELANA WAY	\$ 138,170	0.160
051W18BC07000	R106441	RS	710 ELANA WAY	\$ 118,760	0.170
051W18BC07100	R107118	RS	715 KELOWNA ST	\$ 164,100	0.160

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**

**Square  
Miles  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18BC07200	R107117	RS	735 KELOWNA ST	\$ 167,890	0.140
051W18BC07300	R107116	RS	755 KELOWNA ST	\$ 162,090	0.140
051W18BC07400	R107115	RS	775 KELOWNA ST	\$ 163,840	0.140
051W18BC07500	R107114	RS	795 KELOWNA ST	\$ 166,120	0.140
051W18BC07600	R107124	RS	770 KELOWNA ST	\$ 157,860	0.140
051W18BC07700	R107125	RS	750 KELOWNA ST	\$ 156,680	0.140
051W18BC07800	R107126	RS	730 KELOWNA ST	\$ 156,250	0.150
051W18BC07900	R107127	RS	710 KELOWNA ST	\$ 172,800	0.160
051W18BC08000	R106066	RS	715 S SETTLEMIER AVE	\$ 217,340	1.500
051W18BC08100	R106065	RS	705 S SETTLEMIER AVE	\$ 126,170	0.320
051W18BC08200	R108549	RS	682 S SETTLEMIER AVE	\$ 131,170	0.140
051W18BC08300	R108550	RS	668 S SETTLEMIER AVE	\$ 121,380	0.170
051W18BC08400	R108551	RS	640 S SETTLEMIER AVE	\$ 164,660	0.310
051W18BC08500	R108553	RS	620 S SETTLEMIER AVE	\$ 128,030	0.200
051W18BC08600	R108552	RS	202 TOUT ST	\$ 168,420	0.230
051W18BC08700	R108546	RS	188 TOUT ST	\$ 125,360	0.370
051W18BC08800	R108547	RS		\$ 5,840	0.140
051W18BC08900	R108548	RS		\$ 5,350	0.130
051W18BC09000	R13764	RS		\$ -	0.020
051W18BC09100	R108545	RS	717 S FRONT ST	\$ 85,440	0.210
051W18BC09200	R108544	RS	711 S FRONT ST	\$ 92,970	0.140
051W18BC09300	R108543	RS	707 S FRONT ST	\$ 98,730	0.230
051W18BC09400	R359428	RS	601 BEN BROWN LN	\$ 235,740	0.520
051W18BD00100	R13757	P/SP	400 BLK E CLEVELAND ST	\$ -	3.190
051W18BD00200	R13743	RS		\$ -	0.040
051W18BD00300	R13741	RS	335 A CT	\$ 197,340	0.160
051W18BD00400	R13750	RS		\$ 9,070	0.050
051W18BD00800	R13751	RS	356 A CT	\$ 68,330	0.160
051W18BD00900	R13748	RS	315 A CT	\$ 162,160	0.160
051W18BD01000	R13746	RS	325 A CT	\$ 72,610	0.070
051W18BD01100	R13739	RS	415 A CT	\$ 110,700	0.140
051W18BD01200	R13735	RS	400 BLK STARK ST	\$ 2,640	0.100
051W18BD01300	R13727	RS	451 STARK ST	\$ 70,460	0.180
051W18BD01400	R13719	RS	447 STARK ST	\$ 106,720	0.170
051W18BD01500	R13722	RS	427 STARK ST	\$ 83,120	0.250
051W18BD01600	R13724	RS	421 STARK ST	\$ 96,770	0.200
051W18BD01700	R13744	RS	358 A ST	\$ 111,090	0.490
051W18BD01800	R13729	RS	359 STARK ST	\$ 100,960	0.160
051W18BD01900	R13730	RS	355 STARK ST	\$ 97,420	0.140
051W18BD02000	R13733	RS	335 STARK ST	\$ 82,000	0.100
051W18BD02100	R13738	RS	315 STARK ST	\$ 82,760	0.100
051W18BD02200	R13740	RS	297 STARK ST	\$ 157,820	0.170

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18BD02300	R13747	RS	275 STARK ST	\$ 122,970	0.160
051W18BD02400	R13752	RS	365 A ST	\$ 126,760	0.350
051W18BD02500	R13761	RS	357 A ST	\$ 89,480	0.360
051W18BD02600	R13770	RS	208 E CLEVELAND ST	\$ 130,670	0.810
051W18BD02700	R13774	RS		\$ -	0.420
051W18BD02800	R13772	RS		\$ -	0.580
051W18BD02900	R13766	RS	208 OGLE ST	\$ 128,440	3.010
051W18BD03000	R13760	RS	396 OGLE ST	\$ 111,790	1.500
051W18BD03600	R106935	RS	175 CHERRY ST	\$ 78,730	0.110
051W18BD03700	R106936	RS	155 CHERRY ST	\$ 101,330	0.110
051W18BD03800	R106934	RS		\$ 6,340	0.160
051W18BD03900	R106933	RS	437 S FRONT ST	\$ 149,540	0.180
051W18BD04000	R106932	RS	449 S FRONT ST	\$ 130,090	0.230
051W18BD04100	R106939	RS	465 S FRONT ST	\$ 94,940	0.160
051W18BD04200	R106938	RS	475 S FRONT ST	\$ 144,250	0.110
051W18BD04300	R106937	RS	493 S FRONT ST	\$ 95,680	0.110
051W18BD04400	R106929	RS	172 CHERRY ST	\$ 62,550	0.110
051W18BD04500	R106930	RS	530 S 1ST ST	\$ 146,730	0.110
051W18BD04600	R106931	RS	562 S 1ST ST	\$ 111,240	0.120
051W18BD04700	R13736	RS	115 WOODCREST CT	\$ 112,180	0.130
051W18BD04800	R106920	RS	573 S FRONT ST	\$ 111,760	0.230
051W18BD04900	R106919	RS	547 S FRONT ST	\$ 130,340	0.110
051W18BD05000	R106918	RS	529 S FRONT ST	\$ 84,350	0.110
051W18BD05100	R106917	RS	509 S FRONT ST	\$ 89,760	0.110
051W18BD05200	R13745	RS	438 OGLE ST	\$ -	0.810
051W18BD05300	R13731	RS	0 OGLE ST	\$ 31,990	1.050
051W18BD05400	R13725	RS	548 OGLE ST	\$ 98,410	0.160
051W18BD05500	R13718	RS	552 OGLE ST	\$ 98,030	0.180
051W18BD05600	R13716	RS	568 OGLE ST	\$ 116,640	0.170
051W18BD05700	R13713	RS	584 OGLE ST	\$ 113,170	0.170
051W18BD05800	R105991	RS	119 BRADLEY ST	\$ 70,430	0.240
051W18BD05900	R105992	RS	129 BRADLEY ST	\$ 106,210	0.120
051W18BD06000	R105993	RS	141 BRADLEY ST	\$ 70,930	0.110
051W18BD06100	R105994	RS	147 BRADLEY ST	\$ 109,540	0.110
051W18BD06200	R105995	RS	153 BRADLEY ST	\$ 100,010	0.120
051W18BD06500	R13717	RS	529 A ST	\$ 148,350	0.440
051W18BD06600	R13723	RS		\$ 90,900	0.910
051W18BD06700	R13728	RS	449 A ST	\$ 65,200	0.350
051W18BD06800	R13734	RS	294 STARK ST	\$ 98,980	0.580
051W18BD06900	R107738	RS	340 STARK ST	\$ 117,190	0.210
051W18BD07000	R107737	RS	354 STARK ST	\$ 109,690	0.120
051W18BD07001	R357628	RS		\$ 25,870	0.120

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18BD07100	R107736	RS	380 STARK ST	\$ 76,250	0.100
051W18BD07200	R107735	RS	390 STARK ST	\$ 71,240	0.130
051W18BD07300	R107734	RS	408 STARK ST	\$ 134,970	0.110
051W18BD07400	R107733	RS	428 STARK ST	\$ 120,590	0.120
051W18BD07401	R325558	RS		\$ 18,550	0.000
051W18BD07402	R351482	RS		\$ 17,480	0.000
051W18BD07500	R107732	RS	448 STARK ST	\$ 52,530	0.110
051W18BD07600	R107731	RS	454 STARK ST	\$ 158,860	0.110
051W18BD07700	R107730	RS	468 STARK ST	\$ 58,630	0.190
051W18BD07800	R107729	RS	415 BROWN ST	\$ 212,350	0.210
051W18BD07900	R107743	RS	465 BROWN ST	\$ 154,810	0.160
051W18BD08000	R107742	RS	475 PAYNE ST	\$ 22,400	0.110
051W18BD08001	R323495	RS		\$ 22,400	0.110
051W18BD08002	R323496	RS		\$ 22,400	0.110
051W18BD08100	R107741	RS		\$ 3,410	0.110
051W18BD08200	R107740	RS		\$ 6,760	0.000
051W18BD08201	R351483	RS		\$ 6,760	0.000
051W18BD08300	R107739	RS	490 A ST	\$ 117,290	0.220
051W18BD08400	R107747	RS	558 A ST	\$ 324,840	1.430
051W18BD08401	R107748	RS		\$ 13,720	0.000
051W18BD08402	R325632	RS	520 A ST	\$ 131,230	0.250
051W18BD08403	R351504	RS		\$ 9,380	0.000
051W18BD08500	R107745	RS	639 BROWN ST	\$ 177,770	0.260
051W18BD08600	R107746	RS		\$ 59,450	0.000
051W18BD08601	R351505	RS		\$ 21,410	0.000
051W18BD08602	R351506	RS		\$ 16,540	0.000
051W18BD08700	R107744	RS	555 BROWN ST	\$ 135,180	0.440
051W18BD08800	R320683	RS	390 ANDREA'S CT	\$ 162,690	0.220
051W18BD08900	R320684	RS	360 ANDREA'S CT	\$ 161,250	0.170
051W18BD09000	R320685	RS	330 ANDREA'S CT	\$ 158,750	0.170
051W18BD09100	R320686	RS	310 ANDREA'S CT	\$ 162,020	0.160
051W18BD09200	R320687	RS	290 ANDREA'S CT	\$ 188,030	0.160
051W18BD09300	R320688	RS	270 ANDREA'S CT	\$ 162,980	0.310
051W18BD09400	R320689	RS	250 ANDREA'S CT	\$ 164,280	0.200
051W18BD09500	R320690	RS	275 ANDREA'S CT	\$ 153,550	0.170
051W18BD09600	R320691	RS	295 ANDREA'S CT	\$ 155,720	0.150
051W18BD09700	R320692	RS	315 ANDREA'S CT	\$ 157,780	0.170
051W18BD09800	R320693	RS	335 ANDREA'S CT	\$ 162,060	0.170
051W18BD09900	R320694	RS	365 ANDREA'S CT	\$ 162,500	0.170
051W18BD10000	R320695	RS	395 ANDREA'S CT	\$ 161,050	0.240
051W18C 00600	R13466	RS	1490 BROWN ST	\$ 463,360	8.060
051W18C 00800	R13470	RS	1550 BROWN ST	\$ 111,960	2.680

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

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**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18C 01405	R339317	RS		\$ 12,550	8.410
051W18C 01406	R357028	RS		\$ -	3.010
051W18CA00100	R13691	RS	596 WILSON ST	\$ 163,380	0.930
051W18CA00200	R13696	RS	640 BROWN ST	\$ 142,140	0.230
051W18CA00300	R108717	RS	650 BROWN ST	\$ 138,290	0.140
051W18CA00400	R108718	RS	660 BROWN ST	\$ 166,020	0.140
051W18CA00500	R108719	RS	670 BROWN ST	\$ 91,030	0.150
051W18CA00600	R108720	RS	700 BROWN ST	\$ 112,730	0.150
051W18CA00700	R108721	RS	509 WARREN WAY	\$ 132,680	0.190
051W18CA00800	R108722	RS	519 WARREN WAY	\$ 55,520	0.170
051W18CA00900	R108723	RS	529 WARREN WAY	\$ 108,980	0.170
051W18CA01000	R108724	RS	539 WARREN WAY	\$ 108,740	0.170
051W18CA01100	R108725	RS	749 WARREN WAY	\$ 129,370	0.180
051W18CA01200	R108726	RS	729 WALKER CT	\$ 142,100	0.170
051W18CA01300	R108727	RS	635 WALKER CT	\$ 130,600	0.180
051W18CA01400	R108728	RS	605 WALKER CT	\$ 127,430	0.140
051W18CA01500	R108729	RS	610 WALKER CT	\$ 132,480	0.180
051W18CA01600	R108730	RS	620 WALKER CT	\$ 79,850	0.170
051W18CA01700	R108731	RS	640 WALKER CT	\$ 135,350	0.150
051W18CA01800	R108732	RS	660 WALKER CT	\$ 145,360	0.230
051W18CA01900	R108733	RS	680 WALKER CT	\$ 132,670	0.160
051W18CA02000	R108734	RS	710 WALKER CT	\$ 129,180	0.160
051W18CA02100	R108735	RS	579 WARREN WAY	\$ 80,490	0.190
051W18CA02200	R108737	RS	586 WARREN WAY	\$ 29,700	0.320
051W18CA02300	R108739	RS	574 WARREN WAY	\$ 132,360	0.200
051W18CA02400	R108741	RS	560 WARREN WAY	\$ 120,290	0.180
051W18CA02500	R108742	RS	550 WARREN WAY	\$ 112,580	0.170
051W18CA02600	R108743	RS	538 WARREN WAY	\$ 56,170	0.170
051W18CA02700	R108744	RS	526 WARREN WAY	\$ 120,290	0.170
051W18CA02800	R108745	RS	514 WARREN WAY	\$ 122,920	0.170
051W18CA02900	R108746	RS	800 BROWN ST	\$ 56,750	0.200
051W18CA03000	R13501	RS	850 BROWN ST	\$ 162,790	0.440
051W18CA03100	R13500	RS	888 BROWN ST	\$ 213,140	0.430
051W18CA03300	R13495	RS	910 BROWN ST	\$ 130,960	0.170
051W18CA03400	R13493	RS		\$ 5,520	0.180
051W18CA03800	R13708	RS	643 BROWN ST	\$ 174,970	0.630
051W18CA03900	R13703	RS	645 BROWN ST	\$ 114,100	0.770
051W18CA04000	R13699	RS	647 BROWN ST	\$ 135,190	0.480
051W18CA04200	R105996	RS	247 BRADLEY ST	\$ 104,440	0.110
051W18CA04201	R105997	RS	245 BRADLEY ST	\$ 116,030	0.110
051W18CA04300	R105998	RS	293 BRADLEY ST	\$ 89,090	0.220
051W18CA04400	R105999	RS	363 BRADLEY ST	\$ 82,500	0.150

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18CA04500	R106000	RS	598 A ST	\$ 114,170	0.110
051W18CA04600	R106001	RS	411 BRADLEY ST	\$ 89,690	0.110
051W18CA04700	R106002	RS	425 BRADLEY ST	\$ 112,730	0.110
051W18CA04800	R106003	RS	435 BRADLEY ST	\$ 120,270	0.120
051W18CA04900	R106004	RS	455 BRADLEY ST	\$ 113,590	0.110
051W18CA05000	R106005	RS	469 BRADLEY ST	\$ 158,950	0.120
051W18CA05001	R136878	RS	465 BRADLEY ST	\$ 151,570	0.120
051W18CA05100	R106006	RS	483 BRADLEY ST	\$ 98,950	0.110
051W18CA05200	R106007	RS	693 BROWN ST	\$ 135,310	0.160
051W18CA05300	R106008	RS	715 BROWN ST	\$ 85,910	0.160
051W18CA05400	R106009	RS	480 BRADLEY ST	\$ 55,720	0.170
051W18CA05500	R106010	RS	460 BRADLEY ST	\$ 118,860	0.110
051W18CA05600	R106011	RS	426 BRADLEY ST	\$ 72,270	0.110
051W18CA05700	R106012	RS	418 BRADLEY ST	\$ 100,210	0.110
051W18CA05800	R106013	RS	410 BRADLEY ST	\$ 124,300	0.110
051W18CA05900	R106014	RS	388 BRADLEY ST	\$ 105,380	0.120
051W18CA05901	R336262	RS	406 BRADLEY ST	\$ 36,750	0.120
051W18CA06000	R106015	RS	344 BRADLEY ST	\$ 103,880	0.240
051W18CA06100	R106016	RS	300 BRADLEY ST	\$ 172,810	0.150
051W18CA06300	R106017	RS	278 BRADLEY ST	\$ 138,900	0.130
051W18CA06400	R106018	RS	236 BRADLEY ST	\$ 145,500	0.130
051W18CA06500	R106019	RS	154 BRADLEY ST	\$ 63,370	0.110
051W18CA06600	R106020	RS	144 BRADLEY ST	\$ 54,720	0.110
051W18CA06700	R106021	RS	138 BRADLEY ST	\$ 151,220	0.140
051W18CA06800	R106022	RS	128 BRADLEY ST	\$ 127,130	0.150
051W18CA06900	R106023	RS	114 BRADLEY ST	\$ 65,280	0.300
051W18CA07000	R13710	RS	855 LUBA ST	\$ 238,740	2.010
051W18CA07100	R13706	RS	788 OGLE ST	\$ 89,450	0.380
051W18CA07200	R13693	RS	290 BRADLEY ST	\$ 52,280	0.210
051W18CA07201	R13694	RS	282 BRADLEY ST	\$ 24,090	0.330
051W18CA07202	R13695	RS	294 BRADLEY ST	\$ 21,980	0.260
051W18CA07203	R135607	RS	286 BRADLEY ST	\$ 52,280	0.200
051W18CA07300	R13704	RS		\$ 240	0.000
051W18CA07400	R13701	RS		\$ 240	0.010
051W18CA07500	R13689	RS	344 BRADLEY ST	\$ -	0.820
051W18CA08200	R108369	RS	795 BROWN ST	\$ 183,470	0.160
051W18CA08300	R108370	RS	815 BROWN ST	\$ 153,010	0.140
051W18CA08400	R108371	RS	845 BROWN ST	\$ 160,290	0.130
051W18CA08500	R108372	RS	875 BROWN ST	\$ 154,230	0.140
051W18CA08600	R108373	RS	895 BROWN ST	\$ 146,190	0.140
051W18CA08700	R108374	RS	917 BROWN ST	\$ 157,370	0.140
051W18CA08800	R108375	RS	939 BROWN ST	\$ 146,190	0.140



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18CA08900	R108376	RS	961 BROWN ST	\$ 153,010	0.140
051W18CA09000	R108377	RS	983 BROWN ST	\$ 164,950	0.140
051W18CA09100	R108378	RS	997 BROWN ST	\$ 160,290	0.190
051W18CA09200	R108379	RS	996 PANA ST	\$ 158,730	0.170
051W18CA09300	R108380	RS	988 PANA ST	\$ 152,620	0.140
051W18CA09400	R108381	RS	962 PANA ST	\$ 159,670	0.140
051W18CA09500	R108382	RS	940 PANA ST	\$ 159,720	0.140
051W18CA09600	R108383	RS	896 PANA ST	\$ 152,460	0.140
051W18CA09700	R108384	RS	888 PANA ST	\$ 152,460	0.140
051W18CA09800	R108385	RS	866 PANA ST	\$ 160,440	0.140
051W18CA09900	R108386	RS	844 PANA ST	\$ 163,050	0.140
051W18CA10000	R108387	RS	822 PANA ST	\$ 157,370	0.150
051W18CA10100	R108388	RS	810 PANA ST	\$ 164,690	0.190
051W18CA10200	R108389	RS	815 PANA ST	\$ 178,900	0.140
051W18CA10300	R108390	RS	829 PANA ST	\$ 165,520	0.220
051W18CA10400	R108391	RS	831 PANA ST	\$ 161,210	0.250
051W18CA10900	R108396	RS	341 AKSENIA ST	\$ 145,960	0.140
051W18CA11000	R108397	RS	289 AKSENIA ST	\$ 159,290	0.160
051W18CA11100	R108398	RS	257 AKSENIA ST	\$ 153,010	0.160
051W18CA11200	R108399	RS	235 AKSENIA ST	\$ 160,070	0.180
051W18CA12100	R107360	RS	401 COMSTOCK AVE	\$ 168,050	0.170
051W18CA12200	R107361	RS	423 COMSTOCK AVE	\$ 126,240	0.150
051W18CA12300	R107362	RS	455 COMSTOCK AVE	\$ 122,450	0.150
051W18CA12400	R107363	RS	467 COMSTOCK AVE	\$ 125,340	0.150
051W18CA12500	R107364	RS	503 COMSTOCK AVE	\$ 124,880	0.170
051W18CA12600	R107365	RS	515 COMSTOCK AVE	\$ 131,110	0.150
051W18CA12700	R107366	RS	537 COMSTOCK AVE	\$ 111,130	0.160
051W18CA12800	R107367	RS	998 NUGGET CT	\$ 121,070	0.150
051W18CA12900	R107368	RS	639 COMSTOCK AVE	\$ 127,020	0.160
051W18CA13000	R107369	RS	1010 COMSTOCK WAY	\$ 136,990	0.180
051W18CA13100	R107370	RS	1032 COMSTOCK WAY	\$ 141,070	0.240
051W18CA13200	R107371	RS	1054 COMSTOCK WAY	\$ 134,800	0.160
051W18CA13300	R107372	RS	1076 COMSTOCK WAY	\$ 123,390	0.130
051W18CA13400	R107373	RS	1098 COMSTOCK WAY	\$ 150,890	0.130
051W18CA13500	R107374	RS	1100 COMSTOCK WAY	\$ 131,770	0.130
051W18CA13600	R107375	RS	1122 COMSTOCK WAY	\$ 159,110	0.130
051W18CA13700	R107376	RS	1144 COMSTOCK WAY	\$ 121,380	0.130
051W18CA13800	R107393	RS	1135 ROY AVE	\$ 122,330	0.150
051W18CA13900	R107394	RS	1113 ROY AVE	\$ 159,780	0.130
051W18CA14000	R107395	RS	1089 ROY AVE	\$ 120,060	0.180
051W18CA14100	R107396	RS	1067 ROY AVE	\$ 125,930	0.150
051W18CA14200	R107397	RS		\$ 80	0.000

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18CA14201	R328007	RS	1045 ROY AVE	\$ 148,730	0.140
051W18CA14300	R107398	RS	1023 ROY AVE	\$ 134,140	0.130
051W18CA14400	R107399	RS	1001 ROY AVE	\$ 88,170	0.140
051W18CA14500	R107400	RS	1012 ROY AVE	\$ 181,770	0.170
051W18CA14600	R107401	RS	514 COMSTOCK AVE	\$ 121,020	0.150
051W18CA14700	R107402	RS	536 COMSTOCK AVE	\$ 149,670	0.150
051W18CA14800	R107403	RS	558 COMSTOCK AVE	\$ 148,740	0.150
051W18CA14900	R107404	RS	614 COMSTOCK AVE	\$ 164,090	0.170
051W18CA15000	R107405	RS	1066 COMSTOCK WAY	\$ 162,560	0.200
051W18CA15100	R107406	RS	1084 COMSTOCK WAY	\$ 166,960	0.230
051W18CA15200	R107407	RS	1111 COMSTOCK WAY	\$ 134,660	0.160
051W18CA15300	R107408	RS	1133 COMSTOCK WAY	\$ 147,730	0.140
051W18CA15400	R107414	RS	1150 ROY AVE	\$ 150,890	0.140
051W18CA15500	R107415	RS	1142 ROY AVE	\$ 150,240	0.160
051W18CA15600	R107416	RS	1130 ROY AVE	\$ 137,280	0.200
051W18CA15700	R107417	RS	1120 ROY AVE	\$ 151,410	0.150
051W18CA15800	R107418	RS	1096 ROY AVE	\$ 151,110	0.140
051W18CA15900	R107419	RS	1044 ROY AVE	\$ 125,910	0.160
051W18CA16000	R322278	RS	389 BRIDLEWOOD LN	\$ 154,130	0.200
051W18CA16100	R322279	RS	963 PANA ST	\$ 158,290	0.170
051W18CA16200	R322280	RS	384 AKSENIA ST	\$ 164,830	0.190
051W18CA16300	R322281	RS	362 AKSENIA ST	\$ 152,350	0.140
051W18CA16400	R322282	RS	340 AKSENIA ST	\$ 159,720	0.140
051W18CA16500	R322283	RS	286 AKSENIA ST	\$ 152,450	0.150
051W18CA16600	R322284	RS	254 AKSENIA ST	\$ 165,620	0.150
051W18CA16700	R322285	RS	232 AKSENIA ST	\$ 159,720	0.170
051W18CA16800	R322286	RS	952 LUBA ST	\$ 164,830	0.170
051W18CA16900	R322287	RS	235 BRIDLEWOOD LN	\$ 166,410	0.220
051W18CA17000	R322288	RS	257 BRIDLEWOOD LN	\$ 153,250	0.150
051W18CA17100	R322289	RS	298 AKSENIA ST	\$ 161,320	0.220
051W18CA17200	R322290	RS	354 AKSENIA ST	\$ 167,750	0.220
051W18CA17300	R322291	RS	289 BRIDLEWOOD LN	\$ 154,230	0.140
051W18CA17400	R322292	RS	323 BRIDLEWOOD LN	\$ 147,510	0.140
051W18CA17500	R322293	RS	345 BRIDLEWOOD LN	\$ 154,230	0.140
051W18CA17600	R322294	RS	367 BRIDLEWOOD LN	\$ 154,580	0.150
051W18CA17700	R325450	RS	1004 COUNTRY LN	\$ 165,520	0.170
051W18CA17800	R325451	RS	1020 COUNTRY LN	\$ 151,370	0.140
051W18CA17900	R325452	RS	1005 PANA ST	\$ 157,490	0.190
051W18CA18000	R325453	RS	1027 PANA ST	\$ 162,790	0.150
051W18CA18100	R325454	RS	1039 PANA ST	\$ 158,830	0.150
051W18CA18200	R325455	RS	1043 PANA ST	\$ 151,370	0.140
051W18CA18300	R325456	RS	1054 PANA ST	\$ 165,520	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CA18400	R325457	RS	1042 PANA ST	\$ 165,520	0.160
051W18CA18500	R325458	RS	1038 PANA ST	\$ 156,200	0.170
051W18CA18600	R325459	RS	0 PANA CT	\$ -	0.770
051W18CA18700	R325460	RS	396 PANA CT	\$ 157,350	0.140
051W18CA18800	R325461	RS	397 PANA CT	\$ 157,490	0.140
051W18CA18900	R325462	RS	395 PANA CT	\$ 165,270	0.180
051W18CA19000	R325463	RS	393 PANA CT	\$ 157,350	0.140
051W18CA19100	R325464	RS	1014 PANA ST	\$ 158,310	0.140
051W18CA19200	R325465	RS	1002 PANA ST	\$ 152,840	0.150
051W18CA19300	R325466	RS	394 BRIDLEWOOD LN	\$ 160,070	0.160
051W18CA19400	R325467	RS	398 BRIDLEWOOD LN	\$ 157,350	0.160
051W18CA19500	R325695	RS	853 PANA ST	\$ 162,920	0.250
051W18CA19600	R325696	RS	865 PANA ST	\$ 153,300	0.140
051W18CA19700	R325697	RS	871 PANA ST	\$ 165,110	0.140
051W18CA19800	R325698	RS	893 PANA ST	\$ 165,110	0.170
051W18CA19900	R325699	RS	363 AKSENIA ST	\$ 160,060	0.140
051W18CA20000	R331882	RS	978 BROWN ST	\$ 179,380	0.180
051W18CA20100	R331883	RS	928 BROWN ST	\$ 199,930	0.160
051W18CA20200	R331884	RS	956 BROWN ST	\$ 174,230	0.290
051W18CA20300	R331885	RS	985 NUGGET CT	\$ 174,920	0.180
051W18CA20400	R331886	RS	953 NUGGET CT	\$ 175,860	0.210
051W18CA20500	R331887	RS	927 NUGGET CT	\$ 174,650	0.190
051W18CA20600	R331888	RS	903 NUGGET CT	\$ 173,690	0.150
051W18CA20700	R331889	RS	885 NUGGET CT	\$ 176,370	0.180
051W18CA20800	R331890	RS	908 NUGGET CT	\$ 175,600	0.140
051W18CA20900	R331891	RS	932 NUGGET CT	\$ 175,060	0.140
051W18CA21000	R331892	RS	948 NUGGET CT	\$ 175,320	0.180
051W18CA21100	R331893	RS	974 NUGGET CT	\$ 171,990	0.210
051W18CA21200	R331894	RS	988 NUGGET CT	\$ 176,130	0.320
051W18CA21300	R355296	RS	400 COMSTOCK AVE	\$ 238,290	0.170
051W18CA21400	R355297	RS	410 COMSTOCK AVE	\$ 237,630	0.130
051W18CA21500	R355298	RS	1020 BROWN ST	\$ 216,350	0.140
051W18CA21600	R355299	RS	1022 BROWN ST	\$ 215,820	0.150
051W18CA21700	R355300	RS	1024 BROWN ST	\$ 218,300	0.160
051W18CA21800	R355301	RS	1026 BROWN ST	\$ 216,440	0.170
051W18CA21900	R355302	RS	1028 BROWN ST	\$ 236,910	0.190
051W18CB00100	R13709	RS	725 S FRONT ST	\$ 102,630	0.200
051W18CB00200	R13705	RS	751 S FRONT ST	\$ 59,010	0.190
051W18CB00300	R13707	RS	702 S SETTLEMIER AVE	\$ 358,530	0.510
051W18CB00400	R13702	RS	790 S SETTLEMIER AVE	\$ 83,970	0.110
051W18CB00500	R13700	RS	825 S FRONT ST	\$ 56,410	0.120
051W18CB00600	R13698	RS	899 S FRONT ST	\$ 127,570	0.320

