

USER'S GUIDE

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1. PURPOSE

- 1.1 General Information: The Jackson County Land Development Ordinance (LDO) regulates uses, activities and structures on lands within the unincorporated areas of the County. This User's Guide supplements the LDO with more specific details about land use applications and certain requirements and standards that are implemented cooperatively by multiple County departments or state agencies (i.e., road standards)
- 1.2 Jackson County Web Site: The Jackson County web site is a valuable source of information on land use and building requirements. The site can be found at www.jacksoncounty.org or www.co.jackson.or.us. For planning information, select "Land Use Planning" and then "ZONING". From there, you will be able to access the Comprehensive Plan and Land Development Ordinance. Links to the Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OARs) are provided by selecting "Other Resources". Many County application forms are available by selecting "Forms and Applications".

Various information on specific properties is also available through the County's mapping programs. Tax lot lines, zoning, streams, floodplain, wildlife habitat, air photos and other information can all be viewed. To access the maps through the County web site, select "Property Data & Maps" from Quick Links, or to access mapping information directly, go to <http://web.jacksoncounty.org/pdo/>.

2. APPLICATION SUBMITTAL GUIDELINES

- 2.1 General Information, Sample Plot Plan: Before engaging in any activity regulated by the Jackson County Land Development Ordinance (LDO) through a Type 2, 3 or 4 land use review, an application must be submitted to and approved by the Planning Division. This Guide provides guidelines for application submittals beyond that contained in the LDO.

Applications may be initiated by the property owner, purchaser under a recorded land sale contract, condemner who has been granted immediate possession by a court of competent jurisdiction, agent duly authorized in writing or a public agency. When an authorized agent files an application on behalf of a property owner, written documentation must be provided that the property owner has authorized the filing of the application. Under some circumstances the property owner's signature must be notarized for the agent authorization to be considered valid. Such authorizations are considered valid until withdrawn by the property owner. Applications must be filed on forms provided by the Planning Division, and must be accompanied by the required fee. All applications must include the following:

- A) Completed, signed application form (if a person other than the owner of the subject property is filing this application, documentation must be provided as outlined above).
- B) All supplemental information required in the application form, and any additional information and findings necessary to show that the request complies with all applicable approval criteria.
- C) A plot plan (see example), drawn to scale on 8½" by 11" paper, showing:
 - 1) Property lines;

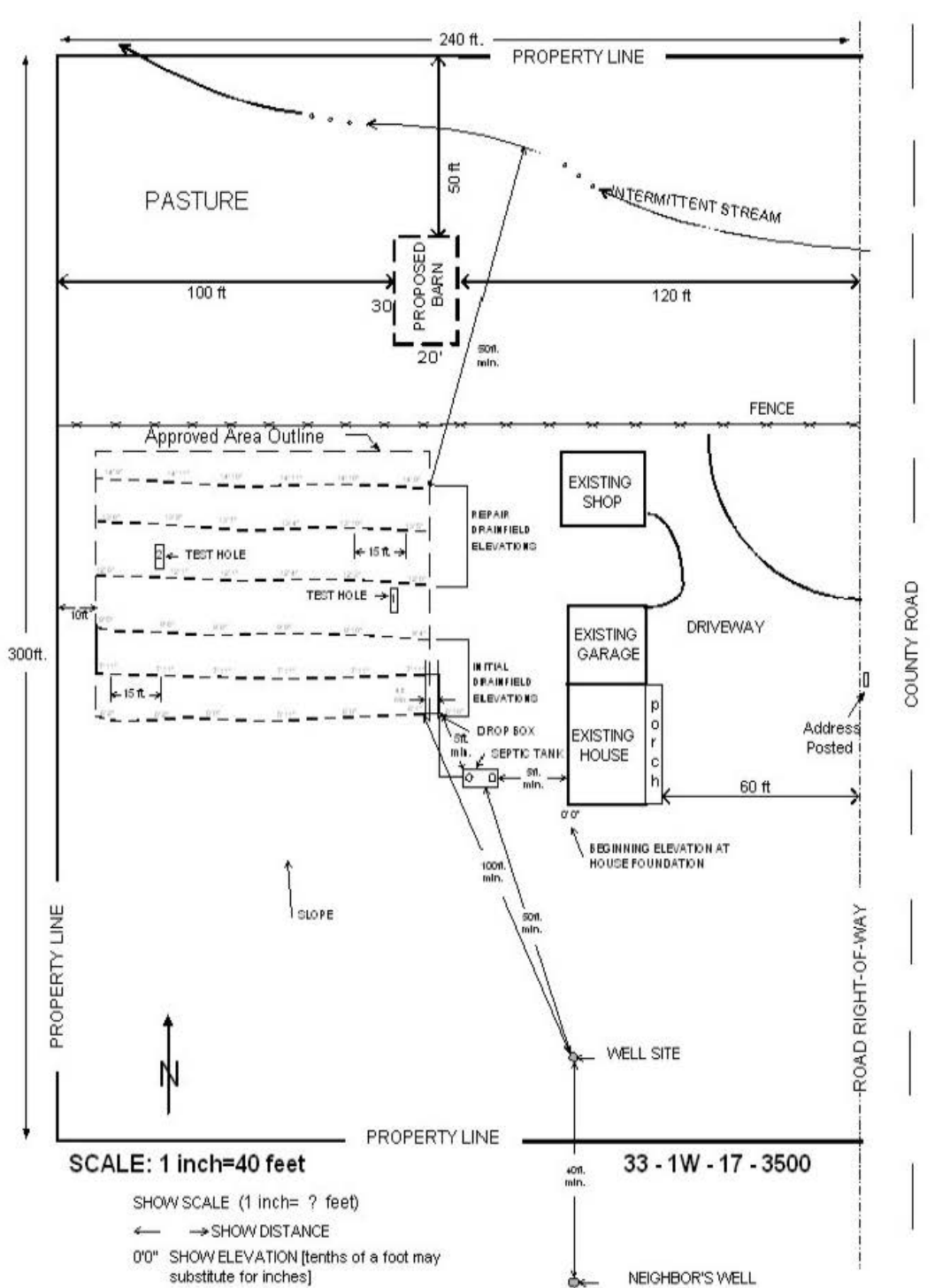
- 2) All existing and proposed roads, driveways and easements;
 - 3) All existing and proposed buildings including distances to property lines;
 - 4) Location of any physical features on the parcels such as streams (width and direction of flow), irrigation ditches, steep slopes, areas subject to inundation or stormwater overflow, forested areas, farm fields, etc., septic systems and wells and their distances from existing and proposed property lines and easements;
 - 5) The Assessor's map and tax lot number, address (if any), date prepared, north arrow, scale used (1" = 50', 1" = 100', etc.); and
 - 6) Applicant's name, and the name and signature of the person who prepared the map, attesting to its accuracy.
- D) Evidence that the lot or parcel that is the subject of the application was lawfully created.

Many applications will require other specific information not indicated above. This Guide lists additional information that must accompany certain types of applications in Sections 2.2 through 6.3. Even if not specifically listed in this Guide or on the application form, the Planning Division may request any additional information it feels is necessary to allow an adequate review of the proposal. It is the applicant's responsibility to provide sufficient evidence to show that the application complies with all applicable approval criteria. Failure to provide such evidence may result in an application being denied.

Notice of tentative decision on a land use application will be provided to surrounding property owners, as required by LDO Section 2.7. The Planning Department may require the applicant provide a listing of all landowners within 250 to 1,500 feet of the subject property that includes Assessor's tax lot numbers and mailing addresses. Additional notification will be provided as specified in the Applegate and Sams Valley rural community plans, as follows:

- A) Within the Applegate Rural Service Commercial district, notice of tentative decision on Type 2 and 3 land use actions within the Applegate community core or on properties bordering the Applegate Community Boundary will be sent to the Applegate Newsletter, the Local Watershed Council, the local U.S. Post Office, the Mail Tribune and the Grants Pass Courier and any other agency or business the Director deems appropriate.
- B) Within the Sams Valley Rural Service Commercial district, notice of tentative decision on Type 2 and 3 land use actions will be sent to Rainey's Market, Sweet's General Store, and the Triple Tree Restaurant and any other business the Director deems appropriate.

EXAMPLE PLOT PLAN



When public hearings are required involving property within the Applegate Community Core or on properties bordering the Applegate Community Boundary, the County will attempt to hold such hearings during the evening at a location in the Applegate community.

When public hearings are required involving property in the Sams Valley area, such hearings will be held during the evening at a location in Sams Valley when practicable.

2.2 Flood Hazard Area Development (LDO Section 7.1.2)

2.3 Accessory or Auxiliary Land Uses (Accessory and Temporary LDO Sections 6.4 and 6.5)

- A) Accessory Uses and Structures
- B) Home Occupations/Home Business
- C) Temporary Medical Hardship
- D) Farm Use Commercial Activities/Special Events

2.4 Historic Property Designation (LDO Section 3.7.5); Historic Resources Alteration/New Construction/Noncompatible Property/Moving/Demolition and Historic Landmark Allowable Use Permit (LDO Section 7.1.1(F)): To ensure a complete review, applications should include all of the following information:

- A) A statement of the historic significance of the structure and/or property.
- B) A description of the physical appearance and condition of the resource.
- C) A statement on the historic, present, and intended use of the property and each structure on the property.
- D) Black and white, 8" X 10" photographs of the exterior of buildings.
- E) Scaled drawings showing the location of any proposed alterations to buildings or the property.

2.5 Manufactured Dwelling Park (LDO Section 6.3.2(A)): In addition to the general application requirements, an application for a new manufactured dwelling park or for the expansion of an existing park must include the following:

- A) A site plan showing the proposed layout and design of the park, including all existing and proposed spaces, all roads and the traffic circulation pattern, walkways, proposed permanent structures and recreational areas, parking and storage areas, and other required facilities.
- B) A site plan showing existing and proposed location of utilities, indicating sewerage, water, solid waste, electric, natural gas (if applicable), telephone, cable television, and storm water runoff facilities.
- C) A landscaping plan indicating all existing vegetation to be retained and all proposed new landscaping features including trees, shrubs, grass, fences, berms, and open space areas.

2.6 Mining and Aggregate Removal (*LDO Section 4.4.8*): In addition to the general application requirements, an application for mining or aggregate removal permits or Post-Acknowledgment Plan Amendments (PAPA), must include the following:

- A) A site plan of the entire property, showing proposed areas where excavation, stockpiling, processing, and equipment staging will occur, all existing and proposed roadways within and bordering the property, the location and width of any proposed berms and the width and location of any areas where vegetation will be retained or planted to provide screening.
- B) A map of the surrounding area, showing all abutting properties and the location of any dwellings that are within 1,500 feet of processing and excavation sites and haul roads.
- C) A written description of the access to and from the site, indicating the route that will be used by trucks, whether the roads are paved, the width and general condition of the roadbed and whether the applicant will provide any improvements such as turn lanes.
- D) An estimate of the number of cubic yards of material that will be removed from the site annually, the estimated number of years the site will be mined, the maximum anticipated number of loaded trucks that will leave the site daily, and whether single or double trucks will be used.
- E) A written statement from the County Roads Division and/or ODOT verifying that the public roads that will be used by haul trucks have adequate capacity and are, or will be, improved to a standard that will accommodate the maximum potential level of use created by the operation. If road improvements are required by either agency, a time frame for making the improvements must be provided by the applicant.
- F) The proposed days and hours of operation for each component of the operation, i.e., the days and hours site excavation will occur, days and hours processing will occur, and days and hours trucks will be entering and/or leaving the site.
- G) A copy of any state or federal permits that have been obtained, such as from DSL, DEQ and DOGAMI.
- H) A copy of the DOGAMI-approved site reclamation. If the reclamation plan has not yet been approved by DOGAMI, a draft plan must be submitted showing the proposed post-mining use of the site.
- I) Aggregate Resource Post-Acknowledgement Plan Amendments (PAPAs) are subject to OAR 660-23-0180. The following provide the additional details and guidelines recognized by the County to expedite processing of these applications within the framework of the applicable State Rule, and should not be construed as additional criteria:
 - 1) A pre-application conference is required for all plan amendments. The pre-application conference should present the initial impact area, a minimum of 1,500' distance from the mining extraction area for purposes of identifying conflicting uses. Once the application is submitted, staff will determine the impact area based on the OAR 660-023-0180 (5)(a). the impact area may extend further than 1,500

when based on factual information indicating significant potential conflicts. When additional information is required for the impact area, the application will be considered incomplete until the information is provided (see below).

