

## Public Health Division

Center for Health Protection, Drinking Water Services

Tina Kotek, Governor



February 6, 2026

Steven Ward, PE ([sward@westech-eng.com](mailto:sward@westech-eng.com))  
Westech Engineering, Inc.  
3841 Fairview Industrial Drive SE, Suite 100  
Salem, OR 97302

Sent by email only

Re: Ridgeview Heights Subdivision Phase I (1A), II (IB) & III ([PR#24-2020](#))  
City of Willamina ([PWS ID#00953](#))  
Final Approval

Dear Mr. Ward:

On February 6, 2026, our office received confirmation that the above project was completed according to the plans submitted and conditions set forth in the March 13, 2020, conditional approval letter. Although the original conditional approval letter was only for Phase I & II (also known as Phase 1A and 1B), the as-builts received on February 5, 2026, and Project Final Approval Request form received on February 6, 2026 addressed Phase I, II, & III, therefore, this letter pertains to those three phases.

This verification completes the plan review requirements. Final approval is issued at this time, and the waterlines under Phase I, II, and III of the Ridgeview Heights Subdivision are approved for use. If you have any questions, please feel free to call me at 971-200-0288.

Sincerely,

A handwritten signature in blue ink that reads "Evan Hofeld".

Evan Hofeld, Regional Engineer  
OHA-Drinking Water Services  
[evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov)

CC: Jeff Brown – Willamina Public Works Director: [brownj@ci.willamina.or.us](mailto:brownj@ci.willamina.or.us)

Enclosure: Project Description

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800 NE Oregon St., Ste 640, Portland, OR 97232-2162  
Voice: 971-673-0405 | Fax: 503-673-0694  
All relay calls accepted | [www.healthoregon.org/dws](http://www.healthoregon.org/dws)

### Project Description

The Ridgeview Heights Subdivision is a project to subdivide a 10.3-acre parcel located at 601 Churchman Street in Willamina, to be completed in 6 phases.

The project under PR# 24-2020 included the installation of 6" and 8" waterlines and associated appurtenances for the Ridgeview Heights Subdivision project. Originally plans were submitted for Phase 1A and 1B (now referred to as Phase I and II), however, as-builts and a Project Final Approval Request form were received on February 5, 202 for Phases I, II, and III, which were subsequently granted final approval.



**DRAWINGS FOR:**  
**RIDGEVIEW HEIGHTS PH I SUBDIVISION**  
**WILLAMINA, OREGON**

**DEVELOPER:**  
**TIM WENGER**  
**KEYSTONE BUILDERS, LLC**  
**271 N 20TH PLACE**  
**PHILOMATH, OREGON 97370**  
**503-550-0583**

**PROJECT LOCATION:**  
 PAR LOT 206, NORTH 1/2 SECTION 1,  
 T4E, R. 7W, W.M.  
 WILLAMINA, WASHINGTON COUNTY, OREGON

**AS-BUILT**  
 CITY OF WILLAMINA  
 WILLAMINA, OREGON  
 503-550-0583

**811**  
 Know what's below.  
 Call before you dig.

**REVIEW**  
 REVIEWED BY: [Signature]  
 DATE: [Date]

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
2	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
3	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
4	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
5	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
6	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
7	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
8	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
9	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
10	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
11	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
12	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
13	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
14	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
15	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
16	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
17	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
18	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
19	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
20	02/05/2026	AS-BUILT	TIM WENGER	[Signature]

**DRAWINGS FOR:**  
**RIDGEVIEW HEIGHTS**  
**SUBDIVISION - PHASE III**

**FOR:**  
**KEYSTONE BUILDERS, LLC**  
**P.O. BOX 893**  
**PHILOMATH, OR 97370**  
**TIM WENGER**  
**503-550-0583**

**PROJECT LOCATION:**  
 PAR LOT 206, NORTH 1/2 SECTION 1,  
 T4E, R. 7W, W.M.  
 WILLAMINA, WASHINGTON COUNTY, OREGON

**AS-BUILT**  
 CITY OF WILLAMINA  
 WILLAMINA, OREGON  
 503-550-0583

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 DATE: [Date]

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4	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
5	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
6	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
7	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
8	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
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16	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
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18	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
19	02/05/2026	AS-BUILT	TIM WENGER	[Signature]
20	02/05/2026	AS-BUILT	TIM WENGER	[Signature]

**PH I (IA) & II (IB)**      **PH III**

PHASE IA & PHASE IB			
	PHASE IA	PHASE IB	
NO. OF LOTS = 29 - 4.93 AC = 5.88 LOTS/AC	10	19	
NO. OF CONVENTIONAL SINGLE-FAMILY LOTS = 21	8	13	
NO. OF TOWN HOUSE LOTS = 8 (* LOTS 4, 5, 12, 13, 17, 18, 25, 26)	2	6	

LOT TYPE	MAXIMUM SIZE	MINIMUM SIZE	AVERAGE SIZE
SINGLE-FAMILY	17,761 S.F.	5,000 S.F.	7,001 S.F.
TOWN HOUSE	4,213 S.F.	3,300 S.F.	3,511 S.F.

