



Received

DEC 23 2025

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

Date December 18th, 2025

RE: NEIGHBORHOOD REVIEW VIRTUAL MEETING PROPOSED DEVELOPMENT - Solar Energy Facility

Dear Landowner:

Conifer Energy Partners LLC (Conifer) is holding a virtual neighborhood meeting about a future application for a solar energy facility located at 45500 SW Seghers RD Gaston, OR, more specifically shown by the attached map. We are considering a proposal for a 12-acre Solar Energy Facility. Prior to applying to the Washington County Department of Land Use & Transportation we would like to take the opportunity to discuss the proposal in more detail with you.

The purpose of this virtual meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify potential issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a **VIRTUAL** meeting on:

Date: January 12th at 6pm

Location: Virtual video call

Joining Information:

Virtual Neighborhood Meeting - Solar Energy Facility

, January 12, 2026 • 6:00 – 7:00pm

Time zone: America/Los_Angeles

Google Meet joining info

Video call link: <https://meet.google.com/fxf-sdbk-naf>

Or dial: (US) +1 216-532-5501 PIN: 677 232 277#

More phone numbers: <https://tel.meet/fxf-sdbk-naf?pin=9126827357575>

Mail in Comments: PO Box 1585 Everett, WA 98206

Meeting Materials: Preview the meeting materials at the following link.