- 2) Site significance information regarding quantity, quality, and location:
 - a) A representative set of samples of the aggregate over the entire mine extraction area(s)
 - b) An estimate of the quantity on site, in tons, of processed commodity that would meet the ODOT specifications
 - c) Proof of the quality of the aggregate, a set of samples meeting the required ODOT test specifications.
- 3) The application will address OAR 660-023-0180(5)(b), providing information on existing and approved uses in the impact area, predicted conflicts with these uses and proposed measures to minimize these conflicts. The information shall be sufficient to inform the County's findings, pursuant to OAR 660-023-0180(5)(c), regarding the need for and scope of an analysis on the economic, social, environmental and energy consequences (ESEE consequences) of allowing, limiting, or not allowing mining.
- 4) Potential conflicts to be considered and addressed in the application, based on the requirements of OAR 660-023-0180(5)(b) include:
 - a) Noise; a noise study is recommended where noise sensitive uses exist
 - b) Dust; a plan detailing dust mitigation is recommended where habitable structures exist within the impact area. or sensitive outdoor uses exist such as recreation or agriculture
 - c) Other discharges, such as from water management, extraction or processing methods; studies describing the specific discharge impacts and mitigation measures is recommended
 - d) Road impacts used for access and egress to the mining site within one mile of the entrance to the mining site unless a greater distance is necessary in order to include the intersection with the nearest arterial. A Transportation Impact Study (TIS) will be required for all applications. Scoping of the TIS with relevant agencies in a pre-application conference is suggested.
 - e) Conflicts with existing public airports due to bird attractants from open water ponds
 - f) Conflicts with agricultural practices
 - g) Conflicts with other Goal 5 resource sites within the impact area that are part of the County's Areas of Special Concern or otherwise listed in the County's acknowledged Goal 5 Resources Background Document (1990).
- 5) If the information provided above does not lead to the reasonable conclusion that all identified conflicts can be minimized, the application shall include additional information on the ESEE consequences of allowing, limiting, or not allowing mining. The information shall be sufficient to inform the County's findings required

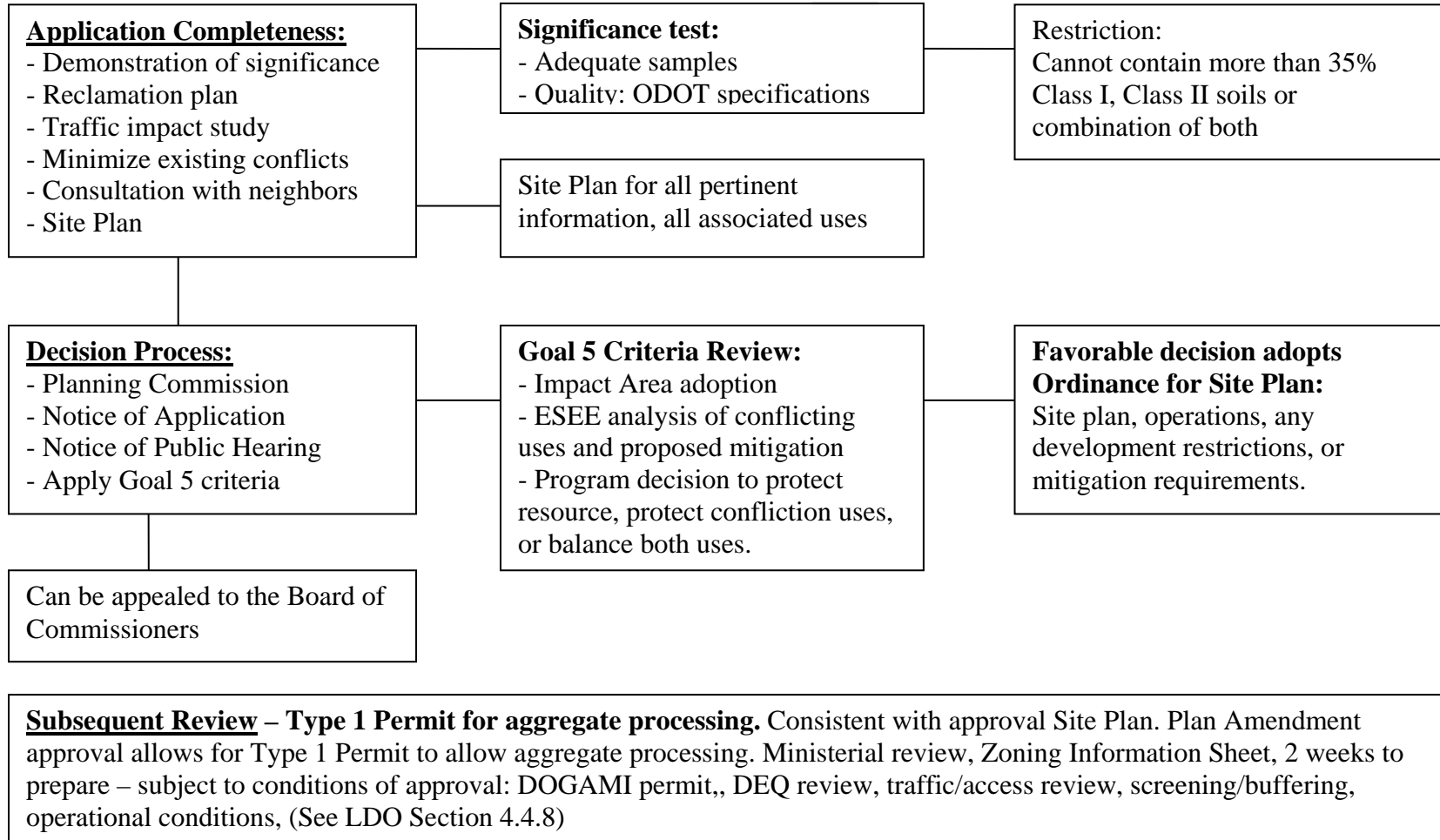
under OAR 660-023-0180(5)(d). The ESEE analysis need only be based on identified conflicts that cannot be minimized.

- J) The Comprehensive Plan, Aggregate and Mineral Resources Element, Policy 2, includes an implementation strategy that aggregate plan amendments will make a demonstrated effort to meet with neighboring property owners and consult on plans for the use (site plan, operations, mitigation measures, reclamation plan). Documenting the following would address this policy objective:
- 1) A list of property owners contacted
 - 2) A signed list of property owners attending an informational meeting
 - 3) The mining proposal presented
 - 4) Input received from neighboring property owners
 - 5) Any changes or outcomes affecting the mining proposal
- K) In addition to the above requirements of sub 'I' and 'J', the Jackson County Planning Commission recognizes the importance of the following information to assess the change to Aggregate Removal uses and asks PAPA applicants to provide the following where relevant:¹
- 1) A boundary survey of the entire property as well as the mine extraction area;
 - 2) A topographic survey of the property
 - 3) Soils information for any mining extraction area on EFU land by an ARCPAC certified soil scientist;
 - 4) All pertinent information for all proposed mining and associated uses, which include primary and accessory operations that will be performed on site:
 - a) Excavation extent, depth, and means of extraction
 - b) Extraction equipment
 - c) Processing equipment and location
 - d) Loading and hauling equipment and location
 - e) Equipment storage and repair areas
 - f) Offices and other buildings
 - g) Scales
 - h) Stockpiles of any type
 - i) Roadway circulation system, internal and external
 - j) Berms, screening and buffering improvements
 - k) Wells, water sources, settlement ponds
- L) Aggregate Application Flow Charts (on the following pages) are provided to assist in understanding aggregate application options: 1) Plan Amendment (PAPA), 2.) Conditional Use Permit, and 3) EFU Lands. These charts are illustrative only. They show key criteria and steps in addressing aggregate applications depending if it is a Plan Amendment, a CUP, or involves EFU lands.

¹Individual sites and applications will differ; not all items will be applicable.

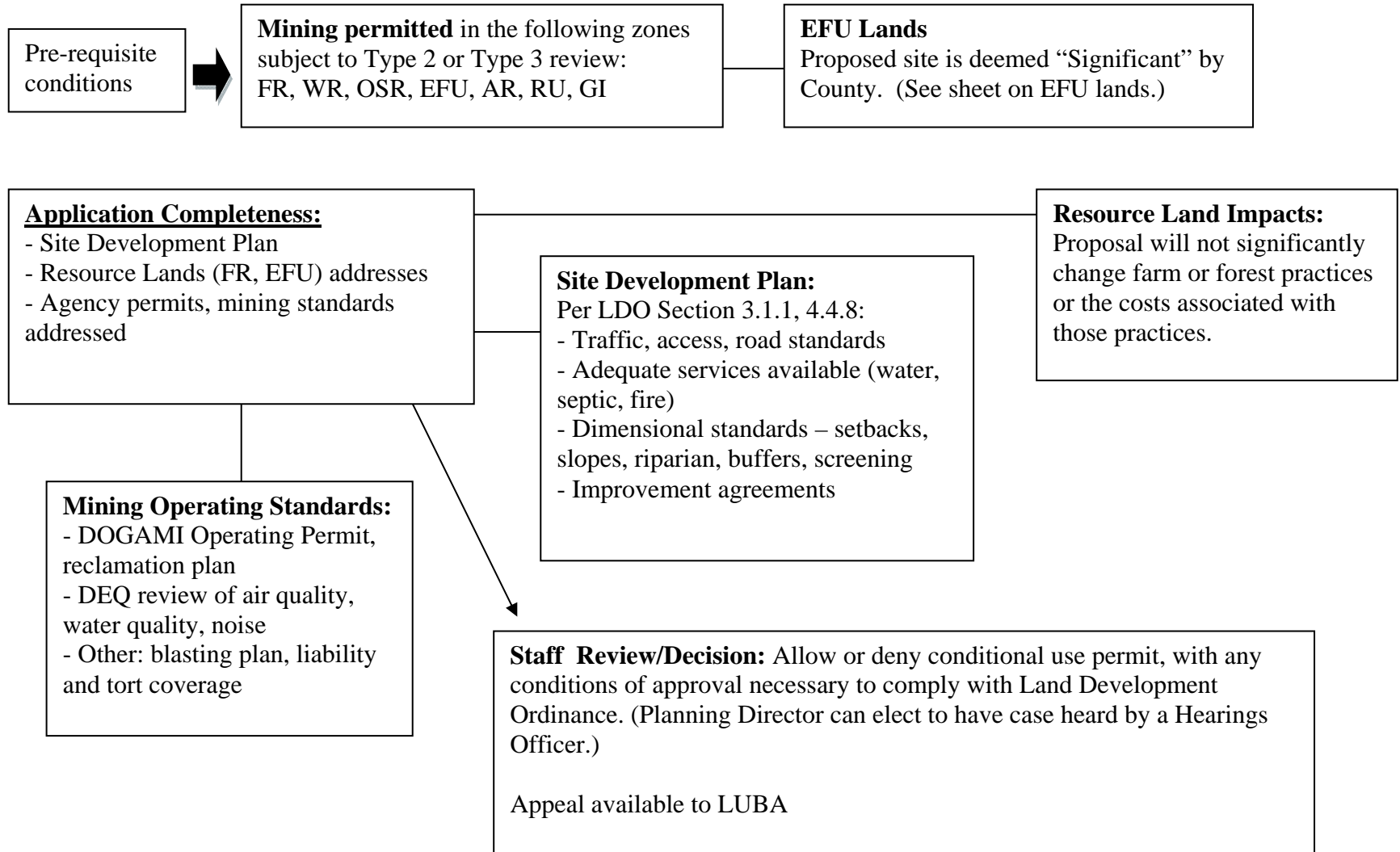
Plan Amendment

Proposal: Change to Aggregate Resource. Extract more than 500,000 tons of aggregate.
Requires Pre-application conference. Application subject to completeness review.
Subsequent aggregate processing permit needed.



