

April 10, 2026

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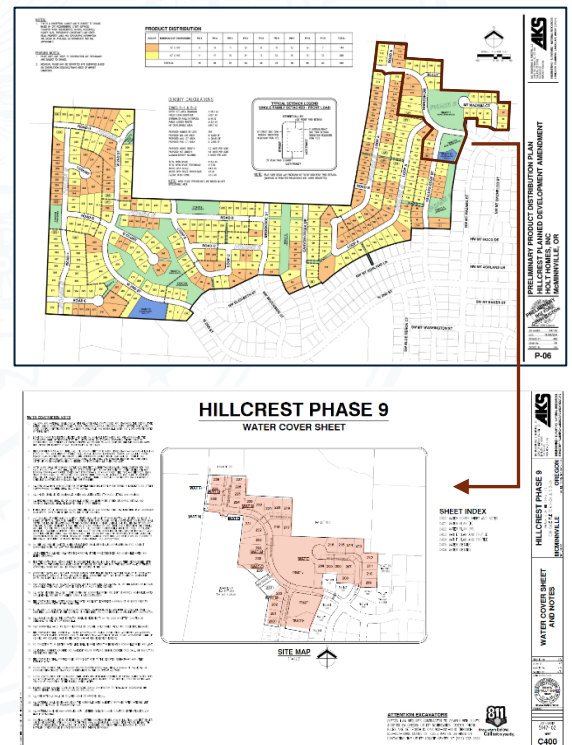
Letter sent by email only

**Re: Hillcrest Subdivision – Phase 9 ([PR#58-2026](#))
McMinnville Water & Light ([PWS ID#00497](#))
Conditional Approval**

Dear Ms. Gordon:

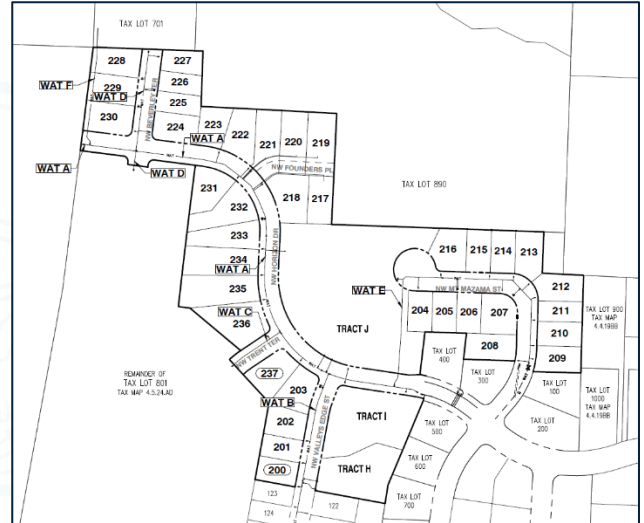
On July 22, 2025, our office received a completed land use compatibility statement (LUCS) for the multi-phased Hillcrest Subdivision. On April 9, 2026, our office received plans for the Hillcrest Subdivision – Phase 9 in McMinnville, Oregon (AKS Project: *Hillcrest PD – Holt 5147-02*). A check in the amount of \$3,300 for the plan review fee payment was also received.

Included with the LUCS signed 12/20/24 by senior planner, Tom Schauer was a copy of McMinnville City Ordinance No. 5155 (passed December 18, 2024), which amended previous ordinances to allow the remaining phases of the Hillcrest Planned Development on approximately 106 acres (Tax Lot R4525 00801) for 392 additional residential lots in the general area between the westerly ends of SW 2nd Street and NW Horizon Drive and extending to the northwest in McMinnville.



Phase 9 (originally referred to as Phase 3 in the LUCS documents) is in the northwest corner of the development and consists of 37 lots as follows:

- **Lots 200-203:** 224-LF of 8" dia. cement-mortar lined ductile iron water main to serve 4 lots (lots 200-203) along NW Valley's Edge St. (Water B alignment Table)
- **Lots 204-216:** 760-LF of 8" dia. cement-mortar lined ductile iron water main to serve 13 lots (lots 204-216) along NW Mt. Mazama St. (Water E alignment Table)
- **Lots 224-230:** 282-LF of 8" dia. cement-mortar lined ductile iron water main to serve 7 lots (lots 224-230) along NW Beverley Terrace (Water F & D alignment Tables).
- **Lots 217-223 & 231-236:** 1,286-LF of 8" dia. cement-mortar lined ductile iron water main to serve 13 lots (lots 217-223 & 231-236) along NW Horizon Drive, NW Founders Place, and NW Trent Terrace (Water A & C alignment Tables).




The plans are approved with the following conditions needing to be met prior to Final Approval:

1. All items in contact with potable water must meet NSF Standard 61 or equivalent.
2. The design must allow for 20 psi to be maintained at all service meters.
3. Air-relief valves, if needed, must be installed at high points where air can accumulate. The breather tube on air-relief valves must be extended above ground surface and provided with a screened, downward facing elbow.
4. Water and sewer line crossings conform to OAR 333-061-0050(9) as noted in Water Construction Note #9 on Sheet C-400.
5. Disinfection of the waterline must be completed according to AWWA C651. Results from the coliform sampling must be provided to our office.