https://drive.google.com/drive/folders/10xiJhii8jjLh0A7JOR_z6Xolu-QJH4NY?usp=sharing

If for some reason you have trouble accessing the files you may call or email me directly at 971-236-3706 or Spencer@ConiferEnergyPartners.com

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive

official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

Development Proposal Narrative

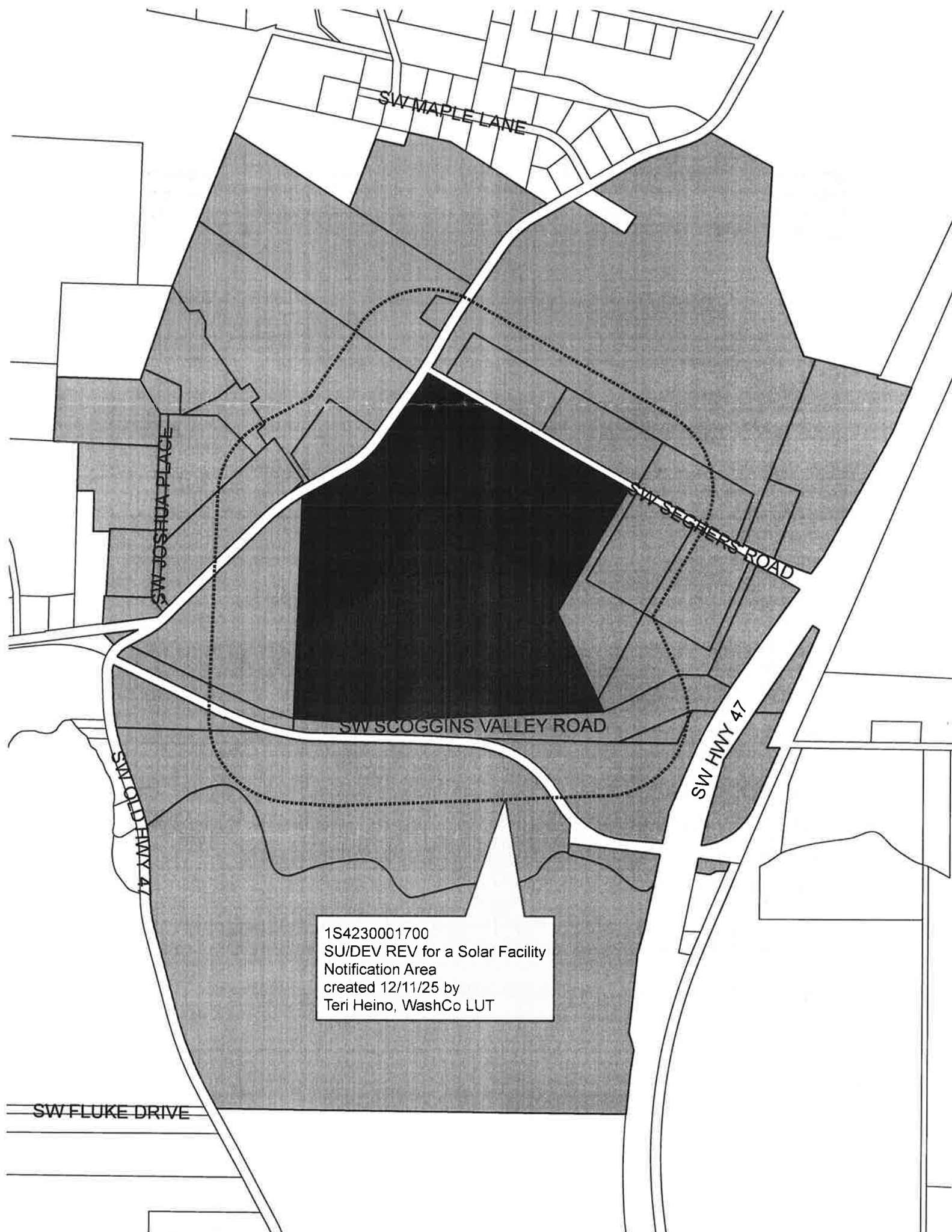
Conifer is proposing a 12-acre solar facility on the subject property. The solar facility will consist of single-axis trackers fixed with photovoltaic modules supported by stationary piles driven six to eight feet into the ground. Each row of panels is strung together in a north-south orientation with panels tracking the sun throughout the day. The facility will have nameplate capacity of 3 Megawatts (MWac). The proposed 12-acre photovoltaic solar power generating facility is located about 1-miles north of Gaston on the south side of SE Old Highway 47 and West of SW Seghers Rd. The solar project area will be sited in the northwest corner of the 66.81-acre subject property. The proposed solar facility is being sited at this location due to its proximity to an existing distribution substation, access to 3 phase power lines, and availability of adequate land. No new transmission lines are being proposed as part of this facility.