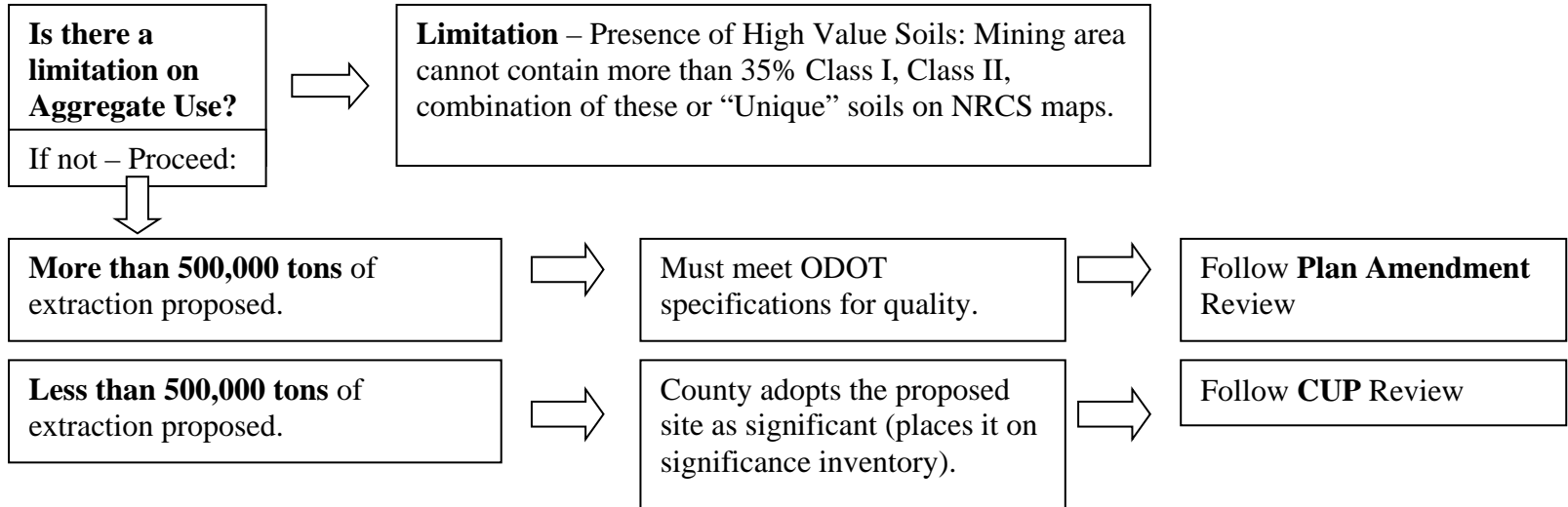
Conditional Use Permit

Proposal: Retain existing zoning. Extract less than 500,000 tons of material.
180-day process: 30-day completeness review, 150-day CUP permit review.



EFU Lands

Determine if EFU Lands are Significant
Review as Plan Amendment or as CUP depending on Extraction Tonnage



(Note: This requires a Board Order to add to Goal 5 significant sites aggregate inventory)

2.7 Planned Unit Development (LDO Section 3.5)

- A) In addition to the general application requirements, a preliminary plan for a PUD must include one or more general schematic maps which depict:
- 1) The existing topography of the site, percent of slope, and contour map drawn at two (2) foot intervals, and the location, direction, and bearing of any major physiographic features such as streams, irrigation canals, or shorelines.
 - 2) Existing land uses adjacent to the site, including major thoroughfares, their current design capacity, and proposed future capacity and the location of public uses, including schools, parks, playgrounds, and other open spaces on the proposed site or nearby area which are needed to serve the development.
 - 3) Common open spaces designated on the map and a written description of the proposed development and use of these spaces.
 - 4) The approximate location and height of buildings, structures, and other improvements, and the proposed open spaces around buildings and structures, and existing trees to be preserved or destroyed.
 - 5) Location and design of off-street parking or loading facilities, showing points of ingress and egress from the site, numbers of stalls, and arrangement.
 - 6) A circulation plan indicating proposed circulation of vehicles, goods, and pedestrians within the planned unit development and to/from thoroughfares. Any special engineering features and/or traffic regulation devices needed to facilitate or ensure the safety of this circulation pattern will be shown.
 - 7) A schematic landscape plan.
 - 8) A preliminary drainage and grading plan prepared by an Oregon licensed civil engineer or landscape architect for the collection and transmission of runoff water.
- B) An application for a PUD must include a written statement as part of the development proposal outline, which contains:
- 1) An explanation of the character of the planned unit development.
 - 2) A financial capability report indicating prospective sources of funds and persons or groups having a financial interest in the project.
 - 3) Evidence of ownership or control of the parcel(s) proposed for development, including location by legal description of the property, addresses of the applicant, owners, and designers of the development.
 - 4) A general indication of the expected development schedule, including: **1)** The approximate date when construction of the project will begin; **2)** The phases in which the project will be built and

approximate starting dates for each phase, if any; and **3)** The area, location, and degree of development of common open space that will be provided at each phase, if the development is completed in phases.

- 5) The method, operation, and maintenance proposals for water supply, sewage disposal, fire protection, open space and recreation, area maintenance, and drainage.
 - 6) Proposed agreements, provisions, or covenants which govern the use, maintenance, and continued protection of the planned unit development and any of its open space areas.
- C) Following approval of a preliminary PUD plan, a final plan may be required. The final plan should be prepared consistent with the requirements for a final subdivision plat (see Section 3.2). The final plan must conform to the development pattern approved in the preliminary plan and any conditions or modifications required by the approval of the preliminary plan.

2.8 Public Parks Master Plan (LDO Section 3.7.4)

- A) In addition to the general application requirements, an application for a Public Park Master Plan must include a proposed Physical Development Plan. The Development Plan must be drawn to scale and consist of one or more sheets illustrating the following items. Existing site features must be distinguished from proposed elements. To the extent the precise size, location, or arrangement of physical elements in the plan are unknown and require flexibility, said physical elements should be identified and encompassed within a building envelope
- 1) Existing and proposed buildings, structures, fences and walls, including their proposed elevations, square footage, and intended use. Multiple building envelopes may be used to depict alternative locations for specified uses.
 - 2) Significant physical and natural features on the site and general topography.
 - 3) Existing and proposed easements.
 - 4) Location of existing and proposed off-street parking and loading areas, driveways, walkways, paths, ingress and egress to the site from public roadways, and exterior parking lot facility lighting (not including small wall-mounted lights).
 - 5) Existing and proposed landscaping and the method of irrigation if irrigation is needed and proposed.
 - 6) Areas designated or reserved for particular uses and activities.
 - 7) The location of existing property boundaries within the site and adjacent to the site for a distance of 300 feet, and the location of existing buildings adjacent to the site.
 - 8) If phasing is proposed, phasing boundaries must be indicated.

- 9) The location and size of existing and planned signs intended to be viewed by the public from outside the boundaries of the park.
 - 10) A vicinity map.
- B) An application for a Public Park Master Plan must include a written Plan Narrative as part of the development proposal outline. The Narrative must include the following information:
- 1) A list of all intended uses, facilities, and activities on the site, their scope, and the intended time frame for their implementation.
 - 2) The narrative should be keyed appropriately to the Development Plan. All areas denoted by building envelopes must be described in the narrative with the scope and nature of possible changes defined.
 - 3) The methods proposed to minimize or mitigate anticipated adverse environmental, physical, or social impacts.
 - 4) The method(s) used to solicit and receive public involvement during the planning process.
 - 5) Operational policies unique to the park.
 - 6) A description of the property either by Township, Range, Section, and Tax Lot(s), Lot and Block, or by the attachment of Jackson County Assessor Plat maps with the boundaries precisely delineated.
 - 7) Any additional information or materials needed to meet state or federal standards.

2.9 Solid Waste (*LDO Section 6.3.6*): In addition to the general application requirements, an application for a solid waste disposal permit must include the following:

- A) A site plan drawn to scale showing the exterior boundaries of the property on which the use is to be located, proposed access point(s) and vehicle circulation pattern, the location of disposal sites and any other proposed improvements;
- B) A statement of provisions for protecting ground and surface water quality, and for controlling dust, noise, fire, and vermin.
- C) A copy of the operation franchise, if applicable.
- D) A statement from the State Department of Environmental Quality, outlining their investigation and findings on the proposal.
- E) A plan for site reclamation/rehabilitation.

2.10 Transmission Facilities (*LDO Section 6.3.6*): In addition to the general application requirements, an application for a transmission facility shall include the following:

- A) A description of all lands upon which the proposed facility will be located. The description shall include the location of all dwellings, public buildings, watercourses, vegetative cover, and existing land uses. The applicant may submit a copy of the appropriate County Assessor's maps showing the corridor(s) for the proposed facility and other information required by this Section.
- B) If the applicant is not the owner of the lands where the facility will be located, the names and mailing addresses of the owners of such lands as shown by records of the County Assessor shall be submitted. The application shall also include a statement setting forth the manner in which the use or ownership of such land is to be acquired, whether by negotiation for purchase of easement, by condemnation, or by another method.
- C) Sketches to scale of: **1)** the general configuration of the right-of-way to be acquired and the general location of the proposed facility within the right-of-way; and **2)** typical structures to be used in connection with the proposed facility and a statement as to the conditions under which each such structure may be used.
- D) An analysis of the impact of the proposed facility upon existing land uses. The analysis shall also include an evaluation of the proposal as it relates to each of the elements set forth in Jackson County's Comprehensive Plan, and the Statewide Planning Goals and Guidelines.
- E) A bibliography of all materials submitted to any other regulatory body having jurisdiction over the proposed facility. Upon request from the Department, applicant shall submit any such materials which may be reasonably necessary to review the application.

2.11 White City Relocated Housing (*LDO Section 12.5*): An application to relocate housing to White City should include the following:

- A) Color photographs showing the exterior siding and roofing material of other dwellings located on parcels which lie within 200 feet of the subject property.
- B) Color photographs of all sides of the dwelling proposed to be relocated showing the type of building materials used for siding, trim and roofing. If exterior siding, trim or roofing is proposed to be changed or painted, the applicant should supply samples of the new exterior building materials proposed to be used or paint chip(s) that show the intended color(s).
- C) If the architecture of the dwelling is proposed to be changed, the applicant must supply detailed plans of the proposed changes.

2.12 Rural Use, Comprehensive Plan Amendments

These Type 4 permits will require adequate evidence of the following type for the plan amendment review process.

- A) Regarding a soils analysis on Farm Lands (EFU zoning), the farm and forest soils analysis would be completed by an ARCPACs certified soil scientist. An order 1 soil survey is necessary to detail the differences from the Jackson County NRCS soil survey data.

- B) Application for a plan amendment on EFU lands requires a land use study of the surrounding area within one mile of the subject property, in accordance with the Comprehensive Plan, Map Designations Element, Agricultural Land Map Designation Criteria (2(C)).
- C) For Forest Lands (FR, WR, OSR zoning), a resource analysis that differs from the Jackson County NRCS data must include both a Order 1 soils survey by an ARCPACs certified soil scientist, as well as a cubic foot site class productivity analysis by a qualified forester. A cubic foot site class productivity of 50 or more cubic feet per acre per year is considered productive forest land as defined by the Oregon Department of Revenue and used by the Jackson County's Assessor's Office to determine land valuations in those zones. Productive forest lands generally refer to those that can grow at least 80% conifers on the land (20% hardwoods, the remainder). The soils and forestry studies must characterize the entire parcel by appropriate categories as well as explain the methodology including soil quality, slope, precipitation and any other factors used in reaching a conclusion.
- D) An alternative to the above mentioned specialized studies, the applicant can site the Jackson County NRCS soil survey (USDA) and its associated forest productivity data. A map of the soils data can be made available by the County for a fee.
- E) The applicant will provide a study area for determining the mean parcel size of surrounding parcels which will be used as a reference in supporting the proposed density for RU. At least a half-mile buffer of the perimeter of the subject parcel would be used to describe the study area, and an area of not more than one mile. The analysis will list the study area parcels by size, zone, and cite the median parcel size. The area will be exclusive of any urban areas (UGBs, UUCB, Urban Reserve areas). The County can generate this study map and the results for a fee.
- F) Regarding the County's Goal 5 protections or program (including Areas of Special Concern, Chapter 7 of the LDO), if an applicant were to challenge these protections, it would require an applicant to address the relevant analysis in the County's Goal 5 Background Document. This document includes the inventory, conflicting uses, ESEE consequences, policies and conclusions about the resource. Mitigation measures are discussed in that document as well as codified in the Land Development Ordinance, Areas of Special Concern. Unless the applicant's proposal is consistent with these regulatory documents, the applicant must address the State's Goal 5 process of amending the relevant resource inventory.
- G) All applications that seek a land division, will provide a simultaneous application for land division, subdivision, PUD or cluster development, in accordance with Chapter 3 and Chapter 10 of the LDO. A tentative plan detailing the parcels, homesite or improvement locations, access, and all pertinent service requirements will be set forth, and the County's application forms addressed. Commercial, industrial, semi-public or other non-residential development will require a site plan review application, see Section 3.2 of the LDO. Land Division Submittal Guidelines are also discussed below in this User's Guide.