Until we receive verification that the conditions been met and Final Approval has been issued, the waterlines are not approved for use. Upon completion of the project, the engineer must verify in writing that construction was completed according to the submitted plans and conditions listed above.

Project Final Approval Request Form

To close out the project and request final approval from DWS, please fill out the Project Final Approval  [request form](#) and email the completed form and a set of as-builts to me at evan.e.hofeld@oha.oregon.gov. Please be sure to reference Plan Review #98-2025.

If you have any questions, please feel free to email or call me at (971) 200-0288.


Sincerely,



Evan Hofeld, Regional Engineer
OHA-Drinking Water Services
Evan.e.hofeld@oha.oregon.gov

CC: Ryan Sticka, Water Superintendent - McMinnville W&L - rls@mc-power.com

Encl. - *Project Final Approval Request Form*
- OAR 333-061-0050(9) Crossings – Sanitary Sewers and Water Lines



Drinking Water Services Project Final Approval Request Form

Print

Project Name

Public Water System ID# 41-

PWS Name

PR#

Click to locate PWS ID#

	YES	NO	DATE
1. Was the project undertaken? If so, what was the starting date?	<input type="checkbox"/>	<input type="checkbox"/>	<input style="width: 60%;" type="text"/>
2. If project was not undertaken, has the project been abandoned?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Was the project completed? If so, when? If project not complete, estimated completion date: <input style="width: 60%;" type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input style="width: 60%;" type="text"/>
4. If completed, was the work accomplished in conformance with all conditions listed in the Conditional Approval letter and DWS Construction Standards, Oregon Administrative Rule (OAR) 61-0050? In the comments below or on a separate sheet please make clear how all conditions specified in the Conditional Approval letter were met.	<input type="checkbox"/>	<input type="checkbox"/>	
5. If the project was completed, were there any differences between what is shown on the plans and what was actually installed?	<input type="checkbox"/>	<input type="checkbox"/>	
6. If the completed project is different from what is shown on the plans, were the plans modified to show as-built conditions?	<input type="checkbox"/>	<input type="checkbox"/>	
7. Have as-builts been sent to Drinking Water Services? NOTE: As-builts are not required if there were no significant changes noted in 5.	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are the facilities operating? If so, starting when?	<input type="checkbox"/>	<input type="checkbox"/>	<input style="width: 60%;" type="text"/>

Signature of Engineer

Name

Firm

Date

OR PE#

Phone

Comments

Revised date 10/2021

Page 1 of 2

OAR 333-061-0050(9) Crossings – Sanitary Sewers and Water Lines

- (9) Crossings-Sanitary sewers and water lines:
- (a) All reference to sewers in this section shall mean sanitary sewers;
 - (b) In situations involving a water line parallel to a sewer main or sewer lateral, the separation between the two shall be as indicated in Figure 1;
 - (c) In situations where a water line and a sewer main or sewer lateral cross, the separation between the two shall be as follows:
 - (A) Wherever possible, the bottom of the water line shall be 1.5 feet or more above the top of the sewer line and one full length of the water line shall be centered at the crossing;
 - (B) Where the water line crosses over the sewer line but with a clearance of less than 1.5 feet, the sewer line shall be exposed to the sewer line joints on both sides of the crossing to permit examination of the sewer pipe. If the sewer pipe is in good condition and there is no evidence of leakage from the sewer line, the 1.5-foot separation may be reduced. However, in this situation, the water supplier must center one length of the water line at the crossing and must prepare a written report of the findings and indicating the reasons for reducing the separation. If the water supplier determines that the conditions are not favorable or finds evidence of leakage from the sewer line, the sewer line shall be replaced with a full length of pipe centered at the crossing point, of PVC pressure pipe (ASTM D-2241, SDR 32.5), high-density PE pipe (Drisco pipe 1000), ductile-iron Class 50 (AWWA C-51), or other acceptable pipe; or the sewer shall be encased in a reinforced concrete jacket for a distance of 10 feet on both sides of the crossing.
 - (C) Where the water line crosses under the sewer line, the water supplier shall expose the sewer line and examine it as indicated in paragraph (9)(c)(B) of this rule. If conditions are favorable and there is no evidence of leakage from the sewer line, the sewer line may be left in place, but special precautions must be taken to assure that the backfill material over the water line in the vicinity of the crossing is thoroughly tamped in order to prevent settlement which could result in the leakage of sewage. In this situation, the water supplier must center one length of the water line at the crossing and must prepare a written report recording the manner in which the sewer line was supported at the crossing and the material and methods used in backfilling and tamping to prevent settlement of the sewer. If the water supplier determines that conditions are not favorable or finds evidence of leakage from the sewer line, the provisions of paragraph (9)(c)(B) of this rule apply.
 - (d) When a water main is installed under a stream or other watercourse, a minimum cover of 30 inches shall be provided over the pipe. Where the watercourse is more than 15 feet wide, the pipe shall be of special construction with flexible watertight joints, valves shall be provided on both sides of the crossing so that the section can be isolated for testing or repair, and test cocks shall be provided at the valves.