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CB00700	R106289	RS	820 S SETTLEMIER AVE	\$ 123,820	0.170
051W18CB00800	R106290	RS	915 S FRONT ST	\$ 108,070	0.160
051W18CB00900	R106291	RS	933 S FRONT ST	\$ 127,440	0.190
051W18CB01000	R106292	RS	151 PARR RD NE	\$ 106,840	0.160
051W18CB01100	R106069	RS		\$ -	0.400
051W18CB01200	R106067	RS	791 S SETTLEMIER AVE	\$ 211,670	0.580
051W18CB01300	R106068	RS	211 PARR RD NE	\$ -	3.280
051W18CB01400	R107119	RS	896 KELOWNA ST	\$ 164,700	0.130
051W18CB01500	R107120	RS	876 KELOWNA ST	\$ 146,850	0.140
051W18CB01600	R107121	RS	846 KELOWNA ST	\$ 166,700	0.140
051W18CB01700	R107122	RS	816 KELOWNA ST	\$ 155,100	0.140
051W18CB01800	R107123	RS	790 KELOWNA ST	\$ 185,900	0.140
051W18CB01900	R107113	RS	807 KELOWNA ST	\$ 170,250	0.140
051W18CB02000	R107112	RS	837 KELOWNA ST	\$ 169,530	0.140
051W18CB02100	R107111	RS	857 KELOWNA ST	\$ 167,220	0.140
051W18CB02200	R107110	RS	877 KELOWNA ST	\$ 169,850	0.140
051W18CB02300	R107109	RS	897 KELOWNA ST	\$ 143,300	0.130
051W18CB02400	R106432	RS	890 ELANA WAY	\$ 113,700	0.150
051W18CB02500	R106433	RS	870 ELANA WAY	\$ 120,510	0.160
051W18CB02600	R106434	RS	850 ELANA WAY	\$ 135,580	0.160
051W18CB02700	R106435	RS	830 ELANA WAY	\$ 119,210	0.160
051W18CB02800	R106436	RS	810 ELANA WAY	\$ 127,590	0.160
051W18CB02900	R106425	RS	825 ELANA WAY	\$ 117,000	0.160
051W18CB03000	R106424	RS	845 ELANA WAY	\$ 120,080	0.160
051W18CB03100	R106423	RS	865 ELANA WAY	\$ 116,840	0.160
051W18CB03200	R106422	RS	875 ELANA WAY	\$ 118,630	0.160
051W18CB03300	R106421	RS	895 ELANA WAY	\$ 122,120	0.230
051W18CB03400	R106024	RS	925 ELANA DR	\$ 133,720	0.150
051W18CB03500	R106025	RS	955 ELANA DR	\$ 124,680	0.130
051W18CB03600	R106026	RS	975 ELANA DR	\$ 130,570	0.130
051W18CB03700	R106027	RS	995 ELANA DR	\$ 124,850	0.130
051W18CB03800	R106028	RS	1015 ELANA DR	\$ 122,800	0.160
051W18CB04000	R106062	RS	1010 ELANA DR	\$ 123,470	0.120
051W18CB04100	R106061	RS	360 BRANDYWINE CT	\$ 126,050	0.140
051W18CB04200	R106060	RS	340 BRANDYWINE CT	\$ 119,020	0.140
051W18CB04300	R106059	RS	320 BRANDYWINE CT	\$ 133,990	0.140
051W18CB04400	R106058	RS	290 BRANDYWINE CT	\$ 126,960	0.150
051W18CB04500	R106057	RS	270 BRANDYWINE CT	\$ 133,640	0.140
051W18CB04600	R106056	RS	240 BRANDYWINE CT	\$ 123,090	0.170
051W18CB04700	R106055	RS	210 BRANDYWINE CT	\$ 122,680	0.140
051W18CB04800	R106054	RS	215 BRANDYWINE CT	\$ 122,570	0.140
051W18CB04900	R106053	RS	265 BRANDYWINE CT	\$ 131,080	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18CB05000	R106052	RS	285 BRANDYWINE CT	\$ 131,930	0.140
051W18CB05100	R106051	RS	325 BRANDYWINE CT	\$ 129,340	0.140
051W18CB05200	R106050	RS	345 BRANDYWINE CT	\$ 132,160	0.140
051W18CB05300	R106049	RS	365 BRANDYWINE CT	\$ 125,690	0.140
051W18CB05400	R106048	RS	990 ELANA DR	\$ 129,490	0.120
051W18CB05500	R106047	RS	970 ELANA DR	\$ 124,120	0.140
051W18CB05600	R106046	RS	950 ELANA DR	\$ 125,250	0.140
051W18CB05700	R106045	RS	920 ELANA DR	\$ 129,530	0.160
051W18CB05800	R106044	RS	915 KELOWNA CT	\$ 125,590	0.110
051W18CB05900	R106043	RS	935 KELOWNA CT	\$ 125,910	0.130
051W18CB06000	R106042	RS	965 KELOWNA CT	\$ 120,430	0.130
051W18CB06100	R106041	RS	985 KELOWNA CT	\$ 125,420	0.120
051W18CB06200	R106040	RS	1025 KELOWNA CT	\$ 124,090	0.130
051W18CB06300	R106039	RS	1045 KELOWNA CT	\$ 130,980	0.130
051W18CB06400	R106038	RS	1065 KELOWNA CT	\$ 122,500	0.120
051W18CB06500	R106037	RS	1085 KELOWNA CT	\$ 125,240	0.110
051W18CB06600	R106036	RS	1095 KELOWNA CT	\$ 124,390	0.120
051W18CB06700	R106035	RS	1090 KELOWNA CT	\$ 124,370	0.150
051W18CB06800	R106034	RS	1080 KELOWNA CT	\$ 130,600	0.200
051W18CB06900	R106033	RS	1070 KELOWNA CT	\$ 130,270	0.110
051W18CB07000	R106032	RS	1060 KELOWNA CT	\$ 127,920	0.120
051W18CB07100	R106031	RS	1040 KELOWNA CT	\$ 125,520	0.150
051W18CB07200	R106030	RS	1020 KELOWNA CT	\$ 123,090	0.150
051W18CB07300	R106029	RS	980 KELOWNA CT	\$ 125,440	0.170
051W18CB07400	R106063	P/SP		\$ -	0.270
051W18CB07500	R13688	P/SP		\$ -	0.060
051W18CB07600	R13697	RS	888 OGLE ST	\$ 92,240	0.170
051W18CB07700	R13692	RS	894 OGLE ST	\$ 164,840	0.390
051W18CB07800	R13690	RS	906 OGLE ST	\$ 31,390	0.760
051W18CB08200	R13502	RS	1022 OGLE ST	\$ 183,010	0.510
051W18CB08300	R13503	RS	1040 OGLE ST	\$ 114,450	0.160
051W18CB08500	R13498	RS	1106 OGLE ST	\$ 103,530	1.200
051W18CB08700	R13497	RS; UT-20	1146 OGLE ST	\$ 98,940	0.310
051W18CB10500	R106470	RS	1065 ELANA DR	\$ 171,020	0.080
051W18CB10600	R106471	RS	1097 ELANA DR	\$ 172,680	0.080
051W18CB10700	R106472	RS	1115 ELANA DR	\$ 182,220	0.140
051W18CB10800	R106473	RS	1157 ELANA DR	\$ 196,330	0.140
051W18CB10900	R106474	RS	1189 ELANA DR	\$ 185,780	0.140
051W18CB11000	R106475	RS	1211 ELANA DR	\$ 182,160	0.140
051W18CB11100	R106476	RS	1243 ELANA DR	\$ 180,190	0.140
051W18CB11200	R106477	RS	1275 ELANA DR	\$ 174,370	0.090
051W18CB11300	R106478	RS	1299 ELANA DR	\$ 174,960	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
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**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CB11400	R106479	RS	1266 ELANA DR	\$ 166,100	0.110
051W18CB11500	R106480	RS	1234 ELANA DR	\$ 164,990	0.090
051W18CB11600	R106481	RS	1198 MARYLYNN WAY	\$ 171,690	0.140
051W18CB11700	R106482	RS	1176 MARYLYNN WAY	\$ 173,830	0.130
051W18CB11800	R106483	RS	1154 MARYLYNN WAY	\$ 170,220	0.140
051W18CB11900	R106484	RS	1132 MARYLYNN WAY	\$ 173,780	0.160
051W18CB12000	R106485	RS	1110 MARYLYNN WAY	\$ 176,220	0.200
051W18CB12100	R106486	RS	1098 MARYLYNN WAY	\$ 290,600	1.240
051W18CB12200	R106487	RS	1086 MARYLYNN WAY	\$ 183,990	0.130
051W18CB12300	R106488	RS	1074 MARYLYNN WAY	\$ 192,930	0.130
051W18CB12500	R106490	RS	1050 ELANA DR	\$ 237,510	0.170
051W18CB12600	R106491	RS	1107 MARYLYNN WAY	\$ 167,770	0.100
051W18CB12700	R106492	RS	1102 MARYLYNN WAY	\$ 167,770	0.110
051W18CB12800	R106493	RS	1134 ELANA DR	\$ 173,540	0.090
051W18CB12900	R106494	RS	1139 MARYLYNN WAY	\$ 174,760	0.080
051W18CB13000	R106495	RS		\$ -	0.040
051W18CB13100	R106496	RS	0 ELANA DR	\$ -	0.000
051W18CB13200	R106497	RS		\$ -	0.020
051W18CB13300	R325434	RS	1003 COUNTRY LN	\$ 160,120	0.180
051W18CB13400	R325435	RS	1025 COUNTRY LN	\$ 165,870	0.140
051W18CB13500	R325436	RS	1047 COUNTRY LN	\$ 152,650	0.140
051W18CB13600	R325437	RS	1053 COUNTRY LN	\$ 165,870	0.140
051W18CB13700	R325438	RS	1075 COUNTRY LN	\$ 165,870	0.140
051W18CB13800	R325439	RS	1087 COUNTRY LN	\$ 151,930	0.140
051W18CB13900	R325440	RS	1091 COUNTRY LN	\$ 165,520	0.150
051W18CB14000	R325441	RS	1044 COUNTRY LN	\$ 179,790	0.140
051W18CB14100	R325442	RS	1066 COUNTRY LN	\$ 165,520	0.140
051W18CB14200	R325443	RS	1078 COUNTRY LN	\$ 157,490	0.150
051W18CB14300	R325444	RS	1061 PANA ST	\$ 165,520	0.160
051W18CB14400	R325445	RS	1084 PANA ST	\$ 165,870	0.190
051W18CB14500	R325446	RS	1082 PANA ST	\$ 151,370	0.140
051W18CB14600	R325447	RS	1078 PANA ST	\$ 157,770	0.150
051W18CB14700	R325448	RS	1066 PANA ST	\$ 165,520	0.220
051W18CB14800	R325482	RS	860 OGLE ST	\$ 148,990	0.140
051W18CB14900	R325483	RS	820 OGLE ST	\$ 148,990	0.140
051W18CB15000	R325484	RS	893 LUBA ST	\$ 158,820	0.140
051W18CB15100	R325485	RS	901 LUBA ST	\$ 163,710	0.140
051W18CB15200	R325486	RS	915 LUBA ST	\$ 158,820	0.160
051W18CB15300	R325487	RS	885 LUBA ST	\$ 153,450	0.140
051W18CB15400	R325488	RS	0 LUBA ST	\$ -	0.120
051W18CB15500	R325489	RS	923 LUBA ST	\$ 158,280	0.140
051W18CB15600	R325490	RS	929 LUBA ST	\$ 153,450	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
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**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CB15700	R325491	RS	941 LUBA ST	\$ 158,280	0.140
051W18CB15800	R325492	RS	963 LUBA ST	\$ 167,490	0.140
051W18CB15900	R325493	RS	985 LUBA ST	\$ 145,860	0.140
051W18CB16000	R325494	RS	191 BRIDLEWOOD LN	\$ 153,320	0.180
051W18CB16100	R325495	RS	105 BRIDLEWOOD LN	\$ 154,120	0.170
051W18CB16200	R325898	RS	1006 OGLE ST	\$ 108,080	0.230
051W18CB16300	R325899	RS	120 BRIDLEWOOD LN	\$ 188,020	0.140
051W18CB16400	R325900	RS	140 BRIDLEWOOD LN	\$ 210,310	0.140
051W18CB16500	R325901	RS	160 BRIDLEWOOD LN	\$ 185,670	0.140
051W18CB16600	R325902	RS	190 BRIDLEWOOD LN	\$ 186,400	0.170
051W18CB16700	R325903	RS	210 BRIDLEWOOD LN	\$ 263,070	0.250
051W18CB16800	R325904	RS	230 BRIDLEWOOD LN	\$ 260,790	0.310
051W18CB16900	R325905	RS	240 BRIDLEWOOD LN	\$ 186,400	0.140
051W18CB17000	R325906	RS	250 BRIDLEWOOD LN	\$ 188,780	0.160
051W18CC00100	R337362	RS	1101 COUNTRY LN	\$ 202,930	0.140
051W18CC00200	R337363	RS	1115 COUNTRY LN	\$ 191,390	0.130
051W18CC00300	R337364	RS	1127 COUNTRY LN	\$ 204,460	0.130
051W18CC00400	R337365	RS	1145 COUNTRY LN	\$ 188,180	0.130
051W18CC00500	R337366	RS	1157 COUNTRY LN	\$ 222,650	0.130
051W18CC00600	R337367	RS	1171 COUNTRY LN	\$ 198,890	0.120
051W18CC00700	R337368	RS	1181 DAHLIA ST	\$ 186,860	0.160
051W18CC00800	R337369	RS	1177 DAHLIA ST	\$ 197,910	0.120
051W18CC00900	R337370	RS	1169 DAHLIA ST	\$ 212,150	0.130
051W18CC01000	R337371	RS	1161 DAHLIA ST	\$ 212,000	0.130
051W18CC01100	R337372	RS	1157 DAHLIA ST	\$ 227,400	0.130
051W18CC01200	R337373	RS	1149 DAHLIA ST	\$ 202,930	0.110
051W18CC01300	R337374	RS	1137 DAHLIA ST	\$ 195,980	0.120
051W18CC01400	R337375	RS	1129 DAHLIA ST	\$ 191,260	0.140
051W18CC01500	R337376	RS	1121 DAHLIA ST	\$ 180,220	0.150
051W18CC01600	R337377	RS	1128 DAHLIA ST	\$ 216,970	0.140
051W18CC01700	R337378	RS	1136 DAHLIA ST	\$ 191,260	0.120
051W18CC01800	R337379	RS	1213 AUTUMN BLVD	\$ 187,080	0.140
051W18CC01900	R337380	RS	1201 AUTUMN BLVD	\$ 178,040	0.150
051W18CC02000	R337381	RS	1152 DAHLIA ST	\$ 200,260	0.130
051W18CC02100	R337382	RS	1160 DAHLIA ST	\$ 202,930	0.120
051W18CC02200	R337383	RS	1168 DAHLIA ST	\$ 216,960	0.130
051W18CC02300	R337384	RS	1176 DAHLIA ST	\$ 222,060	0.130
051W18CC02400	R337385	RS	1184 DAHLIA ST	\$ 221,940	0.150
051W18CC02500	R337386	RS	1212 DAHLIA ST	\$ 221,940	0.140
051W18CC02600	R337387	RS	1230 DAHLIA ST	\$ 188,050	0.140
051W18CC02700	R337388	RS	1258 DAHLIA ST	\$ 208,900	0.140
051W18CC02800	R337389	RS	1266 DAHLIA ST	\$ 188,050	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CC02900	R337390	RS	1284 DAHLIA ST	\$ 184,220	0.150
051W18CC03000	R337391	RS	1302 DAHLIA ST	\$ 202,930	0.130
051W18CC03100	R337392	RS	1301 DAHLIA ST	\$ 221,150	0.120
051W18CC03200	R337393	RS	1277 DAHLIA ST	\$ 202,930	0.130
051W18CC03300	R337394	RS	1269 DAHLIA ST	\$ 212,000	0.110
051W18CC03400	R337395	RS	1241 DAHLIA ST	\$ 224,670	0.110
051W18CC03500	R337396	RS	1227 DAHLIA ST	\$ 207,200	0.110
051W18CC03600	R337397	RS	1209 DAHLIA ST	\$ 186,860	0.130
051W18CC03700	R337398	RS	1182 COUNTRY LN	\$ 182,290	0.130
051W18CC03800	R337399	RS	1170 COUNTRY LN	\$ 221,240	0.120
051W18CC03900	R337400	RS	1158 COUNTRY LN	\$ 221,180	0.120
051W18CC04000	R337401	RS	1146 COUNTRY LN	\$ 191,390	0.120
051W18CC04100	R337402	RS	1132 COUNTRY LN	\$ 203,810	0.140
051W18CC04200	R337403	RS	1120 COUNTRY LN	\$ 203,810	0.120
051W18CC04300	R337404	RS	1108 COUNTRY LN	\$ 197,910	0.120
051W18CC04400	R337405	RS	1107 FOXGLOVE ST	\$ 212,790	0.160
051W18CC04500	R337406	RS	1119 FOXGLOVE ST	\$ 198,610	0.160
051W18CC04600	R337407	RS	1131 FOXGLOVE ST	\$ 221,970	0.140
051W18CC04700	R337408	RS	1143 FOXGLOVE ST	\$ 222,590	0.130
051W18CC04800	R337409	RS	1155 FOXGLOVE ST	\$ 217,620	0.140
051W18CC04900	R337410	RS	1167 FOXGLOVE ST	\$ 208,800	0.190
051W18CC05000	R337411	RS	1179 FOXGLOVE ST	\$ 234,000	0.180
051W18CC05100	R337412	RS	1191 FOXGLOVE ST	\$ 221,890	0.140
051W18CC05200	R337413	RS	1303 FOXGLOVE ST	\$ 202,930	0.120
051W18CC05300	R337414	RS	382 TULIP AVE	\$ 202,930	0.140
051W18CC05400	R337415	RS	406 TULIP AVE	\$ 235,390	0.130
051W18CC05500	R337416	RS	1196 FOXGLOVE ST	\$ 231,560	0.170
051W18CC05600	R337417	RS	1184 FOXGLOVE ST	\$ 202,940	0.170
051W18CC05700	R337418	RS	1172 FOXGLOVE ST	\$ 202,930	0.150
051W18CC05800	R337419	RS	1160 FOXGLOVE ST	\$ 212,000	0.170
051W18CC05900	R337420	RS	1148 FOXGLOVE ST	\$ 221,940	0.160
051W18CC06000	R337421	RS	1136 FOXGLOVE ST	\$ 222,680	0.170
051W18CC06100	R337422	RS	1124 FOXGLOVE ST	\$ 224,580	0.200
051W18CC06200	R337423	RS	1141 DAHLIA ST	\$ -	0.240
051W18CC06300	R337424	RS	423 TULIP AVE	\$ -	0.940
051W18CC06400	R339523			\$ -	0.020
051W18CC06500	R342550	RS	440 TULIP AVE	\$ 248,470	0.140
051W18CC06600	R342551	RS	432 TULIP AVE	\$ 262,120	0.150
051W18CC06700	R342552	RS	426 TULIP AVE	\$ 249,470	0.140
051W18CC06800	R342553	RS	414 TULIP AVE	\$ 246,350	0.140
051W18CC06900	R342554	RS	419 VINE AVE	\$ 248,370	0.140
051W18CC07000	R342555	RS	411 VINE AVE	\$ 254,680	0.140



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CC07100	R342556	RS	403 VINE AVE	\$ 268,670	0.150
051W18CC07200	R342557	RS	1311 FOXGLOVE ST	\$ 211,470	0.120
051W18CC07300	R342558	RS	1321 FOXGLOVE ST	\$ 218,980	0.120
051W18CC07400	R342559	RS	1331 FOXGLOVE ST	\$ 270,670	0.120
051W18CC07500	R342560	RS	1403 FOXGLOVE ST	\$ 267,780	0.120
051W18CC07600	R342561	RS	1409 FOXGLOVE ST	\$ 259,050	0.120
051W18CC07700	R342562	RS	404 VINE AVE	\$ 266,570	0.140
051W18CC07800	R342563	RS	418 VINE AVE	\$ 253,360	0.130
051W18CC07900	R342564	RS	430 VINE AVE	\$ 264,480	0.130
051W18CC08000	R342565	RS	440 VINE AVE	\$ 267,840	0.130
051W18CC08100	R342566	RS	427 VINE AVE	\$ 253,360	0.140
051W18CC08200	R342567	RS	435 VINE AVE	\$ 252,560	0.140
051W18CC08300	R354370	RS	1304 DAYLILY ST	\$ 245,090	0.150
051W18CC08400	R354371	RS	1290 DAYLILY ST	\$ 37,590	0.130
051W18CC08500	R354372	RS	1280 DAYLILY ST	\$ 222,950	0.120
051W18CC08600	R354373	RS	1270 DAYLILY ST	\$ 201,440	0.120
051W18CC08700	R354374	RS	1262 DAYLILY ST	\$ 209,230	0.120
051W18CC08800	R354375	RS	1254 DAYLILY ST	\$ 220,640	0.120
051W18CC08900	R354376	RS	1244 DAYLILY ST	\$ 231,920	0.130
051W18CC09000	R354377	RS	1238 DAYLILY ST	\$ 231,110	0.140
051W18CC09100	R354378	RS	1234 DAYLILY ST	\$ 269,210	0.120
051W18CC09200	R354379	RS	1226 DAYLILY ST	\$ 267,150	0.130
051W18CC09300	R354380	RS	1217 AUTUMN BLVD	\$ 240,960	0.150
051W18CC09400	R354381	RS	1210 DAYLILY ST	\$ 220,990	0.130
051W18CC09500	R354382	RS	1202 DAYLILY ST	\$ 223,970	0.130
051W18CC09600	R354383	RS	1201 DAYLILY ST	\$ 223,970	0.130
051W18CC09700	R354384	RS	1209 DAYLILY ST	\$ 220,990	0.130
051W18CC09800	R354385	RS	1221 AUTUMN BLVD	\$ 239,840	0.150
051W18CC09900	R354386	RS	1227 AUTUMN BLVD	\$ 222,190	0.140
051W18CC10000	R354387	RS	1235 AUTUMN BLVD	\$ 239,840	0.150
051W18CC10100	R354388	RS	1310 SUNFLOWER ST	\$ 220,990	0.130
051W18CC10200	R354389	RS	1302 SUNFLOWER ST	\$ 224,130	0.130
051W18CC10300	R354390	RS	1301 SUNFLOWER ST	\$ 295,650	0.130
051W18CC10400	R354391	RS	1309 SUNFLOWER ST	\$ 297,110	0.130
051W18CC10500	R354392	RS	1355 AUTUMN BLVD	\$ 233,760	0.150
051W18CC10600	R354393	RS	1375 AUTUMN BLVD	\$ 290,820	0.140
051W18CC10700	R354394	RS	1393 AUTUMN BLVD	\$ 261,750	0.150
051W18CC10800	R354395	RS	1410 IRIS ST	\$ 292,270	0.130
051W18CC10900	R354396	RS	1402 IRIS ST	\$ 312,850	0.130
051W18CC11000	R354397	RS	1426 IRIS ST	\$ 263,220	0.160
051W18CC11100	R354398	RS	1325 SUNFLOWER ST	\$ 290,680	0.130
051W18CC11200	R354399	RS	1335 SUNFLOWER ST	\$ 196,760	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18CC11300	R354400	RS	1338 SUNFLOWER ST	\$ 292,700	0.120
051W18CC11400	R354401	RS	1334 SUNFLOWER ST	\$ 290,710	0.140
051W18CC11500	R354402	RS	1324 SUNFLOWER ST	\$ 269,590	0.160
051W18CC11600	R354403	RS	1225 DAYLILY ST	\$ 239,340	0.150
051W18CC11700	R354404	RS	1233 DAYLILY ST	\$ 223,050	0.150
051W18CC11800	R354405	RS	1245 DAYLILY ST	\$ 229,230	0.120
051W18CC11900	R354406	RS	1257 DAYLILY ST	\$ 240,080	0.120
051W18CC12000	R354407	RS	1265 DAYLILY ST	\$ 292,550	0.120
051W18CC12100	R354408	RS	1273 DAYLILY ST	\$ 194,350	0.120
051W18CC12200	R354409	RS	1285 DAYLILY ST	\$ 276,460	0.120
051W18CC12300	R354410	RS	1297 DAYLILY ST	\$ 197,900	0.140
051W18CC12400	R354411	RS	1303 DAYLILY ST	\$ 263,170	0.140
051W18CC12500	R359922	RS	1420 FOXGLOVE ST	\$ 10,430	0.220
051W18CC12600	R359923	RS	1430 FOXGLOVE ST	\$ 10,430	0.190
051W18CC12700	R359924	RS	1440 FOXGLOVE ST	\$ 10,430	0.170
051W18CC12800	R359925	RS	1450 FOXGLOVE ST	\$ 10,430	0.140
051W18CC12900	R359926	RS	1460 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13000	R359927	RS	1470 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13100	R359928	RS	1480 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13200	R359929	RS	1492 FOXGLOVE ST	\$ 10,430	0.160
051W18CC13300	R359930	RS	1496 FOXGLOVE ST	\$ 10,430	0.200
051W18CC13400	R359931	RS	1497 FOXGLOVE ST	\$ 10,430	0.140
051W18CC13500	R359932	RS	1491 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13600	R359933	RS	1475 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13700	R359934	RS	1467 FOXGLOVE ST	\$ 10,420	0.130
051W18CC13800	R359935	RS	1451 FOXGLOVE ST	\$ 10,430	0.160
051W18CC13900	R359936	RS	1433 FOXGLOVE ST	\$ 10,430	0.160
051W18CC14000	R359937	RS	1415 FOXGLOVE ST	\$ 10,420	0.130
051W18CC14100	R359938	RS	1496 DAHLIA ST	\$ 10,430	0.140
051W18CC14200	R359939	RS	1492 DAHLIA ST	\$ 10,420	0.130
051W18CC14300	R359940	RS	1480 DAHLIA ST	\$ 10,420	0.130
051W18CC14400	R359941	RS	1460 DAHLIA ST	\$ 10,430	0.140
051W18CC14500	R359942	RS	1450 DAHLIA ST	\$ 10,430	0.140
051W18CC14600	R359943	RS	1420 DAHLIA ST	\$ 10,420	0.130
051W18CC14700	R359944	RS	1414 DAHLIA ST	\$ 10,420	0.120
051W18CC14800	R359945	RS	1400 DAHLIA ST	\$ 10,420	0.120
051W18CC14900	R359946	RS	1396 DAHLIA ST	\$ 10,420	0.120
051W18CC15000	R359947	RS	1350 DAHLIA ST	\$ 10,420	0.120
051W18CC15100	R359948	RS	1320 DAHLIA ST	\$ 10,420	0.120
051W18CC15200	R359949	RS	1307 DAHLIA ST	\$ 10,420	0.120
051W18CC15300	R359950	RS	1377 DAHLIA ST	\$ 10,420	0.120
051W18CC15400	R359951	RS	1397 DAHLIA ST	\$ 10,420	0.120

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CC15500	R359952	RS	1401 DAHLIA ST	\$ 10,420	0.120
051W18CC15600	R359953	RS	1415 DAHLIA ST	\$ 10,420	0.130
051W18CC15700	R359954	RS	1447 DAHLIA ST	\$ 10,430	0.140
051W18CC15800	R359955	RS	1451 DAHLIA ST	\$ 10,420	0.120
051W18CC15900	R359956	RS	1475 DAHLIA ST	\$ 10,420	0.120
051W18CC16000	R359957	RS	1491 DAHLIA ST	\$ 10,420	0.120
051W18CC16100	R359958	RS	1497 DAHLIA ST	\$ 10,420	0.120
051W18CC16200	R359959	RS	1502 FOXGLOVE ST	\$ 10,430	0.140
051W18CC16300	R359960	RS	1550 FOXGLOVE ST	\$ 10,420	0.110
051W18CC16400	R359961	RS	1596 FOXGLOVE ST	\$ 10,430	0.140
051W18CC16500	R359962	RS	1597 FOXGLOVE ST	\$ 10,430	0.140
051W18CC16600	R359963	RS	1551 FOXGLOVE ST	\$ 10,420	0.130
051W18CC16700	R359964	RS	1501 FOXGLOVE ST	\$ 10,430	0.140
051W18CC16800	R359965	RS	1502 DAHLIA ST	\$ 10,430	0.140
051W18CC16900	R359966	RS	1550 DAHLIA ST	\$ 10,420	0.130
051W18CC17000	R359967	RS	1596 DAHLIA ST	\$ 10,430	0.140
051W18CC17100	R359968	RS	1597 DAHLIA ST	\$ 10,430	0.140
051W18CC17200	R359969	RS	1551 DAHLIA ST	\$ 10,420	0.130
051W18CC17300	R359970	RS	1501 DAHLIA ST	\$ 10,430	0.140
051W18CC17400	R359971	RS		\$ 633,960	12.250
051W18CC17500	R359972	RS		\$ -	0.190
051W18CC17600	R359973	RS		\$ -	0.180
051W18CC17700	R359974	RS		\$ -	0.020
051W18CD00100	R107377	RS	1166 COMSTOCK WAY	\$ 148,550	0.130
051W18CD00200	R107378	RS	1188 COMSTOCK WAY	\$ 150,240	0.130
051W18CD00300	R107379	RS	1202 COMSTOCK WAY	\$ 155,830	0.130
051W18CD00400	R107380	RS	1210 COMSTOCK WAY	\$ 155,830	0.140
051W18CD00500	R107381	RS	1232 COMSTOCK WAY	\$ 132,270	0.130
051W18CD00600	R107382	RS	1254 COMSTOCK WAY	\$ 141,620	0.130
051W18CD00700	R107383	RS	1276 COMSTOCK WAY	\$ 133,240	0.130
051W18CD00800	R107384	RS	1298 COMSTOCK WAY	\$ 149,180	0.130
051W18CD00900	R107385	RS	1289 COMSTOCK WAY	\$ 153,570	0.210
051W18CD01000	R107386	RS	1257 ROY AVE	\$ 146,020	0.230
051W18CD01100	R107387	RS	1245 ROY AVE	\$ 133,770	0.210
051W18CD01200	R107388	RS	1223 ROY AVE	\$ 130,820	0.150
051W18CD01300	R107389	RS	1201 ROY AVE	\$ 124,770	0.130
051W18CD01400	R107390	RS	1191 ROY AVE	\$ 146,870	0.130
051W18CD01500	R107391	RS	1179 ROY AVE	\$ 146,660	0.130
051W18CD01600	R107392	RS	1157 ROY AVE	\$ 115,300	0.140
051W18CD01700	R107409	RS	1164 ROY AVE	\$ 167,480	0.210
051W18CD01800	R107410	RS	1186 ROY AVE	\$ 160,110	0.190
051W18CD01900	R107411	RS	1200 ROY AVE	\$ 150,570	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18CD02000	R107412	RS	1222 ROY AVE	\$ 162,610	0.150
051W18CD02100	R107413	RS	1244 ROY AVE	\$ 201,580	0.210
051W18CD02500	R342536	RS	437 TULIP AVE	\$ 237,610	0.170
051W18CD02600	R342537	RS	449 TULIP AVE	\$ 251,880	0.160
051W18CD02700	R342538	RS	467 TULIP AVE	\$ 249,930	0.160
051W18CD02800	R342539	RS	489 TULIP AVE	\$ 269,980	0.160
051W18CD02900	R342540	RS	496 TULIP AVE	\$ 263,280	0.150
051W18CD03000	R342541	RS	480 TULIP AVE	\$ 251,880	0.130
051W18CD03100	R342542	RS	468 TULIP AVE	\$ 262,120	0.130
051W18CD03200	R342543	RS	458 TULIP AVE	\$ 243,770	0.130
051W18CD03300	R342544	RS	452 TULIP AVE	\$ 262,120	0.130
051W18CD03400	R342545	RS	441 VINE AVE	\$ 251,180	0.130
051W18CD03500	R342546	RS	449 VINE AVE	\$ 262,760	0.130
051W18CD03600	R342547	RS	459 VINE AVE	\$ 252,600	0.130
051W18CD03700	R342548	RS	471 VINE AVE	\$ 262,760	0.130
051W18CD03800	R342549	RS	487 VINE AVE	\$ 248,840	0.150
051W18CD03900	R357322	RS	450 VINE AVE	\$ 36,590	0.160
051W18CD04000	R357323	RS	460 VINE AVE	\$ 36,710	0.160
051W18CD04100	R357324	RS	1225 BROWN ST	\$ 303,490	0.260
051W18CD04200	R357325	RS	1235 BROWN ST	\$ 218,510	0.140
051W18CD04300	R357326	RS	470 VINE AVE	\$ 362,180	0.230
051W18D 00100	R13472	RM		\$ 218,090	22.300
051W18DA00100	R13256	MUV	105 S PACIFIC HWY	\$ 229,980	0.630
051W18DA00300	R13869	CG	1468 E CLEVELAND ST	\$ 42,400	0.100
051W18DA00400	R13262	CG	1462 E CLEVELAND ST	\$ 61,070	0.120
051W18DA00500	R13870	CG	1458 E CLEVELAND ST	\$ 59,930	0.000
051W18DA00600	R13873	CG	1450 E CLEVELAND ST	\$ 70,600	0.000
051W18DA00700	R13871	CG	145 S PACIFIC HWY	\$ 64,590	0.320
051W18DA00800	R13868	CG	165 S PACIFIC HWY	\$ 113,810	0.330
051W18DA00900	R13860	CG	165 S PACIFIC HWY	\$ 194,220	0.660
051W18DA01000	R13856	CG	165 S PACIFIC HWY	\$ 245,720	0.870
051W18DA01100	R13846	CG	225 S PACIFIC HWY	\$ 539,780	0.260
051W18DA01101	R13847	CG	225 S PACIFIC HWY	\$ 173,700	0.570
051W18DA01200	R13852	CG		\$ 91,800	0.230
051W18DA01201	R13853	CG		\$ 19,250	0.230
051W18DA01202	R13854	CG		\$ 28,320	0.330
051W18DA01300	R13863	CG		\$ 69,570	0.850
051W18DA01400	R13876	CG	1444 E CLEVELAND ST	\$ 69,280	0.000
051W18DA01500	R13877	CG	1430 E CLEVELAND ST	\$ 151,530	0.220
051W18DA01600	R13859	RM	1398 E CLEVELAND ST	\$ 2,677,170	3.650
051W18DA01700	R13880	RS	1370 E CLEVELAND ST	\$ 118,680	0.230
051W18DA01800	R13881	RS	1360 E CLEVELAND ST	\$ 97,070	0.230

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18DA01900	R13886	RS	1332 E CLEVELAND ST	\$ 142,250	0.200
051W18DA02000	R13892	RS	1316 E CLEVELAND ST	\$ 163,610	0.190
051W18DA02100	R13893	RS	1288 E CLEVELAND ST	\$ 94,420	0.250
051W18DA02200	R13895	RS	1264 E CLEVELAND ST	\$ 74,340	0.140
051W18DA02300	R13887	RS	170 HAWLEY ST	\$ 155,460	0.180
051W18DA02400	R13884	RS	170 HAWLEY ST	\$ 62,740	0.500
051W18DA02600	R107470	RS	390 HAWLEY ST	\$ 157,490	0.190
051W18DA02700	R107471	RS	360 HAWLEY ST	\$ 159,720	0.180
051W18DA02800	R107472	RS	320 HAWLEY ST	\$ 154,580	0.180
051W18DA02900	R107473	RS	290 HAWLEY ST	\$ 149,630	0.200
051W18DA03000	R107474	RS	260 HAWLEY ST	\$ 164,880	0.210
051W18DA03100	R107475	RS	230 HAWLEY ST	\$ 171,290	0.220
051W18DA03200	R13890	RS	247 HAWLEY ST	\$ 102,120	0.140
051W18DA03300	R13896	RS	245 HAWLEY ST	\$ 154,660	0.150
051W18DA03400	R13899	RS	1212 E CLEVELAND ST	\$ 77,210	0.220
051W18DA03500	R13894	RS	1190 E CLEVELAND ST	\$ 169,100	0.230
051W18DA03501	R349303	RS	1170 E CLEVELAND ST	\$ 71,310	0.350
051W18DA03502	R349306	RS	1150 E CLEVELAND ST	\$ 169,100	0.190
051W18DA03600	R13901	RS	1132 E CLEVELAND ST	\$ 111,950	0.330
051W18DA03800	R13898	RS	1120 E CLEVELAND ST	\$ 222,620	0.290
051W18DA03900	R13878	RS	1110 E CLEVELAND ST	\$ 366,230	0.780
051W18DA04000	R13888	RS	265 HAWLEY ST	\$ 143,500	0.240
051W18DA04100	R13882	RS	279 HAWLEY ST	\$ 159,710	0.230
051W18DA04200	R13879	RS	297 HAWLEY ST	\$ 144,140	0.230
051W18DA04300	R13875	RS	325 HAWLEY ST	\$ 128,180	0.230
051W18DA04400	R13874	RS	345 HAWLEY ST	\$ 174,500	0.420
051W18DA04500	R13872	RS	359 HAWLEY ST	\$ 163,190	0.190
051W18DA04600	R13861	RS	375 HAWLEY ST	\$ 66,330	0.090
051W18DA04700	R13862	RS		\$ 930	0.030
051W18DA04800	R107437	RS	405 HAWLEY ST	\$ 74,910	0.160
051W18DA04900	R107438	RS	1161 WILSON ST	\$ 150,560	0.290
051W18DA05000	R107439	RS	1159 WILSON ST	\$ 227,150	0.260
051W18DA05100	R106264	RS	1085 STARK ST	\$ 310,880	0.400
051W18DA05200	R106263	RS	380 JANA CT	\$ 224,300	0.250
051W18DA05300	R106262	RS	340 JANA CT	\$ 171,010	0.180
051W18DA05400	R106261	RS	310 JANA CT	\$ 200,480	0.180
051W18DA05500	R106260	RS	302 JANA CT	\$ 133,850	0.190
051W18DA05600	R106259	RS	280 JANA CT	\$ 258,590	0.370
051W18DA05700	R106258	RS	303 JANA CT	\$ 197,490	0.180
051W18DA05800	R106257	RS	335 JANA CT	\$ 186,850	0.250
051W18DA05900	R106256	RS	1025 STARK ST	\$ 199,210	0.210
051W18DA06000	R107440	RS	1149 WILSON ST	\$ 145,950	0.220