3. LAND DIVISION SUBMITTAL GUIDELINES AND PROPERTY LINE ADJUSTMENTS

3.1. Tentative Plan Contents (*LDO Section 10.3*) Applications for land division must include a tentative plan that includes the information listed below. The tentative plan does not need to be prepared by a surveyor, but must be clearly and legibly drawn on white paper to a standard engineer's scale (i.e., 1" = 100', 1" = 400' etc.). The scale used shall be large enough so that all required information is clearly legible. The tentative plan must contain the following:

- A) The words "Tentative Plan", the township, range, section, and tax lot number of the property, the date, north point, and scale of the plan.
- B) The name and address of the registered professional land surveyor, if applicable.
- C) Approximate courses and distances of existing property lines and proposed property lines. Each lot or parcel will be numbered and the approximate acreage or square footage indicated.
- D) The location of **all** existing structures and improvements, including wells and installed septic systems.
- E) A professional estimate of the location of any floodways and floodplains, and the direction of flow of all water courses and drainage ways. The approximate location of any other areas which are subject to inundation or storm water overflow should also be shown.
- F) The location of irrigation canals and ditches, including points of diversion.
- G) If the application is for a subdivision, the tentative plan must include the proposed name of the subdivision. The name of the subdivision will not duplicate, be similar to, or resemble in pronunciation the name of any other subdivision in Jackson County unless the land is contiguous to and will be divided by the same party that platted the subdivision bearing that name, or unless the party files and records the consent of the party that platted the contiguous subdivision. The tentative subdivision plan must continue the lot and block numbers of the subdivision plat of the same name last filed.
- H) The location of approved usable area(s) for subsurface sewage disposal, or location of public or community sewer lines and easements.
- I) The location, width and name of all existing streets or roads on or abutting the property, and any proposed new roads. The width, length, maximum grade, surface condition and proposed name or number of any proposed new road must be included. A first and second choice of names for each proposed road should be specified. (See Section 4.5 of this Guide for information on road naming).
- J) The location, width and purpose of all existing and proposed easements. Easements should be denoted by fine dotted lines. If easement(s) have already been recorded, include the recorded reference number(s).
- K) The location of all utilities on or abutting the property.

- L) Any lot or land area intended to be dedicated or reserved for public use or common use of the property owners in the partition or subdivision, with the purpose of the reservation clearly labeled.
- M) The locations and dimensions of proposed building envelopes for possible future uses. Inclusion of a proposed building envelope for a proposed use on a tentative plan or approved plat does not constitute automatic approval of that use.
- N) A topographic map when the resultant parcels or lots will be one acre or smaller. The contour intervals will be five feet or smaller, and will extend at least 100 feet beyond all boundaries of the partition or subdivision.
- O) A written indication of the proposed water source for each lot or parcel.
- P) One 8½ x 11 drawing of the proposed partition or subdivision showing the proposed new lots, their size, and the access to each lot must be submitted with the application. This may be a reduced copy of the tentative plan or a separate drawing.

3.2 Final Plats (*LDO Section 10.3.3*): Once a tentative plan has been approved by the Planning Division, a final plat can be prepared. Final plats must conform to the tentative plan and any conditions of approval. The final plat must be based on an accurate survey prepared by an Oregon registered professional land surveyor, consistent with ORS Chapter 92 and requirements of the Jackson County Surveyor's Office. The final plat must be prepared consistent with the following:

- A) The final plat will contain the date, north point, scale, and the Planning Division file number. It will also have a title block containing the words "Partition Plat . _____" or "Subdivision Plat . _____", the name of the subdivision (if applicable) and legal description by township, range, section, and county. At the time of recording, a partition plat number will be assigned by the recorder and entered on the line provided.
- B) The plat will be of such scale and lettering size, approved by the County Surveyor, so that all survey and mathematical information, and all other details may be clearly and legibly shown thereon. Each parcel will be numbered consecutively. The lengths and courses of all boundaries of each parcel will be shown. Road or streets, if any, will be named.
- C) The locations and descriptions of all monuments found or set will be carefully recorded on the final plat and the proper courses and distances of all boundary lines, conforming to the surveyor's certificate will be shown. Only the division line needs to be monumented for parcels over ten acres in size. All property lines must be monumented when parcels will be less than ten acres.
- D) The location, dimensions and purpose of all recorded and proposed public and private streets, roads and easements will be shown on the final plat along with the County Clerk's recording reference if the easement has been recorded. Private easements will become effective upon the recording of the plat.
- E) The area of each lot or parcel will be shown.

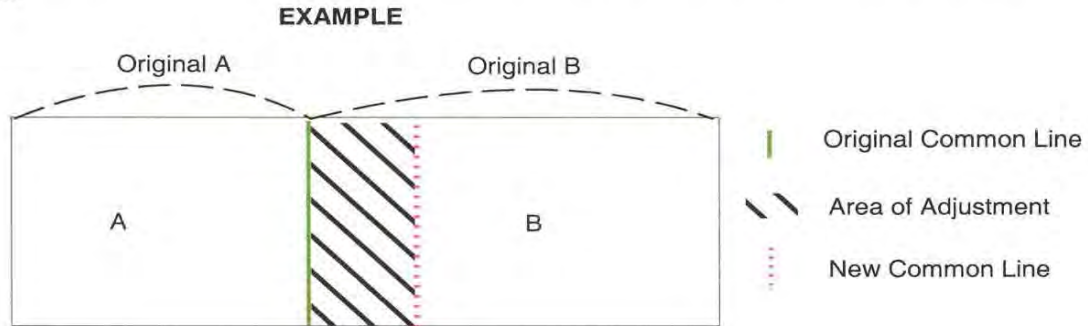
- F) All encroachments, including, but not limited to, fences, structures, landscaping and driveways will be shown on the final plat.
- G) A surveyor's certificate together with the seal and signature of the surveyor having surveyed the land represented on the partition plat, which conforms to the requirements of ORS 92.070 must appear on the face of the final plat.
- H) A declaration, taken before a notary public or other person authorized by law to administer oaths, stating that the declarant has caused the plat to be prepared and the property to be partitioned or subdivided in accordance with the provisions of ORS Chapter 92 must appear on the face of the final plat. Any dedication of land to public purposes or creation of any public or private easements, or identification of any other restrictions, will be stated in the declaration. If the declarant is not the fee owner of the property, the fee owner and vendor under any instrument of sale will also execute the declaration for the purpose of consenting to the property being partitioned or subdivided. If the final plat contains any dedication or donation of land to public purposes, the holder of any mortgage or trust deed will also execute the declaration for the purpose of consenting to the property being partitioned or subdivided. Notwithstanding these requirements, the fee owner, vendor or the mortgage or trust deed holder may record an affidavit consenting to the declaration of property being partitioned or subdivided and to any dedication or donation of property to public purposes, as provided in ORS 92.075(4).
- I) Signature lines for the approval of the following individuals must appear on the face of the final plat: Planning Division Director, Jackson County Surveyor, Board of County Commissioners (if required), Jackson County Assessor, Jackson County Clerk, and owner(s) of land where the proposed road(s) will be located if other than the owner of the property being divided.
- J) The signature of the Director of the Roads, Parks and Planning Department is required when:
- 1) A County road is to be created;
 - 2) Access via a County road is to be created or preserved with a street plug or other means;
 - 3) Any undeveloped right-of-way is to be dedicated to the public; or,
 - 4) An existing public road is to be widened or improved as part of the partition.
- K) The final plat must include a Recorder's statement that reads as follows:
- Filed for Record this __ Day of ____, 20____, at ____ O'clock, ____ M. and Recorded as Partition Plat . _____ of the Records of Jackson County, Oregon. Index Volume _____, Page _____. County Clerk _____ Deputy _____ County Surveyor _____ File . _____ Recording Number(s) of Related Documents Recorded on this Date: _____
- L) Any parcel shown on a final plat that is not required to be surveyed and monumented must have the word "unsurveyed" placed in bold letters

adjacent to the parcel number, and the approximate acreage of each unsurveyed parcel will be shown.

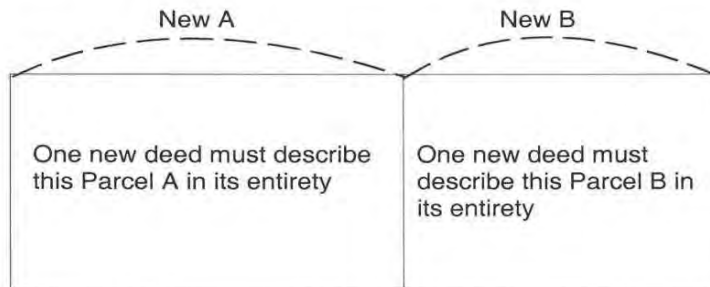
3.3 Property Line Adjustment (aka Lot Line Adjustment) (*LDO Section 3.4*)

PROPERTY LINE ADJUSTMENT - NOTE OF EXPLANATION:

The deeds that describe the properties involved will need to be rewritten to correspond with the approval.



The new deed for Parcel A must be written to include the area originally belonging to Parcel B; and the new deed for Parcel B must be written deleting the area conveyed to Parcel A. In other words, a new deed must be created to describe the new Parcel A and a new deed must be created to describe the new Parcel B.



3.4 Road Creation Without Land Division (*LDO Section 3.10*) [RESERVED]

4. TRANSPORTATION FACILITY GUIDELINES

4.1. Private Road Minimum Construction Standards (*LDO Section 9.5.3*):

- A) Outside urban growth boundaries and urban unincorporated communities, an unpaved private road may provide access to no more than three abutting lots or parcels. A paved private road may provide access to no more than twelve (12) lots or parcels.
- B) Private roads should be developed in accordance with the requirements of the LDO and the standards in this Guide. The number of lots or parcels that may potentially be served, and type of use shall establish the appropriate road standards. See Table 9.5-1 in the LDO.
- C) All culverts will be designed to carry American Association of State Highway and Transportation Officials (AASHTO) HS-20 loading. A typical acceptable type is 16 gauge, galvanized CMP for small cross drains and

drainageway crossings, twelve-inch diameter culverts are the minimum. The use of engineered culverts may be required. Culverts will be a minimum of 18 feet wide and will be wide enough to extend beyond the toe of the fill. All culverts will have a 50,000 pound load carrying capacity. Culverts will meet the requirements of Section 7.1.2(F)(7)(c). The Department may require that culverts and other drainage facilities be evaluated by a registered professional engineer to determine appropriate sizes, or may recommend sizes without incurring liability for the failure of such.