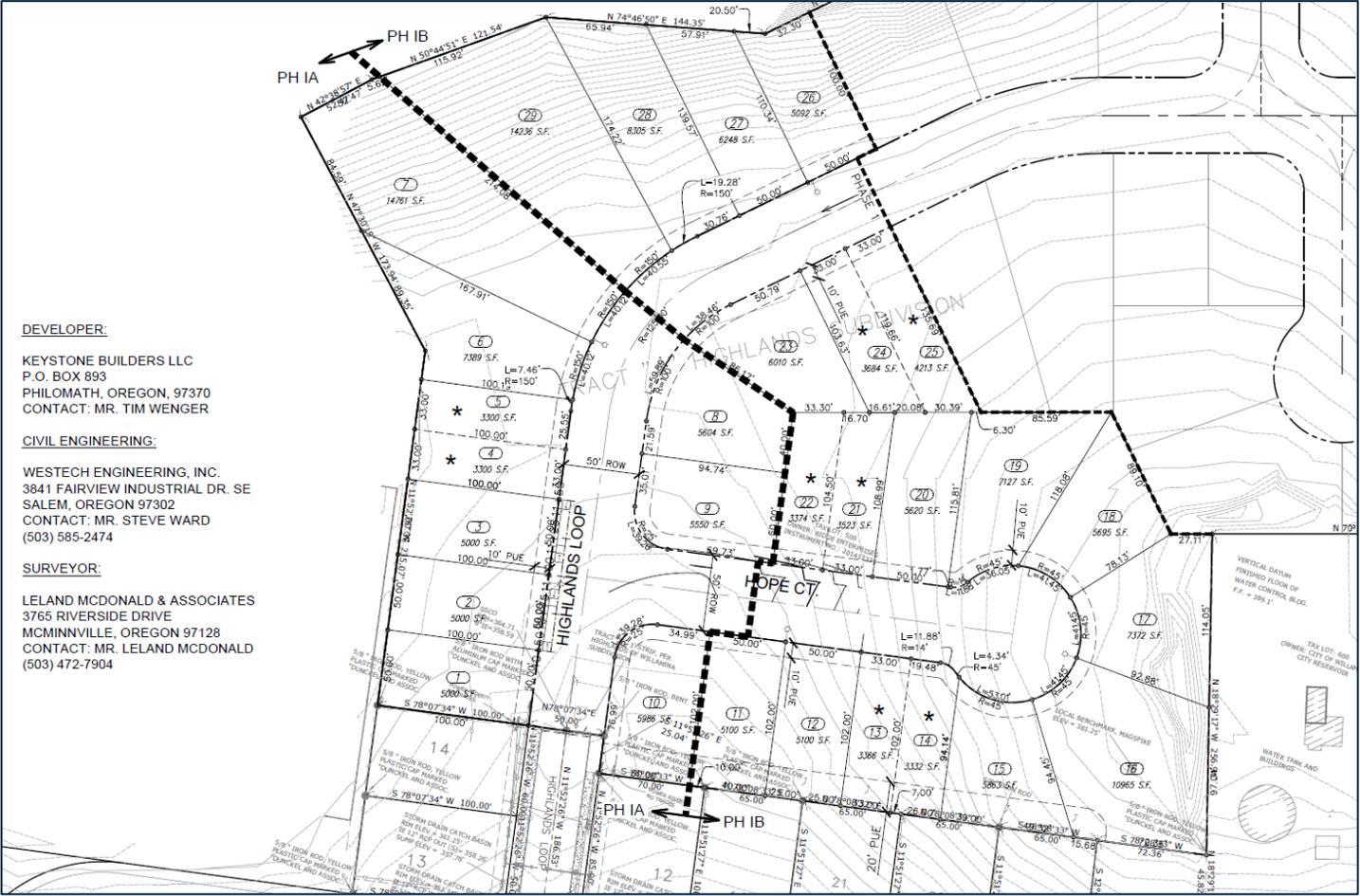
**VARIANCE REQUESTED:**

- REDUCE LOT FRONTAGE FROM 50' TO 40' NOMINAL FOR LOTS 22, 23, & 24
- LOT DEPTH TO WIDTH EXCEEDS 2.5 TO 1 FOR LOTS 21, 22, & 23.
- HIGHLANDS LOOP EXCEEDS 1000' WHEN FULLY DEVELOPED.