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18DA06100	R107445	RS		\$ -	0.230
051W18DA06200	R107444	RS	1095 WILSON ST	\$ 177,920	0.330
051W18DA06300	R107443	RS	1083 WILSON ST	\$ 160,490	0.270
051W18DA06400	R107441	RS	1105 WILSON ST	\$ 129,610	0.200
051W18DA06500	R107442	RS	1051 WILSON ST	\$ 160,220	0.200
051W18DA06600	R107448	RS	1062 WILSON ST	\$ 177,640	0.200
051W18DA06700	R13844	RS	1080 WILSON ST	\$ 211,190	0.400
051W18DA06800	R107447	RS	1086 WILSON ST	\$ 160,840	0.180
051W18DA06900	R107446	RS	1092 WILSON ST	\$ 173,960	0.180
051W18DA07000	R107449	RS	585 HAWLEY ST	\$ 185,800	0.290
051W18DA07100	R107450	RS	603 HAWLEY ST	\$ 180,730	0.290
051W18DA07200	R107451	RS	615 HAWLEY ST	\$ 204,640	0.170
051W18DA07300	R107452	RS	635 HAWLEY ST	\$ 212,280	0.160
051W18DA07400	R107453	RS	645 HAWLEY ST	\$ 199,970	0.180
051W18DA07500	R107468	RS	655 HAWLEY ST	\$ 183,850	0.210
051W18DA07600	R107469	RM		\$ -	0.000
051W18DA07700	R107467	RS	1304 JUDY ST	\$ 176,050	0.230
051W18DA07800	R107466	RS	1318 JUDY ST	\$ 158,340	0.180
051W18DA07900	R107465	RS	1336 JUDY ST	\$ 147,470	0.180
051W18DA08000	R107464	RS	1350 JUDY ST	\$ 135,910	0.170
051W18DA08100	R107463	RS	1360 JUDY ST	\$ 129,680	0.180
051W18DA08200	R107462	RS	1361 JUDY ST	\$ 138,280	0.280
051W18DA08300	R107461	RS	1359 JUDY ST	\$ 140,250	0.230
051W18DA08400	R107460	RS	1349 JUDY ST	\$ 138,740	0.220
051W18DA08500	R107459	RS	1331 JUDY ST	\$ 142,210	0.300
051W18DA08600	R107458	RS	1321 JUDY ST	\$ 145,670	0.350
051W18DA08700	R107457	RS	644 HAWLEY ST	\$ 175,060	0.200
051W18DA08800	R107456	RS	632 HAWLEY ST	\$ 179,240	0.180
051W18DA08900	R107455	RS	612 HAWLEY ST	\$ 168,170	0.180
051W18DA09000	R107454	RS	590 HAWLEY ST	\$ 195,840	0.220
051W18DA09100	R13842	CG	285 S PACIFIC HWY	\$ 417,050	3.310
051W18DA09300	R13858	CG; RS	275 S PACIFIC HWY	\$ 236,810	1.180
051W18DA09400	R13841	CG	285 PACIFIC HWY	\$ 57,950	0.460
051W18DA09500	R13838	CG	371 S PACIFIC HWY	\$ -	0.910
051W18DA09600	R322211	RS	410 PAULUS CT	\$ 159,850	0.150
051W18DA09700	R322212	RS	412 PAULUS CT	\$ 165,200	0.150
051W18DA09800	R322213	RS	414 PAULUS CT	\$ 167,140	0.150
051W18DA09900	R322214	RS	416 PAULUS CT	\$ 165,920	0.140
051W18DA10000	R322215	RS	420 PAULUS CT	\$ 165,920	0.140
051W18DA10100	R322216	RS	432 PAULUS CT	\$ 163,940	0.140
051W18DA10200	R322217	RS	418 PAULUS CT	\$ 161,810	0.150
051W18DA10300	R322218	RS	444 PAULUS CT	\$ 163,940	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18DA10400	R322219	RS	452 PAULUS CT	\$ 156,690	0.150
051W18DA10500	R322220	RS	458 PAULUS CT	\$ 165,920	0.140
051W18DA10600	R322221	RS	457 PAULUS CT	\$ 161,820	0.140
051W18DA10700	R322222	RS	445 PAULUS CT	\$ 165,920	0.150
051W18DA10800	R322223	RS	433 PAULUS CT	\$ 165,920	0.140
051W18DA10900	R322224	RS	421 PAULUS CT	\$ 163,940	0.140
051W18DA11000	R322225	RS	409 PAULUS CT	\$ 165,920	0.160
051W18DA11100	R322226	RS	0 PAULUS CT	\$ -	0.140
051W18DA11200	R322227	RS	0 PAULUS CT	\$ -	0.070
051W18DB00100	R106255	RS	390 SENECA CT	\$ 168,270	0.190
051W18DB00200	R106254	RS	330 SENECA CT	\$ 191,260	0.240
051W18DB00300	R106253	RS	300 SENECA CT	\$ 180,370	0.230
051W18DB00400	R106252	RS	280 SENECA CT	\$ 190,410	0.240
051W18DB00500	R106251	RS	260 SENECA CT	\$ 203,950	0.160
051W18DB00600	R106250	RS	285 SENECA CT	\$ 256,620	0.340
051W18DB00700	R106249	RS	305 SENECA CT	\$ 258,320	0.270
051W18DB00800	R106248	RS	345 SENECA CT	\$ 225,990	0.310
051W18DB00900	R106247	RS	395 SENECA CT	\$ 246,780	0.370
051W18DB01000	R106265	RS	1035 STARK ST	\$ 175,170	0.140
051W18DB01100	R106266	RS	430 JANA AVE	\$ 180,370	0.170
051W18DB01200	R106267	RS	470 JANA AVE	\$ 203,850	0.210
051W18DB01300	R106268	RS	500 JANA AVE	\$ 177,930	0.210
051W18DB01400	R106269	RS	560 JANA AVE	\$ 154,330	0.180
051W18DB01500	R106276	RS	565 JANA AVE	\$ 197,120	0.220
051W18DB01600	R106275	RS	515 JANA AVE	\$ 179,450	0.220
051W18DB01700	R106274	RS	495 JANA AVE	\$ 182,060	0.220
051W18DB01800	R106273	RS	445 JANA AVE	\$ 184,630	0.190
051W18DB01900	R106272	RS	405 JANA AVE	\$ 190,460	0.270
051W18DB02000	R106271	RS	930 STARK ST	\$ 196,590	0.230
051W18DB02100	R106270	RS	900 STARK ST	\$ 273,400	0.230
051W18DB02200	R106277	P/SP		\$ -	1.200
051W18DB02300	R106915	P/SP		\$ -	0.230
051W18DB02400	R106914	RS	540 HERMANSON ST	\$ 225,780	0.220
051W18DB02500	R106913	RS	490 HERMANSON ST	\$ 274,300	0.500
051W18DB02600	R106912	RS	450 HERMANSON ST	\$ 279,830	0.280
051W18DB02700	R106911	RS	430 HERMANSON ST	\$ 211,900	0.310
051W18DB02800	R106903	RS	421 HERMANSON ST	\$ 214,180	0.180
051W18DB02900	R106902	RS	455 HERMANSON ST	\$ 225,400	0.250
051W18DB03000	R106901	RS	487 HERMANSON ST	\$ 230,610	0.260
051W18DB03100	R106900	RS	555 HERMANSON ST	\$ 185,950	0.190
051W18DB03200	R106899	RS	550 MARSHALL ST	\$ 171,990	0.180
051W18DB03300	R106898	RS	500 MARSHALL ST	\$ 235,390	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18DB03400	R106897	RS	468 MARSHALL ST	\$ 203,290	0.170
051W18DB03500	R106896	RS	444 MARSHALL ST	\$ 127,570	0.170
051W18DB03600	R106895	RS	830 STARK ST	\$ 210,780	0.190
051W18DB03700	R106892	RS	427 MARSHALL ST	\$ 161,350	0.190
051W18DB03800	R106893	RS	449 MARSHALL ST	\$ 176,510	0.160
051W18DB03900	R106894	RS	471 MARSHALL ST	\$ 161,570	0.150
051W18DB04000	R106717	RS	501 MARSHALL ST	\$ 131,820	0.150
051W18DB04100	R106718	RS	551 MARSHALL ST	\$ 157,290	0.140
051W18DB04200	R13883	RS	649 WILSON ST	\$ 156,530	0.170
051W18DB04300	R13885	RS	635 WILSON ST	\$ 4,930	0.060
051W18DB04400	R13891	RS	633 WILSON ST	\$ 88,730	0.190
051W18DB04500	R13897	RS	635 WILSON ST	\$ 180,790	0.510
051W18DB04599	R13889	RS		\$ 30	0.000
051W18DB04600	R13902	RS	466 BROWN ST	\$ 156,170	1.880
051W18DB04700	R106564	RS	630 WILSON ST	\$ 65,160	0.170
051W18DB04900	R106566	RS	650 WILSON ST	\$ 154,650	0.190
051W18DB05000	R106565	RS		\$ -	0.020
051W18DB05100	R106567	RS	662 WILSON ST	\$ 148,240	0.200
051W18DB05200	R106568	RS	674 WILSON ST	\$ 147,920	0.170
051W18DB05300	R106569	RS	686 WILSON ST	\$ 159,010	0.220
051W18DB05400	R13867	RS	798 WILSON ST	\$ 230,840	0.310
051W18DB05402	R170202	RS	750 WILSON ST	\$ -	0.710
051W18DB05500	R13866	RS	888 WILSON ST	\$ 290,720	0.370
051W18DB05800	R107308	RS	889 MEADOWVALE LN	\$ 228,060	0.260
051W18DB05900	R107307	RS	877 MEADOWVALE LN	\$ 174,940	0.180
051W18DB06000	R107306	RS	863 MEADOWVALE LN	\$ 223,550	0.170
051W18DB06100	R107305	RS	855 MEADOWVALE LN	\$ 254,490	0.200
051W18DB06200	R107304	RS	797 WARREN WAY	\$ 186,030	0.190
051W18DB06300	R107303	RS	783 WARREN WAY	\$ 228,780	0.150
051W18DB06400	R107309	RS	770 WARREN WAY	\$ 206,100	0.240
051W18DB06500	R107310	RS	839 MEADOWVALE LN	\$ 185,660	0.320
051W18DB06600	R107311	RS	865 MEADOWVALE LN	\$ 212,720	0.180
051W18DB06700	R107312	RS	873 MEADOWVALE LN	\$ 159,410	0.200
051W18DB06800	R107353	RS		\$ -	0.200
051W18DB06900	R107313	RS	915 DEER RUN	\$ 296,600	0.260
051W18DB07000	R107314	RS	935 DEER RUN	\$ 171,700	0.190
051W18DB07100	R107315	RS	949 DEER RUN	\$ 229,410	0.190
051W18DB07200	R107316	RS	961 DEER RUN	\$ 209,950	0.170
051W18DB07300	R107348	RS	950 DEER RUN	\$ 346,950	0.430
051W18DB07400	R107347	RS	910 DEER RUN	\$ 159,770	0.170
051W18DB07500	R107349	RS	923 MEADOWVALE LN	\$ 230,240	0.210
051W18DB07600	R107358	RS		\$ -	0.030



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18DB07700	R107350	RS	945 MEADOWVALE LN	\$ 122,970	0.200
051W18DB07800	R107351	RS	963 MEADOWVALE LN	\$ 123,870	0.160
051W18DB07900	R107352	RS	875 HERMANSON ST	\$ 209,490	0.170
051W18DB08000	R107324	RS	988 MEADOWVALE LN	\$ 208,000	0.180
051W18DB08100	R107323	RS	958 MEADOWVALE LN	\$ 219,270	0.150
051W18DB08200	R107322	RS	914 MEADOWVALE LN	\$ 269,500	0.270
051W18DB08300	R107321	RS	890 MEADOWVALE LN	\$ 248,510	0.230
051W18DB08400	R107320	RS	864 MEADOWVALE LN	\$ 192,080	0.230
051W18DB08500	R107354	RS		\$ -	0.170
051W18DB08600	R107319	RS	838 MEADOWVALE LN	\$ 240,520	0.190
051W18DB08700	R107318	RS	862 MEADOWVALE LN	\$ 160,410	0.170
051W18DB08800	R107317	RS	882 MEADOWVALE LN	\$ 227,160	0.180
051W18DB08900	R107329	RS	725 HERMANSON ST	\$ 145,940	0.140
051W18DB09000	R107328	RS	735 HERMANSON ST	\$ 183,320	0.140
051W18DB09100	R107327	RS	755 HERMANSON ST	\$ 195,360	0.150
051W18DB09200	R107326	RS	775 HERMANSON ST	\$ 201,220	0.170
051W18DB09300	R107325	RS	795 HERMANSON ST	\$ 157,900	0.180
051W18DB09400	R107357	RS		\$ -	0.010
051W18DB09500	R107346	RS		\$ 1,680	0.110
051W18DB09600	R107345	RS	860 HERMANSON ST	\$ 244,520	0.100
051W18DB09700	R107344	RS	840 HERMANSON ST	\$ 220,550	0.180
051W18DB09800	R107343	RS		\$ 3,710	0.060
051W18DB09900	R107342	RS	820 HERMANSON ST	\$ 199,310	0.230
051W18DB10000	R107356	RS		\$ -	0.190
051W18DB10100	R107341	RS	810 HERMANSON ST	\$ 185,240	0.160
051W18DB10200	R107340	RS	800 HERMANSON ST	\$ 124,010	0.130
051W18DB10300	R107339	RS	877 AMITY CT	\$ 227,800	0.160
051W18DB10400	R107338	RS	895 AMITY CT	\$ 195,670	0.140
051W18DB10500	R107337	RS	740 HERMANSON ST	\$ 155,480	0.150
051W18DB10600	R107330	RS	700 HERMANSON ST	\$ 167,090	0.180
051W18DB10700	R107331	RS	917 AMITY CT	\$ 204,590	0.200
051W18DB10900	R107332	RS		\$ 3,010	0.050
051W18DB11000	R107333	RS	933 AMITY CT	\$ 188,700	0.190
051W18DB11100	R107334	RS	960 AMITY CT	\$ 205,360	0.240
051W18DB11200	R107335	RS	978 AMITY CT	\$ 1,680	0.050
051W18DB11300	R107336	RS	978 AMITY CT	\$ 309,520	0.170
051W18DB11400	R107359	P/SP		\$ -	1.220
051W18DB11500	R107355	RS		\$ -	0.110
051W18DB11600	R13857	RS	672 HERMANSON ST	\$ 148,790	0.250
051W18DB11800	R13855	RS	900 WILSON ST	\$ 212,580	0.520
051W18DB11900	R13850	RS	980 WILSON ST	\$ 186,380	0.410
051W18DB11902	R13851	RS	960 WILSON ST	\$ 215,650	0.310

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
051W18DB12000	R13849	P/SP		\$ -	0.580
051W18DB12100	R13840	P/SP		\$ -	1.210
051W18DB12200	R13848	RS	1040 WILSON ST	\$ 267,880	0.320
051W18DB12400	R107492	RS	1267 JUDY ST	\$ 194,710	0.180
051W18DB12500	R107491	RS	654 JULIE CT	\$ 204,010	0.180
051W18DB12600	R107490	RS	642 JULIE CT	\$ 224,390	0.170
051W18DB12700	R107489	RS		\$ 660	0.010
051W18DB12800	R107488	RS	626 JULIE CT	\$ 206,230	0.240
051W18DB12900	R107487	RS	614 JULIE CT	\$ 133,770	0.230
051W18DB13000	R107486	RS	602 JULIE CT	\$ 209,110	0.240
051W18DB13100	R107485	RS	623 JULIE CT	\$ 193,590	0.340
051W18DB13200	R107484	RS	647 JULIE CT	\$ 171,620	0.160
051W18DB13300	R107483	RS	659 JULIE CT	\$ 203,770	0.180
051W18DB13400	R107482	RS	1215 JUDY ST	\$ 209,400	0.220
051W18DB13500	R107481	RS	1211 JUDY ST	\$ 38,550	0.230
051W18DB13600	R107480	RS	1210 JUDY ST	\$ 295,290	0.570
051W18DB13700	R107479	RS	1226 JUDY ST	\$ 161,090	0.160
051W18DB13800	R107478	RS	1242 JUDY ST	\$ 216,230	0.160
051W18DB13900	R107477	RS	1258 JUDY ST	\$ 203,460	0.180
051W18DB14000	R107476	RS	1274 JUDY ST	\$ 190,370	0.180
051W18DC00100	R106174	P/SP	1120 DEER RUN	\$ -	3.800
051W18DC00200	R106159	RS	920 HERMANSON ST	\$ 257,660	0.220
051W18DC00300	R106158	RS	932 HERMANSON ST	\$ 248,870	0.160
051W18DC00400	R106157	RS	944 HERMANSON ST	\$ 274,650	0.160
051W18DC00500	R106156	RS	956 HERMANSON ST	\$ 235,170	0.160
051W18DC00600	R106155	RS	968 HERMANSON ST	\$ 300,780	0.170
051W18DC00700	R106154	RS	990 HERMANSON ST	\$ 254,900	0.170
051W18DC00800	R106153	RS	1020 HERMANSON ST	\$ 230,000	0.170
051W18DC00900	R106152	RS	1044 HERMANSON ST	\$ 217,780	0.150
051W18DC01000	R106151	RS	1066 HERMANSON ST	\$ 215,660	0.150
051W18DC01100	R106150	RS	1088 HERMANSON ST	\$ 178,050	0.200
051W18DC01200	R106167	RS	1096 DEER RUN	\$ 200,360	0.200
051W18DC01300	R106166	RS	1065 HERMANSON ST	\$ 167,750	0.150
051W18DC01400	R106165	RS	1043 HERMANSON ST	\$ 209,480	0.160
051W18DC01500	R106164	RS	1019 HERMANSON ST	\$ 202,790	0.170
051W18DC01600	R106163	RS	989 HERMANSON ST	\$ 222,560	0.160
051W18DC01700	R106162	RS	967 HERMANSON ST	\$ 200,510	0.160
051W18DC01800	R106161	RS	955 HERMANSON ST	\$ 205,430	0.160
051W18DC01900	R106160	RS	921 HERMANSON ST	\$ 215,840	0.210
051W18DC02000	R106168	RS	1050 DEER RUN	\$ 256,530	0.300
051W18DC02100	R106169	RS	1028 DEER RUN	\$ 217,890	0.320
051W18DC02200	R106170	RS	1020 DEER RUN	\$ 210,630	0.180

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
051W18DC02300	R106171	RS	1002 DEER RUN	\$ 269,470	0.530
051W18DC02301	R106172	RS	1010 DEER RUN	\$ 216,070	0.340
051W18DC02400	R106173	RS	1000 DEER RUN	\$ 230,530	0.230
051W18DC02500	R106134	RS	1001 DEER RUN	\$ 222,150	0.170
051W18DC02600	R106135	RS	1015 DEER RUN	\$ 230,860	0.130
051W18DC02700	R106136	RS	1027 DEER RUN	\$ 209,350	0.160
051W18DC02800	R106137	RS	1049 DEER RUN	\$ 225,700	0.170
051W18DC02900	R106138	RS	1061 DEER RUN	\$ 205,790	0.210
051W18DC03000	R106139	RS	1085 DEER RUN	\$ 295,380	0.400
051W18DC03100	R106143	RS	1111 HERMANSON ST	\$ 219,420	0.180
051W18DC03200	R106142	RS	1133 HERMANSON ST	\$ 239,440	0.210
051W18DC03300	R106141	RS	1191 HERMANSON ST	\$ 290,720	0.250
051W18DC03400	R106140	RS	1201 HERMANSON ST	\$ 217,190	0.230
051W18DC03500	R106144	RS	1200 HERMANSON ST	\$ 245,150	0.200
051W18DC03600	R106145	RS	1192 HERMANSON ST	\$ 236,350	0.180
051W18DC03700	R106146	RS	1178 HERMANSON ST	\$ 237,710	0.190
051W18DC03800	R106147	RS	1156 HERMANSON ST	\$ 264,630	0.200
051W18DC03900	R106148	RS	1134 HERMANSON ST	\$ 177,250	0.190
051W18DC04000	R106149	RS	1112 HERMANSON ST	\$ 177,390	0.170
051W18DC04100	R106175	P/SP		\$ -	4.240
051W19A 02200	R13973	RS		\$ 47,310	4.200
051W19A 02300	R13976	RM	765 PACIFIC HWY #17	\$ 1,124,630	8.600
051W19A 02400	R13974	RM	765 S PACIFIC HWY	\$ 75,760	0.890
051W19A 02500	R13975	RM		\$ 38,930	1.180
051W19B 00100	R13972	RS	765 S PACIFIC HWY	\$ 23,460	4.650
051W19B 00200	R13970	RS	1636 BROWN ST	\$ 564,320	7.300
052W01CC00100	R108051	RS	1894 WOODLAND AVE	\$ 181,610	0.000
052W01CC00200	R108072	RS	1890 WOODLAND AVE	\$ 132,530	0.150
052W01CC00300	R108052	RS	1870 WOODLAND AVE	\$ 91,020	0.230
052W01CC00400	R108071	RS	1880 WOODLAND AVE	\$ 137,980	0.150
052W01CC00500	R108070	RS	1850 WOODLAND AVE	\$ 189,920	0.210
052W01CC00600	R108053	RS	1860 WOODLAND AVE	\$ 148,450	0.220
052W01CC00700	R108068	RS	1840 WOODLAND AVE	\$ 48,420	0.110
052W01CC00800	R108067	RS		\$ 31,210	0.110
052W01CC00900	R108054	RS	1810 WOODLAND AVE	\$ 169,800	0.220
052W01CC01000	R108066	RS	1820 WOODLAND AVE	\$ 155,600	0.220
052W01CC01100	R108065	RS	1790 WOODLAND AVE	\$ 135,670	0.160
052W01CC01200	R108055	RS	1800 WOODLAND AVE	\$ 205,850	0.220
052W01CC01300	R108063	RS		\$ 5,800	0.040
052W01CC01400	R108061	RS	0 WOODLAND AVE	\$ 15,430	0.070
052W01CC01401	R108062	RS	1780 WOODLAND AVE	\$ 160,290	0.210
052W01CC01500	R108056	RS	1740 WOODLAND AVE	\$ 212,260	0.220

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W01CC01600	R108060	RS	1750 WOODLAND AVE	\$ 151,680	0.160
052W01CC01700	R108059	RS	1720 WOODLAND AVE	\$ 144,810	0.160
052W01CC01800	R108057	RS	1730 WOODLAND AVE	\$ 147,370	0.260
052W01CC01900	R108058	RS	1710 WOODLAND AVE	\$ 155,850	0.200
052W01CC02000	R108081	RS		\$ 4,580	0.120
052W01CC02101	R108080	RS	1785 WOODLAND AVE	\$ 163,240	0.180
052W01CC02300	R108079	RS	1825 WOODLAND AVE	\$ 163,510	0.160
052W01CC02400	R108078	RS	1837 WOODLAND AVE	\$ 122,580	0.140
052W01CC02500	R108077	RS	1845 WOODLAND AVE	\$ 122,840	0.140
052W01CC02600	R108075	RS	1839 WOODLAND AVE	\$ 181,150	0.370
052W01CC02700	R108076	RS	1859 WOODLAND AVE	\$ 143,560	0.150
052W01CC02800	R108074	RS	1873 WOODLAND AVE	\$ 172,400	0.310
052W01CC02900	R108073	RS	1887 WOODLAND AVE	\$ 198,750	0.350
052W01CC03000	R14657	RS		\$ -	0.000
052W01CC03100	R108911	P/SP		\$ -	19.230
052W01CC03200	R108910	RS	1637 WOODLAND AVE	\$ 192,380	0.270
052W01CC03300	R108909	RS	1591 WILLOW AVE	\$ 186,380	0.270
052W01CC03400	R108908	RS	1559 WILLOW AVE	\$ 188,130	0.240
052W01CC03500	R108907	RS	1527 WILLOW AVE	\$ 164,550	0.230
052W01CC03600	R108906	RS	1485 WILLOW AVE	\$ 189,260	0.230
052W01CC03700	R108905	RS	1453 WILLOW AVE	\$ 172,300	0.230
052W01CC03800	R108904	RS	1411 WILLOW AVE	\$ 183,010	0.230
052W01CC03900	R108903	RS	1379 WILLOW AVE	\$ 189,940	0.230
052W01CC04000	R108902	RS	1347 WILLOW AVE	\$ 214,130	0.230
052W01CC04100	R108901	RS	1315 WILLOW AVE	\$ 181,330	0.230
052W01CC04200	R108900	RS	1273 WILLOW AVE	\$ 147,190	0.230
052W01CC04300	R108899	RS	1241 WILLOW AVE	\$ 183,030	0.230
052W01CC04400	R108845	RS	1350 WILLOW AVE	\$ 160,130	0.250
052W01CC04500	R108846	RS	3344 NEKIA ST	\$ 164,600	0.180
052W01CC04600	R108847	RS	3298 NEKIA ST	\$ 152,980	0.180
052W01CC04700	R108848	RS	3246 NEKIA ST	\$ 162,940	0.180
052W01CC04800	R108849	RS	3204 NEKIA ST	\$ 166,450	0.180
052W01CC04900	R108850	RS	3162 NEKIA ST	\$ 170,390	0.180
052W01CC05000	R108851	RS	1347 WOODLAND AVE	\$ 171,170	0.210
052W01CC05100	R108863	RS	1457 WOODLAND AVE	\$ 144,620	0.180
052W01CC05200	R108864	RS	3175 NEKIA ST	\$ 159,910	0.170
052W01CC05300	R108865	RS	3227 NEKIA ST	\$ 89,250	0.170
052W01CC05400	R108866	RS	3283 NEKIA ST	\$ 177,220	0.170
052W01CC05500	R108859	RS	1460 WILLOW AVE	\$ 176,510	0.220
052W01CC05600	R108860	RS	1546 WILLOW AVE	\$ 162,280	0.220
052W01CC05700	R108862	RS	1537 WOODLAND AVE	\$ 216,900	0.250
052W01CC05800	R108861	RS	1662 WILLOW AVE	\$ 187,720	0.320

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W01CC05900	R108877	RS	1620 WOODLAND AVE	\$ 202,140	0.370
052W01CC06000	R108876	RS	1582 WOODLAND AVE	\$ 177,680	0.280
052W01CC06100	R108875	RS	1544 WOODLAND AVE	\$ 151,770	0.250
052W01CC06200	R108874	RS	1506 WOODLAND AVE	\$ 158,480	0.230
052W01CC06300	R108873	RS	1468 WOODLAND AVE	\$ 160,680	0.250
052W01CC06400	R108082	RS	3133 SENECA CREEK DR	\$ 98,560	0.270
052W01CC06501	R108083	RS		\$ 2,200	0.070
052W01CC06600	R108084	RS	3141 SENECA CREEK DR	\$ 137,050	0.150
052W01CC06601	R108085	RS	3145 SENECA CREEK DR	\$ 185,880	0.410
052W01CC06700	R108086	RS	3225 SENECA CREEK DR	\$ 161,270	0.300
052W01CC06800	R108087	RS	3259 SENECA CREEK DR	\$ 154,700	0.240
052W01CC06900	R108088	RS	3329 SENECA CREEK DR	\$ 167,350	0.390
052W01CC07000	R108089	RS		\$ -	4.100
052W01CC07100	R108090	RS		\$ 5,190	0.170
052W01CC07200	R108091	RS	0 TEN OAKS LN	\$ 1,680	0.080
052W01CC07300	R108092	RS	0 TEN OAKS LN	\$ 1,680	0.080
052W01CC07301	R108093	RS	1508 TEN OAKS LN	\$ 182,480	0.180
052W01CC07400	R108094	RS		\$ -	0.060
052W01CC07401	R149808	RS	1572 TEN OAKS LN	\$ 153,440	0.160
052W01CC07500	R108095	RS	1614 TEN OAKS LN	\$ -	0.090
052W01CC07501	R322465	RS	1614 TEN OAKS LN	\$ 135,320	0.160
052W01CC07600	R108096	RS		\$ -	0.100
052W01CC07601	R323641	RS	1656 TEN OAKS LN	\$ 147,310	0.170
052W01CC07700	R108097	RS	1690 TEN OAKS LN	\$ -	0.100
052W01CC07701	R323644	RS		\$ 176,270	0.180
052W01CC07800	R108098	RS	1710 TEN OAKS LN	\$ -	0.130
052W01CC07801	R149792	RS	1710 TEN OAKS LN	\$ 165,640	0.200
052W01CC07900	R108099	RS		\$ -	0.150
052W01CC07901	R108100	RS	1720 TEN OAKS LN	\$ 177,170	0.270
052W01CC08000	R108101	RS	1721 TEN OAKS LN	\$ 180,540	0.200
052W01CC08100	R108102	RS	1679 TEN OAKS LN	\$ 146,720	0.190
052W01CC08200	R108103	RS	1637 TEN OAKS LN	\$ 166,380	0.140
052W01CC08300	R108104	RS	1637 TEN OAKS LN	\$ 5,370	0.050
052W01CC08400	R108105	RS	1595 TEN OAKS LN	\$ 145,890	0.200
052W01CC08501	R108106	RS	1553 TEN OAKS LN	\$ 163,070	0.200
052W01CC08600	R108107	RS	1511 TEN OAKS LN	\$ 154,690	0.200
052W01CC08700	R108108	RS	1469 TEN OAKS LN	\$ 250,550	0.250
052W01CC08900	R108110	RS	1427 TEN OAKS LN	\$ 216,280	0.250
052W01CC09001	R108111	RS	1385 TEN OAKS LN	\$ 156,160	0.250
052W01CC09200	R108113	RS	1343 TEN OAKS LN	\$ 181,850	0.250
052W01CC09301	R108115	RS	1301 TEN OAKS LN	\$ 275,460	0.320
052W01CC09400	R108126	RS	0 TEN OAKS LN	\$ -	0.500