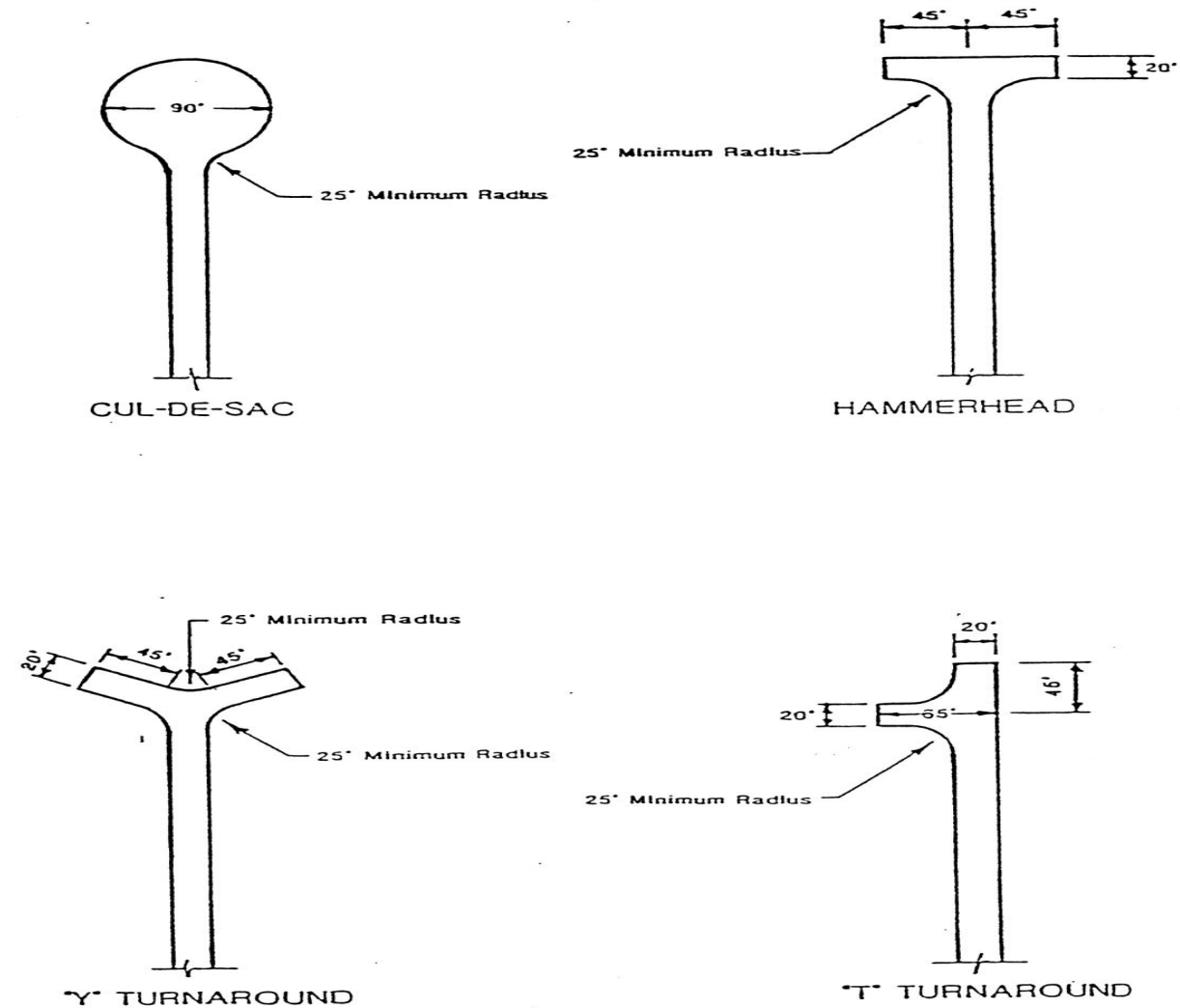
- D) The travel surface of the private road shall be constructed so as to ensure egress and ingress for the parcels served during normal climatic conditions. An application for a private road must include an engineer's design report that specifically identifies the minimum construction standards necessary for the subject road to provide a minimum life of five years, necessary maintenance measures, type of work to be done annually, and the minimum annual maintenance cost. In evaluating the adequacy of a proposal to meet this requirement, the applicant's Oregon registered professional engineer or engineering geologist shall compare the proposed road construction specifications to the following standards, which shall be required unless the applicant's engineer/geologist determines that the alternative specifications are equivalent or superior to the following:
- 1) For two to three parcels:
 - a) Three inches of $\frac{3}{4}$ -0 compacted, crushed rock, or equivalent top course.
 - b) Three inches of $1\frac{1}{2}$ -0 compacted, crushed rock, or equivalent base course.
 - c) One - 14 foot wide travel lane shall be developed within a 25 foot wide easement.
 - 2) For four to six parcels:
 - a) Three inches of $\frac{3}{4}$ -0 compacted, crushed rock, or equivalent top course, with an oil mat surface (Jackson County 0-7 asphalt penetration macadam oil mat with a minimum of three shots of oil).
 - b) Six inches of $1\frac{1}{2}$ -0 compacted, crushed rock, or equivalent.
 - c) One - 11 foot wide travel lane with two - two foot wide shoulders, within a 40 foot wide easement.
 - 3) For seven to twelve parcels:
 - a) Three inches of $\frac{3}{4}$ -0 compacted, crushed rock, or equivalent top course, with an oil mat surface (Jackson County 0-7 asphalt penetration macadam oil mat with a minimum of three shots of oil).
 - b) Eight inches of $1\frac{1}{2}$ -0 compacted, crushed rock, or equivalent.
 - c) Two - 10 foot wide travel lanes with two - one foot wide shoulders, within a 50 foot wide easement.
 - 4) Testing: The subgrade shall be compacted to 90+ percent of maximum relative density. This standard shall be presumed to be satisfied when a wheel roll test, as described below, shows no appreciable deflection or reaction. The test shall use a 10 yard dump truck fully loaded with crushed rock. The wheel loads shall be

placed over the entire cross-section of the road. Those areas with minimal deflection shall be proof rolled repeatedly to ensure the condition does not worsen. Areas which fail shall be recompacted or reconstructed and retested. Compliance with the standards proposed in the engineer's design report or the standards specified in this section shall be certified by an Oregon registered professional engineer or engineering geologist.

- 4.2 Private Road and Driveway Turnarounds: All private roads will be dead-end roads and will provide a suitable turnaround at the private road terminus or within 150 feet of its terminus. Examples of turnarounds are shown in Table 4.2-1.

TABLE 4.2-1

**FOR PRIVATE ROADS AND DRIVEWAYS
STANDARD TURNAROUNDS**



4.3 Private Road Maintenance Agreement: Private roads will be maintained by the benefitted property owners. A maintenance agreement must be recorded in the public records of the County as a requirement for approval of any new private road. A standard maintenance agreement is available from Planning Services. If the developer or property owners prefer to design their own agreement, it must at a minimum include the following:

- A) A legal description or reference to the Official Recording (OR) number of the most recent instrument conveying ownership of the property for all lots or parcels crossed and/or served by the private road.
- B) A list of the Tax Assessor map and tax lot number(s) of all lots or parcels served by the road.
- C) A statement that the conditions of the maintenance agreement shall run with the described property and be binding upon all parties having any right, title or interest in the property, including their heirs, successors, grantees and assigns.
- D) A statement specifying how the expenses of maintaining and repairing the road will be divided between the owners of the lots or parcels served by the road (e.g., shared equally, percentage based on length of road frontage).
- E) A statement specifying the maintenance schedule and how the work will be contracted. At a minimum, the road must be graded, surface gravel added or replaced, and any ditches or culverts cleaned annually.
- F) A statement that the expenses of maintaining the road will constitute a charge on the property and will be a continuing lien upon the property until paid, and will also be the personal obligation of the owner of the property as of the date when the assessment for expenses fell due.
- G) A statement specifying that any owner served by the road who has paid his share of the assessment may bring an action in equity to foreclose the lien against the non-paying owner's property or an action at law against the non-paying owner personally.
- H) Notarized signatures of the owners of all lots or parcels served by the road.

4.4 Bicycle Facilities: Bicycle facilities consist of bikeways that are developed as part of a road, and bicycle pathways that are rights-of-way for use exclusively by bicycles, with cross flows by motorists minimized. Both types of facilities must be designed by a licensed architect or civil engineer, registered in the State of Oregon, and shall be consistent with the standards in the *Oregon Bicycle Plan* (1992) and American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* (1991). Bicycle pathways must meet the following requirements:

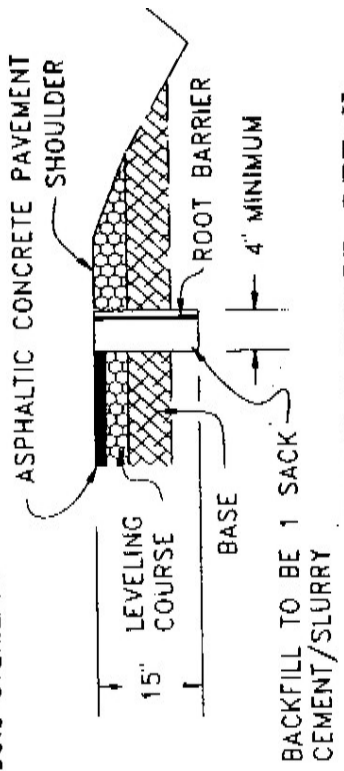
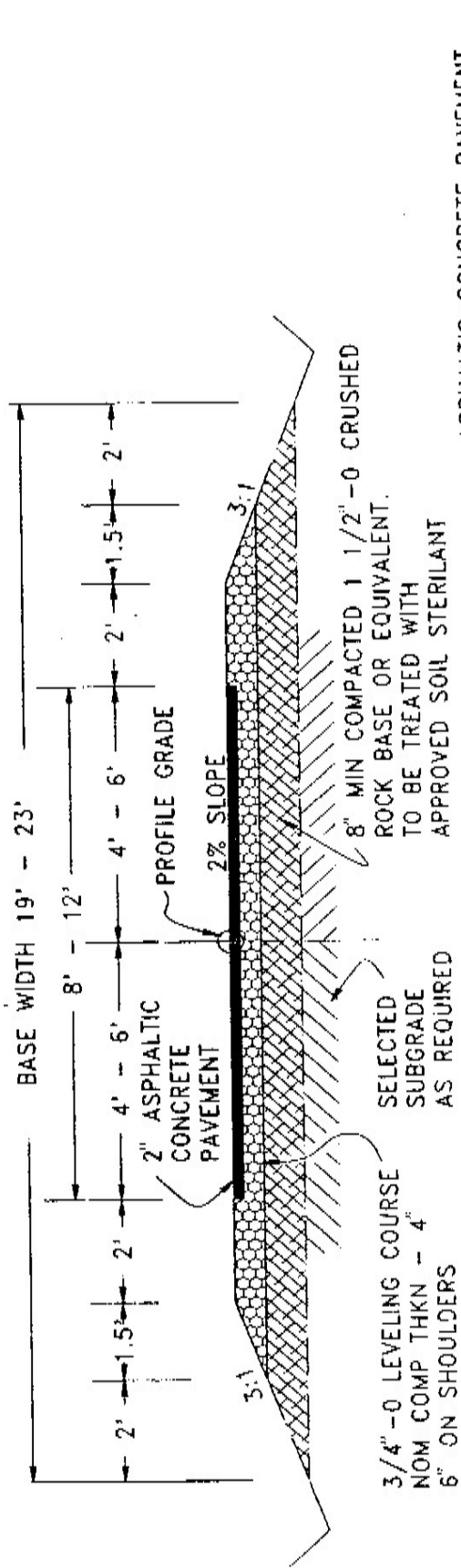
MINIMUM REQUIREMENTS FOR BICYCLE PATHWAYS [1]

Min. R/W Width	Max. Grade	Lane Width	Number of Lanes	Shoulder Width	Leveling Course	Min. Base Course	Surface
15 Feet	5%[2]	5 foot one-way path.	1 foot wide one-way path	2 Feet	4" compacted thickness of 3/4" - 0 crushed rock	8" compacted thickness of 1½"-0 crushed rock or equivalent	2" compacted thickness of asphaltic concrete pavement

[1]: For further information and a more detailed description of the design guidelines, refer to A *Comprehensive Bicycle Plan for Jackson County*. Copies of the applicable section are available at Jackson County Roads and Parks Services.