DRAWINGS FOR:  
**RIDGEVIEW HEIGHTS PH I SUBDIVISION**  
 WILLAMINA, OREGON

DEVELOPER:  
 TIM WENGER  
 KEYSTONE BUILDERS, LLC  
 271 N 20TH PLACE  
 PHILOMATH, OREGON 97370  
 503-550-0583

AS-BUILT  
 COMPILED FROM:  
 FINAL PRODC SURVEY  
 DATA FURNISHED BY CONTRACTOR X  
 FIELD INSPECTION RECORDS  
**WESTECH ENGINEERING, INC.**  
 DATE: 1-10-2022 BY: BS



LOT SUMMARY	
60 LOTS	30 TOWNHOUSE LOTS AVG. LOT SIZE: 4951 S.F. MIN. LOT SIZE: 3163 S.F. MAX. LOT SIZE: 13786 S.F.
	30 SINGLE-FAMILY LOTS AVG. LOT SIZE: 5606 S.F. MIN. LOT SIZE: 4511 S.F. MAX. LOT SIZE: 8648 S.F.

AS-BUILT

COMPILED FROM:

FINAL PROOF SURVEY \_\_\_\_\_  
 DATA FURNISHED BY CONTRACTOR   
 FIELD INSPECTION RECORDS \_\_\_\_\_  
 WESTECH ENGINEERING, INC.  
 DATE: 3-24-25 BY: RS

PHASE III  
16 LOTS

PH III

DRAWINGS FOR:

### RIDGEVIEW HEIGHTS SUBDIVISION - PHASE III

FOR:

**KEYSTONE BUILDERS, LLC**  
 P.O. BOX 893  
 PHILOMATH, OR 97370  
 TIM WENGER  
 503-550-0583

811  
Non-emergency  
Call before you dig

PROJECT LOCATION  
TAX LOT 100, NORTH 1/2 SECTION 1,  
T11N, R10E, W10E  
WILLAMINA COUNTY, OREGON

LEGEND

AS-BUILT

NOTES

TITLE BLOCK

LOT SUMMARY	
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COMPILED FROM:

FINAL PROOF SURVEY \_\_\_\_\_  
 DATA FURNISHED BY CONTRACTOR   
 FIELD INSPECTION RECORDS \_\_\_\_\_  
 WESTECH ENGINEERING, INC.  
 DATE: 3-24-25 BY: RS

LEGEND

NOTES:

1. ALL TOWNHOME LOTS TO HAVE TWO EXTERIOR PARKING SPACES & A STORAGE GARAGE.
2. ALL STREETS TO BE PUBLIC.
3. EXISTING WATER LINE AGREEMENT TO BE MAINTAINED IN PERMANENT RIGHT-OF-WAY & NOT STRIPPED.
4. LOTS 23, 25, 26, 28, 34 & 35 BEING A VARIANCE TO THE LOT AREA-TOWNHOME PLAN.
5. LOT 41-43 SHALL HAVE ONLY ONE DRIVEWAY OFF OF HIGHLANDS LOOP. LOTS 44-46, 48 & 49 SHALL BE STRIPPED FROM THE PLAN & LOTS 47 & 50 SHALL BE LARGELY STRIPPED EXCEPT ACCESS TO THE AREA.
6. ALL CONVEYANCES SHALL BE 20' UNLESS OTHERWISE NOTED.

DATE: 3-24-25	BY: RS
DRAWN BY: [Signature]	CHECKED BY: [Signature]
SCALE: AS SHOWN	PROJECT NO: 24-2020
SHEET NO: 4	TOTAL SHEETS: 5

TIM WENGER  
 RIDGEVIEW HEIGHTS SUBDIVISION - PHASE III  
 OVERALL PRELIMINARY PLAN  
 DRAWING C-5  
 JOB NUMBER 3154.2000



### Drinking Water Services Project Final Approval Request Form

[Print](#)

Project Name RIDGEVIEW HTS S/D PH IA, IB & IIC

PR# \_\_\_\_\_

Public Water System ID# 41-00953

PWS Name CITY OF WILLAMINA

[Click to locate PWS ID#](#)

- |  | YES                                 | NO                                  | DATE               |
|--|-------------------------------------|-------------------------------------|--------------------|
| 1. Was the project undertaken? If so, what was the starting date?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>SPRING 2021</u> |
| 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?<br>If project not complete, estimated completion date: _____  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>JAN 2023</u>    |
| 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?<br><b>In the comments below or on a separate sheet please make clear how all conditions specified in the Conditional Approval letter were met.</b> | <input checked="" 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 checked="" 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? <b>NOTE: As-builts are not required if there were no significant changes noted in 5.</b>   | <input type="checkbox"/>            | <input type="checkbox"/>            |                    |
| 8. Are the facilities operating? If so, starting when?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>JAN 2023</u>    |

Signature of Engineer [Signature]

Date 2/6/2026

Name STEVEN A WARD

OR PE# 11843

Firm WESTECH ENGINEERING INC

Phone 503-585-2177

Comments