Photovoltaic Solar Power Generation Facilities are an allowed use under OAR 660-033-0130(5) and (38) and Washington County Community Development Code, Section 340, EFU. These rules limit the size and location of the facilities to allow the opportunity for commercial power generation while only occupying a limited area of low-quality soils. There are dozens of similar projects generating power in the Willamette Valley.

We look forward to more specifically discussing the proposal with you. Contact Spencer at 971-236-9706 or by email at Spencer@ConiferEnergyPartners.com if you have questions.

Sincerely,

Spencer Wallace
Conifer Energy Partners, LLC



1S4230001700
SU/DEV REV for a Solar Facility
Notification Area
created 12/11/25 by
Teri Heino, WashCo LUT

Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

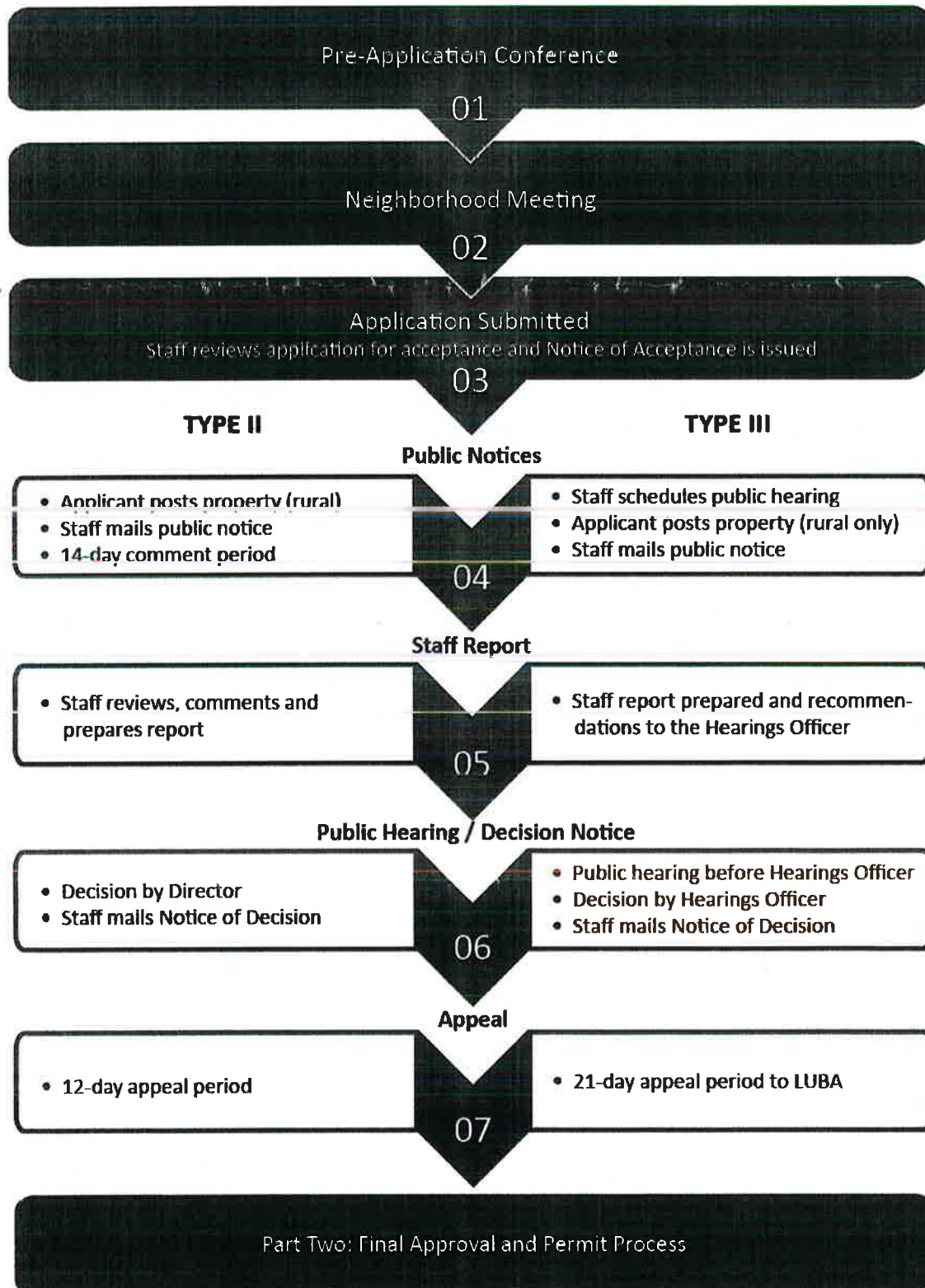
Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