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W01CC09500	R108125	RS	0 TEN OAKS LN	\$ -	0.390
052W01CC09600	R108124	RS		\$ -	0.430
052W01CC09700	R108123	RS		\$ -	3.770
052W01CC09800	R108122	RS	3402 SENECALE CREEK DR	\$ 170,810	0.590
052W01CC09900	R108121	RS	3340 SENECALE CREEK DR	\$ 165,550	0.200
052W01CC10000	R108120	RS	3326 SENECALE CREEK DR	\$ 169,530	0.190
052W01CC10100	R108119	RS	3312 SENECALE CREEK DR	\$ 175,020	0.190
052W01CC10200	R108118	RS	3232 SENECALE CREEK DR	\$ 183,490	0.200
052W01CC10300	R108117	RS	3206 SENECALE CREEK DR	\$ 180,520	0.200
052W01CC10400	R108116	RS	3132 SENECALE CREEK DR	\$ 149,740	0.200
052W01DD00100	R109955	R1S	1686 NEWPORT WAY	\$ 149,830	0.140
052W01DD00200	R109956	R1S	2070 KING WAY	\$ 150,530	0.110
052W01DD00300	R109957	R1S	2056 KING WAY	\$ 130,160	0.100
052W01DD00400	R109958	R1S	2042 KING WAY	\$ 157,450	0.090
052W01DD00500	R109959	R1S	2028 KING WAY	\$ 127,240	0.090
052W01DD00600	R109960	R1S	2014 KING WAY	\$ 132,330	0.090
052W01DD00700	R109961	R1S	2000 KING WAY	\$ 143,100	0.090
052W01DD00800	R109962	R1S	1988 KING WAY	\$ 139,610	0.090
052W01DD00900	R109963	R1S	1970 KING WAY	\$ 118,000	0.090
052W01DD01000	R109964	R1S	1952 KING WAY	\$ 136,690	0.090
052W01DD01100	R109965	R1S	1934 KING WAY	\$ 111,910	0.100
052W01DD01200	R109966	R1S	1916 KING WAY	\$ 114,250	0.130
052W01DD01300	R109894	P/SP		\$ -	0.120
052W01DD01400	R109931	R1S	1785 KING WAY	\$ 140,840	0.100
052W01DD01500	R109932	R1S	1765 KING WAY	\$ 154,730	0.100
052W01DD01600	R109933	R1S	1745 KING WAY	\$ 150,710	0.110
052W01DD01700	R109934	R1S	1811 JANSEN WAY	\$ 136,170	0.120
052W01DD01800	R109935	R1S	1821 JANSEN WAY	\$ 130,290	0.100
052W01DD01900	R109845	R1S	1775 JANSEN WAY	\$ 134,190	0.110
052W01DD02000	R109846	R1S	1753 JANSEN WAY	\$ 109,190	0.090
052W01DD02100	R109847	R1S	1731 JANSEN WAY	\$ 118,550	0.090
052W01DD02200	R109848	R1S	1709 JANSEN WAY	\$ 107,090	0.100
052W01DD02300	R109849	R1S	1680 JANSEN WAY	\$ 117,450	0.110
052W01DD02400	R109850	R1S	1664 JANSEN WAY	\$ 108,920	0.110
052W01DD02500	R109851	R1S	1646 JANSEN WAY	\$ 123,220	0.110
052W01DD02600	R109852	R1S	1628 JANSEN WAY	\$ 110,880	0.110
052W01DD02700	R109834	R1S	1611 VANDERBECK LN	\$ 94,640	0.100
052W01DD02800	R109835	R1S	1639 VANDERBECK LN	\$ 109,440	0.100
052W01DD02900	R109836	R1S	1667 VANDERBECK LN	\$ 127,210	0.100
052W01DD03000	R109837	R1S	1695 VANDERBECK LN	\$ 93,230	0.100
052W01DD03100	R109838	R1S	1730 VANDERBECK LN	\$ 105,710	0.100
052W01DD03200	R109839	R1S	1740 VANDERBECK LN	\$ 114,850	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W01DD03300	R109840	R1S	1750 VANDERBECK LN	\$ 111,980	0.090
052W01DD03400	R109841	R1S	1760 VANDERBECK LN	\$ 78,560	0.090
052W01DD03500	R109842	R1S	1770 VANDERBECK LN	\$ 114,230	0.100
052W01DD03600	R109843	R1S	1780 VANDERBECK LN	\$ 108,660	0.090
052W01DD03700	R109844	R1S	1790 VANDERBECK LN	\$ 109,190	0.110
052W01DD03800	R109827	R1S	1787 VANDERBECK LN	\$ 124,210	0.110
052W01DD03900	R109826	R1S	1779 VANDERBECK LN	\$ 134,980	0.090
052W01DD04000	R109825	R1S	1771 VANDERBECK LN	\$ 131,120	0.090
052W01DD04100	R109824	R1S	1763 VANDERBECK LN	\$ 134,250	0.090
052W01DD04200	R109557	R1S	1755 PRINCETON RD	\$ 144,620	0.100
052W01DD04300	R109556	R1S	1747 PRINCETON RD	\$ 110,370	0.100
052W01DD04400	R109555	R1S	1739 PRINCETON RD	\$ 134,550	0.100
052W01DD04500	R109554	R1S	1731 PRINCETON RD	\$ 125,950	0.100
052W01DD04600	R109553	R1S	1723 PRINCETON RD	\$ 121,110	0.100
052W01DD04700	R109552	R1S	1715 PRINCETON RD	\$ 165,330	0.100
052W01DD04800	R109551	R1S	1707 PRINCETON RD	\$ 153,350	0.100
052W01DD04900	R109550	R1S	1697 PRINCETON RD	\$ 126,690	0.100
052W01DD05000	R109549	R1S	1685 PRINCETON RD	\$ 158,110	0.110
052W01DD05100	R109618	R1S	1676 QUINN RD	\$ 118,650	0.120
052W01DD05200	R109617	R1S	1688 QUINN RD	\$ 114,520	0.140
052W01DD05300	R109616	R1S	1720 PRINCETON RD	\$ 98,350	0.110
052W01DD05400	R109615	R1S	1728 PRINCETON RD	\$ 98,060	0.090
052W01DD05500	R109614	R1S	1736 PRINCETON RD	\$ 120,790	0.120
052W01DD05600	R109613	R1S	1670 VANDERBECK LN	\$ 113,790	0.090
052W01DD05700	R109612	R1S	1650 VANDERBECK LN	\$ 104,760	0.090
052W01DD05800	R109611	R1S	1630 VANDERBECK LN	\$ 99,210	0.090
052W01DD05900	R109610	R1S	2099 SALLAL RD	\$ 114,180	0.150
052W11 00100	R14788	IL	400 S WOODLAND AVE	\$61,548,490	80.180
052W11 00101	R14789	IL	333 WOODLAND AVE	\$17,068,670	28.020
052W11 00106	R332589	CG	300 S WOODLAND AVE	\$ 155,720	1.390
052W11 00107	R335775	CG		\$ 224,890	1.940
052W11 00400	R355086	IL		\$ 29,950	24.540
052W11 00500	R355087	IL		\$ 151,620	20.170
052W11 00600	R355088	IL		\$ 29,590	19.660
052W11AA00100	R108895	RS	1061 WILLOW AVE	\$ 147,550	0.250
052W11AA00900	R108894	RS	1039 WILLOW AVE	\$ 165,680	0.240
052W11AA01000	R108893	RS	997 WILLOW AVE	\$ 178,060	0.230
052W11AA01100	R108892	RS	965 WILLOW AVE	\$ 180,260	0.240
052W11AA01200	R108891	RS	923 WILLOW AVE	\$ 159,060	0.240
052W11AA01300	R108890	RS	891 WILLOW AVE	\$ 180,520	0.270
052W11AA01400	R108889	RS	859 WILLOW AVE	\$ 167,940	0.280
052W11AA01500	R108888	RS	827 WILLOW AVE	\$ 197,530	0.290

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W11AA01600	R108887	RS	785 WILLOW AVE	\$ 160,430	0.300
052W11AA01700	R108886	RS	753 WILLOW AVE	\$ 168,850	0.340
052W11AA01800	R108885	RS	731 WILLOW AVE	\$ 176,290	0.360
052W11AA01900	R108884	RS	719 WILLOW AVE	\$ 165,280	0.320
052W11AA02000	R108883	RS	697 WILLOW AVE	\$ 163,380	0.320
052W11AA02100	R108882	RS	665 WILLOW AVE	\$ 169,680	0.320
052W11AA02200	R108881	RS	643 WILLOW AVE	\$ 100,130	0.330
052W11AA02300	R108780	RS	680 WILLOW AVE	\$ 171,570	0.190
052W11AA02400	R108781	RS	3392 CAMAS ST	\$ 157,720	0.180
052W11AA02500	R108782	RS	3356 CAMAS ST	\$ 164,290	0.180
052W11AA02600	R108783	RS	3310 CAMAS ST	\$ 160,290	0.180
052W11AA02700	R108808	RS	3297 CAMAS ST	\$ 163,610	0.190
052W11AA02800	R108807	RS	3331 CAMAS ST	\$ 151,420	0.190
052W11AA02900	R108806	RS	3379 CAMAS ST	\$ 174,860	0.190
052W11AA03000	R108805	RS	3425 CAMAS ST	\$ 162,480	0.190
052W11AA03100	R108804	RS	724 WILLOW AVE	\$ 156,150	0.190
052W11AA03200	R108822	P/SP		\$ -	1.440
052W11AA03300	R14637	RS		\$ -	0.410
052W11AA03400	R14645	RS	782 WILLOW AVE	\$ -	1.450
052W11AD00100	R108800	RS	3277 MCNAUGHT ST	\$ 150,180	0.190
052W11AD00200	R108801	RS	3309 MCNAUGHT ST	\$ 152,360	0.190
052W11AD00300	R108802	RS	3361 MCNAUGHT ST	\$ 163,410	0.190
052W11AD00400	R108803	RS	3393 MCNAUGHT ST	\$ 134,110	0.190
052W11AD00500	R108779	RS	660 WILLOW AVE	\$ 166,220	0.210
052W11AD00600	R108769	RS	3244 MCNAUGHT ST	\$ 174,150	0.390
052W11AD00700	R108768	RS	3276 MCNAUGHT ST	\$ 159,800	0.380
052W11AD00800	R108767	RS	3308 MCNAUGHT ST	\$ 160,060	0.380
052W11AD00900	R108766	RS	3360 MCNAUGHT ST	\$ 151,800	0.370
052W11AD01000	R108765	RS	3392 MCNAUGHT ST	\$ 172,380	0.370
052W11AD01100	R108764	RS	3434 MCNAUGHT ST	\$ 181,680	0.330
052W11AD01200	R108763	RS	578 WILLOW AVE	\$ 249,570	0.410
052W11AD01300	R108880	RS	621 WILLOW AVE	\$ 183,570	0.300
052W11AD01400	R108879	RS	599 WILLOW AVE	\$ 164,700	0.280
052W11AD01500	R108878	RS	577 WILLOW AVE	\$ 134,500	0.260
052W11AD01600	R107694	RS	537 WILLOW AVE	\$ 37,390	0.130
052W11AD01700	R107695	RS	515 WILLOW AVE	\$ 178,120	0.130
052W11AD01800	R107696	RS	501 WILLOW AVE	\$ 184,840	0.130
052W11AD01900	R107697	RS	483 WILLOW AVE	\$ 207,510	0.140
052W11AD02000	R107698	RS	467 WILLOW AVE	\$ 180,200	0.130
052W11AD02100	R107699	RS	451 WILLOW AVE	\$ 168,130	0.130
052W11AD02200	R107700	RS	443 WILLOW AVE	\$ 231,020	0.140
052W11AD02300	R107701	RS	413 WILLOW AVE	\$ 175,050	0.160



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W11AD02400	R107702	RS	393 WILLOW AVE	\$ 105,190	0.260
052W11AD02500	R107703	RS	371 WILLOW AVE	\$ 168,740	0.200
052W11AD02600	R107704	RS	349 WILLOW AVE	\$ 128,890	0.180
052W11AD02700	R107705	RS	329 WILLOW AVE	\$ 126,170	0.160
052W11AD02800	R107706	RS	303 WILLOW AVE	\$ 133,930	0.150
052W11AD02900	R107707	RS	281 WILLOW AVE	\$ 125,220	0.150
052W11AD03000	R107708	RS	259 WILLOW AVE	\$ 131,640	0.150
052W11AD03100	R107709	RS	235 WILLOW AVE	\$ 137,040	0.150
052W11AD03200	R107710	RS	213 WILLOW AVE	\$ 137,190	0.150
052W11AD03300	R107711	RS	189 WILLOW AVE	\$ 126,060	0.150
052W11AD03400	R107712	RS	167 WILLOW AVE	\$ 129,420	0.150
052W11AD03500	R107713	RS	143 WILLOW AVE	\$ 142,410	0.150
052W11AD03600	R107714	RS	113 WILLOW AVE	\$ 141,730	0.200
052W11AD03700	R107554	RS	3596 MYRTLE ST	\$ 189,910	0.170
052W11AD03800	R107680	RS	3597 MYRTLE ST	\$ 133,490	0.190
052W11AD03900	R107681	RS	206 WILLOW AVE	\$ 140,500	0.130
052W11AD04000	R107682	RS	228 WILLOW AVE	\$ 133,060	0.130
052W11AD04100	R107683	RS	252 WILLOW AVE	\$ 130,530	0.130
052W11AD04200	R107684	RS	274 WILLOW AVE	\$ 116,160	0.130
052W11AD04300	R107685	RS	294 WILLOW AVE	\$ 105,920	0.130
052W11AD04400	R107686	RS	322 WILLOW AVE	\$ 103,640	0.140
052W11AD04500	R107687	RS	348 WILLOW AVE	\$ 101,740	0.140
052W11AD04600	R107688	RS	374 WILLOW AVE	\$ 98,030	0.140
052W11AD04700	R107689	RS	394 WILLOW AVE	\$ 114,520	0.140
052W11AD04800	R107690	RS	420 WILLOW AVE	\$ 124,590	0.140
052W11AD04900	R107691	RS	432 WILLOW AVE	\$ 137,480	0.140
052W11AD05000	R107692	RS	460 WILLOW AVE	\$ 141,530	0.140
052W11AD05100	R107693	RS	495 SYCAMORE AVE	\$ 162,940	0.160
052W11AD05200	R107666	RS	496 SYCAMORE AVE	\$ 138,230	0.160
052W11AD05300	R107665	RS	486 SYCAMORE AVE	\$ 118,560	0.150
052W11AD05400	R107664	RS	476 SYCAMORE AVE	\$ 132,750	0.150
052W11AD05500	R107667	RS	481 SYCAMORE AVE	\$ 162,780	0.170
052W11AD05600	R107668	RS	411 SYCAMORE AVE	\$ 134,730	0.130
052W11AD05700	R107669	RS	393 SYCAMORE AVE	\$ 108,130	0.140
052W11AD05800	R107670	RS	375 SYCAMORE AVE	\$ 124,060	0.150
052W11AD05900	R107671	RS	359 SYCAMORE AVE	\$ 101,540	0.150
052W11AD06000	R107672	RS	337 SYCAMORE AVE	\$ 102,090	0.150
052W11AD06100	R107673	RS	319 SYCAMORE AVE	\$ 100,840	0.140
052W11AD06200	R107674	RS	295 SYCAMORE AVE	\$ 118,860	0.140
052W11AD06300	R107675	RS	273 SYCAMORE AVE	\$ 137,980	0.130
052W11AD06400	R107676	RS	251 SYCAMORE AVE	\$ 99,720	0.130
052W11AD06500	R107677	RS	227 SYCAMORE AVE	\$ 102,260	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W11AD06600	R107678	RS	203 SYCAMORE AVE	\$ 106,020	0.130
052W11AD06700	R107679	RS	3567 MYRTLE ST	\$ 127,000	0.180
052W11AD06800	R107555	RS	3578 MYRTLE ST	\$ 127,720	0.130
052W11AD06900	R107556	RS	3564 MYRTLE ST	\$ 111,300	0.130
052W11AD07000	R107557	RS	3540 MYRTLE ST	\$ 128,140	0.130
052W11AD07100	R107558	RS	3516 MYRTLE ST	\$ 101,770	0.130
052W11AD07200	R107559	RS	3488 MYRTLE ST	\$ 120,260	0.130
052W11AD07300	R107650	RS	174 SYCAMORE AVE	\$ 119,070	0.190
052W11AD07400	R107651	RS	206 SYCAMORE AVE	\$ 114,700	0.130
052W11AD07500	R107652	RS	228 SYCAMORE AVE	\$ 106,740	0.140
052W11AD07600	R107653	RS	252 SYCAMORE AVE	\$ 98,000	0.140
052W11AD07700	R107654	RS	274 SYCAMORE AVE	\$ 131,280	0.130
052W11AD07800	R107655	RS	296 SYCAMORE AVE	\$ 137,730	0.140
052W11AD07900	R107656	RS	324 SYCAMORE AVE	\$ 115,070	0.150
052W11AD08000	R107657	RS	350 SYCAMORE AVE	\$ 107,980	0.130
052W11AD08100	R107658	RS	376 SYCAMORE AVE	\$ 136,930	0.130
052W11AD08200	R107659	RS	394 SYCAMORE AVE	\$ 180,180	0.140
052W11AD08300	R107660	RS	418 SYCAMORE AVE	\$ 107,980	0.130
052W11AD08400	R107661	RS	434 SYCAMORE AVE	\$ 110,110	0.120
052W11AD08500	R107662	RS	450 SYCAMORE AVE	\$ 113,080	0.180
052W11AD08600	R107663	RS	466 SYCAMORE AVE	\$ 131,670	0.220
052W11AD08700	R107637	RS	433 OLIVE AVE	\$ 167,700	0.160
052W11AD08800	R107638	RS	421 PALM AVE	\$ 121,460	0.190
052W11AD08900	R107639	RS	395 PALM AVE	\$ 120,660	0.140
052W11AD09000	R107640	RS	373 PALM AVE	\$ 146,370	0.130
052W11AD09100	R107641	RS	353 PALM AVE	\$ 111,830	0.140
052W11AD09200	R107642	RS	331 PALM AVE	\$ 114,130	0.150
052W11AD09300	R107643	RS	315 PALM AVE	\$ 119,790	0.150
052W11AD09400	R107644	RS	293 PALM AVE	\$ 133,010	0.140
052W11AD09500	R107645	RS	273 PALM AVE	\$ 117,920	0.130
052W11AD09600	R107646	RS	251 PALM AVE	\$ 112,670	0.130
052W11AD09700	R107647	RS	227 PALM AVE	\$ 112,820	0.130
052W11AD09800	R107648	RS	203 PALM AVE	\$ 111,870	0.130
052W11AD09900	R107649	RS	3467 MYRTLE ST	\$ 115,250	0.180
052W11AD10000	R107560	RS	3468 MYRTLE ST	\$ 124,040	0.130
052W11AD10100	R107561	RS	3444 MYRTLE ST	\$ 131,050	0.130
052W11AD10200	R107562	RS	3420 MYRTLE ST	\$ 106,150	0.130
052W11AD10300	R107563	RS	3396 MYRTLE ST	\$ 141,660	0.130
052W11AD10400	R107627	RS	174 PALM AVE	\$ 140,800	0.190
052W11AD10500	R107628	RS	206 PALM AVE	\$ 114,520	0.130
052W11AD10600	R107629	RS	228 PALM AVE	\$ 101,340	0.130
052W11AD10700	R107630	RS	252 PALM AVE	\$ 119,420	0.130

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W11AD10800	R107631	RS	274 PALM AVE	\$ 118,670	0.130
052W11AD10900	R107632	RS	302 PALM AVE	\$ 119,440	0.160
052W11AD11000	R107633	RS	332 PALM AVE	\$ 135,060	0.130
052W11AD11100	R107634	RS	350 PALM AVE	\$ 147,580	0.140
052W11AD11200	R107635	RS	374 PALM AVE	\$ 112,130	0.140
052W11AD11300	R107636	RS	397 OLIVE AVE	\$ 109,460	0.160
052W11AD11400	R107617	RS	400 OLIVE AVE	\$ 116,200	0.170
052W11AD11500	R107616	RS	396 OLIVE AVE	\$ 134,090	0.150
052W11AD11600	R107615	RS	392 OLIVE AVE	\$ 132,400	0.160
052W11AD11700	R107618	RS	359 OLIVE AVE	\$ 156,700	0.160
052W11AD11800	R107619	RS	329 OLIVE AVE	\$ 172,670	0.150
052W11AD11900	R107620	RS	311 OLIVE AVE	\$ 146,580	0.150
052W11AD12000	R107621	RS	285 OLIVE AVE	\$ 124,040	0.150
052W11AD12100	R107622	RS	269 OLIVE AVE	\$ 112,330	0.150
052W11AD12200	R107623	RS	251 OLIVE AVE	\$ 109,460	0.140
052W11AD12300	R107624	RS	225 OLIVE AVE	\$ 108,250	0.130
052W11AD12400	R107625	RS	223 OLIVE AVE	\$ 112,250	0.130
052W11AD12500	R107626	RS	175 OLIVE AVE	\$ 125,120	0.180
052W11AD12600	R107564	RS	3376 MYRTLE ST	\$ 133,820	0.130
052W11AD12700	R107565	RS	3352 MYRTLE ST	\$ 142,350	0.130
052W11AD12800	R107566	RS	3328 MYRTLE ST	\$ 131,990	0.130
052W11AD12900	R107567	RS	3290 MYRTLE ST	\$ 139,590	0.160
052W11AD13000	R107605	RS	3311 MYRTLE ST	\$ 117,490	0.190
052W11AD13100	R107606	RS	202 OLIVE AVE	\$ 106,560	0.130
052W11AD13200	R107607	RS	226 OLIVE AVE	\$ 114,430	0.130
052W11AD13300	R107608	RS	252 OLIVE AVE	\$ 142,690	0.130
052W11AD13400	R107609	RS	280 OLIVE AVE	\$ 138,440	0.170
052W11AD13500	R107610	RS	308 OLIVE AVE	\$ 128,340	0.140
052W11AD13600	R107611	RS	330 OLIVE AVE	\$ 142,300	0.140
052W11AD13700	R107612	RS	350 OLIVE AVE	\$ 113,910	0.140
052W11AD13800	R107613	RS	368 OLIVE AVE	\$ 106,970	0.170
052W11AD13900	R107614	RS	388 OLIVE AVE	\$ 147,800	0.180
052W12A 00100	R109967	P/SP	1776 COUNTRY CLUB RD	\$ 3,630,350	88.380
052W12AA00100	R109653	R1S	2092 SALLAL RD	\$ 110,660	0.120
052W12AA00200	R109654	R1S	2078 SALLAL RD	\$ 86,290	0.090
052W12AA00300	R109655	R1S	2064 SALLAL RD	\$ 108,070	0.100
052W12AA00400	R109656	R1S	2040 SALLAL RD	\$ 110,400	0.100
052W12AA00500	R109657	R1S	2036 SALLAL RD	\$ 121,160	0.100
052W12AA00600	R109658	R1S	2022 SALLAL RD	\$ 141,600	0.100
052W12AA00700	R109659	R1S	2008 SALLAL RD	\$ 116,740	0.100
052W12AA00800	R109660	R1S	1990 SALLAL RD	\$ 115,380	0.100
052W12AA00900	R109661	R1S	1970 SALLAL RD	\$ 88,310	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AA01000	R109662	R1S	1950 SALLAL RD	\$ 106,730	0.100
052W12AA01100	R109663	R1S	1930 SALLAL RD	\$ 116,830	0.100
052W12AA01200	R109664	R1S	1910 SALLAL RD	\$ 99,820	0.100
052W12AA01300	R109665	R1S	1890 SALLAL RD	\$ 105,500	0.100
052W12AA01400	R109666	R1S	1870 SALLAL RD	\$ 102,470	0.100
052W12AA01500	R109667	R1S	1850 SALLAL RD	\$ 92,320	0.100
052W12AA01600	R109668	R1S	1830 SALLAL RD	\$ 116,940	0.100
052W12AA01700	R109669	R1S	1810 SALLAL RD	\$ 111,870	0.110
052W12AA01800	R109593	R1S	1805 SALLAL RD	\$ 134,990	0.110
052W12AA01900	R109594	R1S	1825 SALLAL RD	\$ 109,690	0.090
052W12AA02000	R109595	R1S	1845 SALLAL RD	\$ 106,180	0.090
052W12AA02100	R109596	R1S	1865 SALLAL RD	\$ 110,440	0.090
052W12AA02200	R109597	R1S	1885 SALLAL RD	\$ 122,990	0.090
052W12AA02300	R109598	R1S	1905 SALLAL RD	\$ 109,600	0.090
052W12AA02400	R109599	R1S	1925 SALLAL RD	\$ 109,460	0.090
052W12AA02500	R109600	R1S	1945 SALLAL RD	\$ 136,960	0.090
052W12AA02600	R109601	R1S	1965 SALLAL RD	\$ 110,860	0.090
052W12AA02700	R109602	R1S	1985 SALLAL RD	\$ 108,450	0.090
052W12AA02800	R109603	R1S	2001 SALLAL RD	\$ 105,820	0.090
052W12AA02900	R109604	R1S	2015 SALLAL RD	\$ 84,780	0.090
052W12AA03000	R109605	R1S	2029 SALLAL RD	\$ 108,940	0.100
052W12AA03100	R109606	R1S	2043 SALLAL RD	\$ 98,720	0.090
052W12AA03200	R109607	R1S	2057 SALLAL RD	\$ 94,620	0.090
052W12AA03300	R109608	R1S	2071 SALLAL RD	\$ 119,020	0.100
052W12AA03400	R109609	R1S	2085 SALLAL RD	\$ 112,660	0.110
052W12AA03500	R109619	R1S	1664 QUINN RD	\$ 133,800	0.110
052W12AA03600	R109620	R1S	1652 QUINN RD	\$ 132,590	0.090
052W12AA03700	R109621	R1S	1640 QUINN RD	\$ 84,620	0.090
052W12AA03800	R109622	R1S	1628 QUINN RD	\$ 118,010	0.090
052W12AA03900	R109623	R1S	1616 QUINN RD	\$ 124,450	0.090
052W12AA04000	R109624	R1S	1614 QUINN RD	\$ 106,720	0.090
052W12AA04100	R109625	R1S	1602 QUINN RD	\$ 106,450	0.090
052W12AA04200	R109626	R1S	1588 QUINN RD	\$ 109,100	0.090
052W12AA04300	R109627	R1S	1568 QUINN RD	\$ 117,330	0.090
052W12AA04400	R109628	R1S	1548 QUINN RD	\$ 129,000	0.090
052W12AA04500	R109629	R1S	1528 QUINN RD	\$ 117,550	0.090
052W12AA04600	R109630	R1S	1508 QUINN RD	\$ 114,270	0.090
052W12AA04700	R109631	R1S	1492 QUINN RD	\$ 100,410	0.090
052W12AA04800	R109632	R1S	1472 QUINN RD	\$ 91,980	0.090
052W12AA04900	R109633	R1S	1452 QUINN RD	\$ 112,660	0.090
052W12AA05000	R109634	R1S	1432 QUINN RD	\$ 99,570	0.090
052W12AA05100	R109635	R1S	1650 COUNTRY CLUB RD	\$ 130,440	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AA05200	R109558	R1S	1407 QUINN RD	\$ 160,690	0.110
052W12AA05300	R109559	R1S	1427 QUINN RD	\$ 103,610	0.090
052W12AA05400	R109560	R1S	1447 QUINN RD	\$ 118,550	0.090
052W12AA05500	R109561	R1S	1467 QUINN RD	\$ 104,400	0.090
052W12AA05600	R109562	R1S	1487 QUINN RD	\$ 104,470	0.090
052W12AA05700	R109563	R1S	1503 QUINN RD	\$ 114,520	0.090
052W12AA05800	R109564	R1S	1523 QUINN RD	\$ 104,100	0.090
052W12AA05900	R109565	R1S	1543 QUINN RD	\$ 106,960	0.090
052W12AA06000	R109566	R1S	1563 QUINN RD	\$ 116,640	0.090
052W12AA06100	R109567	R1S	1583 QUINN RD	\$ 110,600	0.100
052W12AA06200	R109568	R1S	1603 QUINN RD	\$ 106,660	0.090
052W12AA06300	R109569	R1S	1615 QUINN RD	\$ 107,680	0.090
052W12AA06400	R109570	R1S	1617 QUINN RD	\$ 107,700	0.090
052W12AA06500	R109571	R1S	1629 QUINN RD	\$ 105,700	0.090
052W12AA06600	R109572	R1S	1641 QUINN RD	\$ 109,780	0.090
052W12AA06700	R109573	R1S	1653 QUINN RD	\$ 135,800	0.090
052W12AA06800	R109574	R1S	1675 QUINN RD	\$ 92,320	0.110
052W12AA06900	R109575	R1S	1692 PRINCETON RD	\$ 122,080	0.110
052W12AA07000	R109576	R1S	1680 PRINCETON RD	\$ 98,060	0.110
052W12AA07100	R109577	R1S	1664 PRINCETON RD	\$ 108,220	0.110
052W12AA07200	R109578	R1S	1648 PRINCETON RD	\$ 93,980	0.090
052W12AA07300	R109579	R1S	1636 PRINCETON RD	\$ 118,880	0.090
052W12AA07400	R109580	R1S	1624 PRINCETON RD	\$ 107,050	0.090
052W12AA07500	R109581	R1S	1612 PRINCETON RD	\$ 110,560	0.090
052W12AA07600	R109582	R1S	1600 PRINCETON RD	\$ 108,640	0.090
052W12AA07700	R109583	R1S	1590 PRINCETON RD	\$ 121,420	0.090
052W12AA07800	R109584	R1S	1570 PRINCETON RD	\$ 121,660	0.090
052W12AA07900	R109585	R1S	1550 PRINCETON RD	\$ 124,130	0.090
052W12AA08000	R109586	R1S	1530 PRINCETON RD	\$ 113,710	0.100
052W12AA08100	R109587	R1S	1510 PRINCETON RD	\$ 123,160	0.090
052W12AA08200	R109588	R1S	1490 PRINCETON RD	\$ 110,680	0.090
052W12AA08300	R109589	R1S	1470 PRINCETON RD	\$ 122,550	0.090
052W12AA08400	R109590	R1S	1450 PRINCETON RD	\$ 96,050	0.100
052W12AA08500	R109591	R1S	1430 PRINCETON RD	\$ 101,560	0.090
052W12AA08600	R109592	R1S	1410 PRINCETON RD	\$ 122,680	0.110
052W12AA08700	R109532	R1S	1405 PRINCETON RD	\$ 138,200	0.110
052W12AA08800	R109533	R1S	1425 PRINCETON RD	\$ 106,730	0.090
052W12AA08900	R109534	R1S	1445 PRINCETON RD	\$ 124,370	0.090
052W12AA09000	R109535	R1S	1465 PRINCETON RD	\$ 118,630	0.090
052W12AA09100	R109536	R1S	1485 PRINCETON RD	\$ 135,890	0.090
052W12AA09200	R109537	R1S	1505 PRINCETON RD	\$ 129,550	0.090
052W12AA09300	R109538	R1S	1525 PRINCETON RD	\$ 123,690	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AA09400	R109539	R1S	1545 PRINCETON RD	\$ 140,090	0.090
052W12AA09500	R109540	R1S	1565 PRINCETON RD	\$ 172,020	0.090
052W12AA09600	R109541	R1S	1585 PRINCETON RD	\$ 148,830	0.090
052W12AA09700	R109542	R1S	1601 PRINCETON RD	\$ 150,590	0.090
052W12AA09800	R109543	R1S	1613 PRINCETON RD	\$ 130,020	0.090
052W12AA09900	R109544	R1S	1625 PRINCETON RD	\$ 144,380	0.090
052W12AA10000	R109545	R1S	1637 PRINCETON RD	\$ 150,940	0.100
052W12AA10100	R109546	R1S	1649 PRINCETON RD	\$ 155,790	0.090
052W12AA10200	R109547	R1S	1661 PRINCETON RD	\$ 139,310	0.110
052W12AA10300	R109548	R1S	1673 PRINCETON RD	\$ 153,370	0.120
052W12AA10400	R109410	R1S	1395 PRINCETON RD	\$ 155,220	0.110
052W12AA10500	R109409	R1S	1379 PRINCETON RD	\$ 145,010	0.100
052W12AA10600	R109408	R1S	1363 PRINCETON RD	\$ 138,660	0.090
052W12AA10700	R109407	R1S	1347 PRINCETON RD	\$ 139,020	0.090
052W12AA10800	R109406	R1S	1331 PRINCETON RD	\$ 133,250	0.090
052W12AA10900	R109443	R1S	1312 PRINCETON RD	\$ 141,860	0.100
052W12AA11000	R109442	R1S	1330 PRINCETON RD	\$ 122,340	0.100
052W12AA11100	R109441	R1S	1346 PRINCETON RD	\$ 122,490	0.090
052W12AA11200	R109440	R1S	1362 PRINCETON RD	\$ 110,390	0.090
052W12AA11300	R109439	R1S	1378 PRINCETON RD	\$ 111,130	0.090
052W12AA11400	R109438	R1S	1394 PRINCETON RD	\$ 139,820	0.110
052W12AA11500	R109437	R1S	1393 QUINN RD	\$ 113,080	0.110
052W12AA11600	R109436	R1S	1375 QUINN RD	\$ 115,770	0.090
052W12AA11700	R109435	R1S	1357 QUINN RD	\$ 124,450	0.090
052W12AA11800	R109434	R1S	1339 QUINN RD	\$ 156,070	0.090
052W12AA11900	R109433	R1S	1321 QUINN RD	\$ 131,560	0.100
052W12AA12000	R109432	R1S	1301 QUINN RD	\$ 121,020	0.120
052W12AA12100	R109431	R1S	1300 QUINN RD	\$ 142,240	0.120
052W12AA12200	R109430	R1S	1318 QUINN RD	\$ 117,950	0.100
052W12AA12300	R109429	R1S	1336 QUINN RD	\$ 108,510	0.080
052W12AA12400	R109428	R1S	1354 QUINN RD	\$ 103,360	0.090
052W12AA12500	R109427	R1S	1372 QUINN RD	\$ 123,900	0.090
052W12AA12600	R109426	R1S	1390 QUINN RD	\$ 128,990	0.110
052W12AA12700	R109425	R1S	1793 SALLAL RD	\$ 111,550	0.110
052W12AA12800	R109424	R1S	1781 SALLAL RD	\$ 118,000	0.090
052W12AA12900	R109423	R1S	1769 SALLAL RD	\$ 105,960	0.090
052W12AA13000	R109422	R1S	1757 SALLAL RD	\$ 104,990	0.090
052W12AA13100	R109421	R1S	1745 SALLAL RD	\$ 122,150	0.090
052W12AA13200	R109420	R1S	1733 SALLAL RD	\$ 87,450	0.090
052W12AA13300	R109505	R1S	1590 COUNTRY CLUB RD	\$ 109,330	0.110
052W12AA13400	R109506	R1S	1780 SALLAL RD	\$ 109,960	0.090
052W12AA13500	R109507	R1S	1768 SALLAL RD	\$ 136,680	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AA13600	R109508	R1S	1756 SALLAL RD	\$ 105,600	0.090
052W12AA13700	R109509	R1S	1744 SALLAL RD	\$ 114,680	0.090
052W12AC00100	R110079	R1S	1881 COUNTRY CLUB RD	\$ 139,680	0.100
052W12AC00200	R110078	R1S	1893 COUNTRY CLUB RD	\$ 115,490	0.100
052W12AC00300	R110080	R1S	2117 COUNTRY CLUB TER	\$ 171,670	0.130
052W12AC00400	R110081	R1S	2135 COUNTRY CLUB TER	\$ 193,160	0.100
052W12AC00500	R110082	R1S	2153 COUNTRY CLUB TER	\$ 170,720	0.090
052W12AC00600	R110083	R1S	2171 COUNTRY CLUB TER	\$ 152,790	0.100
052W12AC00700	R110084	R1S	2189 COUNTRY CLUB TER	\$ 107,150	0.090
052W12AC00800	R110085	R1S	2209 COUNTRY CLUB TER	\$ 135,060	0.100
052W12AC00900	R110086	R1S	2215 COUNTRY CLUB TER	\$ 127,190	0.100
052W12AC01000	R110087	R1S	2221 COUNTRY CLUB TER	\$ 156,660	0.090
052W12AC01100	R110088	R1S	2227 COUNTRY CLUB TER	\$ 141,000	0.120
052W12AC01200	R110089	R1S	2233 COUNTRY CLUB TER	\$ 135,290	0.140
052W12AC01300	R110090	R1S	2239 COUNTRY CLUB TER	\$ 121,620	0.110
052W12AC01400	R110091	R1S	2245 COUNTRY CLUB TER	\$ 128,770	0.110
052W12AC01500	R110112	R1S	2218 COUNTRY CLUB TER	\$ 132,530	0.110
052W12AC01600	R110113	R1S	2212 COUNTRY CLUB TER	\$ 117,880	0.100
052W12AC01700	R110114	R1S	2200 COUNTRY CLUB TER	\$ 93,520	0.100
052W12AC01800	R110115	R1S	2180 COUNTRY CLUB TER	\$ 110,900	0.100
052W12AC01900	R110116	R1S	2160 COUNTRY CLUB TER	\$ 140,740	0.140
052W12AC02000	R110104	R1S	1909 COUNTRY CLUB RD	\$ 135,660	0.120
052W12AC02100	R110105	R1S	1931 COUNTRY CLUB RD	\$ 109,960	0.100
052W12AC02200	R110106	R1S	1953 COUNTRY CLUB RD	\$ 125,780	0.100
052W12AC02300	R110107	R1S	2299 COUNTRY CLUB TER	\$ 125,930	0.100
052W12AC02400	R110108	R1S	2293 COUNTRY CLUB TER	\$ 120,890	0.120
052W12AC02500	R110109	R1S	2287 COUNTRY CLUB TER	\$ 140,740	0.090
052W12AC02600	R110110	R1S	2281 COUNTRY CLUB TER	\$ 117,220	0.090
052W12AC02700	R110111	R1S	2275 COUNTRY CLUB TER	\$ 91,040	0.110
052W12AC02800	R110092	R1S	2251 COUNTRY CLUB TER	\$ 109,940	0.110
052W12AC02900	R110093	R1S	2257 COUNTRY CLUB TER	\$ 122,260	0.100
052W12AC03000	R110094	R1S	2263 COUNTRY CLUB TER	\$ 115,380	0.150
052W12AC03100	R110095	R1S	2270 COUNTRY CLUB TER	\$ 102,290	0.090
052W12AC03200	R110096	R1S	2274 COUNTRY CLUB TER	\$ 113,630	0.090
052W12AC03300	R110097	R1S	2280 COUNTRY CLUB TER	\$ 113,580	0.090
052W12AC03400	R110098	R1S	2290 COUNTRY CLUB TER	\$ 107,150	0.120
052W12AC03500	R110099	R1S	2069 COUNTRY CLUB RD	\$ 138,490	0.090
052W12AC03600	R110100	R1S	2101 COUNTRY CLUB CT	\$ 104,180	0.120
052W12AC03700	R110101	R1S	2125 COUNTRY CLUB CT	\$ 110,740	0.090
052W12AC03800	R110102	R1S	2145 COUNTRY CLUB CT	\$ 83,520	0.090
052W12AC03900	R110103	R1S	2165 COUNTRY CLUB CT	\$ 104,130	0.090
052W12AC04000	R14735	CG	2450 COUNTRY CLUB CT	\$ 1,165,310	3.570