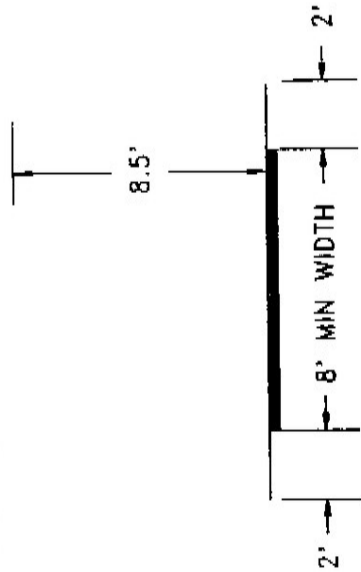
[2]: May be exceeded due to special circumstances. Where terrain dictates, grades over 5 percent, for a distance of less than 500 feet, are acceptable if approved by the County Roads and Parks Services Director.

- A) Bicycle pathways shall be designed in a similar manner to a highway, with sub-grade compacted to 95 percent or more of maximum compaction, base adequate for anticipated loads of maintenance vehicles, design speed of 20 miles per hour, and minimum pavement cross slope of two percent for drainage. Emergency vehicle access shall be provided if any portion of a bicycle pathway is more than 100 feet from a public road.
- B) The minimum paved width for a two-way bike pathway shall be ten feet. The minimum paved width for a one-way bike pathway shall be five feet. Recommended widths are ten feet and six feet respectively. Two-way pathways, 10 feet or less in width, shall have a painted centerline. Two-way pathways of 10 feet or more shall have a center line where sight lines are limited. On grades over three percent and on curves where sight distance is less than 250 feet there shall be an additional two feet of pavement width.
- C) A minimum two foot wide graded area on each side of the pathway shall be provided adjacent to the pavement. A multi-use trail should have a four foot wide graded area on one side or two feet on each side.
- D) The vertical clearance to obstructions across the width of the pathway shall be a minimum of ten feet.
- E) Two-way bike pathways closer than five feet to the edge of a road or street shall include a physical divider, if required by the Oregon Department of Transportation or the Jackson County Roads and Parks Services Director.
- F) The maximum grade of a bike pathway should be five percent. Where terrain dictates, grades over five percent, for a distance of less than 500 feet, are acceptable if approved by the County Roads and Parks Services Director.
- G) The bike pathway shall be lighted at road undercrossings, and may be lighted at access points at the recommendation of the Roads and Parks Services Director.
- H) The bike pathway shall provide proper signage within urban areas.



TYPICAL SECTION

NOTE:
ENGINEER WILL SPECIFY
SPECIAL PROVISIONS



MINIMUM CLEARANCES

ROOT BARRIER DETAIL

DEPARTMENT OF PUBLIC WORKS & PARKS JACKSON COUNTY, OREGON	
BIKE PATH REQUIREMENTS	
Paul Korbolic PUBLIC WORKS DIRECTOR	NO SCALE

4.5 Pedestrian Walkways

Walkways are in the interior of a development, and are distinct from sidewalks. The following minimum construction requirements pertain to walkways:

- A) Walkways shall be at least six (6) feet wide and have an unobstructed width of four (4) feet.
- B) The minimum paved width for a two-way walkway shall be ten (10) feet. The minimum paved width for a one-way walkway shall be five (5) feet.
- C) The vertical clearance to obstructions across the width of the path shall be a minimum of eight and one-half (8½) feet.
- D) Walkways closer than five (5) feet to the edge of a road or street shall include a physical divider, if required by the Oregon Department of Transportation or the County Roads Division.
- E) The maximum grade of a walkway should be five (5) percent. Where terrain dictates, grades over five (5) percent, for a distance of less than 500 feet, are acceptable if approved by the County Roads Division.
- F) Puncture-proof root barrier to a vertical depth of 15 inches below the soil surface at the edge of the path shall be installed to protect the pavement. In locations more than 50 feet from alders, willows, cottonwoods, and poplar trees this root barrier requirement may be waived if there are provisions for ongoing maintenance to avoid root damage to the pavement.

4.6 Road Naming

New roads may be created as part of a subdivision or partition, or by a separate action to provide access to parcels that do not have road frontage. Regardless of whether it will be private or dedicated to the public, the road shall be named as part of the land use approval process. An application may also be submitted to name an existing private road that is currently unnamed.

The applicant is responsible for proposing a name that does not duplicate or sound the same as an existing road name, since similar road names can cause unnecessary delays for emergency service providers. One way to check whether a proposed name is similar to an existing road is through the County website, at <http://web.jacksoncounty.org/pdo/>. The Highway and Street Guide for Jackson County also has a list of roads in the County.

Once named, road signs with the name of the road in reflective letters at least three (3) inches in height must be posted at all road intersections.

4.7 Addressing Property

All occupied structures and sites that are under construction are required to have separate addresses. Temporary residences and vacant structures or properties may also have separate addresses if it is necessary to identify the site for utility connections, emergency services or other similar reasons. Address numbers must be a minimum of three (3) inches in height and must be constructed of reflective material. Unless the numbers will be clearly visible on the house as seen from the road, the numbers must be posted at the driveway entrance to the property and at any driveway fork. When requesting an address assignment from the County, the applicant must provide a map showing the property for which the address is requested and all properties on either side

and across the road. The driveways to the adjacent parcels, along with the existing or proposed location of the driveway on the subject parcel must be accurately shown on the map, and the addresses of the adjoining properties should be noted.

5. SITE DEVELOPMENT PLANS

5.1. Submittal Guidelines

In addition to the general application requirements, an application for approval of a site development plan must include accurately scaled drawings showing the following information:

- A) North arrow, date, project name, map and tax lot number and scale. The scale should be at least one inch equals 50 feet, and all drawings should be at the same scale.
- B) Property lines, including dimensions and adjacent streets.
- C) Location of any utilities, including water or sewer lines, power, telephone, fire hydrants and storm drainage.
- D) The proposed number and location of all buildings and structures, including their elevations, square footage, and intended use.
- E) General topography, percent of slope, natural features, all easements, and all trees over 12 feet high. If the average slope is more than 10 percent, or if the property has running or standing surface waters, the drawing must include topographical contours at two-foot intervals.
- F) A parking and circulation plan showing the location of all existing and proposed off-street parking and loading areas, including accessible parking facilities, car pool or van pool facilities and bicycle parking facilities, driveways and pedestrian walkways.
- G) The proposed location, size and height of all signs.
- H) A concept landscaping plan as outlined in Section 5.2 of this Guide, including the location of any fences or walls.

5.2 Concept Landscape Plans

A conceptual landscaping plan must be submitted in conjunction with all site development plan applications and as otherwise specified in the LDO. The plan may contain generalized information, but must adequately demonstrate that the location, size, type and proposed function of plant materials and hardscape will comply with all LDO requirements. The plan should be at the same scale as the site development plan, and should include the following:

- A) One or more drawings showing square footage calculations for planted areas, the location and general type of trees, shrubs, and plants that will be used (i.e., canopy trees, understory trees, shrubs, perennials and groundcover), any paved surfaces, walkways or inorganic ground cover, and any fences, walls, berms or structures.

- B) A statement of whether the landscaping will be irrigated and the source of the irrigation water.

5.3 Final Landscape Plans

A final landscape plan must be submitted following approval of the site development plan and concept landscape plan. The final plan must be submitted and approved prior to issuance of building permits for the project. The plan must be prepared by an individual registered with the American Society of Landscape Architects, or other qualified landscape design professional as determined by the Director. Registered engineers, professional planning consultants, real estate agents, surveyors, and members of other professions will not be considered as qualified landscape design professionals unless the individual can demonstrate to the satisfaction of the Director that training and practical experience in developing such plans allows him to be so qualified. The landscape plan must include the following:

- A) One or more construction drawing showing square footage calculations for planted areas, the location and specific type of trees, shrubs, and plants that will be used, any paved surfaces, walkways or inorganic ground cover, and any fences, walls, berms or structures.
- B) A written list detailing the number, size and species of plant materials and type of ground cover that will be used. Use of drought-tolerant plants is recommended and may be required if irrigation water is not available from a municipal or community water system. A list of drought tolerant plants may be found in Section 7.3 of this Guide. Grouping of plants with similar water needs is also encouraged. (A list of street trees that are approved for use in White City may be found in Section 7.2 of this Guide. The characteristics of tree species on the White City list may make them appropriate for use along streets or in parking lots in other areas.)
- C) An irrigation plan, to include a drawing of the irrigation system layout and specifications on the size, number and location of all components.

6. SEWER REVIEWS

Connection to public sewer systems for uses located within urban growth boundaries or unincorporated community boundaries is encouraged in Jackson County. Connection permits must be obtained directly from the sewer service provider, and any existing on-site septic disposal system must be properly decommissioned in accordance with DEQ requirements.

Rural sewer service extensions to uses located outside urban growth boundaries or unincorporated community boundaries are restricted pursuant to Chapter 3 of the Jackson County Land Development Ordinance (LDO). Sewer service may be extended through the public health hazard permitting procedure; through a Comprehensive Plan amendment process to establish a Goal 11 Exception Area; or in the case of connection of individual uses to sewer system projects previously approved by the County, as a Type 1 procedure subject to conditions outlined in the County approved sewer system plan.

6.1. Public Health Hazard

- A) Pre-Application Conference: A pre-application conference is required before the County will accept the application. The Planning Director may waive the pre-application requirement where an emergency situation is deemed to exist

and adequate supporting information has been provided to process the application. The County will otherwise require the pre-application conference to coordinate with County and State environmental quality and health agencies. The goal of the pre-application procedure is to ensure that adequate information is provided to put forward a viable application to the Planning Commission and Board of County Commissioners.

- B) Application: Applications must be submitted by the property owner(s) or the public sewer service district in which the subject area is located, and the following documentation:
- 1) A public health hazard determination is required from either the Oregon State Department of Environmental Quality or the Oregon State Health Division. Such a determination must be based on the requirements outlined in OAR 660-011-0060;
 - 2) A septic site survey/report from a County sanitarian which documents site failure history in the area and specific site limitations which make on-site septic disposal systems impracticable;
 - 3) Certification from the sewer service provider that the proposed system is the minimum size sewer system that could be physically and lawfully provided;
 - 4) Land use maps showing all relevant site and environmental features affecting the subject area and the physical boundaries of the proposed sewer service area;

The application must also include information which will demonstrate to the County that the proposed sewer system satisfies ORS 215.296 to protect farm and forest practices, except where the system would be located in the subsurface of public roads and highways along the public right-of-way.

6.2 Comprehensive Plan Amendment Applications For Goal 11 Exception Areas

- A) Pre-Application Conference: A pre-application conference is required before the County will accept the application. The goal of the pre-application procedure is to ensure that adequate information is provided to put forward a viable application to the Planning Commission and Board of County Commissioners. The Planning Division will review the conceptual plan and provide the applicant with procedural and approval requirements.
- B) Application: Applications must be submitted by the property owner(s) or the public sewer service district in which the subject area is located, and the following documentation:
- 1) A description of the project is to be provided which outlines the size and extent of the project, uses to be served, and an explanation of why an exception to Statewide Planning Goal 11 is necessary to permit extension of an existing public sewer system, or construction of a new public sewer system;

- 2) The application must clearly state which type of Goal exception justification, as outlined in Statewide Planning Goal 2, Part II (Exceptions), is applicable to the project. These are commonly known as “physically developed”, “irrevocably committed”, or “reasons” exceptions.

6.3 Goal 11 Exception Areas (as of February 20, 2003)

Areas that have already received approval for a sewer extension are shown in the following table. Connection to a sewer system within these areas is a Type 1 procedure.

ASC 2003-1, Goal 11 Exception Areas				
#	Location	Acreage	Uses Justified and Restrictions/Conditions	Ordinance and File Numbers
1	5811 South Pacific Hwy, north of the City of Talent 38-1W-23B-1000	6.83	“Reasons” exception for sewer extension restricted to Fire Station use and Fire District Offices (File 2001-7-CUP). Sewer service may not be used to justify further land division (RR zoning) or upzoning.	Ordinance No. 2002-25, approved 12/31/2002, effective 3/1/2003. File 2002-6-CPA.