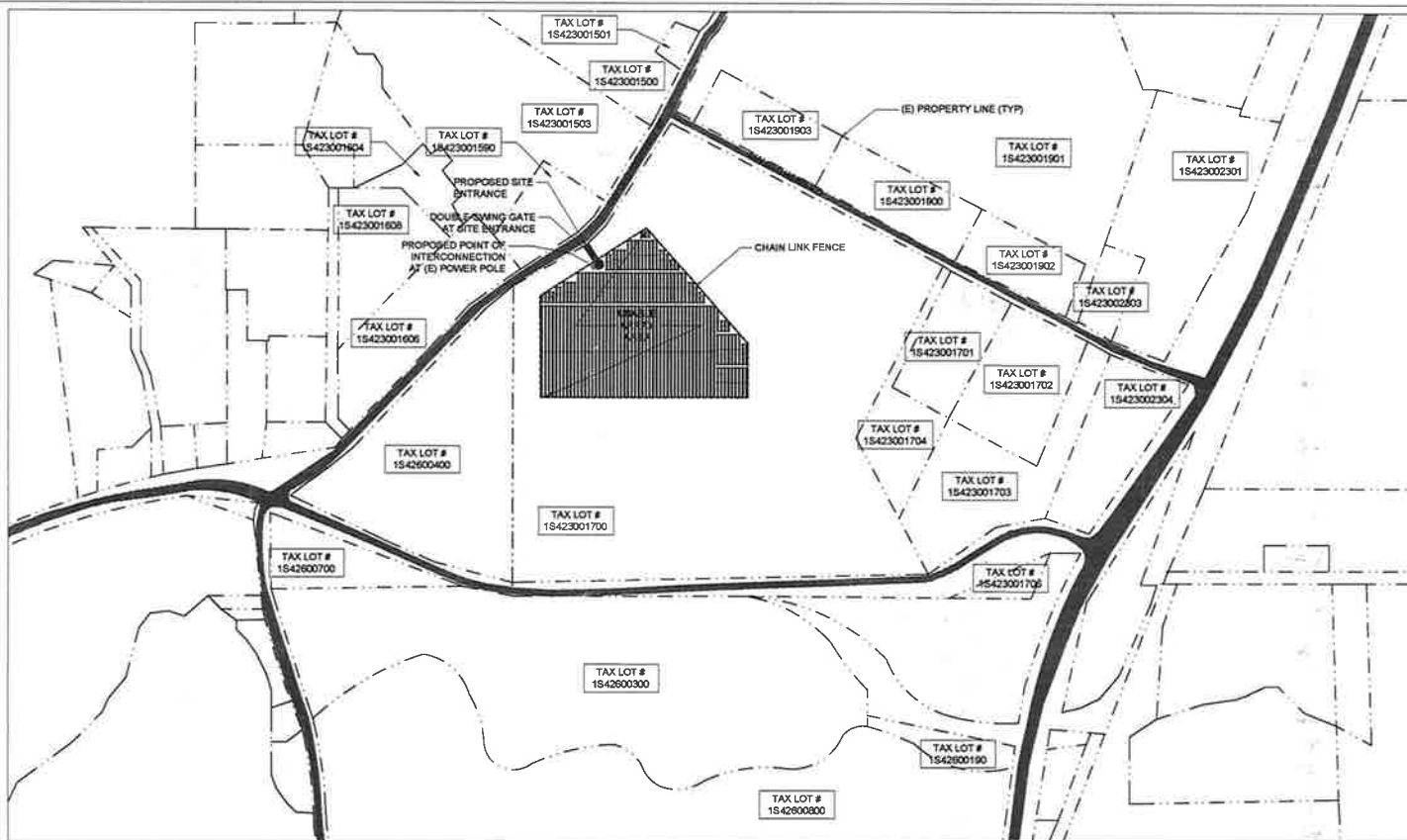
* Refer to Washington County Community Development Code section 203-3

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process

(Attachment C)

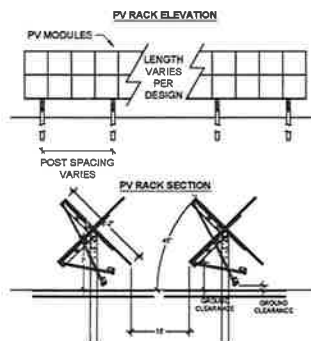




1 ZONING SITE PLAN
SCALE: 1" = 250'



2 VICINITY MAP
SCALE: N.T.B.



3 PV RACK DETAILS (TYP)
SCALE: N.T.B.

SITE DATA	
CODE TAX #	15423001700
ZONING	EXCLUSIVE FARM USE
TRACT ACREAGE	67 TOTAL
CURRENT LAND USE	FARM
LEASED AREA	N/A
PROPOSED USE AREA	SOLAR ENERGY SYSTEM
SOLAR ARRAY	12 ACRES
ZONING DISTRICT	EFU
SETBACKS (MIN)	
FRONT	30FT
SIDE	10FT
REAR	20FT
STREET SIDE YARD	30FT
BUFFER/SCREENING	N/A

LINE TYPE LEGEND	
(E) PAVED ROAD	
(E) PROPERTY LINE	
(E) BUILDING SET BACK LINE	
COMP. NATIVE ACCESS ROAD	
PV MODULES & RACKING	
ELECTRICAL EQUIPMENT PAD	
CHAIN LINK SECURITY FENCE	
DOUBLE SWING GATE	