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W12AC04100	R14734	CG		\$ 31,980	0.140
052W12AC04200	R14732	CG	1301 EVERGREEN RD	\$ 912,950	0.560
052W12AC04300	R14704	CG	2980 TOM TENNANT DR	\$ 3,655,080	1.710
052W12AC04301	R14705	CG	2902 TOM TENNANT DR	\$ 120,840	0.000
052W12AC04302	R14706	CG	1221 EVERGREEN RD	\$ 464,040	2.330
052W12AC04303	R14707	CG	1241 EVERGREEN RD	\$ 244,690	1.240
052W12AC04304	R335064	CG	2900 TOM TENNANT DR	\$ -	0.260
052W12AC04400	R14719	CG	2919 TOM TENNANT DR	\$ 1,082,310	1.300
052W12AC04500	R14714	CG	2900 TOM TENNANT DR	\$ -	0.050
052W12AC04600	R14710	CG	2900 TOM TENNANT DR	\$ -	0.550
052W12AC04700	R14709	CG	2900 TOM TENNANT DR	\$ -	0.040
052W12AC04800	R14708	CG	2900 TOM TENNANT DR	\$ -	0.880
052W12AC04900	R14703	CG	2900 TOM TENNANT DR	\$ -	0.260
052W12AC05000	R14702	CG	2900 TOM TENNANT DR	\$ -	0.550
052W12AC05100	R14718	CG	1133 EVERGREEN RD	\$ 1,158,870	0.000
052W12AC05200	R14699	CG	2213 COUNTRY CLUB RD	\$ 2,968,850	4.290
052W12AC05204	R347442	CG	1000 EVERGREEN RD	\$ 2,104,580	1.500
052W12AC05206	R348875	CG	1120 EVERGREEN RD	\$ 216,490	0.410
052W12AC05300	R14731	CG	2103 COUNTRY CLUB RD	\$ 815,960	1.190
052W12AC05400	R14726	CG	2265 COUNTRY CLUB RD	\$ 204,670	0.080
052W12AC05600	R14720	CG	2263 COUNTRY CLUB RD	\$ 984,300	0.800
052W12AC05700	R14698	CG	2601 NEWBERG HWY	\$ 995,230	0.710
052W12AC05800	R110065	CG	2288 COUNTRY CLUB RD	\$ 496,390	0.770
052W12AC05900	R110066	R1S	2258 COUNTRY CLUB RD	\$ 110,910	0.100
052W12AC06000	R110067	R1S	2244 COUNTRY CLUB RD	\$ 105,940	0.090
052W12AC06100	R110068	R1S	2230 COUNTRY CLUB RD	\$ 118,950	0.090
052W12AC06200	R110069	R1S	2216 COUNTRY CLUB RD	\$ 110,290	0.090
052W12AC06300	R110070	R1S	2202 COUNTRY CLUB RD	\$ 85,250	0.090
052W12AC06400	R110071	R1S	2190 COUNTRY CLUB RD	\$ 100,630	0.090
052W12AC06500	R110072	R1S	2174 COUNTRY CLUB RD	\$ 114,050	0.090
052W12AC06600	R110073	R1S	2158 COUNTRY CLUB RD	\$ 134,200	0.090
052W12AC06700	R110074	R1S	2142 COUNTRY CLUB RD	\$ 120,310	0.090
052W12AC06800	R110075	R1S	2126 COUNTRY CLUB RD	\$ 110,700	0.090
052W12AC06900	R110076	R1S	2110 COUNTRY CLUB RD	\$ 109,730	0.090
052W12AC07000	R110077	R1S	2070 COUNTRY CLUB RD	\$ 114,540	0.120
052W12AC07100	R110052	R1S	2040 COUNTRY CLUB RD	\$ 106,050	0.100
052W12AC07200	R110053	R1S	1249 STANFIELD RD	\$ 89,780	0.090
052W12AC07300	R110054	R1S	1231 STANFIELD RD	\$ 108,920	0.090
052W12AC07400	R110055	R1S	1215 STANFIELD RD	\$ 115,800	0.100
052W12AC07500	R110056	R1S	1201 STANFIELD RD	\$ 128,620	0.090
052W12AC07600	R110057	R1S	1199 STANFIELD RD	\$ 122,960	0.090
052W12AC07700	R110058	R1S	1181 STANFIELD RD	\$ 138,150	0.090



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AC07800	R110059	R1S	1163 STANFIELD RD	\$ 109,190	0.090
052W12AC07900	R110060	R1S	1145 STANFIELD RD	\$ 80,020	0.090
052W12AC08000	R110061	R1S	1127 STANFIELD RD	\$ 116,890	0.090
052W12AC08100	R110062	R1S	1109 STANFIELD RD	\$ 128,420	0.090
052W12AC08200	R110063	R1S	1083 STANFIELD RD	\$ 125,210	0.090
052W12AC08300	R110064	R1S	1067 STANFIELD RD	\$ 105,810	0.090
052W12AD00100	R109510	R1S	1732 SALLAL RD	\$ 106,570	0.100
052W12AD00200	R109511	R1S	1720 SALLAL RD	\$ 105,470	0.090
052W12AD00300	R109512	R1S	1708 SALLAL RD	\$ 126,840	0.090
052W12AD00400	R109513	R1S	1694 SALLAL RD	\$ 76,430	0.090
052W12AD00500	R109514	R1S	1680 SALLAL RD	\$ 112,540	0.100
052W12AD00600	R109515	R1S	1666 SALLAL RD	\$ 106,950	0.100
052W12AD00700	R109516	R1S	1652 SALLAL RD	\$ 80,640	0.090
052W12AD00800	R109517	R1S	1638 SALLAL RD	\$ 140,450	0.090
052W12AD00900	R109518	R1S	1624 SALLAL RD	\$ 110,940	0.090
052W12AD01000	R109519	R1S	1610 SALLAL RD	\$ 113,880	0.110
052W12AD01100	R109336	R1S	1590 SALLAL RD	\$ 111,130	0.110
052W12AD01200	R109337	R1S	1580 SALLAL RD	\$ 109,890	0.090
052W12AD01300	R109338	R1S	1570 SALLAL RD	\$ 104,770	0.090
052W12AD01400	R109339	R1S	1560 SALLAL RD	\$ 89,000	0.090
052W12AD01500	R109340	R1S	1550 SALLAL RD	\$ 132,050	0.090
052W12AD01600	R109341	R1S	1538 SALLAL RD	\$ 120,280	0.090
052W12AD01700	R109342	R1S	1526 SALLAL RD	\$ 100,840	0.090
052W12AD01800	R109343	R1S	1514 SALLAL RD	\$ 107,720	0.090
052W12AD01900	R109141	R1S	1505 SALLAL RD	\$ 107,720	0.110
052W12AD02000	R109135	R1S	999 DELLMOOR WAY	\$ 102,150	0.110
052W12AD02100	R109378	R1S	1600 ECOLA WAY	\$ 120,590	0.130
052W12AD02200	R109344	R1S	1605 ECOLA WAY	\$ 139,260	0.110
052W12AD02300	R109368	R1S	1561 SALLAL CT	\$ 123,650	0.130
052W12AD02400	R109361	R1S	1579 SALLAL RD	\$ 134,110	0.130
052W12AD02500	R109360	R1S	1595 SALLAL RD	\$ 82,680	0.120
052W12AD02600	R109411	R1S	1607 SALLAL RD	\$ 116,860	0.110
052W12AD02700	R109412	R1S	1621 SALLAL RD	\$ 119,970	0.090
052W12AD02800	R109413	R1S	1635 SALLAL RD	\$ 102,150	0.100
052W12AD02900	R109414	R1S	1649 SALLAL RD	\$ 107,260	0.090
052W12AD03000	R109415	R1S	1663 SALLAL RD	\$ 107,570	0.090
052W12AD03100	R109416	R1S	1677 SALLAL RD	\$ 136,220	0.090
052W12AD03200	R109417	R1S	1691 SALLAL RD	\$ 110,300	0.100
052W12AD03300	R109418	R1S	1709 SALLAL RD	\$ 129,660	0.090
052W12AD03400	R109419	R1S	1721 SALLAL RD	\$ 118,880	0.090
052W12AD03500	R109462	R1S	1296 QUINN RD	\$ 115,290	0.130
052W12AD03600	R109463	R1S	1284 QUINN RD	\$ 111,300	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W12AD03700	R109464	R1S	1272 QUINN RD	\$ 111,220	0.090
052W12AD03800	R109465	R1S	1260 QUINN RD	\$ 106,610	0.090
052W12AD03900	R109466	R1S	1248 QUINN RD	\$ 115,820	0.090
052W12AD04000	R109467	R1S	1236 QUINN RD	\$ 112,890	0.090
052W12AD04100	R109468	R1S	1224 QUINN RD	\$ 69,120	0.090
052W12AD04200	R109469	R1S	1212 QUINN RD	\$ 105,530	0.090
052W12AD04300	R109470	R1S	1200 QUINN RD	\$ 116,070	0.110
052W12AD04400	R109453	R1S	1201 QUINN RD	\$ 123,810	0.110
052W12AD04500	R109454	R1S	1213 QUINN RD	\$ 96,240	0.090
052W12AD04600	R109455	R1S	1225 QUINN RD	\$ 108,740	0.090
052W12AD04700	R109456	R1S	1237 QUINN RD	\$ 108,380	0.090
052W12AD04800	R109457	R1S	1249 QUINN RD	\$ 117,240	0.090
052W12AD04900	R109458	R1S	1261 QUINN RD	\$ 98,030	0.090
052W12AD05000	R109459	R1S	1273 QUINN RD	\$ 117,000	0.080
052W12AD05100	R109460	R1S	1285 QUINN RD	\$ 116,240	0.110
052W12AD05200	R109461	R1S	1297 QUINN RD	\$ 143,960	0.120
052W12AD05300	R109444	R1S	1298 PRINCETON RD	\$ 101,060	0.090
052W12AD05400	R109445	R1S	1290 PRINCETON RD	\$ 110,860	0.090
052W12AD05500	R109446	R1S	1278 PRINCETON RD	\$ 88,390	0.090
052W12AD05600	R109447	R1S	1266 PRINCETON RD	\$ 106,600	0.090
052W12AD05700	R109448	R1S	1250 PRINCETON RD	\$ 139,770	0.090
052W12AD05800	R109449	R1S	1240 PRINCETON RD	\$ 118,630	0.100
052W12AD05900	R109450	R1S	1230 PRINCETON RD	\$ 111,850	0.090
052W12AD06000	R109451	R1S	1218 PRINCETON RD	\$ 103,770	0.090
052W12AD06100	R109452	R1S	1200 PRINCETON RD	\$ 115,910	0.110
052W12AD06200	R109359	R1S	1620 FINZER WAY	\$ 112,160	0.090
052W12AD06300	R109358	R1S	1640 FINZER WAY	\$ 114,230	0.090
052W12AD06400	R109357	R1S	1660 FINZER WAY	\$ 107,240	0.090
052W12AD06500	R109356	R1S	1680 FINZER WAY	\$ 122,970	0.100
052W12AD06600	R109355	R1S	1186 PRINCETON RD	\$ 122,180	0.110
052W12AD06700	R109354	R1S	1172 PRINCETON RD	\$ 114,070	0.100
052W12AD06800	R109353	R1S	1158 PRINCETON RD	\$ 121,880	0.100
052W12AD06900	R109352	R1S	1144 PRINCETON RD	\$ 95,200	0.100
052W12AD07000	R109351	R1S	1130 PRINCETON RD	\$ 119,910	0.100
052W12AD07100	R109350	R1S	1120 PRINCETON RD	\$ 130,440	0.100
052W12AD07200	R109362	R1S	1573 SALLAL CT	\$ 108,900	0.100
052W12AD07300	R109363	R1S	1571 SALLAL CT	\$ 96,330	0.160
052W12AD07400	R109364	R1S	1569 SALLAL CT	\$ 114,890	0.150
052W12AD07500	R109365	R1S	1567 SALLAL CT	\$ 117,970	0.130
052W12AD07600	R109366	R1S	1565 SALLAL CT	\$ 183,380	0.150
052W12AD07700	R109367	R1S	1563 SALLAL CT	\$ 110,930	0.130
052W12AD07800	R109345	R1S	1615 ECOLA WAY	\$ 109,600	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AD07900	R109346	R1S	1645 ECOLA WAY	\$ 110,480	0.100
052W12AD08000	R109347	R1S	1675 ECOLA WAY	\$ 105,490	0.110
052W12AD08100	R109348	R1S	1685 ECOLA WAY	\$ 81,290	0.090
052W12AD08200	R109349	R1S	1100 PRINCETON RD	\$ 109,920	0.110
052W12AD08300	R109372	R1S	1692 ECOLA WAY	\$ 112,130	0.100
052W12AD08400	R109373	R1S	1678 ECOLA WAY	\$ 127,530	0.100
052W12AD08500	R109374	R1S	1662 ECOLA WAY	\$ 78,150	0.100
052W12AD08600	R109375	R1S	1646 ECOLA WAY	\$ 103,570	0.110
052W12AD08700	R109376	R1S	1630 ECOLA WAY	\$ 120,240	0.140
052W12AD08800	R109377	R1S	1614 ECOLA WAY	\$ 116,620	0.140
052W12AD08900	R109136	R1S	993 DELLMOOR WAY	\$ 110,310	0.090
052W12AD09000	R109137	R1S	989 DELLMOOR WAY	\$ 94,610	0.100
052W12AD09100	R109138	R1S	1585 RAINIER RD	\$ 85,090	0.090
052W12AD09200	R109139	R1S	1587 RAINIER RD	\$ 101,300	0.090
052W12AD09300	R109140	R1S	1591 RAINIER RD	\$ 82,100	0.090
052W12AD09400	R109369	R1S	1625 RAINIER RD	\$ 102,810	0.090
052W12AD09500	R109370	R1S	1655 RAINIER RD	\$ 103,620	0.090
052W12AD09600	R109371	R1S	1685 RAINIER RD	\$ 116,990	0.100
052W12AD09700	R109383	R1S	1025 PRINCETON RD	\$ 137,850	0.110
052W12AD09800	R109384	R1S	1051 PRINCETON RD	\$ 134,460	0.100
052W12AD09900	R109385	R1S	1075 PRINCETON RD	\$ 134,820	0.090
052W12AD10000	R109386	R1S	1099 PRINCETON RD	\$ 133,440	0.090
052W12AD10100	R109387	R1S	1107 PRINCETON RD	\$ 145,900	0.090
052W12AD10200	R109388	R1S	1119 PRINCETON RD	\$ 142,330	0.090
052W12AD10300	R109389	R1S	1131 PRINCETON RD	\$ 144,720	0.090
052W12AD10400	R109390	R1S	1143 PRINCETON RD	\$ 141,320	0.090
052W12AD10500	R109391	R1S	1155 PRINCETON RD	\$ 128,800	0.100
052W12AD10600	R109392	R1S	1167 PRINCETON RD	\$ 124,650	0.090
052W12AD10700	R109393	R1S	1179 PRINCETON RD	\$ 137,000	0.090
052W12AD10800	R109394	R1S	1191 PRINCETON RD	\$ 132,580	0.100
052W12AD10900	R109395	R1S	1197 PRINCETON RD	\$ 132,170	0.100
052W12AD11000	R109396	R1S	1205 PRINCETON RD	\$ 140,350	0.100
052W12AD11100	R109397	R1S	1219 PRINCETON RD	\$ 163,440	0.100
052W12AD11200	R109398	R1S	1231 PRINCETON RD	\$ 131,850	0.100
052W12AD11300	R109399	R1S	1243 PRINCETON RD	\$ 150,540	0.100
052W12AD11400	R109400	R1S	1255 PRINCETON RD	\$ 152,490	0.100
052W12AD11500	R109401	R1S	1267 PRINCETON RD	\$ 145,870	0.090
052W12AD11600	R109402	R1S	1279 PRINCETON RD	\$ 149,990	0.090
052W12AD11700	R109403	R1S	1291 PRINCETON RD	\$ 98,150	0.090
052W12AD11800	R109404	R1S	1299 PRINCETON RD	\$ 148,520	0.090
052W12AD11900	R109405	R1S	1315 PRINCETON RD	\$ 133,360	0.090
052W12AD12000	R109987	R1S	1882 COUNTRY CLUB RD	\$ 160,040	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AD12100	R109986	R1S	1894 COUNTRY CLUB RD	\$ 84,010	0.090
052W12AD12200	R109988	R1S	1380 RANDOLPH RD	\$ 155,270	0.140
052W12AD12300	R109989	R1S	1360 RANDOLPH RD	\$ 143,690	0.090
052W12AD12400	R109990	R1S	1340 RANDOLPH RD	\$ 141,250	0.090
052W12AD12500	R109991	R1S	1320 RANDOLPH RD	\$ 145,790	0.090
052W12AD12600	R109992	R1S	1292 RANDOLPH RD	\$ 122,600	0.090
052W12AD12700	R109993	R1S	1276 RANDOLPH RD	\$ 134,330	0.090
052W12AD12800	R109994	R1S	1260 RANDOLPH RD	\$ 152,620	0.090
052W12AD12900	R109995	R1S	1244 RANDOLPH RD	\$ 104,100	0.100
052W12AD13000	R109996	R1S	1228 RANDOLPH RD	\$ 154,310	0.090
052W12AD13100	R109997	R1S	1212 RANDOLPH RD	\$ 142,970	0.090
052W12AD13200	R109998	R1S	1190 RANDOLPH RD	\$ 189,720	0.100
052W12AD13300	R109999	R1S	1172 RANDOLPH RD	\$ 152,310	0.090
052W12AD13400	R110000	R1S	1154 RANDOLPH RD	\$ 161,190	0.090
052W12AD13500	R110001	R1S	1136 RANDOLPH RD	\$ 157,910	0.100
052W12AD13600	R110002	R1S	1118 RANDOLPH RD	\$ 142,340	0.090
052W12AD13700	R110003	R1S	1100 RANDOLPH RD	\$ 140,520	0.090
052W12AD13800	R110004	R1S	1090 RANDOLPH RD	\$ 150,730	0.090
052W12AD13900	R110005	R1S	1074 RANDOLPH RD	\$ 143,190	0.100
052W12AD14000	R110006	R1S	1058 RANDOLPH RD	\$ 143,010	0.090
052W12AD14100	R110007	R1S	1042 RANDOLPH RD	\$ 135,700	0.100
052W12AD14200	R110008	R1S	1026 RANDOLPH RD	\$ 132,390	0.090
052W12AD14300	R110009	R1S	1010 RANDOLPH RD	\$ 162,210	0.110
052W12AD14400	R110030	R1S	1009 RANDOLPH RD	\$ 107,640	0.110
052W12AD14500	R110029	R1S	1025 RANDOLPH RD	\$ 109,490	0.090
052W12AD14600	R110028	R1S	1041 RANDOLPH RD	\$ 105,920	0.090
052W12AD14700	R110027	R1S	1057 RANDOLPH RD	\$ 125,250	0.090
052W12AD14800	R110026	R1S	1073 RANDOLPH RD	\$ 122,960	0.090
052W12AD14900	R110025	R1S	1089 RANDOLPH RD	\$ 134,700	0.090
052W12AD15000	R110024	R1S	1101 RANDOLPH RD	\$ 142,290	0.090
052W12AD15100	R110023	R1S	1119 RANDOLPH RD	\$ 113,460	0.090
052W12AD15200	R110022	R1S	1137 RANDOLPH RD	\$ 122,630	0.090
052W12AD15300	R110021	R1S	1155 RANDOLPH RD	\$ 115,770	0.090
052W12AD15400	R110020	R1S	1173 RANDOLPH RD	\$ 128,850	0.090
052W12AD15500	R110019	R1S	1191 RANDOLPH RD	\$ 139,880	0.090
052W12AD15600	R110018	R1S	1211 RANDOLPH RD	\$ 131,670	0.100
052W12AD15700	R110017	R1S	1227 RANDOLPH RD	\$ 80,880	0.090
052W12AD15800	R110016	R1S	1243 RANDOLPH RD	\$ 117,650	0.090
052W12AD15900	R110015	R1S	1259 RANDOLPH RD	\$ 112,200	0.090
052W12AD16000	R110014	R1S	1275 RANDOLPH RD	\$ 117,720	0.090
052W12AD16100	R110013	R1S	1291 RANDOLPH RD	\$ 127,960	0.100
052W12AD16200	R110012	R1S	1323 RANDOLPH RD	\$ 104,850	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12AD16300	R110011	R1S	1345 RANDOLPH RD	\$ 122,890	0.090
052W12AD16400	R110010	R1S	1910 COUNTRY CLUB RD	\$ 140,440	0.100
052W12AD16500	R110051	R1S	1932 COUNTRY CLUB RD	\$ 95,960	0.090
052W12AD16600	R110050	R1S	1954 COUNTRY CLUB RD	\$ 131,090	0.100
052W12AD16700	R110049	R1S	1290 STANFIELD RD	\$ 126,030	0.100
052W12AD16800	R110048	R1S	1280 STANFIELD RD	\$ 112,710	0.140
052W12AD16900	R110047	R1S	1264 STANFIELD RD	\$ 109,380	0.100
052W12AD17000	R110046	R1S	1248 STANFIELD RD	\$ 113,380	0.090
052W12AD17100	R110045	R1S	1232 STANFIELD RD	\$ 105,820	0.090
052W12AD17200	R110044	R1S	1216 STANFIELD RD	\$ 125,100	0.090
052W12AD17300	R110043	R1S	1200 STANFIELD RD	\$ 105,430	0.100
052W12AD17400	R110042	R1S	1194 STANFIELD RD	\$ 122,780	0.090
052W12AD17500	R110041	R1S	1176 STANFIELD RD	\$ 107,270	0.090
052W12AD17600	R110040	R1S	1158 STANFIELD RD	\$ 105,550	0.090
052W12AD17700	R110039	R1S	1140 STANFIELD RD	\$ 120,120	0.090
052W12AD17800	R110038	R1S	1122 STANFIELD RD	\$ 135,310	0.100
052W12AD17900	R110037	R1S	1104 STANFIELD RD	\$ 134,850	0.090
052W12AD18000	R110036	R1S	1080 STANFIELD RD	\$ 114,090	0.090
052W12AD18100	R110035	R1S	1064 STANFIELD RD	\$ 109,960	0.090
052W12AD18200	R110034	R1S	1048 STANFIELD RD	\$ 112,330	0.090
052W12AD18300	R110033	R1S	1032 STANFIELD RD	\$ 122,920	0.090
052W12AD18400	R110032	R1S	1016 STANFIELD RD	\$ 99,380	0.110
052W12AD18500	R110031	R1S	1000 STANFIELD RD	\$ 125,950	0.100
052W12AD18600	R109968	CG	2515 NEWBERG HWY	\$ 198,560	0.270
052W12AD18800	R109970	R1S	2112 RAINIER RD	\$ 36,260	0.150
052W12AD18900	R109971	R1S	2080 RAINIER RD	\$ 118,500	0.000
052W12AD19000	R109972	R1S	2058 RAINIER RD	\$ 107,120	0.090
052W12AD19100	R109973	R1S	2036 RAINIER RD	\$ 115,380	0.090
052W12AD19300	R109974	R1S	2014 RAINIER RD	\$ 79,410	0.090
052W12AD19400	R109975	R1S		\$ 3,500	0.000
052W12AD19500	R109976	R1S	1956 RAINIER RD	\$ 126,770	0.090
052W12AD19600	R109977	R1S	1936 RAINIER RD	\$ 104,900	0.090
052W12AD19700	R109978	R1S	1916 RAINIER RD	\$ 109,430	0.090
052W12AD19800	R109979	R1S	1878 RAINIER RD	\$ 110,750	0.090
052W12AD19900	R109980	R1S	1858 RAINIER RD	\$ 83,310	0.090
052W12AD20000	R109981	R1S	1838 RAINIER RD	\$ 104,900	0.000
052W12AD20100	R109982	R1S	1818 RAINIER RD	\$ 110,060	0.000
052W12AD20200	R109983	R1S	1780 RAINIER RD	\$ 106,590	0.000
052W12AD20300	R109984	R1S	1760 RAINIER RD	\$ 100,180	0.110
052W12AD20400	R109985	R1S	1740 RAINIER RD	\$ 137,500	0.130
052W12AD20500	R109382	R1S	1700 RAINIER RD	\$ 120,990	0.260
052W12AD20600	R109381	R1S	1680 RAINIER RD	\$ 123,730	0.250

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W12AD20700	R109380	R1S	1650 RAINIER RD	\$ 108,540	0.140
052W12AD20800	R109379	R1S	1620 RAINIER RD	\$ 115,320	0.140
052W12AD20900	R109073	R1S	1590 RAINIER RD	\$ 110,880	0.170
052W12AD21000	R109072	R1S	1580 RAINIER RD	\$ 97,800	0.130
052W12AD21100	R109071	R1S	1570 RAINIER RD	\$ 103,360	0.130
052W12B 00100	R14739	RM	2385 SPRAGUE LN NE	\$ 194,020	8.910
052W12B 00200	R14738	CG	1001 ARNEY RD NE	\$70,078,500	37.800
052W12B 00300	R14737	RM; RS	9065 ARNEY LN NE	\$ 736,830	25.580
052W12B 00600	R14721	CG	111 ARNEY RD NE	\$ 1,070,700	0.470
052W12B 00601	R14722	CG	275 ARNEY RD NE	\$ 1,451,580	0.900
052W12B 00602	R14723	CG	115 ARNEY RD NE	\$ 2,214,300	9.180
052W12B 00603	R326771	CG	255 ARNEY RD NE	\$ 2,606,220	0.950
052W12B 00604	R335152	CG		\$ 757,960	1.810
052W12B 00701	R14729	CG	3020 SPRAGUE LN	\$ 3,212,690	0.000
052W12B 00703	R352258	CG	3040 SPRAGUE LN	\$ 2,040,450	0.000
052W12B 00704	R352259	CG	3000 SPRAGUE LN	\$ 1,505,620	0.000
052W12B 01000	R14724	CG	3060 SPRAGUE LN	\$ 1,390,350	0.690
052W12B 01100	R14715	CG	100 ARNEY RD NE	\$ 703,950	0.480
052W12B 01101	R14716	CG		\$ 422,310	0.780
052W12B 01102	R14717	CG	120 ARNEY RD NE	\$ 2,821,750	1.770
052W12B 01103	R326486	CG	110 ARNEY RD NE	\$ 1,118,550	0.550
052W12BB00100	R108872	RS	1390 WOODLAND AVE	\$ 149,200	0.210
052W12BB00200	R108871	RS	1352 WOODLAND AVE	\$ 141,050	0.200
052W12BB00300	R108870	RS	1314 WOODLAND AVE	\$ 160,140	0.210
052W12BB00400	R108852	RS	1307 WOODLAND AVE	\$ 155,170	0.210
052W12BB00500	R108853	RS	3141 JORY ST	\$ 201,540	0.180
052W12BB00600	R108854	RS	3195 JORY ST	\$ 146,120	0.180
052W12BB00700	R108855	RS	3237 JORY ST	\$ 164,190	0.180
052W12BB00800	R108856	RS	3281 JORY ST	\$ 189,260	0.180
052W12BB00900	R108857	RS	3327 JORY ST	\$ 159,450	0.180
052W12BB01000	R108858	RS	3389 JORY ST	\$ 153,020	0.180
052W12BB01100	R108844	RS	1300 WILLOW AVE	\$ 156,300	0.250
052W12BB01200	R108898	RS	1209 WILLOW AVE	\$ 184,380	0.230
052W12BB01300	R108897	RS	1177 WILLOW AVE	\$ 153,770	0.230
052W12BB01400	R108896	RS	1135 WILLOW AVE	\$ 98,290	0.230
052W12BB01500	R108824	RS	3464 JORY ST	\$ 175,120	0.230
052W12BB01600	R108825	RS	3422 JORY ST	\$ 171,110	0.170
052W12BB01700	R108826	RS	3388 JORY ST	\$ 157,130	0.170
052W12BB01800	R108827	RS	3346 JORY ST	\$ 151,470	0.170
052W12BB01900	R108828	RS	3304 JORY ST	\$ 142,880	0.170
052W12BB02000	R108829	RS	3262 JORY ST	\$ 166,660	0.170
052W12BB02100	R108830	RS	3228 JORY ST	\$ 150,110	0.170