Other Goal 11 Exception Areas not within ASC 2003-1				
#	Location	Acreage	Uses Justified and Restrictions/Conditions	Ordinance and File Numbers
1	3100 Willow Springs Road; north of the City of Central Point, 36-2W-28-3500, 3601	8.85	“Reasons” exception to Goals 3, 11, and 14 for GI zoning and permitting water and sewer line extensions from Central Point to serve Erickson Air Crane site. Amends policies within Central Point UGBA with Jackson County.	Ordinance No. 95-55, approved 11/29/1995, effective 1/29/1996. File 1995-1-CPA.
2	6590 Table Rock Road; 36-2W-25A-11000, 11001	2.65	“Reasons”, “physically developed”, and “irrevocably committed” exceptions to Goals 11 & 14. Map amendment from SR-1 to RS, and public sewer extensions to new Rural Service Commercial uses justified.	Ordinance No. 2003-08, approved 3/19/03, effective 5/18/03. File 2002-3-CPA.

7. SOURCE LISTS

7.1 ARCPACS Soil Classifiers

Approval standards for certain types of dwellings and other uses in farm and forest zoning districts may vary depending upon the soil classification. For instance, certain uses are not allowed on high-value farmland. In most cases, the County is required to use soils information from the NRCS Soil Survey. However, for ownership of record dwellings, forest capability dwellings and nonfarm dwellings, the soil type or classification shown in the Soil Survey may be challenged if an applicant hires a soil scientist to conduct a more intensive (e.g., level 3) soils analysis of the

property. In the case of ownership of record dwellings on farm land, the soil scientist's report must be submitted to the state Department of Agriculture, and they must find that the analysis in the report is soundly and scientifically based. In the case of dwellings on forest land, the capability of the parcel to produce wood fiber from commercial tree species may be challenged if an alternative method for determining productivity is prepared by a forester and is approved by the state Department of Forestry. In the case of nonfarm dwellings, the soil class may be challenged if a soils report prepared by a soil scientist is submitted to the County and is found to be credible. It is highly recommended that an ARCPACS certified soil classifier be hired to conduct the soils analysis, because they are recognized as being experts in determining soil types and classifications.

The following list includes those ARCPACS certified soil classifiers known to the Natural Resources Division, Oregon Department of Agriculture and Jackson County. Other individuals who are ARCPACS certified may also be available who do not appear on this list.

Jess Brown, CPSSc/SC
Tetra Tech/PRC CMI
720 Washington St., Suite 315
Portland, OR 97205
(503) 227-7516

Joel Norgren, CPSSc/SC
3655 NW Buren Ave.
Corvallis, OR 97330
(503) 753-6064

Robert Coleman, CPSSc/SC
Northwest Resource Consultants
8112 Ellison Loop NW
Olympia, WA 98502
(360) 866-2778

John Parcell, CPSSc/SC
Soil Science
7440 SW Hyland Way
Beaverton, OR 97008
(503) 644-6481

Andy Gallagher, CPSSc/SC
P.O. Box 2233
Corvallis, OR 97339
(541) 745-7878

Gerald Simonson,
CPSSc/SC
34451 Riverside Dr.
Albany, OR 97321
(541) 926-7485

Gary Kitzrow, CPSSc/SC
Growing Soils
244 Apple Blossom Ln.
Roseburg, OR 97470
(541) 673-4846

Steve Wert, CPSSc/SC
725 NW Delaware
Bend, OR 97701
(541) 617-9100

Russell H. Strader, CPSS
3227 Auburn Way
Medford, OR 97504

7.2 White City Street Trees

Street trees are often required to be planted as part of development in White City. Number, size, spacing and maintenance requirements are detailed in LDO Section 12.12. The trees on the approved list have been selected because they normally grow well in the Rogue Valley and are likely to tolerate climate and soil conditions in White City. Some trees are omitted because of known problems with root injury to sidewalks, sewers, or pavements; they bear messy fruits, nuts, or thorns; they cause safety and visibility problems at driveways and intersections; or they are known to be

susceptible to disease or insects. Permission to plant any other varieties must be approved by the White City Urban Renewal Agency. Submit your requests in writing to the Urban Renewal Agency, 10 South Oakdale, Medford, giving reasons for your selection of a tree not on the approved list.

SMALL SCALE TREES (Under 30 feet in height)		Suitability: U= Under utilities; TT= Tough sites; DT = Drought tolerant; SF= Spring flowers; FC= Fall color;				
Botanical Name	Common Name	Suit-ability	Height	Crown spread	Shape	Special Characteristics
Acer campestre 'Queen Elizabeth'	Hedge Maple	U, TT	30'	30'	oval	slow growing, striking corky bark in winter, yellow fall color
Acer ginnala 'Flame'	Amur Maple	U, TT, DT, FC	20'	20'	oval	small, fragrant flower clusters, striking red fall color, multi-stemmed
Acer tataricum	Tatarian Maple	U, TT, DT, FC	20'	20'	round	yellow to orange-red fall color
Acer truncatum x A. platanoides "Warrenred"	Pacific Sunset™ Maple	U, TT, DT, FC	30'	25'	vase	new variety; dark purple-red fall color
Cercis canadensis	Eastern Redbud	U, TT, DT, SF, FC	25'	20'	round	pink flowers, yellow fall color
Cercis canadensis "Oklahoma"	Eastern Redbud	U, DT, SF	20'	15'	oval	wine red flowers
Koelreuteria paniculata	Goldenrain tree	U, TT	25'	25'	round	bright yellow flowers in large clusters in summer, 'chinese lantern'-like pods in winter
Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum	U, TT, SF	20'	15'	oval	purple black leaves, light pink flowers
Prunus ceraifera 'Newport'	Flowering Plum	U, TT, SF	20'	20'	round	light pink flowers, purple-red foliage

MEDIUM TO LARGE SCALE TREES (Over 30 feet in height)		Suitability: U= Under utilities; TT= Tough sites; DT = Drought tolerant; SF= Spring flowers; FC= Fall color;				
Botanical Name	Common Name	Suit-ability	Height	Crown spread	Shape	Special Characteristics
Acer rubrum 'Autumn Flame'	Red maple	TT, FC	35'	35'	round	fast growing, first to change colors in fall, bright red
Acer rubrum 'October Glory'	Red maple	TT, FC	40'	35'	oval	moderate growth, last to change colors in fall, red-purple
Acer saccharum 'Legacy'	Sugar maple	DT, FD	50'	35'	oval	glossy green in summer, red, pink, orange fall colors
Celtis occidentalis, "Prairie Pride"	Common hackberry	TT	40'	40'	round	fast growing, rough, corky bark resists damage
Fraxinus oxycarpa "Raywood"	Raywood ash	TT, FC	35'	25'	vase	fast growing, purple-red fall color
Ginkgo biloba "Fairmount," 'Princeton Senty'	Maidenhair tree	TT, FC	50' - 65'	25' - 35'	pyra- mid	slow growing, graceful, yellow fall color, plant male only
Pistacia chinensis	Chinese pistache	TT, FC	60'	50'	oval	orange to red fall color, male tree (female tree may bear fruit)
Pyrus calleryana 'Chanticleer'	Flowering pear	SF, FC	40'	15'	pyra- mid	white flowers, red-purple fall color
Pyrus calleryana 'Redspire'	Flowering pear	SF, FC	35'	25'	pyra- mid	white flowers, red-purple fall color
Tilia tomentosa "Sterling"	Sterling silver linden	DT, SF	45'	35'	pyra- mid	fragrant yellowish white flowers, leaves silver underneath
Zelkova serrata 'Halka'	zelkova	TT	50'	30'	vase	grows faster than other zelcovas, resembles elm, yellow fall color
Zelkova serrata 'Green Vase'	zelkova	TT, FC	50'	40'	vase	dappled shade, bronze fall color
Zelkova serrata 'Village Green'	zelkova	TT	45'	38'	vase	moderate growth, dense, dark green leaves, rusty red fall color

7.3 Prohibited Street Trees

Certain tree species are unsuitable for use as street trees due to their likelihood of causing sidewalks to buckle, their weak, easily broken limbs, or smelly or messy fruits. The trees on the following list have one or more of these characteristics, so are prohibited from use along streets or in parking areas:

PROHIBITED STREET TREES	
BOTANICAL NAME	COMMON NAME
<i>Acer macrophyllum</i>	Big leaf Maple
<i>Acer saccharinum</i>	Silver Maple
<i>Aesculus</i> spp.	Horse Chestnut
<i>Ailanthus altissima</i>	Ailanthus, Tree-of-Heaven
<i>Alnus</i> spp.	Alder
<i>Betula</i> spp.	Birch
<i>Fraxinus velutina</i> "Modesto"	Modesto Ash
<i>Juglans nigra</i>	Black Walnut
<i>Labunum x watereri</i>	Goldenchain
<i>Morus alba</i>	Fruitless Mulberry
<i>Platanus acerifolia</i>	Sycamore
<i>Populus</i> spp.	Cottonwood
<i>Populus nigra</i>	Lombardy Poplar
<i>Pyrus calleryana</i> "Bradford"	Bradford Pear
<i>Quercus palustris</i>	Pin Oak
<i>Salix</i> spp.	Willows

7.4 Root Ball Size Standards

The American National Standards Institute (1996) recommends minimum root ball sizes for field-grown trees based on trunk diameter or tree height. In addition, Florida Grades and Standards (Fla. Dept. of Agric., 1998) makes minimum container size recommendations for trees grown in aboveground containers and fabric containers. Adhering to these standards helps trees to successfully establish in the landscape.

ROOT BALL SIZE STANDARDS TABLE ²						
TRUNK CALIPER (INCHES)	MIN. BALL DIAMETER ON FIELD GROWN SHADE TREES	MIN. BALL DIAMETER ON FABRIC CONTAINER GROWN TREES	MIN. CONTAINER SIZE (GALLONS)	MIN. TREE HEIGHT ON STANDARD TREES	MIN. TREE HEIGHT ON SLOWER GROWN TREES	MAX. TREE HEIGHT
1	16	12	5	6	5	10
2	24	18	20	10	8	14
3	32	20	45	12	9.5	16
4	42	30	95	14	10.5	18
5	54	36	95			

Trunk diameter (caliper is measured six (6) inches from the ground unless trunk is more than four (4) inches caliper. If so, measure trunk caliper 12 inches above ground.

7.5 Drought Tolerant Landscaping

When landscaping is required as part of developing a property, but irrigation water is not available from a municipal or community water system, the landscaping must incorporate only drought tolerant plants. Even when irrigation water is available, use of drought tolerant plants is encouraged in order to conserve water. The following tables list drought tolerant plants suitable for the Rogue Valley:

DROUGHT TOLERANT CANOPY TREES			
BOTANICAL NAME	COMMON NAME	STREET TREE	PARKING LOT
Acacia			
Aesculus californica	Horsechestnut		
Albizia julibrissin	Silk tree		
Celtis	Hackberry	X	X
Eriobotrya japonica	Loquat		
Fig (edible)			
Grevillea			

²Source: American Standard for Nursery Stock ANSI 60.1, and Florida Grades and Standards for Nursery Stock

DROUGHT TOLERANT CANOPY TREES			
BOTANICAL NAME	COMMON NAME	STREET TREE	PARKING LOT
Koelreuteria paniculata	Goldenrain tree		
Maclura pomifera	Osage orange		
Populus fremontii	Western or Fremont cottonwood		
Quercus (many)	Oak	X	X
Robinia	Locust		
Tilia tomentosa	Silver Linden		
Walnut			
Ziziphus jujuba	Chinese jujube		

DROUGHT TOLERANT UNDERSTORY AND CONIFER TREES				
BOTANICAL NAME	COMMON NAME	STREET TREE	UNDER UTILITIES	PARKING LOT
Calocedrus decurrens		X		
Cedrus deodara	Deodar cedar			
Pinus (many)	Pine			
Pistacia	Pistache			X
Sequoiadendron giganteum	Giant sequoia			

