



Date January 2nd, 2026

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. The parcel is zoned AF-20. 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: February 10th at 6pm

Location: Virtual video call

Joining Information:

Virtual Neighborhood Meeting - Solar Energy Facility

, February 10, 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

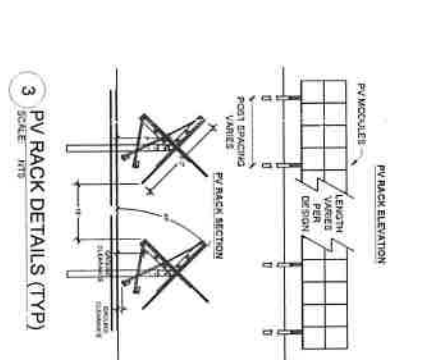
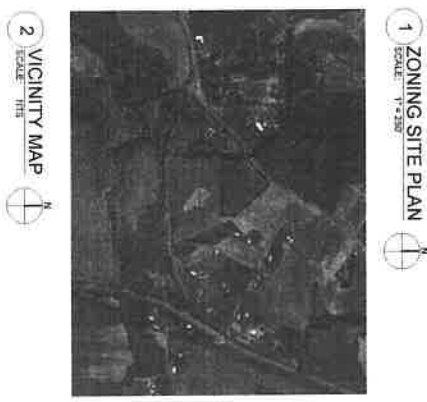
Conifer is proposing a 12-acre solar facility on the subject property. The solar facility will consist of single-axis trackers fixed with photovoltaic modules supported by stationary piles driven six to eight feet into the ground. Each row of panels is strung together in a north-south orientation with 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-mile 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 344, AF-20. 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,

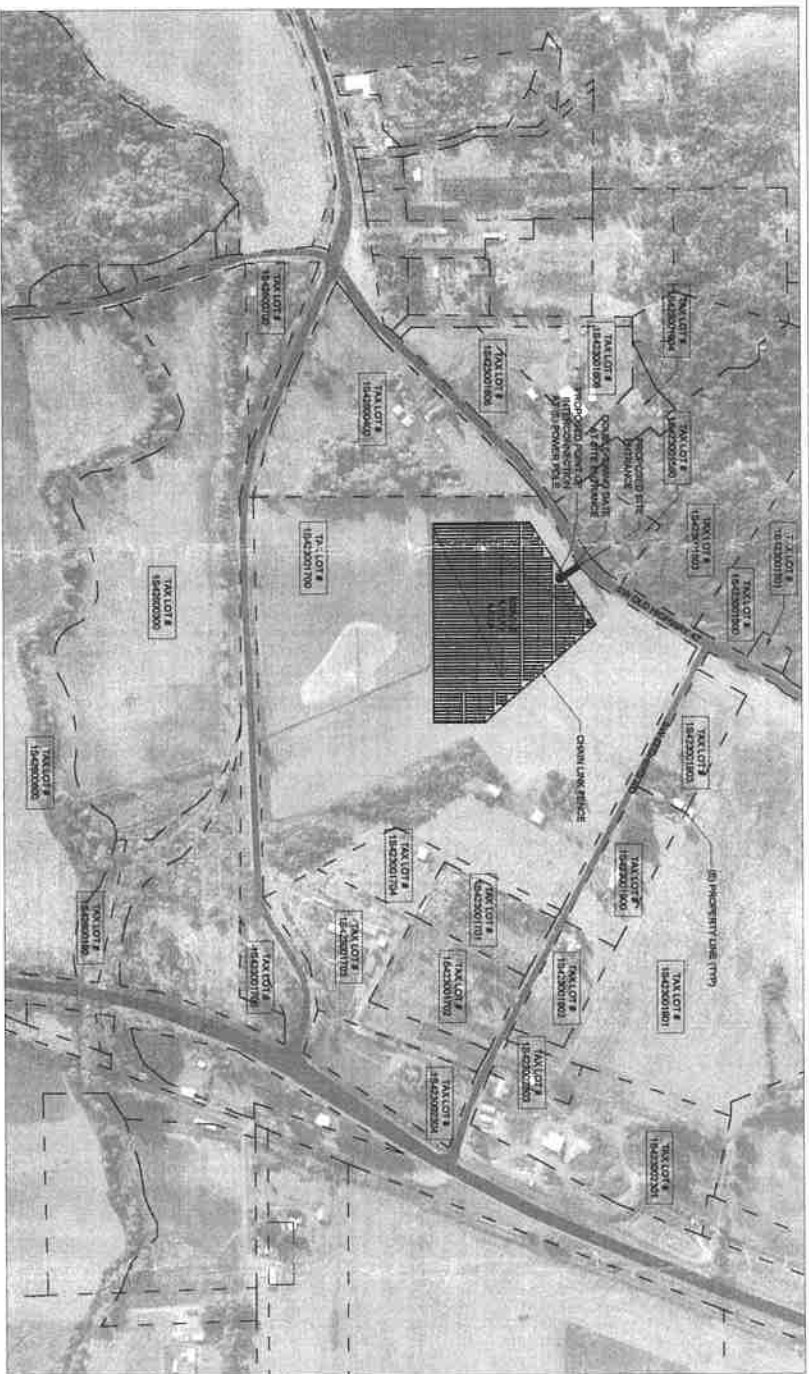
Spencer Wallace
Conifer Energy Partners, LLC