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12BB02200	R108831	RS	3168 JORY ST	\$ 134,470	0.170
052W12BB02300	R108832	RS	3144 JORY ST	\$ 165,430	0.170
052W12BB02400	R108833	RS	1243 WOODLAND AVE	\$ 190,610	0.230
052W12BB02500	R108869	RS	1266 WOODLAND AVE	\$ 164,500	0.230
052W12BB02600	R108868	RS	1238 WOODLAND AVE	\$ 113,850	0.250
052W12BB02700	R108867	RS	1200 WOODLAND AVE	\$ 226,010	0.270
052W12BB02800	R108834	RS	1213 WOODLAND AVE	\$ 122,300	0.180
052W12BB02900	R108835	RS	3129 STEVEN ST	\$ 168,090	0.170
052W12BB03000	R108836	RS	3161 STEVEN ST	\$ 152,200	0.170
052W12BB03100	R108837	RS	3205 STEVEN ST	\$ 157,780	0.170
052W12BB03200	R108838	RS	3247 STEVEN ST	\$ 164,630	0.170
052W12BB03300	R108839	RS	3289 STEVEN ST	\$ 180,450	0.170
052W12BB03400	R108840	RS	3325 STEVEN ST	\$ 162,320	0.170
052W12BB03500	R108841	RS	3361 STEVEN ST	\$ 90,470	0.170
052W12BB03600	R108842	RS	3403 STEVEN ST	\$ 135,130	0.170
052W12BB03700	R108843	RS	3435 STEVEN ST	\$ 153,860	0.170
052W12BB03800	R108823	RS	1150 WILLOW AVE	\$ 131,040	0.210
052W12BB03900	R110640	RS	3100 STEVEN ST	\$ 101,070	0.110
052W12BB04000	R110641	RS	3128 STEVEN ST	\$ 87,640	0.110
052W12BB04100	R110642	RS	3156 STEVEN ST	\$ 71,550	0.150
052W12BB04200	R110643	RS	3184 STEVEN ST #18	\$ 83,510	0.110
052W12BB04300	R110644	RS	3196 STEVEN ST	\$ 40,320	0.140
052W12BB04400	R110599	RS	3220 STEVEN ST	\$ 80,440	0.110
052W12BB04500	R110600	RS	3248 STEVEN ST	\$ 43,310	0.130
052W12BB04600	R110601	RS	3276 STEVEN ST	\$ 40,870	0.200
052W12BB04700	R110622	RS		\$ 2,360	0.020
052W12BB04701	R110623	RS		\$ -	0.010
052W12BB04702	R110624	RS		\$ 8,050	0.020
052W12BB04703	R110625	RS		\$ -	0.010
052W12BB04800	R110602	RS	3332 STEVEN ST	\$ 91,060	0.250
052W12BB04900	R110603	RS	3360 STEVEN ST	\$ 117,530	0.180
052W12BB05000	R110604	RS	3388 STEVEN ST	\$ 98,470	0.110
052W12BB05100	R110605	RS	3416 STEVEN ST	\$ 90,800	0.130
052W12BB05200	R110606	RS	3444 STEVEN ST	\$ 125,630	0.140
052W12BB05300	R110607	RS	3472 STEVEN ST	\$ 92,360	0.130
052W12BB05400	R110608	RS	3500 STEVEN ST	\$ 90,070	0.130
052W12BB05500	R110609	RS	3528 STEVEN ST	\$ 95,180	0.130
052W12BB05600	R110610	RS	1000 WILLOW AVE	\$ 101,790	0.130
052W12BB05700	R110611	RS	3507 HAWTHORNE CIR	\$ 64,990	0.130
052W12BB05800	R110612	RS	3471 HAWTHORNE CIR	\$ 100,550	0.130
052W12BB05900	R110613	RS	3443 HAWTHORNE CIR	\$ 39,660	0.110
052W12BB06000	R110614	RS	3413 HAWTHORNE CIR	\$ 35,420	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12BB06100	R110615	RS	3391 HAWTHORNE CIR	\$ 114,100	0.230
052W12BB06200	R110616	RS	3398 HAWTHORNE CIR	\$ 61,160	0.230
052W12BB06300	R110617	RS	3406 HAWTHORNE CIR	\$ 129,700	0.120
052W12BB06400	R110618	RS	3446 HAWTHORNE CIR	\$ 108,380	0.120
052W12BB06500	R110619	RS	3474 HAWTHORNE CIR	\$ 35,990	0.120
052W12BB06600	R110620	RS	3510 HAWTHORNE CIR	\$ 43,470	0.120
052W12BB06700	R110621	RS	3526 HAWTHORNE CIR	\$ 99,910	0.130
052W12BB06800	R110587	RS	3599 LINDA ST	\$ 74,130	0.130
052W12BB06900	R110588	RS	3581 LINDA ST	\$ 103,800	0.120
052W12BB07000	R110589	RS	3553 LINDA ST	\$ 63,820	0.120
052W12BB07100	R110590	RS	3525 LINDA ST	\$ 75,460	0.120
052W12BB07200	R110591	RS	3497 LINDA ST	\$ 90,610	0.110
052W12BB07300	R110592	RS	3469 LINDA ST	\$ 61,370	0.180
052W12BB07400	R110593	RS	3413 LINDA ST	\$ 77,960	0.190
052W12BB07500	R110594	RS	3385 LINDA ST	\$ 99,830	0.130
052W12BB07600	R110595	RS	951 ALDER LN	\$ 148,300	0.320
052W12BB07800	R110596	RS	999 ALDER LN	\$ 146,850	0.250
052W12BB07900	R110597	RS	1023 ALDER LN	\$ 43,370	0.190
052W12BB08000	R110598	RS	1055 ALDER LN	\$ 64,160	0.220
052W12BB08100	R110650	RS		\$ 3,710	0.040
052W12BB08101	R110651	RS		\$ -	0.000
052W12BB08102	R110652	RS		\$ 8,050	0.030
052W12BB08103	R110653	RS		\$ 10,260	0.040
052W12BB08104	R110654	RS		\$ 1,850	0.060
052W12BB08200	R110645	RS	1072 ALDER LN	\$ 58,210	0.120
052W12BB08300	R110646	RS	1064 ALDER LN	\$ 74,770	0.170
052W12BB08400	R110647	RS	1036 ALDER LN	\$ 142,520	0.210
052W12BB08500	R110648	RS	1006 ALDER LN	\$ 43,310	0.160
052W12BB08600	R110649	RS	988 ALDER LN	\$ 89,660	0.170
052W12BB08700	R110626	RS	3329 LINDA ST	\$ 38,280	0.110
052W12BB08800	R110627	RS	3301 LINDA ST	\$ 97,730	0.130
052W12BB08900	R110628	RS	3273 LINDA ST	\$ 38,760	0.130
052W12BB09000	R110629	RS	3245 LINDA ST	\$ 94,810	0.150
052W12BB09100	R110630	RS	3217 LINDA ST	\$ 76,650	0.170
052W12BB09200	R110631	RS	3189 LINDA ST	\$ 87,630	0.110
052W12BB09300	R110632	RS	3161 LINDA ST	\$ 41,570	0.130
052W12BB09400	R110633	RS	3133 LINDA ST	\$ 38,330	0.130
052W12BB09500	R110634	RS	3105 LINDA ST	\$ 94,080	0.140
052W12BB09600	R110635	RS	953 WOODLAND AVE	\$ 92,120	0.180
052W12BB09700	R110636	RS	989 WOODLAND AVE	\$ 39,470	0.180
052W12BB09800	R110637	RS	1013 WOODLAND AVE	\$ 36,880	0.180
052W12BB09900	R110638	RS	1045 WOODLAND AVE	\$ 86,200	0.160



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12BB10000	R110639	RS	1075 WOODLAND AVE	\$ 53,600	0.130
052W12BB10100	R14727	RS	13 HEMLOCK CIR	\$ 1,745,100	14.260
052W12BB10200	R108821	RS	849 WOODLAND AVE	\$ 185,690	0.200
052W12BB10300	R108820	RS	817 WOODLAND AVE	\$ 163,480	0.200
052W12BB10400	R108819	RS	775 WOODLAND AVE	\$ 141,500	0.190
052W12BB10500	R108818	RS	743 WOODLAND AVE	\$ 149,370	0.180
052W12BB10600	R108817	RS	729 WOODLAND AVE	\$ 176,330	0.180
052W12BB10700	R14635	P/SP	3350 LINDA ST	\$ -	3.930
052W12BC00200	R108816	RS	713 WOODLAND AVE	\$ 141,820	0.190
052W12BC00300	R108815	RS	3009 CAMAS ST	\$ 167,400	0.270
052W12BC00400	R108814	RS	3051 CAMAS ST	\$ 88,690	0.180
052W12BC00500	R108813	RS	3093 CAMAS ST	\$ 162,290	0.180
052W12BC00600	R108812	RS	3135 CAMAS ST	\$ 130,760	0.180
052W12BC00700	R108811	RS	3177 CAMAS ST	\$ 146,700	0.180
052W12BC00800	R108810	RS	3215 CAMAS ST	\$ 177,460	0.190
052W12BC00900	R108809	RS	3253 CAMAS ST	\$ 145,480	0.180
052W12BC01000	R108784	RS	3274 CAMAS ST	\$ 168,270	0.180
052W12BC01100	R108785	RS	3232 CAMAS ST	\$ 170,540	0.180
052W12BC01200	R108786	RS	3198 CAMAS ST	\$ 158,780	0.180
052W12BC01300	R108787	RS	3142 CAMAS ST	\$ 167,670	0.180
052W12BC01400	R108788	RS	3094 CAMAS ST	\$ 172,010	0.180
052W12BC01500	R108789	RS	3050 CAMAS ST	\$ 138,430	0.180
052W12BC01600	R108790	RS	3026 CAMAS ST	\$ 149,350	0.180
052W12BC01700	R108791	RS	687 WOODLAND AVE	\$ 158,920	0.210
052W12BC01800	R108792	RS	3001 MCNAUGHT ST	\$ 154,010	0.230
052W12BC01900	R108793	RS	3023 MCNAUGHT ST	\$ 184,270	0.190
052W12BC02000	R108794	RS	3045 MCNAUGHT ST	\$ 171,680	0.190
052W12BC02100	R108795	RS	3077 MCNAUGHT ST	\$ 143,880	0.190
052W12BC02200	R108796	RS	3129 MCNAUGHT ST	\$ 131,390	0.190
052W12BC02300	R108797	RS	3161 MCNAUGHT ST	\$ 156,360	0.190
052W12BC02400	R108798	RS	3213 MCNAUGHT ST	\$ 141,340	0.190
052W12BC02500	R108799	RS	3245 MCNAUGHT ST	\$ 167,950	0.190
052W12BC02600	R108770	RS	3212 MCNAUGHT ST	\$ 174,740	0.390
052W12BC02700	R108771	RS	3160 MCNAUGHT ST	\$ 182,530	0.400
052W12BC02800	R108772	RS	3128 MCNAUGHT ST	\$ 173,810	0.400
052W12BC02900	R108773	RS	3076 MCNAUGHT ST	\$ 176,040	0.400
052W12BC03000	R108774	RS	3044 MCNAUGHT ST	\$ 204,790	0.410
052W12BC03100	R108775	RS	3022 MCNAUGHT ST	\$ 151,000	0.420
052W12BC03200	R108776	RS	597 WOODLAND AVE	\$ 106,020	0.310
052W12BC03300	R108777	RS	575 WOODLAND AVE	\$ 147,160	0.270
052W12BC03400	R108778	RS	553 WOODLAND AVE	\$ 188,530	0.310
052W12BC03500	R107581	RS	308 ACACIA AVE	\$ 148,640	0.190

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
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**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W12BC03600	R107582	RS	336 ACACIA AVE	\$ 140,410	0.190
052W12BC03700	R107583	RS	366 ACACIA AVE	\$ 119,700	0.180
052W12BC03800	R107584	RS	388 ACACIA AVE	\$ 133,450	0.180
052W12BC03900	R107596	RS	355 CEDAR AVE	\$ 104,390	0.190
052W12BC04000	R107597	RS	345 CEDAR AVE	\$ 106,390	0.180
052W12BC04100	R107598	RS	311 CEDAR AVE	\$ 107,540	0.140
052W12BC04200	R107599	RS	293 CEDAR AVE	\$ 109,640	0.160
052W12BC04300	R107600	RS	269 CEDAR AVE	\$ 135,930	0.150
052W12BC04400	R107601	RS	251 CEDAR AVE	\$ 111,300	0.170
052W12BC04500	R107602	RS	225 CEDAR AVE	\$ 137,890	0.140
052W12BC04600	R107603	RS	203 CEDAR AVE	\$ 160,560	0.130
052W12BC04700	R107604	RS	175 CEDAR AVE	\$ 108,080	0.180
052W12BC04800	R107590	RS	174 CEDAR AVE	\$ 108,650	0.190
052W12BC04900	R107591	RS	202 CEDAR AVE	\$ 120,310	0.130
052W12BC05000	R107592	RS	228 CEDAR AVE	\$ 146,850	0.130
052W12BC05100	R107593	RS	258 CEDAR AVE	\$ 119,790	0.160
052W12BC05200	R107594	RS	284 CEDAR AVE	\$ 110,980	0.140
052W12BC05300	R107595	RS	377 ACACIA AVE	\$ 108,510	0.170
052W12BC05400	R107585	RS	349 ACACIA AVE	\$ 130,710	0.180
052W12BC05500	R107586	RS	249 ACACIA AVE	\$ 152,130	0.190
052W12BC05600	R107587	RS	225 ACACIA AVE	\$ 115,340	0.160
052W12BC05700	R107588	RS	203 ACACIA AVE	\$ 111,370	0.130
052W12BC05800	R107589	RS	3177 MYRTLE ST	\$ 109,460	0.180
052W12BC05900	R107575	RS	3117 MYRTLE ST	\$ 105,180	0.220
052W12BC06000	R107576	RS	202 ACACIA AVE	\$ 126,460	0.170
052W12BC06100	R107577	RS	224 ACACIA AVE	\$ 107,730	0.150
052W12BC06200	R107578	RS	246 ACACIA AVE	\$ 137,950	0.170
052W12BC06300	R107579	RS	266 ACACIA AVE	\$ 133,930	0.160
052W12BC06400	R107580	RS	288 ACACIA AVE	\$ 127,390	0.170
052W12BC06500	R14728			\$ -	0.140
052W12BC06600	R14712	CG	105 ARNEY RD NE	\$ 4,598,050	4.880
052W12BC06601	R14713	P/SP		\$ -	0.460
052W12BC06700	R107574	RS	3114 MYRTLE ST	\$ 104,820	0.180
052W12BC06800	R107573	RS	3144 MYRTLE ST	\$ 118,560	0.130
052W12BC06900	R107572	RS	3168 MYRTLE ST	\$ 127,320	0.160
052W12BC07000	R107571	RS	3200 MYRTLE ST	\$ 124,770	0.160
052W12BC07100	R107570	RS	3226 MYRTLE ST	\$ 136,250	0.160
052W12BC07200	R107569	RS	3248 MYRTLE ST	\$ 130,200	0.160
052W12BC07300	R107568	RS	3270 MYRTLE ST	\$ 124,630	0.000
052W12C 00100	R14697	CG	2874 NEWBERG HWY	\$ 301,580	0.360
052W12C 00200	R14690	CG	2874 NEWBERG HWY	\$ 78,670	0.400
052W12C 00300	R14691	CG	2910 NEWBERG HWY	\$ 2,135,380	1.490

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12C 00400	R14680	CG	985 EVERGREEN RD	\$ 884,820	0.590
052W12C 00500	R14681	CG	821 EVERGREEN RD	\$ 3,488,130	1.720
052W12C 00501	R14682	CG	850 LAWSON ST	\$ 1,524,830	0.810
052W12C 00600	R14672	CG	855 LAWSON ST	\$ 932,670	1.000
052W12C 00602	R14673	CG	790 LAWSON AVE B	\$ 794,610	0.630
052W12C 00604	R14674	CG	2951 STACY ALLISON WAY	\$ 243,920	1.250
052W12C 00605	R14675	CG	3003 STACY ALLISON WAY	\$ -	2.950
052W12C 00700	R14686	CG	985 LAWSON ST	\$ 880,800	1.000
052W12C 00800	R14695	CG	993 LAWSON AVE	\$ 287,800	0.810
052W12C 00900	R14683	CG	2961 STACY ALLISON WAY	\$ 120,710	0.520
052W12C 01000	R14678	CG	3001 STACY ALLISON WAY	\$ 168,360	0.880
052W12C 01100	R14667	CG	3000 HILLYERS LN	\$ 2,665,990	5.120
052W12C 01200	R14662	CG	3002 STACY ALLISON WAY	\$11,951,380	11.910
052W12C 01202	R14663	RM		\$ 880	0.020
052W12C 01203	R14664	CG	2851 W HAYES ST	\$ 390,080	0.380
052W12C 01300	R14661	RM	2377 W HAYES ST	\$ 4,051,660	4.520
052W12C 01400	R14666	CO	703 EVERGREEN RD	\$ 3,274,350	0.970
052W12C 01500	R14669	CO	685 EVERGREEN RD	\$ 444,120	0.270
052W12C 01501	R14670	CO		\$ 188,780	0.030
052W12C 01600	R14660	RM	601 EVERGREEN RD	\$ 1,522,080	2.000
052W12C 01700	R327952	RM	155 S EVERGREEN RD	\$13,144,580	7.340
052W12C 01900	R330170	CG	3002 STACY ALLISON WAY	\$ 5,840,460	7.110
052W12C 02100	R335431	CG	0 EVERGREEN RD NE	\$ 2,266,110	7.500
052W12C 02200	R335432	CG	0 EVERGREEN RD NE	\$ 1,962,710	6.510
052W12C 02300	R335433	CG	0 EVERGREEN RD NE	\$ 1,713,170	6.830
052W12C 02301	R345042	CG	598 STACY ALLISON WAY	\$ -	0.360
052W12C 02400	R335434	CG	0 EVERGREEN RD NE	\$ 566,640	1.800
052W12CD00100	R328351	RS	2783 STANFORD ST	\$ 174,980	0.170
052W12CD00200	R328352	RS	2809 STANFORD ST	\$ 169,790	0.170
052W12CD00300	R328353	RS	2847 STANFORD ST	\$ 174,980	0.210
052W12CD00400	R328354	RS	2844 STANFORD ST	\$ 167,390	0.160
052W12CD00500	R328355	RS	2812 STANFORD ST	\$ 161,350	0.150
052W12CD00600	R328356	RS	2790 STANFORD ST	\$ 175,790	0.150
052W12CD00700	R328370	RS	2781 CREIGHTON ST	\$ 167,410	0.150
052W12CD00800	R328371	RS	2809 CREIGHTON ST	\$ 176,520	0.210
052W12CD00900	R328372	RS	2802 CREIGHTON ST	\$ 169,360	0.190
052W12CD01000	R328373	RS	2776 CREIGHTON ST	\$ 161,930	0.140
052W12CD01100	R328386	RS	2773 DUKE ST	\$ 169,830	0.140
052W12CD01200	R328387	RS	2805 DUKE ST	\$ 175,720	0.190
052W12CD01300	R328388	RS	2808 DUKE ST	\$ 177,130	0.190
052W12CD01400	R328389	RS	2778 DUKE ST	\$ 169,830	0.140
052W12CD01500	R328396	RS	235 HARVARD DR	\$ 179,330	0.200

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12CD01600	R328397	RS	243 HARVARD DR	\$ 176,010	0.140
052W12CD01700	R328398	RS	251 HARVARD DR	\$ 175,060	0.140
052W12CD01800	R328399	RS	259 HARVARD DR	\$ 175,720	0.140
052W12CD01900	R328400	RS	267 HARVARD DR	\$ 178,410	0.140
052W12CD02000	R328401	RS	275 HARVARD DR	\$ 186,800	0.140
052W12CD02100	R328402	RS	289 HARVARD DR	\$ 175,790	0.140
052W12CD02200	R328403	RS	297 HARVARD DR	\$ 163,670	0.140
052W12CD02299	R330225	RMN	300 S EVERGREEN RD	\$ 9,933,890	5.810
052W12CD02400	R342278	RMN	3262 JONAH PL	\$ 239,700	0.210
052W12CD02500	R342279	RMN	3234 JONAH PL	\$ 231,840	0.130
052W12CD02600	R342280	RMN	3206 JONAH PL	\$ 239,700	0.110
052W12CD02700	R342281	RMN	3170 JONAH PL	\$ 249,400	0.110
052W12CD02800	R342282	RMN	3148 JONAH PL	\$ 236,730	0.110
052W12CD02900	R342283	RMN	3126 JONAH PL	\$ 247,050	0.110
052W12CD03000	R342284	RMN	3104 JONAH PL	\$ 240,920	0.110
052W12CD03100	R342285	RMN	3082 JONAH PL	\$ 231,840	0.110
052W12CD03200	R342286	RMN	3066 JONAH PL	\$ 247,050	0.110
052W12CD03300	R342287	RMN	3050 JONAH PL	\$ 244,080	0.120
052W12CD03400	R342288	RMN	3034 JONAH PL	\$ 233,270	0.120
052W12CD03500	R342289	RMN	3018 JONAH PL	\$ 250,070	0.170
052W12CD03600	R342290	RMN	3002 JONAH PL	\$ 238,260	0.170
052W12CD03700	R342291	RMN	300 BOEAN LN	\$ 233,190	0.120
052W12CD03800	R342292	RMN	288 BOEAN LN	\$ 248,100	0.110
052W12CD03900	R342293	RMN	276 BOEAN LN	\$ 237,170	0.110
052W12CD04000	R342294	RMN	268 BOEAN LN	\$ 233,090	0.110
052W12CD04100	R342295	RMN	260 BOEAN LN	\$ 246,440	0.110
052W12CD04200	R342296	RMN	252 BOEAN LN	\$ 243,860	0.110
052W12CD04300	R342297	RMN	244 BOEAN LN	\$ 230,750	0.110
052W12CD04400	R342298	RMN	236 BOEAN LN	\$ 249,730	0.110
052W12CD04500	R342299	RMN	230 BOEAN LN	\$ 233,110	0.110
052W12CD04600	R342300	RMN	222 BOEAN LN	\$ 243,390	0.160
052W12CD04700	R342301	RMN	245 BOEAN LN	\$ 247,140	0.110
052W12CD04800	R342302	RMN	253 BOEAN LN	\$ 241,710	0.110
052W12CD04900	R342303	RMN	261 BOEAN LN	\$ 235,160	0.110
052W12CD05000	R342304	RMN	271 BOEAN LN	\$ 251,210	0.110
052W12CD05100	R342305	RMN	279 BOEAN LN	\$ 238,550	0.110
052W12CD05200	R342306	RMN	291 BOEAN LN	\$ 250,390	0.160
052W12CD05300	R342307	RMN	290 SKYLER DR	\$ 250,390	0.160
052W12CD05400	R342308	RMN	278 SKYLER DR	\$ 233,080	0.110
052W12CD05500	R342309	RMN	270 SKYLER DR	\$ 240,920	0.110
052W12CD05600	R342310	RMN	260 SKYLER DR	\$ 231,330	0.110
052W12CD05700	R342311	RMN	252 SKYLER DR	\$ 249,020	0.150

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12CD05800	R342312	RMN	246 SKYLER DR	\$ 233,080	0.170
052W12CD05900	R342313	RMN	281 SKYLER DR	\$ 247,050	0.120
052W12CD06000	R342314	RMN	293 SKYLER DR	\$ 239,700	0.160
052W12CD06100	R342315	RMN	3151 JONAH PL	\$ 239,700	0.140
052W12CD06200	R342316	RMN	3211 JONAH PL	\$ 234,970	0.170
052W12CD06300	R342317	RMN	273 SKYLER DR	\$ -	0.520
052W12CD06400	R342318	RMN	237 BOEAN LN	\$ -	0.310
052W12DA00100	R109122	R1S	1565 RAINIER RD	\$ 84,390	0.090
052W12DA00200	R109121	R1S	1557 RAINIER RD	\$ 127,350	0.090
052W12DA00300	R109120	R1S	1545 RAINIER RD	\$ 113,880	0.090
052W12DA00400	R109119	R1S	1535 RAINIER RD	\$ 103,090	0.090
052W12DA00500	R109118	R1S	1531 RAINIER RD	\$ 131,790	0.100
052W12DA00600	R109061	R1S	1450 RAINIER RD	\$ 97,630	0.000
052W12DA00700	R109062	R1S	1464 RAINIER RD	\$ 102,680	0.000
052W12DA00800	R109063	R1S	1478 RAINIER RD	\$ 96,330	0.110
052W12DA00900	R109064	R1S	1488 RAINIER RD	\$ 96,520	0.000
052W12DA01000	R109065	R1S	1496 RAINIER RD	\$ 105,790	0.140
052W12DA01100	R109066	R1S	1510 RAINIER RD	\$ 97,070	0.200
052W12DA01200	R109067	R1S	1530 RAINIER RD	\$ 96,450	0.130
052W12DA01300	R109068	R1S	1540 RAINIER RD	\$ 108,130	0.130
052W12DA01400	R109069	R1S	1550 RAINIER RD	\$ 99,890	0.130
052W12DA01500	R109070	R1S	1560 RAINIER RD	\$ 97,250	0.130
052W12DA01600	R14685	CO		\$ -	1.050
052W12DA01700	R14689	CO	970 N CASCADE DR 100	\$ -	0.750
052W12DA01800	R14679	RM	950 N CASCADE DR	\$ 7,706,730	3.940
052W12DA01900	R14687	CO	999 N CASCADE DR	\$ 658,730	0.450
052W12DA01901	R14688	CO	965 N CASCADE DR	\$ 497,900	0.420
052W12DA02000	R14671	RM	943 N CASCADE DR	\$ 609,140	0.560
052W12DA02001	R331158	RM	917 N CASCADE DR	\$ 193,090	0.220
052W12DA02002	R331159	RS	895 N CASCADE DR	\$ 214,470	0.220
052W12DA02003	R340305	RM	925 N CASCADE DR	\$ 190,420	0.170
052W12DA02004	R340306	RM	933 N CASCADE DR	\$ 190,530	0.170
052W12DA02005	R345027	RS	875 N CASCADE DR	\$ 212,260	0.180
052W12DA02006	R345028	RS	885 N CASCADE DR	\$ 216,150	0.180
052W12DA02100	R110117	R1S	855 N CASCADE DR	\$ 190,780	0.100
052W12DA02200	R110119	R1S		\$ 2,750	0.000
052W12DA02300	R110118	R1S	831 N CASCADE DR	\$ 169,080	0.110
052W12DA02400	R110120	R1S	805 N CASCADE DR	\$ 159,230	0.110
052W12DA02500	R110121	R1S	797 N CASCADE DR	\$ 192,220	0.110
052W12DA02600	R110122	R1S	777 N CASCADE DR	\$ 166,390	0.110
052W12DA02700	R110123	R1S	757 N CASCADE DR	\$ 172,380	0.110
052W12DA02800	R110124	R1S	737 N CASCADE DR	\$ 168,880	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DA02900	R110125	R1S	717 N CASCADE DR	\$ 142,740	0.090
052W12DA03000	R110126	R1S	691 N CASCADE DR	\$ 209,250	0.100
052W12DA03100	R106692	RS	710 N CASCADE DR	\$ 158,220	4.180
052W12DA03400	R106693	RM	1890 NEWBERG HWY	\$ 2,326,270	1.170
052W12DA03500	R106690	CO	1860 NEWBERG HWY	\$ 890,970	0.860
052W12DA03600	R106689	CO	1840 NEWBERG HWY	\$ 892,060	0.590
052W12DA03900	R335130	RS	712 MAPLEWOOD CT	\$ 202,360	0.190
052W12DA04000	R335131	RS	720 MAPLEWOOD CT	\$ 219,020	0.140
052W12DA04100	R335132	RS	730 MAPLEWOOD CT	\$ 214,460	0.140
052W12DA04200	R335133	RS	740 MAPLEWOOD CT	\$ 218,140	0.180
052W12DA04300	R335134	RS	750 MAPLEWOOD CT	\$ 199,550	0.160
052W12DA04400	R335135	RS	755 MAPLEWOOD CT	\$ 216,970	0.140
052W12DA04500	R335136	RS	745 MAPLEWOOD CT	\$ 213,000	0.160
052W12DA04600	R335137	RS	735 MAPLEWOOD CT	\$ 215,180	0.140
052W12DA04700	R335138	RS	725 MAPLEWOOD CT	\$ 202,360	0.160
052W12DA04800	R335139	RS	715 MAPLEWOOD CT	\$ 198,920	0.230
052W12DB00100	R110145	R1S	994 OREGON WAY	\$ 131,880	0.000
052W12DB00200	R110146	R1S	980 OREGON WAY	\$ 144,480	0.100
052W12DB00300	R110147	R1S	966 OREGON WAY	\$ 159,690	0.100
052W12DB00400	R110148	R1S	952 OREGON WAY	\$ 126,350	0.090
052W12DB00500	R110149	R1S	938 OREGON WAY	\$ 130,700	0.090
052W12DB00600	R110150	R1S	924 OREGON WAY	\$ 117,060	0.090
052W12DB00700	R110151	R1S	910 OREGON WAY	\$ 159,170	0.090
052W12DB00800	R110152	R1S	892 OREGON WAY	\$ 134,130	0.090
052W12DB00900	R110153	R1S	876 OREGON WAY	\$ 153,370	0.090
052W12DB01000	R110154	R1S	860 OREGON WAY	\$ 192,200	0.090
052W12DB01100	R110155	R1S	844 OREGON WAY	\$ 167,780	0.090
052W12DB01200	R110156	R1S	828 OREGON WAY	\$ 159,430	0.090
052W12DB01300	R110157	R1S	812 OREGON WAY	\$ 162,840	0.090
052W12DB01400	R110158	R1S	796 OREGON WAY	\$ 157,310	0.100
052W12DB01500	R110159	R1S	778 OREGON WAY	\$ 164,960	0.100
052W12DB01600	R110160	R1S	760 OREGON WAY	\$ 162,120	0.100
052W12DB01700	R110161	R1S	742 OREGON WAY	\$ 165,670	0.100
052W12DB01800	R110162	R1S	724 OREGON WAY	\$ 138,450	0.100
052W12DB01900	R110163	R1S	706 OREGON WAY	\$ 164,900	0.100
052W12DB02000	R110164	R1S	690 OREGON WAY	\$ 171,840	0.120
052W12DB02100	R110175	R1S	701 OREGON WAY	\$ 139,070	0.130
052W12DB02200	R110174	R1S	721 OREGON WAY	\$ 159,350	0.120
052W12DB02300	R110173	R1S	741 OREGON WAY	\$ 126,950	0.130
052W12DB02400	R110172	R1S	763 OREGON WAY	\$ 143,190	0.140
052W12DB02500	R110171	R1S	781 OREGON WAY	\$ 127,500	0.140
052W12DB02600	R110170	R1S	799 OREGON WAY	\$ 124,210	0.150

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DB02700	R110463	R1S	817 OREGON WAY	\$ 116,560	0.160
052W12DB02800	R110462	R1S	835 OREGON WAY	\$ 126,400	0.160
052W12DB02900	R110461	R1S	853 OREGON WAY	\$ 164,280	0.160
052W12DB03000	R110460	R1S	871 OREGON WAY	\$ 132,320	0.160
052W12DB03100	R110459	R1S	889 OREGON WAY	\$ 152,450	0.160
052W12DB03200	R110458	R1S	907 OREGON WAY	\$ 157,950	0.170
052W12DB03300	R110457	R1S	925 OREGON WAY	\$ 124,940	0.160
052W12DB03400	R110456	R1S	943 OREGON WAY	\$ 155,450	0.170
052W12DB03500	R110455	R1S	953 OREGON WAY	\$ 84,970	0.160
052W12DB03600	R110454	CG	2540 NEWBERG HWY	\$ 680,710	0.470
052W12DB03700	R14684	CG	2600 NEWBERG HWY	\$ 574,010	0.950
052W12DB03800	R14692	CG	2620 NEWBERG HWY	\$ 410,660	0.460
052W12DB03900	R14693	CG	2720 NEWBERG HWY	\$ 276,680	0.410
052W12DB04000	R14676	CG	986 EVERGREEN RD	\$ 169,490	0.230
052W12DB04100	R14677	CG		\$ 17,630	0.060
052W12DB04200	R14665	RM	770 EVERGREEN RD	\$ 1,171,570	1.160
052W12DB04300	R14668	RM	770 EVERGREEN RD	\$ 1,572,220	1.850
052W12DB04400	R110184	R1S	2343 OREGON CT	\$ 116,770	0.250
052W12DB04500	R110183	R1S	2329 OREGON CT	\$ 166,480	0.240
052W12DB04600	R110182	R1S	2325 OREGON CT	\$ 120,520	0.070
052W12DB04700	R110181	R1S	2301 OREGON WAY	\$ 141,510	0.100
052W12DB04800	R110180	R1S	2287 OREGON CT	\$ 121,860	0.100
052W12DB04900	R110179	R1S	2267 OREGON CT	\$ 129,700	0.090
052W12DB05000	R110178	R1S	2247 OREGON CT	\$ 137,090	0.090
052W12DB05100	R110177	R1S	2227 OREGON CT	\$ 115,050	0.090
052W12DB05200	R110176	R1S	2207 OREGON CT	\$ 139,050	0.110
052W12DB90000	R107857	CG		\$ -	3.590
052W12DB90001	R107767	CG	950 EVERGREEN RD #101	\$ 52,300	0.000
052W12DB90002	R107768	CG	950 EVERGREEN RD #102	\$ 75,780	0.000
052W12DB90003	R107769	CG	950 EVERGREEN RD #103	\$ 75,780	0.000
052W12DB90004	R107770	CG	950 EVERGREEN RD #104	\$ 52,300	0.000
052W12DB90005	R107771	CG	950 EVERGREEN RD #105	\$ 52,300	0.000
052W12DB90006	R107772	CG	950 EVERGREEN RD #106	\$ 75,780	0.000
052W12DB90007	R107773	CG	950 EVERGREEN RD #107	\$ 53,100	0.000
052W12DB90008	R107774	CG	950 EVERGREEN RD #108	\$ 75,780	0.000
052W12DB90009	R107775	CG	950 EVERGREEN RD #109	\$ 75,780	0.000
052W12DB90010	R107776	CG	950 EVERGREEN RD #110	\$ 75,780	0.000
052W12DB90011	R107777	CG	950 EVERGREEN RD #111	\$ 75,780	0.000
052W12DB90012	R107778	CG	950 EVERGREEN RD #112	\$ 75,780	0.000
052W12DB90013	R107779	CG	950 EVERGREEN RD #113	\$ 75,780	0.000
052W12DB90014	R107780	CG	950 EVERGREEN RD #114	\$ 75,780	0.000
052W12DB90015	R107781	CG	950 EVERGREEN RD #115	\$ 75,780	0.000

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DB90016	R107782	CG	950 EVERGREEN RD #116	\$ 50,780	0.000
052W12DB90017	R107783	CG	950 EVERGREEN RD #117	\$ 52,300	0.000
052W12DB90018	R107784	CG	950 EVERGREEN RD #118	\$ 45,860	0.000
052W12DB90019	R107785	CG	950 EVERGREEN RD #119	\$ 75,780	0.000
052W12DB90020	R107786	CG	950 EVERGREEN RD #120	\$ 46,580	0.000
052W12DB90021	R107787	CG	950 EVERGREEN RD #121	\$ 75,780	0.000
052W12DB90022	R107788	CG	950 EVERGREEN RD 122	\$ 75,780	0.000
052W12DB90023	R107789	CG	950 EVERGREEN RD #123	\$ 45,180	0.000
052W12DB90024	R107790	CG	950 EVERGREEN RD #124	\$ 75,780	0.000
052W12DB90025	R107791	CG	950 EVERGREEN RD #125	\$ 17,950	0.000
052W12DB90026	R107792	CG	950 EVERGREEN RD #126	\$ 52,300	0.000
052W12DB90027	R107793	CG	950 EVERGREEN RD #127	\$ 52,300	0.000
052W12DB90028	R107794	CG	950 EVERGREEN RD #128	\$ 75,780	0.000
052W12DB90029	R107795	CG	950 EVERGREEN RD #129	\$ 48,550	0.000
052W12DB90030	R107796	CG	950 EVERGREEN RD #130	\$ 52,300	0.000
052W12DB90031	R107797	CG	950 EVERGREEN RD #201	\$ 52,300	0.000
052W12DB90032	R107798	CG	950 EVERGREEN RD #202	\$ 53,100	0.000
052W12DB90033	R107799	CG	950 EVERGREEN RD #203	\$ 53,100	0.000
052W12DB90034	R107800	CG	950 EVERGREEN RD #204	\$ 52,300	0.000
052W12DB90035	R107801	CG	950 EVERGREEN RD #205	\$ 52,300	0.000
052W12DB90036	R107802	CG	950 EVERGREEN RD #206	\$ 75,780	0.000
052W12DB90037	R107803	CG	950 EVERGREEN RD #207	\$ 75,780	0.000
052W12DB90038	R107804	CG	950 EVERGREEN RD #208	\$ 54,110	0.000
052W12DB90039	R107805	CG	950 EVERGREEN RD #209	\$ 75,780	0.000
052W12DB90040	R107806	CG	950 EVERGREEN RD #210	\$ 75,780	0.000
052W12DB90041	R107807	CG	950 EVERGREEN RD #211	\$ 75,780	0.000
052W12DB90042	R107808	CG	950 EVERGREEN RD #212	\$ 75,780	0.000
052W12DB90043	R107809	CG	950 EVERGREEN RD #213	\$ 53,100	0.000
052W12DB90044	R107810	CG	950 EVERGREEN RD #214	\$ 75,780	0.000
052W12DB90045	R107811	CG	950 EVERGREEN RD #215	\$ 75,780	0.000
052W12DB90046	R107812	CG	950 EVERGREEN RD #216	\$ 52,300	0.000
052W12DB90047	R107813	CG	950 EVERGREEN RD #217	\$ 49,310	0.000
052W12DB90048	R107814	CG	950 EVERGREEN RD #218	\$ 45,070	0.000
052W12DB90049	R107815	CG	950 EVERGREEN RD #219	\$ 75,780	0.000
052W12DB90050	R107816	CG	950 EVERGREEN RD #220	\$ 46,080	0.000
052W12DB90051	R107817	CG	950 EVERGREEN RD #221	\$ 75,780	0.000
052W12DB90052	R107818	CG	950 EVERGREEN RD #222	\$ 75,780	0.000
052W12DB90053	R107819	CG	950 EVERGREEN RD #223	\$ 45,180	0.000
052W12DB90054	R107820	CG	950 EVERGREEN RD #224	\$ 75,780	0.000
052W12DB90055	R107821	CG	950 EVERGREEN RD #225	\$ 45,860	0.000
052W12DB90056	R107822	CG	950 EVERGREEN RD #226	\$ 52,190	0.000
052W12DB90057	R107823	CG	950 EVERGREEN RD #227	\$ 50,670	0.000