DROUGHT TOLERANT SHRUBS			
BOTANICAL NAME	COMMON NAME	CAN BECOME SMALL TREE	CAN PROVIDE SCREENING
Acacia (many)			
Arbutus unedo	Strawberry tree	X	
Arctostaphylos	Manzanita		
Artemisia			
Atriplex			
Baccharis pilularis	Coyote brush		
Caragana arborescens	Siberian peashrub	X	
Ceanothus	Wild lilac		
Cercis occidentalis	Western redbud	X	
Cercocarpus	Mountain mahogany	X	
Chamaerops humilis	Mediterranean fan palm	X	

DROUGHT TOLERANT SHRUBS			
BOTANICAL NAME	COMMON NAME	CAN BECOME SMALL TREE	CAN PROVIDE SCREENING
Cistus	Rockrose		
Convolvulus cneorum	Bush morning glory		
Cotinus coggygria	Smoke tree	X	
Cotoneaster			
Cytisus	Broom		
Dendromecon	Bush poppy		
Dodonaea viscosa	Hop bush	X	
Echium			
Elaeagnus			X
Escallonia			X
Fallugia paradoxa	Apache plume		
Fremontodendron	Flannel bush		
Garrya	Silktassel		
Genista	Broom		
Grevillea			
Heteromeles arbutifolis	Christmas berry, California holly	X	X
Hypericum calycinum	St. Johnswort		
Lagerstroemia indica	Crape myrtle	X	
Lavandula	Lavender		
Leucophyllum frutescens	Texas ranger		X
Mahonia			X
Photinia serrulata	Chinese photinia	X	X
Pinus edulis	Pinon pine	X	
Pinus monophylla	Singleleaf pinon pine	X	
Pittosporum		X	
Prunus caroliniana	Carolina laurel cherry	X	X
Prunus ilicifolia	Hollyleaf cherry	X	X
Prunus lyonii	Catalina cherry	X	X
Punica granatum	Pomegranate	X	
Pyracantha	Firethorn		X
Rhamnus alaternus	Italian buckthorn	X	X

DROUGHT TOLERANT SHRUBS			
BOTANICAL NAME	COMMON NAME	CAN BECOME SMALL TREE	CAN PROVIDE SCREENING
Rhamnus californica	Coffeeberry		
Rhamnus crocea ilicifolia	Hollyleaf redberry	X	X
Rhus ovata	Sugar bush		X
Rosa rugosa	Ramanas rose, sea tomato		
Rosmarinus officinalis	Rosemary		
Santolina chamaecyparissus	Lavender cotton		
Spartium junceum	Spanish broom		
Tamarix	Tamarisk	X	
Taxus	Yew		X
Teucrium	Germander		X

DROUGHT TOLERANT PERENNIALS	
BOTANICAL NAME	COMMON NAME
Achillea	Yarrow
Agave	
Amaryllis belladonna	Belladonna lily
Anacyclus depressus	
Baptisia australis	False indigo
Centranthus ruber	Jupiter's beard, red valerian
Coreopsis	
Cortaderia selloana	Pampas grass
Echeveria (most)	
Eriogonum	Wild buckwheat
Euphorbia (most)	Spurge
Gaillardia	Indian Blanket Flower
Iris	
Kniphofia uvaria	Red-hot poker
Liatris	Gayfeather
Linum	Flax
Marrubium vulgare	Horehound
Mimulus	Monkey flower

DROUGHT TOLERANT PERENNIALS	
BOTANICAL NAME	COMMON NAME
Narcissus	Daffodil
Oenothera berlandieri	Mexican evening primrose
Pennisetum setaceum	Fountain grass
Perovskia atriplicifolia	Russian sage
Phlomis fruticosa	Jerusalem sage
Phormium	New Zealand flax
Romneya coulteri	Matilija poppy
Sisyrinchium bellum	Blue-eyed grass
Yucca (most)	
Zauschneria	California fuchsia, Hummingbird flower

DROUGHT TOLERANT GROUND COVERS	
BOTANICAL NAME	COMMON NAME
Baccharis pilularis	Coyote brush, dwarf chaparral broom
Polygonum cuspidatum compactum	Knotweed
Sedum (many)	Stonecrop
Verbena	

7.6 Fire-Wise Plant Materials

Although there are no fire proof plant materials, some plants have characteristics such as high moisture content in leaves or an open, loose branching habit that make them more fire resistant. When planning your landscape, use the characteristics of fire-wise plants along with site characteristics such as slope, aspect, hardiness zone and amount of precipitation to choose plant material suitable for your site.

Vegetation within the primary fuelbreak surrounding a building should be limited to lawn, ground covers, perennials and annuals that are regularly watered and maintained. Use only occasional individual shrubs and trees located at least 10 feet from the building and spaced far enough apart so that fire will not spread between them. Recommended separation distances are shown in the following table:

FIRE-WISE PLANT SEPARATION DISTANCES			
	0 - 20% SLOPE	21 - 40% SLOPE	OVER 40% SLOPE
recommended distance between shrubs and small conifers	two times the shrub height	four times the shrub height	six times the shrub height
recommended distance between tree canopies (outermost branches)	10 feet	20 feet	30 feet

Landscape maintenance is far more important to fire prevention than the selection of plant materials. Most plants accumulate excess woody material and shed seasonal foliage. Branches spread, often touching other vegetation. Weeds grow between landscape plants. Regular pruning, mowing and raking is needed to reduce this accumulation of potential fuel. The less accumulated plant debris, the slower a fire will spread.

Proper plant selection, placement and maintenance can diminish the possibility of ignition, lower fire intensity, and reduce how quickly a fire spreads. The following tables list fire-wise plants that can be used in landscaping for fire protection:

FIRE-WISE CONIFER TREES				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Calocedrus decurrens	Incense cedar	X		
Thuja plicata	Western red cedar			

FIRE-WISE DECIDUOUS TREES				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Acer spp.	Maple		X	
Alnus spp.	Alder			
Betula	Birch			
Catalpa speciosa	Northern catalpa			
Celtis occidentalis	Hackberry	X		
Cornus florida	Flowering dogwood			
Fagus spp.	Beech			
Fraxinus spp.	Ash		X	
Gleditsia tricanthos	Honeylocust			
Liquidambar styraciflua	Sweetgum		X	
Malus spp.	Crabapple			
Populus spp.	Aspen, cottonwood, poplar			
Prunus spp.	Cherry			
Quercus spp.	Oak (white, burr or red)	X		
Robinia pseudoacacia	Black locust	X		
Salix spp.	Willow			

FIRE-WISE SHRUBS				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Amelanchier spp.	Serviceberry			
Atriplex canescens	Four wing saltbrush	X		
Berberis spp.	Barberry	X	X	
Buddelia davidi	Butterfly bush		X	
Caryopteris x clandonensis	Blue-mist spirea			
Cornus stolonifera	Red osier dogwood			
Cotoneaster spp.	Cotoneaster	X	X	X
Gaultheria shallon	Salal		X	
Holodiscus discolor	Oceanspray			
Ligustrum spp.	Privet			
Mahonia spp.	Oregon grape	X	X	X
Paxistima canbyi	Dwarf mountain lover			
Philadelphus spp.	Mock orange; syringa			
Rhamnus frangula	Buckthorn			
Rhododendron spp.	Azaleas, rhododendrons		X	
Rhus spp.	Sumac	X	X	X
Ribes spp.	Currant		X	X
Sheperdia argentea	Silver buffaloberry			
Symphoricarpos albus	Snowberry			X
Viburnum trilobum	Cranberry bush			
Yucca spp.	Yucca	X		

FIRE-WISE PERENNIALS				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Achillea spp.	Yarrow	X	X	
Allium schoenoprasum	Chives			
Bergenia spp.	Bergenia			
Brodiaea spp.	Lilies	X		
Coreopsis spp.	Coreopsis		X	
Eschscholzia spp.	California poppy		X	
Geranium spp.	Geranium			

FIRE-WISE PERENNIALS				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Hemerocallis hybrids	Daylilies		X	
Heuchera spp.	Coral bells			
Hosta spp.	Hosta		X	
Iris spp.	Iris		X	
Kniphofia uvaria	Red hot poker		X	
Lupinus spp.	Lupine		X	
Oenothera spp.	Evening primrose	X		
Penstemon spp.	Beard tongue		X	
Senecio cineraria	Dusty miller		X	
Solidago spp.	Goldenrod			
Stachys byzantina	Lamb's ear		X	

FIRE-WISE GROUNDCOVERS				
BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	DEER RESISTANT	EROSION CONTROL
Succulents:				
Delosperma nubigenum	Hardest ice plant	X		
Echeveria spp.	Hens & chicks			
Sedum spp.	Stone crops			
Non-succulents:				
Achillea tomentosa	Wally yarrow	X		
Ajuga reptans	Carpet bugle			
Arctostaphylos uva-ursi	Kinnikinnick		X	
Armeria maritima	Sea pink; thrift			
Cerastium tomentosa	Snow in summer	X	X	
Cotoneaster dammeri	Bearberry cotoneaster			
Euonymus fortunei	Winter creeper			X
Fragaria spp.	Wild strawberries		X	
Hypericum calycinum	St. Johnswort		X	
Potentilla tabernaemontanii	Spring cinquefoil			
Thymus praecox arcticus	Mother of thyme	X		
Verbena bipinnatifida	Verbena	X		
Vinca minor	Periwinkle			X

7.7 Riparian Area Plants

Understory vegetation and trees that provide shading to creeks are required to be retained adjacent to streams and other water bodies. Where disturbance of riparian vegetation cannot be avoided during development, the disturbed areas should be reclaimed by planting native riparian plant materials. The LDO also allows non-native vegetation adjacent to streams and other water bodies to be removed, provided the vegetation is replaced with native plant species. The following tables list native plant species that are appropriate for revegetation of riparian areas:

PLANTS FOR WET AREAS (Riparian)		
BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
Fraxinus latifolia	Oregon Ash	frost hardy, drought tolerant
Crataegus douglasii	Hawthorne	native tree, useful to over 20 bird species, fruit produced in late fall
Salix sp.	Willows	easy to establish from cuttings
Populus trichocarpa	Cottonwood	fast growing, provides good buffer
Alnus rubra	Red Alder	streams and moist bottom areas

PLANTS FOR SHALLOW PONDS (Riparian)		
BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
Potamogeton sp.	Pondweed	grows in water 1 - 4" deep
Polygonium spp.	Smartweed	wet soils or shallow water
Carex spp.	Sedges	several species, wet soils or shallow water
Scirpus sp.	Bulrush	shallow water to 1½" deep
Sparganium sp.	Burreed	edges of ponds, produces large edible seeds
Sagittaria latifolia	Wapato Duck Potato	mud flats to water 1½" deep
Typha latifolia	Cattails	wet soils, shallow water
Eleocharis spp.	Spike Rush	wet soils

PLANTS FOR UPLAND AREAS/WETLAND PERIMETER (Riparian)		
BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
Rhamnus purshiana	Cascara	produces purple fruit eaten by birds
Sambucus cerulea	Blue Elderberry	fruit highly used by birds
Sambucus callicarpa	Red Elderberry	fruits earlier than blue elderberry
Osmaronia Cevasiformes	Indian Plum	erect shrub up to 15' tall. Birds may eat fruit before it matures.
Prunus virginiana	Chokecherry	produces purple fruit
Prunus emarginata	Bitter Cherry	produces red, juicy, bitter fruit

PLANTS FOR UPLAND AREAS/WETLAND PERIMETER (Riparian)

BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
<i>Cornus stolonifera</i>	Dogwood, red osier	produces white berries used by songbirds, game birds and bears
<i>Malus diversifolia</i>	Crabapple	small tree, valuable wildlife food source
<i>Lonicera</i> sp.	Honeysuckle	produces red fruit in late summer, hold fruit into winter
<i>Thuja plicata</i>	Red Cedar	good winter cover on moist sites, seeds for birds
<i>Amelanchier alnifolia</i>	Serviceberry	dark blue fruit used by birds
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	prefers shade, blue berries, often planted as ornamental
<i>Corylus californica</i>	Hazelnut	brushy buffer, edible nut
<i>Rosa gymnocarpa</i>	Woods Rose	hips eaten by birds, deer and elk browse forage
<i>Ribes sanguineum</i>	Red-Flowering Currant	edible berries