WATER CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE COUNTY CODES AND STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, AWWA STANDARDS, A.P.W.A. STANDARDS (NSF1 CERTIFIED – INCLUDING ANEX 2/NSF2 CERTIFICATION FOR LOW LEAD IF APPLICABLE) AND McMinnville WATER AND LIGHT APPROVED WATER MATERIALS LIST.
2. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE BASED ON AVAILABLE INFORMATION AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND PROVIDE ALL EXISTING UTILITIES AS REQUIRED TO AVOID CONFLICTS WITH THE PROPOSED WATER LINE. INFORM THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS.
3. THE EXCAVATION CONTRACTOR SHALL CALL THE OREGON UTILITY NOTIFICATION CENTER (1-800-332-2344) AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE BEGINNING EXCAVATION. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0010. COPIES OF THE RULES ARE AVAILABLE THROUGH THE NOTIFICATION CENTER. IF ADDITIONAL INFORMATION IS DESIRED, CONTACT McMinnville WATER AND LIGHT.
4. WATER MAINS SHALL BE PUSH-ON DUCTILE IRON PIPE THAT IS CEMENT-MORTAR LINED, SHALL CONFORM WITH ANSI A21.8 AND ANSI A21.11, AND SHALL BE U.S. TYTON JOINT POINT, AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY AND PACIFIC STATES CAST IRON COMPANY, OR AS APPROVED. THE TYPE AND THICKNESS CLASS SHALL BE PIPE CLASS 50. THE RUBBER RING GASKETS SHALL CONFORM TO ANSI A21.11, AND SHALL BE FURNISHED WITH THE PIPE. A NON-TOXIC VEGETABLE SOAP LUBRICANT SHALL BE SUPPLIED FROM THE PIPE MANUFACTURER IN SUFFICIENT QUANTITIES FOR INSTALLING THE PIPE FURNISHED.
5. ALL PIPE SHALL HAVE MINIMUM COVER OF THREE- FEET BELOW THE FUTURE FINISH GRADES IN EASEMENTS AND STREET RIGHT-OF-WAYS. BACKFILL SHALL BE 3/4" - 0 GRAVEL.
6. ALL VALVES SHALL BE PER McMinnville WATER AND LIGHT SYSTEM STANDARDS, DETAILS, AND DRAWINGS.
7. ALL FIRE HYDRANTS SHALL BE PER McMinnville WATER AND LIGHT WATER SYSTEM STANDARDS, DETAILS, AND DRAWINGS. HYDRANTS SHALL BE EQUIPPED WITH 5" STORZ FITTINGS.
8. IF LESS THAN 18" OF SEPARATION OCCURS WHEN THE WATER MAIN CROSSES OVER THE SEWER LINE, THEN CONTRACTOR MUST CENTER ONE LENGTH OF THE WATER LINE AT THE CROSSING.
9. ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90 DEGREES AND HAVE 18 INCHES OF VERTICAL CLEARANCE. WHERE A SANITARY SEWER MAIN CROSSES ABOVE A WATER LINE, CONTRACTOR SHALL CENTER ONE LENGTH OF WATER MAIN AT THE CROSSING. IF IT IS A SEWER LATERAL, ONE FULL LENGTH OF DUCTILE IRON PIPE WILL BE USED, CENTERING IT OVER THE WATER MAIN. CONTRACTOR MUST TAKE PRECAUTIONS THAT THE BACKFILL MATERIAL OVER THE WATER LINE IN THE VICINITY OF THE CROSSING IS THOROUGHLY TAMPED IN ORDER TO PREVENT SETTLEMENT. MAINTAIN A MINIMUM 5' HORIZONTAL AND 1' VERTICAL SEPARATION BETWEEN NEW/EXISTING WATER MAINS AND OTHER UTILITIES OTHER THAN SANITARY SEWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER HORIZONTAL AND VERTICAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES AS REQUIRED BY THE OREGON DEPARTMENT OF HUMAN SERVICES, PUBLIC HEALTH, OAR 333-061-0050.

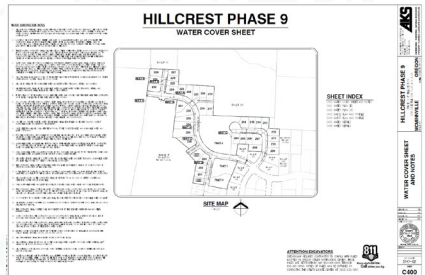


Figure 1: Water Line-Sewer Line Separation