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS PER WASHINGTON COUNTY GIS DATA.
 - TAX MAP INFORMATION OBTAINED FROM WASHINGTON COUNTY GIS VIEWER.
 - DIMENSIONS PROVIDED ARE FOR GUIDANCE ONLY.
 - DRIVEWAY PERMITS MUST BE APPROVED BY WASHINGTON COUNTY PRIOR TO CONSTRUCTION.
 - PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY. PRE-DEVELOPMENT DRAINAGE PATTERNS WILL BE SUBSTANTIALLY MAINTAINED AND BMPs EMPLOYED FOR EROSION PREVENTION AND SEDIMENT CONTROL. THE ONLY PERMANENT IMPERVIOUS SURFACES WILL BE CONCRETE EQUIPMENT PADS AND PILE SECTIONS FOR SUPPORT OF THE PV STRUCTURE.
 - PROPOSED TEMPORARY LAY DOWN YARD/ CONSTRUCTION. A PORTION OF THIS AREA WILL BE COVERED WITH GRAVEL OR OTHER TEMPORARY SURFACE TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS. FOLLOWING CONSTRUCTION, THE ENTIRE AREA IS RESTORED TO PRE-CONSTRUCTION CONDITIONS.
 - PROPOSED 22' WIDE ACCESS GATE (TWO 11' SECTIONS) IS 6' TALL CHAIN LINK WITH 3 STRANDS OF BARBED WIRE. KNOX BOX WILL BE PROVIDED TO ALLOW EMERGENCY PERSONNEL ACCESS (AS DESIGNATED BY WASHINGTON COUNTY).
 - NO LIGHT IS PROPOSED FOR THE SITE.
 - ALUMINUM SIGNS ("DANGER - HIGH VOLTAGE" AND "DANGER - NO TRESPASSING"), WILL BE PLACED ON PERMANENT 6' TALL SECURITY FENCING.
 - SYSTEMS, EQUIPMENT AND STRUCTURES WILL NOT EXCEED 12' IN HEIGHT WHEN GROUND MOUNTED. EXCLUDED FROM THIS HEIGHT REQUIREMENT ARE ELECTRIC TRANSMISSION LINES AND UTILITY POLES.
 - IT IS ASSUMED WITHIN THIS PRELIMINARY DESIGN, THAT THE USABLE SPACE ACCOMMODATES EVENTUAL EROSION & SEDIMENTATION CONTROL MEASURES, THAT WILL BE GOVERNED UNDER COUNTY AND/OR STATE REQUIREMENTS. ASSUMED BMPs INCLUDE BUT ARE NOT LIMITED TO SILT FENCE, FIBER ROLLS, WASHOUT PITS, A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND SEEDING AS NECESSARY.
 - THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/ TRANSFORMER PAD, OVERHEAD POLES & LINES, ETC., SHOWN ARE APPROXIMATE & ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS (DROOT, USACE, ETC.), EQUIPMENT SPECIFICATIONS, AND/ OR OTHER CONSTRAINTS.
 - ALL EQUIPMENT SHALL BE UL LISTED FOR USE IN SYSTEM CONFIGURATION. ELECTRICAL ENCLOSURES AND CONDUCTORS SHALL BE DESIGNED TO OPERATE SAFELY IN AN OUTDOOR ENVIRONMENT AND RATED FOR OUTDOOR USE.
- INSTALLATION SHALL COMPLY WITH ALL RELEVANT NATIONAL ELECTRICAL CODE AND OREGON FIRE CODE STANDARDS.
- MEDIUM VOLTAGE UTILITY INTERCONNECTION SHALL BE IN COMPLIANCE WITH UTILITY STANDARDS.
- DEFENSIBLE SPACE AND FUEL BREAKS WILL BE MAINTAINED WITHIN ALL PROJECT SETBACKS AND LANDSCAPING WILL BE MAINTAINED FOR FUEL REDUCTION AND FIRE HAZARD MITIGATION.

SEGHERS SOLAR, LLC	
FOR ZONING PURPOSES ONLY NOT FOR CONSTRUCTION	
SEGHERS SOLAR, LLC PV SOLAR GROUND MOUNT	
LOCAL NOTICE THIS DOCUMENT IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ACT AND IS NOT A CONTRACT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL JURISDICTION FOR SUBMISSION TO PUBLIC RECORDS.	
ZONING SITE PLAN	
DATE: D	SCALE: AS NOTED
SHEET: W-102	