



September 14, 2021

Morgan Will
Development Manager, Acquisitions & Development
Stafford Development Co., LLC
8840 SW Holly Lane
Wilsonville, OR 97070-9800

RE: Smith Creek Phase 2A (Tax Lot 052W13 0000109) final plat app "Smith Creek P.U.D. No. 4"
(FSUB 21-01): Item B about Tract 'AA'

Dear Mr. Will:

This letter is an addendum to the letter of August 19 that updates direction regarding Item B (Tract 'AA'), quoted below, in response to your e-mail of August 19. This update affects how Stafford handles Item J (deed conveyance), also quoted below.

B. Tract 'AA': Instead of dedication to the City:

- 1. PUE: Revise the streetside public utility easement (PUE) to cover the whole tract.*
- 2. Access: Grant a public access (ingress/egress) easement across the whole tract to the benefit of Partition Plat 2010-033, Parcel 2, Acres 6.00, 19-20 (Tax Lot 052W130000300; 15227 Stubb Road NE).*

Within the instrument that grants this, include the text: "Pursuant to Woodburn Development Ordinance (WDO) 3.04.03B.3, a public shared access (ingress and egress) easement is revocable only with the written concurrence of the Community Development Director." In the re-submittal cover letter, identify the instrument and sheet or page number or numbers that grant the access easement and where the revocability text is.

You responded that you want instead simply to dedicate the tract to either the City or the homeowners association (HOA) and with neither of the above easements.

Following confirmation to the Community Development Director by the Assistant City Administrator this afternoon, dedicate Phase 2A Tract 'AA' to the City.

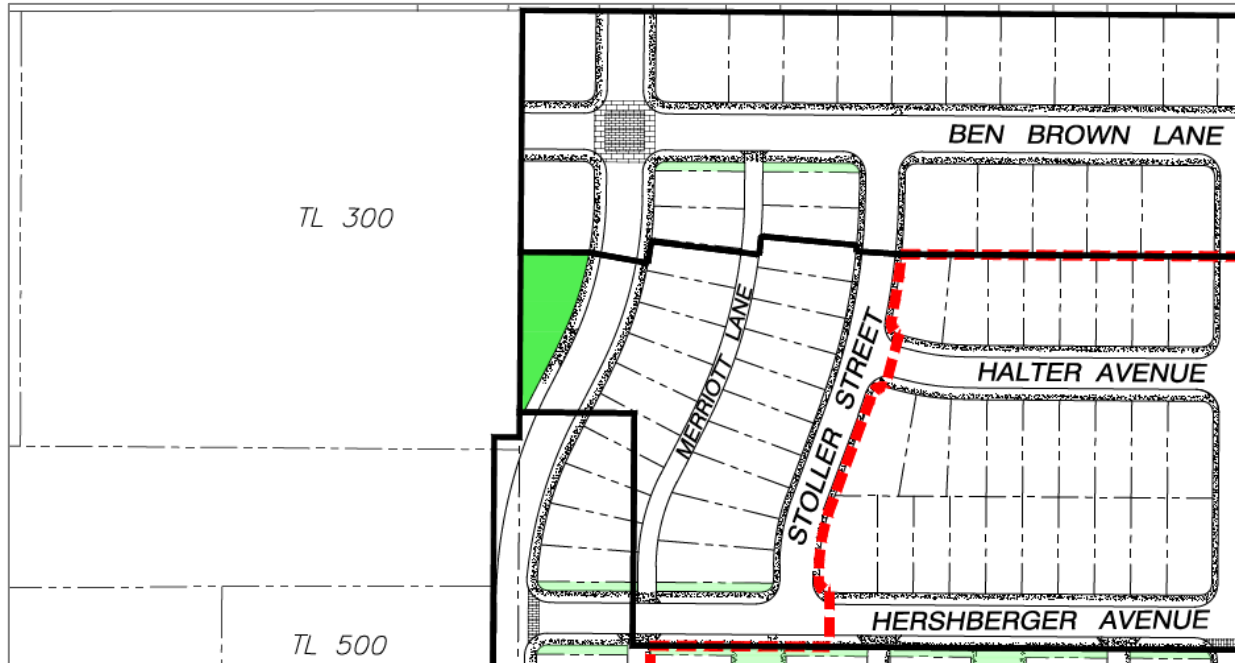


Exhibit Y-1 Proposed Public Land excerpt centered on Smith Creek P.U.D. No. 4 plat, Tract 'AA' (FSUB 21-01 Phase 2A)

Also see Item J, and continue to dedicate the standard 5-foot wide streetside PUE per WDO 3.02.01B as the draft plat drawings already delineated and noted.

J. Because applicant has been working with Administration to supplement dedication of public tracts through platting per ORS 92.175(1)(a) by also using the instrument of deeds and additional City process as the County Surveyor directs, be sure to draft or update deeds and legal descriptions after first updating drawings and other documents as necessary.

Sincerely,

Colin Cortes, AICP, CNU-A
Senior Planner

cc: McKenzie Granum, Assistant City Attorney
Jim Row, Assistant City Administrator
Chris Kerr, AICP, Community Development Director
Eric Liljequist, Public Works Project & Engineering Director
Dago Garcia, P.E., City Engineer
Greg Wilson, President, Barker Surveying, 3657 Kashmir Way SE, Salem, OR 97317
Gabe Lewman, Project Manager, Barker Surveying