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DB90058	R107824	CG	950 EVERGREEN RD #228	\$ 75,780	0.000
052W12DB90059	R107825	CG	950 EVERGREEN RD #229	\$ 75,780	0.000
052W12DB90060	R107826	CG	950 EVERGREEN RD #230	\$ 52,300	0.000
052W12DB90061	R107827	CG	950 EVERGREEN RD #301	\$ 52,300	0.000
052W12DB90062	R107828	CG	950 EVERGREEN RD #302	\$ 75,780	0.000
052W12DB90063	R107829	CG	950 EVERGREEN RD #303	\$ 75,780	0.000
052W12DB90064	R107830	CG	950 EVERGREEN RD #304	\$ 52,300	0.000
052W12DB90065	R107831	CG	950 EVERGREEN RD #305	\$ 52,300	0.000
052W12DB90066	R107832	CG	950 EVERGREEN RD #306	\$ 48,550	0.000
052W12DB90067	R107833	CG	950 EVERGREEN RD #307	\$ 75,780	0.000
052W12DB90068	R107834	CG	950 EVERGREEN RD #308	\$ 75,780	0.000
052W12DB90069	R107835	CG	950 EVERGREEN RD #309	\$ 75,780	0.000
052W12DB90070	R107836	CG	950 EVERGREEN RD #310	\$ 75,780	0.000
052W12DB90071	R107837	CG	950 EVERGREEN RD #311	\$ 75,780	0.000
052W12DB90072	R107838	CG	950 EVERGREEN RD #312	\$ 75,780	0.000
052W12DB90073	R107839	CG	950 EVERGREEN RD #313	\$ 75,780	0.000
052W12DB90074	R107840	CG	950 EVERGREEN RD #314	\$ 75,780	0.000
052W12DB90075	R107841	CG	950 EVERGREEN RD #315	\$ 75,780	0.000
052W12DB90076	R107842	CG	950 EVERGREEN RD #316	\$ 52,300	0.000
052W12DB90077	R107843	CG	950 EVERGREEN RD #317	\$ 52,300	0.000
052W12DB90078	R107844	CG	950 EVERGREEN RD #318	\$ 45,420	0.000
052W12DB90079	R107845	CG	950 EVERGREEN RD #319	\$ 75,780	0.000
052W12DB90080	R107846	CG	950 EVERGREEN RD #320	\$ 45,860	0.000
052W12DB90081	R107847	CG	950 EVERGREEN RD #321	\$ 75,780	0.000
052W12DB90082	R107848	CG	950 EVERGREEN RD #322	\$ 75,780	0.000
052W12DB90083	R107849	CG	950 EVERGREEN RD #323	\$ 45,860	0.000
052W12DB90084	R107850	CG	950 EVERGREEN RD #324	\$ 75,780	0.000
052W12DB90085	R107851	CG	950 EVERGREEN RD #325	\$ 45,180	0.000
052W12DB90086	R107852	CG	950 EVERGREEN RD #326	\$ 52,300	0.000
052W12DB90087	R107853	CG	950 EVERGREEN RD #327	\$ 52,300	0.000
052W12DB90088	R107854	CG	950 EVERGREEN RD #328	\$ 48,550	0.000
052W12DB90089	R107855	CG	950 EVERGREEN RD #329	\$ 75,780	0.000
052W12DB90090	R107856	CG	950 EVERGREEN RD #330	\$ 52,300	0.000
052W12DC00100	R110165	R1S	672 OREGON WAY	\$ 190,670	0.110
052W12DC00200	R110166	R1S	654 OREGON WAY	\$ 155,790	0.110
052W12DC00300	R110167	R1S	636 OREGON WAY	\$ 164,930	0.100
052W12DC00400	R110168	R1S	618 OREGON WAY	\$ 142,360	0.100
052W12DC00500	R110169	R1S	600 OREGON WAY	\$ 157,450	0.110
052W12DC00600	R110192	R1S	2220 OREGON CT	\$ 128,840	0.110
052W12DC00700	R110191	R1S	2238 OREGON CT	\$ 116,840	0.100
052W12DC00800	R110190	R1S	2256 OREGON CT	\$ 128,830	0.090
052W12DC00900	R110189	R1S	2274 OREGON CT	\$ 116,020	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DC01000	R110188	R1S	2292 OREGON CT	\$ 149,200	0.130
052W12DC01100	R110187	R1S	2320 OREGON CT	\$ 175,790	0.130
052W12DC01200	R110186	R1S	2330 OREGON CT	\$ 119,220	0.180
052W12DC01300	R110185	R1S	2340 OREGON CT	\$ 143,520	0.110
052W12DC01400	R110198	R1S	2333 W HAYES ST	\$ 135,110	0.160
052W12DC01500	R110197	R1S	2315 W HAYES ST	\$ 154,890	0.170
052W12DC01600	R110196	R1S	2279 W HAYES ST	\$ 138,590	0.150
052W12DC01700	R110195	R1S	2261 W HAYES ST	\$ 127,550	0.140
052W12DC01800	R110194	R1S	2243 W HAYES ST	\$ 151,840	0.130
052W12DC01900	R110193	R1S	2225 W HAYES ST	\$ 129,460	0.110
052W12DC02000	R110199	R1S	113 S COLUMBIA DR	\$ 123,890	0.170
052W12DC02100	R110200	R1S	137 S COLUMBIA DR	\$ 128,530	0.140
052W12DC02200	R110201	R1S	157 S COLUMBIA DR	\$ 126,580	0.140
052W12DC02300	R110202	R1S	179 S COLUMBIA DR	\$ 132,920	0.150
052W12DC02400	R110203	R1S	199 S COLUMBIA DR	\$ 142,350	0.140
052W12DC02500	R110204	R1S	221 S COLUMBIA DR	\$ 141,110	0.150
052W12DC02600	R110205	R1S	245 S COLUMBIA DR	\$ 98,210	0.150
052W12DC02700	R110206	R1S	265 S COLUMBIA DR	\$ 143,290	0.140
052W12DC02800	R110207	R1S	287 S COLUMBIA DR	\$ 113,470	0.150
052W12DC02900	R110208	R1S	309 S COLUMBIA DR	\$ 145,180	0.140
052W12DC03000	R110209	R1S	331 S COLUMBIA DR	\$ 148,680	0.150
052W12DC03100	R110210	R1S	353 S COLUMBIA DR	\$ 151,850	0.150
052W12DC03200	R110211	R1S	375 S COLUMBIA DR	\$ 142,650	0.140
052W12DC03300	R110212	R1S	399 S COLUMBIA DR	\$ 162,640	0.150
052W12DC03400	R110213	R1S	421 S COLUMBIA DR	\$ 144,740	0.140
052W12DC03500	R110214	R1S	443 S COLUMBIA DR	\$ 151,110	0.150
052W12DC03600	R110215	R1S	465 S COLUMBIA DR	\$ 106,160	0.140
052W12DC03700	R110216	R1S	487 S COLUMBIA DR	\$ 148,940	0.150
052W12DC03800	R110217	R1S	509 S COLUMBIA DR	\$ 118,540	0.140
052W12DC03900	R110218	R1S	531 S COLUMBIA DR	\$ 145,440	0.150
052W12DC04000	R110299	R1S	518 S COLUMBIA DR	\$ 142,960	0.100
052W12DC04100	R110298	R1S	496 S COLUMBIA DR	\$ 160,500	0.100
052W12DC04200	R110297	R1S	474 S COLUMBIA DR	\$ 159,080	0.100
052W12DC04300	R110296	R1S	452 S COLUMBIA DR	\$ 170,410	0.100
052W12DC04400	R110295	R1S	428 S COLUMBIA DR	\$ 173,150	0.110
052W12DC04500	R110294	R1S	404 S COLUMBIA DR	\$ 166,820	0.110
052W12DC04600	R110293	R1S	382 S COLUMBIA DR	\$ 163,570	0.100
052W12DC04700	R110292	R1S	360 S COLUMBIA DR	\$ 192,320	0.100
052W12DC04800	R110291	R1S	338 S COLUMBIA DR	\$ 157,970	0.090
052W12DC04900	R110290	R1S	314 S COLUMBIA DR	\$ 162,100	0.100
052W12DC05000	R110289	R1S	292 S COLUMBIA DR	\$ 168,010	0.100
052W12DC05100	R110288	R1S	272 S COLUMBIA DR	\$ 168,170	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DC05200	R110287	R1S	250 S COLUMBIA DR	\$ 172,970	0.090
052W12DC05300	R110286	R1S	228 S COLUMBIA DR	\$ 145,890	0.100
052W12DC05400	R110285	R1S	204 S COLUMBIA DR	\$ 146,980	0.100
052W12DC05500	R110284	R1S	186 S COLUMBIA DR	\$ 165,030	0.100
052W12DC05600	R110283	R1S	166 S COLUMBIA DR	\$ 155,040	0.100
052W12DC05700	R110282	R1S	144 S COLUMBIA DR	\$ 176,780	0.100
052W12DC05800	R110281	R1S	2270 W HAYES ST	\$ 153,480	0.140
052W12DC05900	R110280	R1S	2242 W HAYES ST	\$ 180,230	0.110
052W12DC06000	R110279	R1S	2222 W HAYES ST	\$ 156,110	0.100
052W12DC06100	R110278	R1S	2202 W HAYES ST	\$ 127,940	0.100
052W12DC06200	R110277	R1S	2190 W HAYES ST	\$ 165,330	0.110
052W12DC06300	R110408	R1S	129 W CLACKAMAS CIR	\$ 167,510	0.120
052W12DC06400	R110407	R1S	163 W CLACKAMAS CIR	\$ 155,850	0.100
052W12DC06500	R110406	R1S	189 W CLACKAMAS CIR	\$ 159,730	0.100
052W12DC06600	R110405	R1S	211 W CLACKAMAS CIR	\$ 140,650	0.100
052W12DC06700	R110404	R1S	235 W CLACKAMAS CIR	\$ 158,360	0.100
052W12DC06800	R110403	R1S	259 W CLACKAMAS CIR	\$ 174,220	0.100
052W12DC06900	R110402	R1S	283 W CLACKAMAS CIR	\$ 170,490	0.100
052W12DC07000	R110401	R1S	305 W CLACKAMAS CIR	\$ 163,220	0.100
052W12DC07100	R110400	R1S	329 W CLACKAMAS CIR	\$ 166,930	0.100
052W12DC07200	R110399	R1S	353 W CLACKAMAS CIR	\$ 162,210	0.100
052W12DC07300	R110398	R1S	375 W CLACKAMAS CIR	\$ 171,960	0.100
052W12DC07400	R110397	R1S	397 W CLACKAMAS CIR	\$ 138,130	0.100
052W12DC07500	R110396	R1S	421 W CLACKAMAS CIR	\$ 164,530	0.100
052W12DC07600	R110395	R1S	445 W CLACKAMAS CIR	\$ 141,140	0.100
052W12DC07700	R110394	R1S	467 W CLACKAMAS CIR	\$ 173,070	0.110
052W12DC07800	R110393	R1S	493 W CLACKAMAS CIR	\$ 185,400	0.110
052W12DC07900	R110423	R1S	490 W CLACKAMAS CIR	\$ 128,770	0.110
052W12DC08000	R110422	R1S	464 W CLACKAMAS CIR	\$ 147,950	0.110
052W12DC08100	R110421	R1S	442 W CLACKAMAS CIR	\$ 149,490	0.100
052W12DC08200	R110420	R1S	418 W CLACKAMAS CIR	\$ 131,060	0.100
052W12DC08300	R110419	R1S	394 W CLACKAMAS CIR	\$ 143,710	0.100
052W12DC08400	R110418	R1S	370 W CLACKAMAS CIR	\$ 123,960	0.100
052W12DC08500	R110417	R1S	348 W CLACKAMAS CIR	\$ 119,720	0.100
052W12DC08600	R110416	R1S	324 W CLACKAMAS CIR	\$ 121,900	0.100
052W12DC08700	R110415	R1S	300 W CLACKAMAS CIR	\$ 121,010	0.100
052W12DC08800	R110414	R1S	278 W CLACKAMAS CIR	\$ 131,360	0.100
052W12DC08900	R110413	R1S	254 W CLACKAMAS CIR	\$ 122,480	0.100
052W12DC09000	R110412	R1S	226 W CLACKAMAS CIR	\$ 133,380	0.130
052W12DC09100	R110411	R1S	198 W CLACKAMAS CIR	\$ 117,550	0.100
052W12DC09200	R110410	R1S	168 W CLACKAMAS CIR	\$ 146,370	0.100
052W12DC09300	R110409	R1S	130 W CLACKAMAS CIR	\$ 125,150	0.110

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DC09400	R110451	R1S	131 E CLACKAMAS CIR	\$ 189,550	0.120
052W12DC09500	R110450	R1S	177 E CLACKAMAS CIR	\$ 122,250	0.110
052W12DC09600	R110449	R1S	209 E CLACKAMAS CIR	\$ 133,670	0.110
052W12DC09700	R110448	R1S	233 E CLACKAMAS CIR	\$ 133,830	0.110
052W12DC09800	R110447	R1S	255 E CLACKAMAS CIR	\$ 125,690	0.110
052W12DC09900	R110446	R1S	283 E CLACKAMAS CIR	\$ 123,040	0.100
052W12DC10000	R110445	R1S	307 E CLACKAMAS CIR	\$ 133,260	0.100
052W12DC10100	R110444	R1S	329 E CLACKAMAS CIR	\$ 133,540	0.100
052W12DC10200	R110443	R1S	355 E CLACKAMAS CIR	\$ 147,880	0.100
052W12DC10300	R110442	R1S	379 E CLACKAMAS CIR	\$ 104,640	0.100
052W12DC10400	R110441	R1S	403 E CLACKAMAS CIR	\$ 151,840	0.100
052W12DC10500	R110440	R1S	427 E CLACKAMAS CIR	\$ 146,790	0.100
052W12DC10600	R110439	R1S	451 E CLACKAMAS CIR	\$ 136,070	0.110
052W12DC10700	R110438	R1S	477 E CLACKAMAS CIR	\$ 147,950	0.110
052W12DC10800	R328345	RS	2605 STANFORD ST	\$ 171,580	0.250
052W12DC10900	R328346	RS	2637 STANFORD ST	\$ 164,720	0.170
052W12DC11000	R328347	RS	2679 STANFORD ST	\$ 172,790	0.190
052W12DC11100	R328348	RS	2693 STANFORD ST	\$ 167,410	0.180
052W12DC11200	R328349	RS	2731 STANFORD ST	\$ 174,910	0.180
052W12DC11300	R328350	RS	2765 STANFORD ST	\$ 167,410	0.170
052W12DC11400	R328357	RS	2768 STANFORD ST	\$ 169,820	0.150
052W12DC11500	R328358	RS	2736 STANFORD ST	\$ 161,350	0.160
052W12DC11600	R328359	RS	2698 STANFORD ST	\$ 174,910	0.160
052W12DC11700	R328360	RS	2680 STANFORD ST	\$ 167,410	0.170
052W12DC11800	R328361	RS	2644 STANFORD ST	\$ 172,790	0.200
052W12DC11900	R328362	RS	209 BAYLOR DR	\$ 170,610	0.190
052W12DC12000	R328363	RS	223 BAYLOR DR	\$ 174,980	0.190
052W12DC12100	R328364	RS	237 BAYLOR DR	\$ 179,760	0.220
052W12DC12200	R328365	RS	2641 CREIGHTON ST	\$ 175,790	0.150
052W12DC12300	R328366	RS	2667 CREIGHTON ST	\$ 172,880	0.150
052W12DC12400	R328367	RS	2695 CREIGHTON ST	\$ 176,350	0.150
052W12DC12500	R328368	RS	2713 CREIGHTON ST	\$ 177,270	0.150
052W12DC12600	R328369	RS	2749 CREIGHTON ST	\$ 175,790	0.150
052W12DC12700	R328374	RS	2738 CREIGHTON ST	\$ 169,360	0.140
052W12DC12800	R328375	RS	2704 CREIGHTON ST	\$ 176,750	0.140
052W12DC12900	R328376	RS	2690 CREIGHTON ST	\$ 168,660	0.140
052W12DC13000	R328377	RS	2676 CREIGHTON ST	\$ 161,350	0.140
052W12DC13100	R328378	RS	2638 CREIGHTON ST	\$ 168,660	0.150
052W12DC13200	R328379	RS	2604 CREIGHTON ST	\$ 175,790	0.190
052W12DC13300	R328380	RS	2607 DUKE ST	\$ 169,230	0.190
052W12DC13400	R328381	RS	2633 DUKE ST	\$ 176,530	0.150
052W12DC13500	R328382	RS	2671 DUKE ST	\$ 168,520	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DC13600	R328383	RS	2687 DUKE ST	\$ 163,670	0.140
052W12DC13700	R328384	RS	2701 DUKE ST	\$ 169,830	0.140
052W12DC13800	R328385	RS	2735 DUKE ST	\$ 175,720	0.140
052W12DC13900	R328404	RS	168 BAYLOR DR	\$ 188,790	0.400
052W12DC14000	R328405	RS	182 BAYLOR DR	\$ 165,930	0.210
052W12DC14100	R328406	RS	190 BAYLOR DR	\$ 171,580	0.160
052W12DC14200	R328407	RS	198 BAYLOR DR	\$ 165,930	0.150
052W12DC14300	R328408	RS	206 BAYLOR DR	\$ 171,580	0.150
052W12DC14400	R328409	RS	214 BAYLOR DR	\$ 176,030	0.150
052W12DC14500	R328410	RS	226 BAYLOR DR	\$ 180,920	0.150
052W12DC14600	R328411	RS	234 BAYLOR DR	\$ 174,980	0.150
052W12DC14700	R328412	RS	240 BAYLOR DR	\$ 172,290	0.150
052W12DC14800	R328413	RS	248 BAYLOR DR	\$ 177,030	0.150
052W12DC14900	R328414	RS	256 BAYLOR DR	\$ 150,600	0.150
052W12DC15000	R328415	RS	262 BAYLOR DR	\$ 176,340	0.150
052W12DC15100	R328416	RS	270 BAYLOR DR	\$ 167,410	0.150
052W12DD00100	R106682	RS	1790 W LINCOLN ST	\$ 96,430	1.000
052W12DD00200	R106684	RS	612 N CASCADE DR	\$ 61,470	0.500
052W12DD00300	R106683	RS	1767 W HAYES ST	\$ 142,790	0.530
052W12DD00400	R106685	RM	612 CASCADE DR #48	\$ 463,540	1.970
052W12DD00500	R106686	RM	612 N CASCADE DR	\$ 465,220	2.000
052W12DD00600	R106691	RM	612 N CASCADE DR	\$ 1,134,280	4.780
052W12DD00700	R110127	R1S	675 N CASCADE DR	\$ 176,580	0.110
052W12DD00800	R110128	R1S	661 N CASCADE DR	\$ 169,570	0.110
052W12DD00900	R110129	R1S	643 N CASCADE DR	\$ 174,520	0.110
052W12DD01000	R110130	R1S	627 N CASCADE DR	\$ 170,550	0.110
052W12DD01100	R110131	R1S	611 N CASCADE DR	\$ 154,310	0.110
052W12DD01200	R110132	R1S	595 N CASCADE DR	\$ 170,990	0.110
052W12DD01300	R110133	R1S	575 N CASCADE DR	\$ 173,340	0.110
052W12DD01400	R110134	R1S	555 N CASCADE DR	\$ 132,550	0.100
052W12DD01500	R110135	R1S	515 N CASCADE DR	\$ 168,980	0.110
052W12DD01600	R110136	R1S	1945 W HAYES ST	\$ 154,300	0.100
052W12DD01700	R110137	R1S	1989 W HAYES ST	\$ 164,380	0.100
052W12DD01800	R110138	R1S	2005 W HAYES ST	\$ 157,600	0.100
052W12DD01900	R110139	R1S	2027 W HAYES ST	\$ 147,850	0.110
052W12DD02000	R110140	R1S	2049 W HAYES ST	\$ 130,570	0.110
052W12DD02100	R110141	R1S	2071 W HAYES ST	\$ 172,980	0.100
052W12DD02200	R110142	R1S	2093 W HAYES ST	\$ 146,230	0.100
052W12DD02300	R110143	R1S	2101 W HAYES ST	\$ 140,720	0.100
052W12DD02400	R110144	R1S	2129 W HAYES ST	\$ 162,580	0.100
052W12DD02500	R110356	R1S	122 E CLACKAMAS CIR	\$ 173,250	0.100
052W12DD02600	R110357	R1S	170 E CLACKAMAS CIR	\$ 167,140	0.100

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W12DD02700	R110358	R1S	214 E CLACKAMAS CIR	\$ 164,960	0.100
052W12DD02800	R110359	R1S	232 E CLACKAMAS CIR	\$ 159,410	0.090
052W12DD02900	R110360	R1S	256 E CLACKAMAS CIR	\$ 162,900	0.100
052W12DD03000	R110361	R1S	280 E CLACKAMAS CIR	\$ 161,490	0.090
052W12DD03100	R110362	R1S	304 E CLACKAMAS CIR	\$ 154,610	0.090
052W12DD03200	R110363	R1S	328 E CLACKAMAS CIR	\$ 165,950	0.090
052W12DD03300	R110364	R1S	352 E CLACKAMAS CIR	\$ 164,880	0.090
052W12DD03400	R110365	R1S	374 E CLACKAMAS CIR	\$ 159,770	0.090
052W12DD03500	R110366	R1S	398 E CLACKAMAS CIR	\$ 161,230	0.090
052W12DD03600	R110367	R1S	424 E CLACKAMAS CIR	\$ 160,110	0.100
052W12DD03700	R110368	R1S	448 E CLACKAMAS CIR	\$ 169,900	0.110
052W12DD03800	R110369	R1S	474 E CLACKAMAS CIR	\$ 169,420	0.110
052W12DD03900	R110342	R1S	425 S CASCADE DR	\$ 144,700	0.100
052W12DD04000	R110343	R1S	401 S CASCADE DR	\$ 162,370	0.100
052W12DD04100	R110344	R1S	375 S CASCADE DR	\$ 157,420	0.100
052W12DD04200	R110345	R1S	345 S CASCADE DR	\$ 152,320	0.100
052W12DD04300	R110346	R1S	325 S CASCADE DR	\$ 165,620	0.100
052W12DD04400	R110347	R1S	305 S CASCADE DR	\$ 162,420	0.100
052W12DD04500	R110348	R1S	275 S CASCADE DR	\$ 146,060	0.100
052W12DD04600	R110349	R1S	255 S CASCADE DR	\$ 168,540	0.110
052W12DD04700	R110350	R1S	225 S CASCADE DR	\$ 170,930	0.110
052W12DD04800	R110351	R1S	201 S CASCADE DR	\$ 164,040	0.120
052W12DD04900	R110352	R1S	181 S CASCADE DR	\$ 142,190	0.140
052W12DD05000	R110355	R1S	1988 W HAYES ST	\$ 159,010	0.110
052W12DD05100	R110354	R1S	1944 W HAYES ST	\$ 153,770	0.110
052W12DD05200	R110353	R1S	1900 W HAYES ST	\$ 169,480	0.140
052W12DD05300	R110276	R1S	200 S CASCADE DR	\$ 167,510	0.130
052W12DD05400	R110275	R1S	240 S CASCADE DR	\$ 130,030	0.100
052W12DD05500	R110274	R1S	270 S CASCADE DR	\$ 122,750	0.100
052W12DD05600	R110273	R1S	280 S CASCADE DR	\$ 139,760	0.100
052W12DD05700	R110272	R1S	320 S CASCADE DR	\$ 139,770	0.100
052W12DD05800	R110271	R1S	334 S CASCADE DR	\$ 126,620	0.100
052W12DD05900	R110270	R1S	370 S CASCADE DR	\$ 143,460	0.100
052W12DD06000	R110269	R1S	400 S CASCADE DR	\$ 132,370	0.100
052W12DD06100	R110268	R1S	420 S CASCADE DR	\$ 130,250	0.100
052W12DD06200	R110267	R1S	440 S CASCADE DR	\$ 126,920	0.100
052W12DD06300	R14658	P/SP	1800 W HAYES ST	\$ -	9.010
052W13 00100	R14753	RS; RSN	690 BEN BROWN LN	\$ 55,590	4.380
052W13 00102	R14754	RM	846 HARVEST WAY #4	\$ 1,408,410	7.040
052W13 00103	R14755	RM	524 OATS ST #98	\$ 2,609,870	12.310
052W13 00105	R357030	RSN; RMN		\$ 381,160	21.970
052W13 00106	R357499	RSN; RMN	690 BEN BROWN LN	\$ 95,300	0.260

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W13 00107	R357361	RSN		\$ 13,790	9.780
052W13 00108	R357828	RSN; RS		\$ 781,580	32.900
052W13 00109	R357829	RSN; RMN		\$ 27,710	18.410
052W13 00110	R359312	RMN	2101 PARR RD NE	\$ 22,530	14.970
052W13 00111	R359313	RMN; RSN		\$ 13,360	8.880
052W13 00112	R359314	RSN		\$ 24,710	16.670
052W13 00113	R359315	RSN		\$ 26,670	6.000
052W13 00114	R360860	RSN		\$ -	12.370
052W13 00400	R14751	RS	328 PARR RD NE	\$ 167,370	1.070
052W13 00500	R14745	P/SP	440 PARR RD NE	\$ -	48.320
052W13 00600	R14750	P/SP	828 PARR RD NE	\$ -	4.690
052W13 00700	R14746	P/SP	900 PARR RD NE	\$ -	24.790
052W13 00800	R14747	RSN	9008 PARR RD NE	\$ 148,220	24.650
052W13 01500	R335429	RMN	311 EVERGREEN RD NE	\$14,702,400	10.440
052W13 01600	R335430	CG	0 STACY ALLISON WAY NE	\$ 1,508,030	4.990
052W13AA00100	R110266	R1S	476 S CASCADE DR	\$ 136,900	0.100
052W13AA00200	R110265	R1S	506 S CASCADE DR	\$ 135,800	0.100
052W13AA00300	R110264	R1S	532 S CASCADE DR	\$ 122,490	0.100
052W13AA00400	R110263	R1S	558 S CASCADE DR	\$ 135,320	0.110
052W13AA00600	R110452	R1S	600 S CASCADE DR	\$ 162,400	0.110
052W13AA00700	R110262	R1S	620 S CASCADE DR	\$ 146,420	0.110
052W13AA00800	R110261	R1S	648 S CASCADE DR	\$ 121,960	0.100
052W13AA00900	R110260	R1S	672 S CASCADE DR	\$ 124,860	0.090
052W13AA01000	R110259	R1S	698 S CASCADE DR	\$ 120,930	0.090
052W13AA01100	R110258	R1S	724 S CASCADE DR	\$ 142,970	0.090
052W13AA01200	R110257	R1S	750 S CASCADE DR	\$ 143,810	0.090
052W13AA01300	R110256	R1S	776 S CASCADE DR	\$ 146,680	0.090
052W13AA01400	R110255	R1S	796 S CASCADE DR	\$ 122,390	0.090
052W13AA01500	R110254	R1S	824 S CASCADE DR	\$ 145,560	0.090
052W13AA01600	R110253	R1S	852 S CASCADE DR	\$ 123,620	0.140
052W13AA01700	R110252	R1S	1920 W SANTIAM DR	\$ 124,030	0.130
052W13AA01800	R110251	R1S	1944 W SANTIAM DR	\$ 141,260	0.100
052W13AA01900	R110250	R1S	1960 W SANTIAM DR	\$ 139,800	0.090
052W13AA02000	R110249	R1S	1976 W SANTIAM DR	\$ 143,390	0.090
052W13AA02100	R110248	R1S	1992 W SANTIAM DR	\$ 138,080	0.090
052W13AA02200	R110247	R1S	2000 W SANTIAM DR	\$ 131,850	0.090
052W13AA02300	R110246	R1S	2008 W SANTIAM DR	\$ 144,700	0.100
052W13AA02400	R110245	R1S	2038 W SANTIAM DR	\$ 122,070	0.090
052W13AA02500	R110244	R1S	2070 W SANTIAM DR	\$ 140,400	0.090
052W13AA02600	R110243	R1S	2090 W SANTIAM DR	\$ 132,540	0.110
052W13AA02700	R110322	R1S	2069 W SANTIAM DR	\$ 142,730	0.100
052W13AA02800	R110323	R1S	2037 W SANTIAM DR	\$ 166,340	0.090

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13AA02900	R110324	R1S	2005 W SANTIAM DR	\$ 159,010	0.090
052W13AA03000	R110325	R1S	2001 W SANTIAM DR	\$ 163,390	0.100
052W13AA03100	R110326	R1S	1991 W SANTIAM DR	\$ 180,500	0.090
052W13AA03200	R110327	R1S	1975 W SANTIAM DR	\$ 159,310	0.100
052W13AA03300	R110328	R1S	1973 W SANTIAM DR	\$ 184,880	0.150
052W13AA03400	R110329	R1S	791 S CASCADE DR	\$ 167,830	0.110
052W13AA03500	R110330	R1S	763 S CASCADE DR	\$ 165,450	0.100
052W13AA03600	R110331	R1S	731 S CASCADE DR	\$ 165,840	0.100
052W13AA03700	R110332	R1S	711 S CASCADE DR	\$ 160,460	0.100
052W13AA03800	R110333	R1S	685 S CASCADE DR	\$ 185,670	0.100
052W13AA03900	R110334	R1S	659 S CASCADE DR	\$ 141,460	0.090
052W13AA04000	R110335	R1S	631 S CASCADE DR	\$ 188,190	0.110
052W13AA04100	R110336	R1S	603 S CASCADE DR	\$ 167,510	0.110
052W13AA04200	R110337	R1S	579 S CASCADE DR	\$ 174,240	0.100
052W13AA04300	R110338	R1S	543 S CASCADE DR	\$ 158,860	0.100
052W13AA04400	R110339	R1S	519 S CASCADE DR	\$ 167,660	0.100
052W13AA04500	R110340	R1S	475 S CASCADE DR	\$ 162,150	0.100
052W13AA04600	R110341	R1S	455 S CASCADE DR	\$ 142,830	0.100
052W13AA04700	R110370	R1S	500 E CLACKAMAS CIR	\$ 167,180	0.100
052W13AA04800	R110371	R1S	524 E CLACKAMAS CIR	\$ 168,140	0.100
052W13AA04900	R110372	R1S	546 E CLACKAMAS CIR	\$ 171,190	0.100
052W13AA05000	R110373	R1S	570 E CLACKAMAS CIR	\$ 164,430	0.100
052W13AA05100	R110374	R1S	596 E CLACKAMAS CIR	\$ 164,960	0.090
052W13AA05200	R110375	R1S	622 E CLACKAMAS CIR	\$ 161,100	0.090
052W13AA05300	R110376	R1S	644 E CLACKAMAS CIR	\$ 135,630	0.100
052W13AA05400	R110377	R1S	670 E CLACKAMAS CIR	\$ 160,110	0.090
052W13AA05500	R110378	R1S	680 E CLACKAMAS CIR	\$ 159,180	0.120
052W13AA05600	R110379	R1S	686 E CLACKAMAS CIR	\$ 171,400	0.100
052W13AB00100	R110437	R1S	503 E CLACKAMAS CIR	\$ 121,570	0.100
052W13AB00200	R110436	R1S	527 E CLACKAMAS CIR	\$ 166,160	0.100
052W13AB00300	R110435	R1S	553 E CLACKAMAS CIR	\$ 121,940	0.100
052W13AB00400	R110434	R1S	577 E CLACKAMAS CIR	\$ 152,710	0.100
052W13AB00500	R110433	R1S	603 E CLACKAMAS CIR	\$ 153,340	0.100
052W13AB00600	R110432	R1S	627 E CLACKAMAS CIR	\$ 149,840	0.100
052W13AB00700	R110431	R1S	653 E CLACKAMAS CIR	\$ 148,380	0.110
052W13AB00800	R110430	R1S	660 W CLACKAMAS CIR	\$ 152,480	0.110
052W13AB00900	R110429	R1S	634 W CLACKAMAS CIR	\$ 148,480	0.100
052W13AB01000	R110428	R1S	612 W CLACKAMAS CIR	\$ 154,730	0.100
052W13AB01100	R110427	R1S	588 W CLACKAMAS CIR	\$ 153,170	0.100
052W13AB01200	R110426	R1S	568 W CLACKAMAS CIR	\$ 158,350	0.100
052W13AB01300	R110425	R1S	540 W CLACKAMAS CIR	\$ 130,950	0.100
052W13AB01400	R110424	R1S	514 W CLACKAMAS CIR	\$ 123,980	0.100