SITE DATA	
CODE TAX #	15-43001700
TRACT ADDRESS	15-43001700
LEASED AREA	67 ACRES
PROPOSED USE AREA	SOLAR ENERGY SYSTEM
PROPOSED ZONING DISTRICT	AF-20
PROPOSED SETBACKS (MIN)	30 FT
PROPOSED STREET SIDE YARD SETBACK	30 FT
PROPOSED BUFFER/SCREENING	N/A

LINE TYPE LEGEND	
(A) PLANNED ROAD	---
(B) PROPERTY LINE	---
(C) BUILDING SET BACK LINE	---
(D) PROPERTY LINE	---
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ZONING SITE PLAN	
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- BOUNDARY INFORMATION SHOWN ON THE PLAN IS FOR WASHINGTON COUNTY GIS DATA.
- TAX MAP INFORMATION OBTAINED FROM WASHINGTON COUNTY GIS VIEWER.
- DIMENSIONS PROVIDED ARE FOR GUIDANCE ONLY.
- DRIVEWAY GRANTS MUST BE APPROVED BY WASHINGTON COUNTY PRIOR TO CONSTRUCTION.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREA, WILL BE CLEARED AND GRUBBED AS NECESSARY. PRE-DEVELOPMENT DRAINAGE PATTERNS WILL BE ESSENTIALLY MAINTAINED AND EXISTING DRAINAGE PATTERNS WILL BE PRESERVED AND RESTORED. THE ONLY PERMANENT IMPROVEMENTS SURFACES WILL BE CONCRETE EQUIPMENT PADS AND PILE SECTIONS FOR SUPPORT OF THE PV STRUCTURE.
- PROPOSED TEMPORARY LAY DOWN YARD CONSTRUCTION, A PORTION OF THE 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 8' 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 BOND CONDUIT - HIGH VOLTAGE AND - DANGER - NO TRESPASSING, WILL BE PLACED ON PERMANENT 8" TALL SECURITY FENCING.
- SYSTEMS EQUIPMENT AND STRUCTURES WILL NOT EXCEED 12' IN HEIGHT WHEN GROUND MOUNTED. ELECTRIC TRANSMISSION LINES AND UTILITY POLES, IF IT IS ASSUMED WITHIN THIS PRELIMINARY DESIGN, THAT THE USABLE SPACE BETWEEN EXISTING TRANSMISSION LINES AND UTILITY POLES, THAT WILL BE GOVERNED UNDER COUNTY AND/OR STATE REQUIREMENTS ASSUMED. BUTS INCLUDE BUT ARE NOT LIMITED TO: ALT FENCE, FIBER POLES, WITHOUT PITS, A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND SEEDING AS NECESSARY.
- THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY FENCING, INVERTER TRANSFORMER PAD, OVERHEAD POLES & LINES, ETC., SHOWN ARE APPROXIMATE & ARE SUBJECT TO MODIFICATION DUE TO FIELD CONDITIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WASHINGTON COUNTY SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
- ALL EQUIPMENT SHALL BE UL LISTED FOR USE IN SYSTEM COMPLIANT ELECTRICAL ENCLOSURES AND CONDUCTIONS SHALL BE DESIGNED AND INSTALLED TO MEET ALL REQUIREMENTS AND RATED FOR OUTDOOR USE.
- INSTALLATION SHALL COMPLY WITH ALL RELEVANT NATIONAL ELECTRICAL CODE AND OREGON RISE CODE STANDARDS.
- MEDIA VOLTAGE UTILITY INTERCONNECTION SHALL BE IN COMPLIANCE WITH UTILITY STANDARDS.
- DEFENSIBLE SPACE AND FUEL BREAKS WILL BE MAINTAINED WITHIN ALL PROJECT BARRIERS AND LANDSCAPING WILL BE MAINTAINED FOR FUEL REDUCTION AND FIRE HAZARD MITIGATION.

SEGHERS SOLAR, LLC

PV SOLAR GROUND MOUNT

FOR STAND PURPOSES ONLY NOT FOR CONSTRUCTION

W-101