**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13AB01500	R110392	R1S	517 W CLACKAMAS CIR	\$ 170,830	0.100
052W13AB01600	R110391	R1S	541 W CLACKAMAS CIR	\$ 166,160	0.100
052W13AB01700	R110390	R1S	563 W CLACKAMAS CIR	\$ 170,540	0.100
052W13AB01800	R110389	R1S	587 W CLACKAMAS CIR	\$ 139,180	0.100
052W13AB01900	R110388	R1S	611 W CLACKAMAS CIR	\$ 159,710	0.090
052W13AB02000	R110387	R1S	633 W CLACKAMAS CIR	\$ 167,090	0.090
052W13AB02100	R110386	R1S	657 W CLACKAMAS CIR	\$ 157,490	0.100
052W13AB02200	R110385	R1S	677 W CLACKAMAS CIR	\$ 160,110	0.100
052W13AB02300	R110384	R1S	683 W CLACKAMAS CIR	\$ 166,810	0.130
052W13AB02400	R110383	R1S	689 W CLACKAMAS CIR	\$ 168,620	0.100
052W13AB02500	R110382	R1S	695 W CLACKAMAS CIR	\$ 159,230	0.090
052W13AB02600	R110381	R1S	700 E CLACKAMAS CIR	\$ 173,810	0.090
052W13AB02700	R110380	R1S	692 E CLACKAMAS CIR	\$ 165,260	0.090
052W13AB02800	R110321	R1S	2089 W SANTIAM DR	\$ 168,360	0.110
052W13AB02900	R110320	R1S	2105 W SANTIAM DR	\$ 172,090	0.110
052W13AB03000	R110319	R1S	2127 W SANTIAM DR	\$ 160,570	0.100
052W13AB03100	R110318	R1S	2145 W SANTIAM DR	\$ 135,690	0.100
052W13AB03200	R110317	R1S	2159 W SANTIAM DR	\$ 163,280	0.090
052W13AB03300	R110316	R1S	2189 W SANTIAM DR	\$ 173,020	0.100
052W13AB03400	R110315	R1S	2219 W SANTIAM DR	\$ 161,570	0.090
052W13AB03500	R110314	R1S	2249 W SANTIAM DR	\$ 162,100	0.090
052W13AB03600	R110313	R1S	2375 W SANTIAM DR	\$ 188,430	0.130
052W13AB03700	R110312	R1S	810 S COLUMBIA DR	\$ 186,670	0.110
052W13AB03800	R110311	R1S	784 S COLUMBIA DR	\$ 165,980	0.090
052W13AB03900	R110310	R1S	762 S COLUMBIA DR	\$ 175,880	0.100
052W13AB04000	R110309	R1S	740 S COLUMBIA DR	\$ 179,010	0.110
052W13AB04100	R110308	R1S	706 S COLUMBIA DR	\$ 153,710	0.110
052W13AB04200	R110307	R1S	694 S COLUMBIA DR	\$ 147,280	0.100
052W13AB04300	R110306	R1S	672 S COLUMBIA DR	\$ 166,290	0.100
052W13AB04400	R110305	R1S	650 S COLUMBIA DR	\$ 164,040	0.100
052W13AB04500	R110304	R1S	628 S COLUMBIA DR	\$ 163,190	0.090
052W13AB04600	R110303	R1S	606 S COLUMBIA DR	\$ 151,210	0.100
052W13AB04700	R110302	R1S	584 S COLUMBIA DR	\$ 177,120	0.100
052W13AB04800	R110301	R1S	560 S COLUMBIA DR	\$ 169,970	0.100
052W13AB04900	R110300	R1S	540 S COLUMBIA DR	\$ 166,580	0.090
052W13AB05000	R110219	R1S	555 S COLUMBIA DR	\$ 122,050	0.140
052W13AB05100	R110220	R1S	577 S COLUMBIA DR	\$ 150,570	0.150
052W13AB05200	R110221	R1S	597 S COLUMBIA DR	\$ 131,940	0.150
052W13AB05300	R110222	R1S	621 S COLUMBIA DR	\$ 141,320	0.140
052W13AB05400	R110223	R1S	643 S COLUMBIA DR	\$ 125,530	0.140
052W13AB05500	R110224	R1S	665 S COLUMBIA DR	\$ 143,530	0.140
052W13AB05600	R110225	R1S	685 S COLUMBIA DR	\$ 147,920	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**

**Square  
Miles  
(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13AB05700	R110226	R1S	705 S COLUMBIA DR	\$ 149,280	0.140
052W13AB05800	R110227	R1S	729 S COLUMBIA DR	\$ 145,360	0.140
052W13AB05900	R110228	R1S	751 S COLUMBIA DR	\$ 133,700	0.140
052W13AB06000	R110229	R1S	775 S COLUMBIA DR	\$ 143,020	0.140
052W13AB06100	R110230	R1S	795 S COLUMBIA DR	\$ 159,010	0.140
052W13AB06200	R110231	R1S	813 S COLUMBIA DR	\$ 164,170	0.140
052W13AB06300	R110232	R1S	839 S COLUMBIA DR	\$ 170,610	0.150
052W13AB06400	R110233	R1S	857 S COLUMBIA DR	\$ 142,430	0.230
052W13AB06500	R110234	R1S	2400 W SANTIAM DR	\$ 149,450	0.130
052W13AB06600	R110235	R1S	2390 W SANTIAM DR	\$ 147,290	0.100
052W13AB06700	R110236	R1S	2360 W SANTIAM DR	\$ 139,910	0.100
052W13AB06800	R110237	R1S	2250 W SANTIAM DR	\$ 123,370	0.090
052W13AB06900	R110238	R1S	2220 W SANTIAM DR	\$ 135,080	0.090
052W13AB07000	R110239	R1S	2190 W SANTIAM DR	\$ 151,760	0.090
052W13AB07100	R110240	R1S	2160 W SANTIAM DR	\$ 124,290	0.090
052W13AB07200	R110241	R1S	2146 W SANTIAM DR	\$ 148,080	0.100
052W13AB07300	R110242	R1S	2128 W SANTIAM DR	\$ 149,790	0.120
052W13AB07400	R110453	R1S		\$ 2,750	0.110
052W13AB07500	R328390	RS	2740 DUKE ST	\$ 178,640	0.140
052W13AB07600	R328391	RS	2706 DUKE ST	\$ 169,640	0.140
052W13AB07700	R328392	RS	2692 DUKE ST	\$ 175,790	0.140
052W13AB07800	R328393	RS	2674 DUKE ST	\$ 169,830	0.140
052W13AB07900	R328394	RS	2636 DUKE ST	\$ 177,830	0.150
052W13AB08000	R328395	RS	2602 DUKE ST	\$ 175,720	0.190
052W13AB08100	R328417	RS	284 BAYLOR DR	\$ 176,970	0.150
052W13AB08200	R328418	RS	292 BAYLOR DR	\$ 168,660	0.150
052W13AB08300	R331571	RS	2609 OXFORD ST	\$ 195,790	0.180
052W13AB08400	R331572	RS	2631 OXFORD ST	\$ 180,130	0.140
052W13AB08500	R331573	RS	2669 OXFORD ST	\$ 177,170	0.140
052W13AB08600	R331574	RS	2685 OXFORD ST	\$ 179,200	0.140
052W13AB08700	R331575	RS	2703 OXFORD ST	\$ 179,200	0.140
052W13AB08800	R331576	RS	2731 OXFORD ST	\$ 190,210	0.140
052W13AB08900	R331581	RS	2726 OXFORD ST	\$ 229,980	0.140
052W13AB09000	R331582	RS	2700 OXFORD ST	\$ 222,410	0.140
052W13AB09100	R331583	RS	2682 OXFORD ST	\$ 208,380	0.140
052W13AB09200	R331584	RS	2658 OXFORD ST	\$ 206,370	0.140
052W13AB09300	R331585	RS	2628 OXFORD ST	\$ 225,630	0.140
052W13AB09400	R331586	RS	2600 OXFORD ST	\$ 214,390	0.190
052W13AB09500	R331587	RS	2603 CITADEL ST	\$ 170,430	0.180
052W13AB09600	R331588	RS	2635 CITADEL ST	\$ 168,550	0.140
052W13AB09700	R331589	RS	2655 CITADEL ST	\$ 190,210	0.140
052W13AB09800	R331590	RS	2681 CITADEL ST	\$ 209,510	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13AB09900	R331591	RS	2705 CITADEL ST	\$ 220,100	0.140
052W13AB10000	R331592	RS	2737 CITADEL ST	\$ 226,720	0.140
052W13AB10100	R331597	RS	2728 CITADEL ST	\$ 195,790	0.140
052W13AB10200	R331598	RS	2710 CITADEL ST	\$ 220,260	0.140
052W13AB10300	R331599	RS	2686 CITADEL ST	\$ 199,060	0.140
052W13AB10400	R331600	RS	2662 CITADEL ST	\$ 177,180	0.140
052W13AB10500	R331601	RS	2630 CITADEL ST	\$ 190,360	0.140
052W13AB10600	R331602	RS	2606 CITADEL ST	\$ 176,410	0.180
052W13AB10700	R331603	RS	2607 VASSER ST	\$ 233,660	0.180
052W13AB10800	R331604	RS	2629 VASSER ST	\$ 181,550	0.140
052W13AB10900	R331605	RS	2665 VASSER ST	\$ 154,320	0.140
052W13AB11000	R331606	RS	2683 VASSER ST	\$ 179,200	0.140
052W13AB11100	R331607	RS	2709 VASSER ST	\$ 179,200	0.140
052W13AB11200	R331608	RS	2721 VASSER ST	\$ 210,230	0.140
052W13AB11300	R331624	RS	2732 VASSER ST	\$ 204,180	0.140
052W13AB11400	R331625	RS	2708 VASSER ST	\$ 181,550	0.140
052W13AB11500	R331626	RS	2688 VASSER ST	\$ 193,100	0.140
052W13AB11600	R331627	RS	2672 VASSER ST	\$ 172,430	0.140
052W13AB11700	R331628	RS	2634 VASSER ST	\$ 194,820	0.140
052W13AB11800	R331629	RS	2608 VASSER ST	\$ 189,270	0.140
052W13AB11900	R331630	RS	2598 VASSER ST	\$ 182,120	0.170
052W13AB12000	R331631	RS	420 BAYLOR DR	\$ 226,460	0.270
052W13AB12100	R331632	RS	408 BAYLOR DR	\$ 194,060	0.180
052W13AB12200	R331633	RS	396 BAYLOR DR	\$ 247,130	0.160
052W13AB12300	R331634	RS	384 BAYLOR DR	\$ 221,520	0.160
052W13AB12400	R331635	RS	376 BAYLOR DR	\$ 248,370	0.160
052W13AB12500	R331636	RS	364 BAYLOR DR	\$ 175,530	0.160
052W13AB12600	R331637	RS	352 BAYLOR DR	\$ 168,000	0.160
052W13AB12700	R331638	RS	344 BAYLOR DR	\$ 163,940	0.160
052W13AB12800	R331639	RS	332 BAYLOR DR	\$ 194,460	0.160
052W13AB12900	R331640	RS	320 BAYLOR DR	\$ 187,730	0.150
052W13AB13000	R331641	RS	312 BAYLOR DR	\$ 222,650	0.150
052W13AB13100	R331642	RS	300 BAYLOR DR	\$ 246,050	0.150
052W13BA00100	R331577	RS	2767 OXFORD ST	\$ 206,220	0.140
052W13BA00200	R331578	RS	2801 OXFORD ST	\$ 221,900	0.200
052W13BA00300	R331579	RS	2798 OXFORD ST	\$ 191,720	0.180
052W13BA00400	R331580	RS	2760 OXFORD ST	\$ 172,090	0.140
052W13BA00500	R331593	RS	2775 CITADEL ST	\$ 199,550	0.140
052W13BA00600	R331594	RS	2803 CITADEL ST	\$ 207,010	0.170
052W13BA00700	R331595	RS	2800 CITADEL ST	\$ 199,120	0.180
052W13BA00800	R331596	RS	2770 CITADEL ST	\$ 179,200	0.140
052W13BA00900	R331609	RS	2771 VASSER ST	\$ 193,250	0.140

**WOODBURN-GERVAIS ENTERPRISE ZONE RE-DESIGNATION  
CITY OF WOODBURN LEGAL DESCRIPTIONS**

**Exhibit B**  
**Square**  
**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13BA01000	R331610	RS	2807 VASSER ST	\$ 190,700	0.180
052W13BA01100	R331611	RS	2853 OXFORD ST	\$ 234,470	0.220
052W13BA01200	R331612	RS	2865 OXFORD ST	\$ 240,800	0.140
052W13BA01300	R331613	RS	2850 OXFORD ST	\$ 227,040	0.200
052W13BA01400	R331614	RS	2868 OXFORD ST	\$ 182,000	0.140
052W13BA01500	R331615	RS	355 HARVARD DR	\$ 207,170	0.140
052W13BA01600	R331616	RS	363 HARVARD DR	\$ 208,580	0.140
052W13BA01700	R331617	RS	375 HARVARD DR	\$ 243,770	0.140
052W13BA01800	R331618	RS	387 HARVARD DR	\$ 183,270	0.140
052W13BA01900	R331619	RS	395 HARVARD DR	\$ 187,080	0.140
052W13BA02000	R331620	RS	401 HARVARD DR	\$ 220,790	0.140
052W13BA02100	R331621	RS	411 HARVARD DR	\$ 249,180	0.220
052W13BA02200	R331622	RS	2806 VASSER ST	\$ 225,160	0.190
052W13BA02300	R331623	RS	2774 VASSER ST	\$ 180,270	0.140
052W13BA02400	R343306	RSN	3273 OXFORD ST	\$ 289,220	0.200
052W13BA02500	R343307	RSN	3249 OXFORD ST	\$ 192,320	0.140
052W13BA02600	R343308	RSN	3225 OXFORD ST	\$ 251,880	0.140
052W13BA02700	R343309	RSN	3201 OXFORD ST	\$ 236,090	0.140
052W13BA02800	R343310	RSN	3177 OXFORD ST	\$ 228,400	0.140
052W13BA02900	R343311	RSN	3153 OXFORD ST	\$ 197,090	0.140
052W13BA03000	R343312	RSN	3129 OXFORD ST	\$ 189,940	0.140
052W13BA03100	R343313	RSN	3105 OXFORD ST	\$ 220,450	0.140
052W13BA03200	R343314	RSN	3081 OXFORD ST	\$ 202,630	0.140
052W13BA03300	R343315	RSN	3057 OXFORD ST	\$ 190,640	0.140
052W13BA03400	R343316	RSN	3033 OXFORD ST	\$ 191,040	0.140
052W13BA03500	R343317	RSN	3009 OXFORD ST	\$ 221,570	0.140
052W13BA03600	R343318	RSN	2985 OXFORD ST	\$ 202,870	0.140
052W13BA03700	R343319	RSN	2961 OXFORD ST	\$ 210,970	0.140
052W13BA03800	R343320	RSN	2937 OXFORD ST	\$ 204,770	0.140
052W13BA03900	R343321	RSN	2913 OXFORD ST	\$ 203,670	0.140
052W13BA04000	R343322	RSN	2889 OXFORD ST	\$ 206,830	0.150
052W13BA04100	R343323	RSN	2886 OXFORD ST	\$ 206,830	0.140
052W13BA04200	R343324	RSN	2904 OXFORD ST	\$ 256,380	0.270
052W13BA04300	R343325	RSN	2922 OXFORD ST	\$ 229,740	0.140
052W13BA04400	R343326	RSN	2940 OXFORD ST	\$ 204,770	0.140
052W13BA04500	R343327	RSN	2964 OXFORD ST	\$ 233,510	0.140
052W13BA04600	R343328	RSN	2988 OXFORD ST	\$ 248,880	0.140
052W13BA04700	R343329	RSN	3012 OXFORD ST	\$ 234,530	0.140
052W13BA04800	R343330	RSN	3036 OXFORD ST	\$ 236,840	0.140
052W13BA04900	R343331	RSN	3060 OXFORD ST	\$ 198,650	0.140
052W13BA05000	R343332	RSN	3084 OXFORD ST	\$ 205,220	0.140
052W13BA05100	R343333	RSN	3108 OXFORD ST	\$ 197,210	0.150

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13BA05200	R343334	RSN	3132 OXFORD ST	\$ 281,430	0.140
052W13BA05300	R343335	RSN	3135 REED AVE	\$ 274,390	0.190
052W13BA05400	R343336	RSN	3111 REED AVE	\$ 237,690	0.150
052W13BA05500	R343337	RSN	3087 REED AVE	\$ 230,890	0.140
052W13BA05600	R343338	RSN	3063 REED AVE	\$ 235,540	0.140
052W13BA05700	R343339	RSN	3039 REED AVE	\$ 271,150	0.140
052W13BA05800	R343340	RSN	3015 REED AVE	\$ 272,220	0.140
052W13BA05900	R343341	RSN	2991 REED AVE	\$ 241,800	0.140
052W13BA06000	R343342	RSN	2967 REED AVE	\$ 214,110	0.140
052W13BA06100	R343343	RSN	2943 REED AVE	\$ 237,690	0.140
052W13BA06200	R343344	RSN	2925 REED AVE	\$ 228,050	0.140
052W13BA06300	R343345	RSN	402 WILLAMETTE ST	\$ 230,000	0.190
052W13BA06400	R343346	RSN	408 WILLAMETTE ST	\$ 229,870	0.140
052W13BA06500	R343347	RSN	416 WILLAMETTE ST	\$ 210,930	0.140
052W13BA06600	R343348	RSN	422 WILLAMETTE ST	\$ 213,380	0.140
052W13BA06700	R343349	RSN	428 WILLAMETTE ST	\$ 228,620	0.140
052W13BA06800	R343350	RSN	436 WILLAMETTE ST	\$ 214,110	0.140
052W13BA06900	R343351	RSN	2945 LINFIELD AVE	\$ 237,690	0.210
052W13BA07000	R343352	RSN	2965 LINFIELD AVE	\$ 217,770	0.160
052W13BA07100	R343353	RSN	2993 LINFIELD AVE	\$ 213,320	0.160
052W13BA07200	R343354	RSN	3017 LINFIELD AVE	\$ 274,580	0.160
052W13BA07300	R343355	RSN	3041 LINFIELD AVE	\$ 217,630	0.160
052W13BA07400	R343356	RSN	3065 LINFIELD AVE	\$ 230,000	0.160
052W13BA07500	R343357	RSN	3085 LINFIELD AVE	\$ 209,860	0.160
052W13BA07600	R343358	RSN	3115 LINFIELD AVE	\$ 235,740	0.160
052W13BA07700	R343359	RSN	3137 LINFIELD AVE	\$ 289,390	0.210
052W13BA07800	R343360	RSN	3138 REED AVE	\$ 277,810	0.210
052W13BA07900	R343361	RSN	3114 REED AVE	\$ 276,920	0.160
052W13BA08000	R343362	RSN	3090 REED AVE	\$ 213,320	0.160
052W13BA08100	R343363	RSN	3066 REED AVE	\$ 282,030	0.160
052W13BA08200	R343364	RSN	3042 REED AVE	\$ 235,370	0.160
052W13BA08300	R343365	RSN	3018 REED AVE	\$ 213,320	0.160
052W13BA08400	R343366	RSN	2994 REED AVE	\$ 241,000	0.160
052W13BA08500	R343367	RSN	2970 REED AVE	\$ 237,690	0.160
052W13BA08600	R343368	RSN	2946 REED AVE	\$ 288,340	0.210
052W13BA08700	R343369	RSN	3215 LINFIELD AVE	\$ 278,230	0.230
052W13BA08800	R343370	RSN	3223 LINFIELD AVE	\$ 243,510	0.140
052W13BA08900	R343371	RSN	3247 LINFIELD AVE	\$ 218,500	0.140
052W13BA09000	R343372	RSN	3259 LINFIELD AVE	\$ 234,850	0.140
052W13BA09100	R343373	RSN	3305 LINFIELD AVE	\$ 278,230	0.140
052W13BA09200	R343374	RSN	3323 LINFIELD AVE	\$ 247,910	0.140
052W13BA09300	R343375	RSN	3341 LINFIELD AVE	\$ 245,800	0.190

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**Square**  
**Miles**  
**(6.002)**

MAP TAXLOT #	PARCEL #	ZONING	SITUS ADDRESS	ASSESSED VALUE	ACRES
052W13BA09400	R343376	RSN	3212 REED AVE	\$ 316,230	0.290
052W13BA09500	R343377	RSN	3238 REED AVE	\$ 264,070	0.170
052W13BA09600	R343378	RSN	3256 REED AVE	\$ 307,130	0.170
052W13BA09700	R343379	RSN	3268 REED AVE	\$ 312,700	0.220
052W13BA09800	R343380	RSN	3318 REED AVE	\$ 306,070	0.240
052W13BA09900	R343381	RSN	3324 REED AVE	\$ 302,400	0.200
052W13BA10000	R343382	RSN	3327 REED AVE	\$ 352,040	0.270
052W13BA10100	R343383	RSN	3303 REED AVE	\$ 256,890	0.180
052W13BA10200	R343384	RSN	3281 REED AVE	\$ 283,350	0.150
052W13BA10300	R343385	RSN	3263 REED AVE	\$ 277,930	0.150
052W13BA10400	R343386	RSN	3241 REED AVE	\$ 280,310	0.150
052W13BA10500	R343387	RSN	3221 REED AVE	\$ 243,510	0.150
052W13BA10600	R343388	RSN	3203 REED AVE	\$ 316,650	0.190
052W13BA10700	R343389	RSN	3202 OXFORD ST	\$ 284,600	0.240
052W13BA10800	R343390	RSN	3226 OXFORD ST	\$ 281,860	0.140
052W13BA10900	R343391	RSN	3250 OXFORD ST	\$ 247,870	0.140
052W13BA11000	R343392	RSN	3274 OXFORD ST	\$ 242,630	0.140
052W13BA11100	R343393	RSN	3296 OXFORD ST	\$ 280,630	0.250
052W13BC00100	R340307	RSN	480 PARADISE ST	\$ 227,660	0.190
052W13BC00200	R340308	RSN	494 PARADISE ST	\$ 221,410	0.150
052W13BC00300	R340309	RSN	508 PARADISE ST	\$ 269,650	0.140
052W13BC00400	R340310	RSN	522 PARADISE ST	\$ 235,390	0.140
052W13BC00500	R340311	RSN	536 PARADISE ST	\$ 211,380	0.140
052W13BC00600	R340312	RSN	552 PARADISE ST	\$ 266,580	0.140
052W13BC00700	R340313	RSN	564 PARADISE ST	\$ 265,580	0.140
052W13BC00800	R340314	RSN	578 PARADISE ST	\$ 275,490	0.140
052W13BC00900	R340315	RSN	592 PARADISE ST	\$ 234,360	0.190
052W13BC01000	R340316	RSN	3456 SWEETWATER AVE	\$ 275,530	0.140
052W13BC01100	R340317	RSN	3440 SWEETWATER AVE	\$ 265,990	0.140
052W13BC01200	R340318	RSN	3422 SWEETWATER AVE	\$ 226,490	0.140
052W13BC01300	R340319	RSN	3406 SWEETWATER AVE	\$ 264,740	0.180
052W13BC01400	R340320	RSN	3516 SWEETWATER AVE	\$ 227,720	0.180
052W13BC01500	R340321	RSN	581 PARADISE ST	\$ 220,830	0.140
052W13BC01600	R340322	RSN	567 PARADISE ST	\$ 220,460	0.220
052W13BC01700	R340323	RSN	553 PARADISE ST	\$ 263,030	0.150
052W13BC01800	R340324	RSN	3571 PALIMINO AVE	\$ 226,720	0.220
052W13BC01900	R340325	RSN	3559 PALIMINO AVE	\$ 211,160	0.170
052W13BC02000	R340326	RSN	539 PARADISE ST	\$ 232,160	0.190
052W13BC02100	R340327	RSN	527 PARADISE ST	\$ 184,800	0.190
052W13BC02200	R340328	RSN	511 PARADISE ST	\$ 234,360	0.180
052W13BC02300	R340329	RSN	3547 PALIMINO AVE	\$ 266,580	0.140
052W13BC02400	R340330	RSN	3581 PALIMINO AVE	\$ 268,060	0.140

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**Miles**  
**(6.002)**

<b>MAP TAXLOT #</b>	<b>PARCEL #</b>	<b>ZONING</b>	<b>SITUS ADDRESS</b>	<b>ASSESSED VALUE</b>	<b>ACRES</b>
052W13BC02500	R340331	RSN	510 PRAIRIE ST	\$ 208,420	0.000
052W13BC02501	R352100	RSN	520 PRAIRIE ST	\$ 251,430	0.000
052W13BC02502	R352101	RSN	530 PRAIRIE ST	\$ 256,080	0.000
052W13BC02700	R340333	RSN	542 PRAIRIE ST	\$ 195,600	0.160
052W13BC02800	R340334	RSN	550 PRAIRIE ST	\$ 212,200	0.220
052W13BC02900	R340335	RSN	562 PRAIRIE ST	\$ 266,580	0.170
052W13BC03000	R340336	RSN	574 PRAIRIE ST	\$ 265,990	0.140
052W13BC03100	R340337	RSN	3640 SWEETWATER AVE	\$ 295,830	0.180
052W13BC03200	R340338	RSN	3614 SWEETWATER AVE	\$ 210,310	0.140
052W13BC03300	R340339	RSN	3586 SWEETWATER AVE	\$ 232,550	0.140
052W13BC03400	R340340	RSN	3564 SWEETWATER AVE	\$ 194,340	0.140
052W13BC03500	R340341	RSN	3540 SWEETWATER AVE	\$ 211,130	0.140
052W13BC03600	R340342	RSN	3401 SWEETWATER AVE	\$ 266,900	0.200
052W13BC03700	R340343	RSN	3417 SWEETWATER AVE	\$ 216,260	0.150
052W13BC03800	R340344	RSN	3433 SWEETWATER AVE	\$ 268,740	0.150
052W13BC03900	R340345	RSN	3449 SWEETWATER AVE	\$ 196,000	0.150
052W13BC04000	R340346	RSN	3467 SWEETWATER AVE	\$ 235,670	0.150
052W13BC04100	R340347	RSN	3485 SWEETWATER AVE	\$ 236,200	0.150
052W13BC04200	R340348	RSN	3501 SWEETWATER AVE	\$ 224,230	0.150
052W13BC04300	R340349	RSN	3523 SWEETWATER AVE	\$ 222,620	0.150
052W13BC04400	R340350	RSN	3545 SWEETWATER AVE	\$ 196,350	0.150
052W13BC04500	R340351	RSN	3567 SWEETWATER AVE	\$ 236,950	0.150
052W13BC04600	R340352	RSN	3589 SWEETWATER AVE	\$ 194,340	0.150
052W13BC04700	R340353	RSN	3611 SWEETWATER AVE	\$ 196,350	0.150
052W13BC04800	R340354	RSN	3635 SWEETWATER AVE	\$ 218,000	0.150
052W13BC04900	R340355	RSN	3659 SWEETWATER AVE	\$ 209,510	0.160
052W13BC05000	R340356	RSN	599 PRAIRIE ST	\$ 251,990	0.000
052W13BC05001	R352106	RSN	3683 SWEETWATER AVE	\$ 270,120	0.000
052W13BC05100	R340357	RSN	597 PRAIRIE ST	\$ 221,860	0.150
052W13BC05200	R340358	RSN	585 PRAIRIE ST	\$ 266,580	0.140
052W13BC05300	R340359	RSN	573 PRAIRIE ST	\$ 228,600	0.140
052W13BC05400	R340360	RSN	561 PRAIRIE ST	\$ 211,940	0.140
052W13BC05500	R340361	RSN	549 PRAIRIE ST	\$ 217,920	0.140
052W13BC05600	R340362	RSN	537 PRAIRIE ST	\$ 233,840	0.220
052W13BC05700	R340363	RSN	525 PRAIRIE ST	\$ 226,920	0.140
052W13BC05800	R340364	RSN	513 PRAIRIE ST	\$ 220,830	0.140
052W13BC05900	R340365	RSN	505 PRAIRIE ST	\$ 264,570	0.230
052W13BC06000	R340366	RSN	3638 PALIMINO AVE	\$ 234,360	0.210
052W13BC06100	R340367	RSN	3606 PALIMINO AVE	\$ 270,590	0.150
052W13BC06200	R340368	RSN	3576 PALIMINO AVE	\$ 242,060	0.150
052W13BC06300	R340369	RSN	3542 PALIMINO AVE	\$ 267,170	0.150
052W13BC06400	R340370	RSN	3508 PALIMINO AVE	\$ 242,280	0.180

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**Miles**  
**(6.002)**

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052W13BC06500	R340371	RSN	3431 HOOPER ST	\$ -	2.940
052W14 02000	R335425	CG	0 STACY ALLISON WAY NE	\$ 1,426,700	7.940
052W14 02100	R335426	CG	0 HOOPER ST	\$ 927,180	5.160
052W14 02200	R335427	CG	0 STACY ALLISON WAY NE	\$ -	3.670
052W14 02300	R335428	CG	0 STACY ALLISON WAY NE	\$ 1,491,750	5.930
052W14 02400	R355089	IL		\$ 29,590	19.660
052W14 02500	R355090	IL		\$ 32,840	21.820
<b>TOTALS</b>				<b>\$ 2,961,520</b>	<b>3091.720</b>



May 10, 2021

To: Honorable Mayor and City Council through City Administrator

From: Chris Kerr, Community Development Director *CK*,  
Colin Cortes, AICP, CNU-A, Senior Planner

Subject: **Call-Up Briefing: Planning Commission Approval of Modification of Condition EX2 of Allison Way Apartments along Stacy Allison Way (MOC 2020-02 Related to DR 2019-05 & EXCP 2020-05)**

**RECOMMENDATION:**

Staff recommends no action and briefs the Council on this item pursuant to [Woodburn Development Ordinance \(WDO\)](#) Section 4.02.02. (The Council may call up this item for review if desired and, by majority vote, initiate a review of this Commission decision.)

**BACKGROUND:**

The developer requested minor modifications to Condition EX2 that lists improvements along Stacy Allison Way as part of the Allison Way Apartments project, which is two phases. Phase 1 includes upgrading Stacy Allison Way north of Hooper Street, and Phase 2 extends the road south of Hooper.

An existing water line in the right-of-way makes completing the public improvements as specifically proposed quite costly and burdensome. Staff supports the proposed adjustments to the plans as they still allow for the desired public improvements to be made while reasonably accommodating the existing conditions on the ground.

The minor modifications are:

For Phase 1:

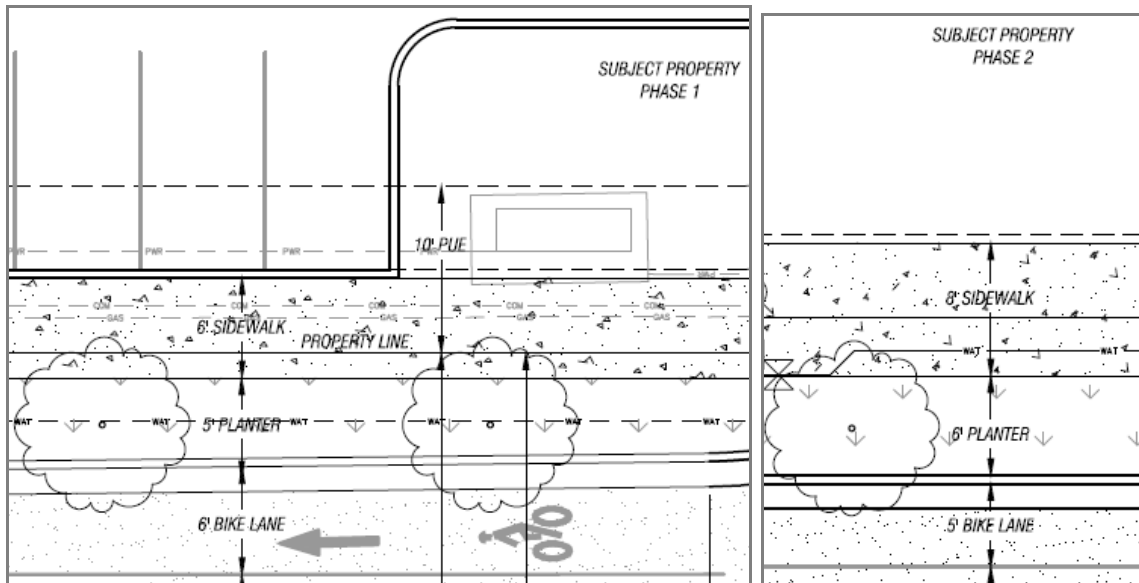
- a. Reduce street improvements width by 3 feet (ft) so that the required planter strip would be 5 ft wide (instead of 6) and the sidewalk 6 ft wide (instead of 8).

- b. Bury additional root barriers or deploy some other civil engineering technique so that new trees near the existing water pipeline would be less likely to disrupt it.
- c. Measure planter strip width to exclude curb.

For Phase 2:

- Measure planter strip width to exclude curb.
- Otherwise, there is no change.

It remains required of the developer that both the upgraded and extended segments of Allison Way have bike lanes on both sides.



Street civil plan excerpt: North of Hooper

South of Hooper

The Planning Commission held a public hearing on April 22, 2021 and unanimously approved the application (Type III) with Condition EX2 revisions as staff recommended through the [staff report](#) published April 15. Besides the applicant, no one testified.

Under WDO 4.02.07 "Modification of Conditions", the approval authority for this land use decision is the Planning Commission. Although the Council had called up the original Allison Way Apartments decision and made its own decision on the application previously, because the Commission was the original decision-maker, it is still considered the decision-maker for a Modification of Condition application related to the project.

Attachments:

None.