



October 12, 2021

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

RE: Smith Creek Phase 3B (Tax Lot 052W13 0000114) final plat app "Smith Creek P.U.D. No. 5"
(FSUB 21-02)

Dear Mr. Will:

This letter outlines items needing resolution regarding the application materials received August 25, 2021.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

A. Address the enclosed City Engineer's e-mail, which appears to relate to land use final order Condition T-A3 (p. 68), and contact him for details at (503) 982-5248 or dago.garcia@ci.woodburn.or.us.

In closing:

- Materials: Provide to my attention all revised and additional materials as an Adobe PDF file or files through a file sharing service as well as through three (3) plan size paper copies of the final plat drawings and a smaller size or sizes for other documents. (The applicant may e-mail PDF files if the attachments remain under 10MB in total size. A fileshare hyperlink is preferable.)
- Don't piecemeal submittal of materials.
- Letter: Include a dated cover or transmittal letter referencing case file number FSUB 21-01 and Smith Creek Phase 2A, citing each revision item code, and for each item directing staff to the applicable and specific plan sheet or document and page number.
- Delivery: Regarding visits by couriers or others who would deliver paper submittals to the Community Development Department, contact Alyssa Nichols, Permit Technician and department receptionist, at (503) 982-5246 or alyssa.nichols@ci.woodburn.or.us.

Please route revised and additional materials through me, sending access to electronic copies to <colin.cortes@ci.woodburn.or.us>.

Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive, flowing style.

Colin Cortes, AICP, CNU-A
Senior Planner

Enclosure:

- E-mail Oct. 8, 2021
- Final plat drawings (submitted August 25, 2021; Sheets 2, 6, & 7)

cc: Chris Kerr, AICP, Community Development 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

Colin Cortes

From: Chris Kerr
Sent: Friday, October 8, 2021 8:26 AM
To: Colin Cortes
Subject: FW: Smith Creek Ph 3B Plat

From: Dago Garcia <Dago.Garcia@ci.woodburn.or.us>
Sent: Friday, October 8, 2021 8:17 AM
To: Chris Kerr <Chris.Kerr@ci.woodburn.or.us>; Bryan Cavaness <bryan@staffordlandcompany.com>
Subject: RE: Smith Creek Ph 3B Plat

Bryan,

Still need to dedicated the right-of-way and easement north of Smith Creek Ph 3B and south of W Hayes Avenue,

Thank You

From: Chris Kerr <Chris.Kerr@ci.woodburn.or.us>
Sent: Thursday, October 7, 2021 5:17 PM
To: Bryan Cavaness <bryan@staffordlandcompany.com>
Cc: Dago Garcia <Dago.Garcia@ci.woodburn.or.us>
Subject: RE: Smith Creek Ph 3B Plat

Bryan: It should be much less complicated than the others. I know that public works and planning met on it today to review notes. I'll ask them to follow-up with you on it by Monday and cc me of there are any issues.

Thanks
CK

From: Bryan Cavaness <bryan@staffordlandcompany.com>
Sent: Wednesday, October 6, 2021 10:53 AM
To: Chris Kerr <Chris.Kerr@ci.woodburn.or.us>
Subject: Smith Creek Ph 3B Plat

**** This email is from an EXTERNAL sender. Exercise caution when opening attachments or click links from unknown senders or unexpected email. ****

Good afternoon, Chris.

Stafford on August 28, 2021 submitted a Type I administrative application that requested final approval of the plat for Phase 3B of the Smith Creek PUD, which is also described as Smith Creek PUD No. 5.

The plat contains 45 detached, single-family lots and does include any private open space or public dedications.

As you are aware, housing demand remains exceptionally strong in Smith Creek and we are anxious to provide additional inventory for this important source of attainable housing for the city of Woodburn. We would appreciate if you could please confirm what, if any, additional information and/or materials the city requires to complete its administrative review and release the plat to the county surveyor's office.

Thank you for your time and attention to this matter. Please call me if you have any questions.

Bryan

Bryan Cavaness
Land Development Manager



8840 SW Holly Lane
Wilsonville, Oregon 97070
CCB No. 203562

Office: 971.206.8597
Mobile: 503.332.6699
E-Mail: bryan@staffordlandcompany.com

staffordlandcompany.com | staffordhomesandland.com

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SMITH CREEK P.U.D. NO. 5

BEING A RE-PLAT OF PARCEL 2, PARTITION PLAT NO. 2020-66
 LOCATED IN THE N.E. 1/4 OF SECTION 13, AND THE S.E. 1/4 OF SECTION 12, T. 5 S., R. 2 W.M.,
 AND THE N.W. 1/4 OF SECTION 18 AND THE S.W. 1/4 OF SECTION 7, T. 5 S. R. 1 W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 AUGUST 24, 2021

LEGEND:

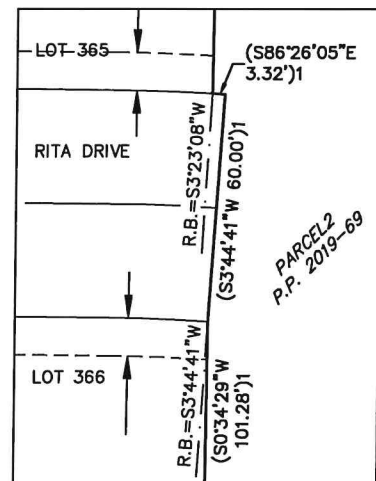
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Found monument within 0.2' of ground surface unless noted otherwise (see found monument list)
- () 1 = Data of record and measured per Partition Plat 2019-069
- [] = Survey Reference V. = Volume
- P.P. = Partition Plat M.C.S.R. = Marion County Survey Records
- R. = Reel M.C.D.R. = Marion County Deed Records
- P. = Page B.O.T.P. = Book of Town Plats
- { } = Data of record and measured per survey referenced

FOUND MONUMENTS LIST

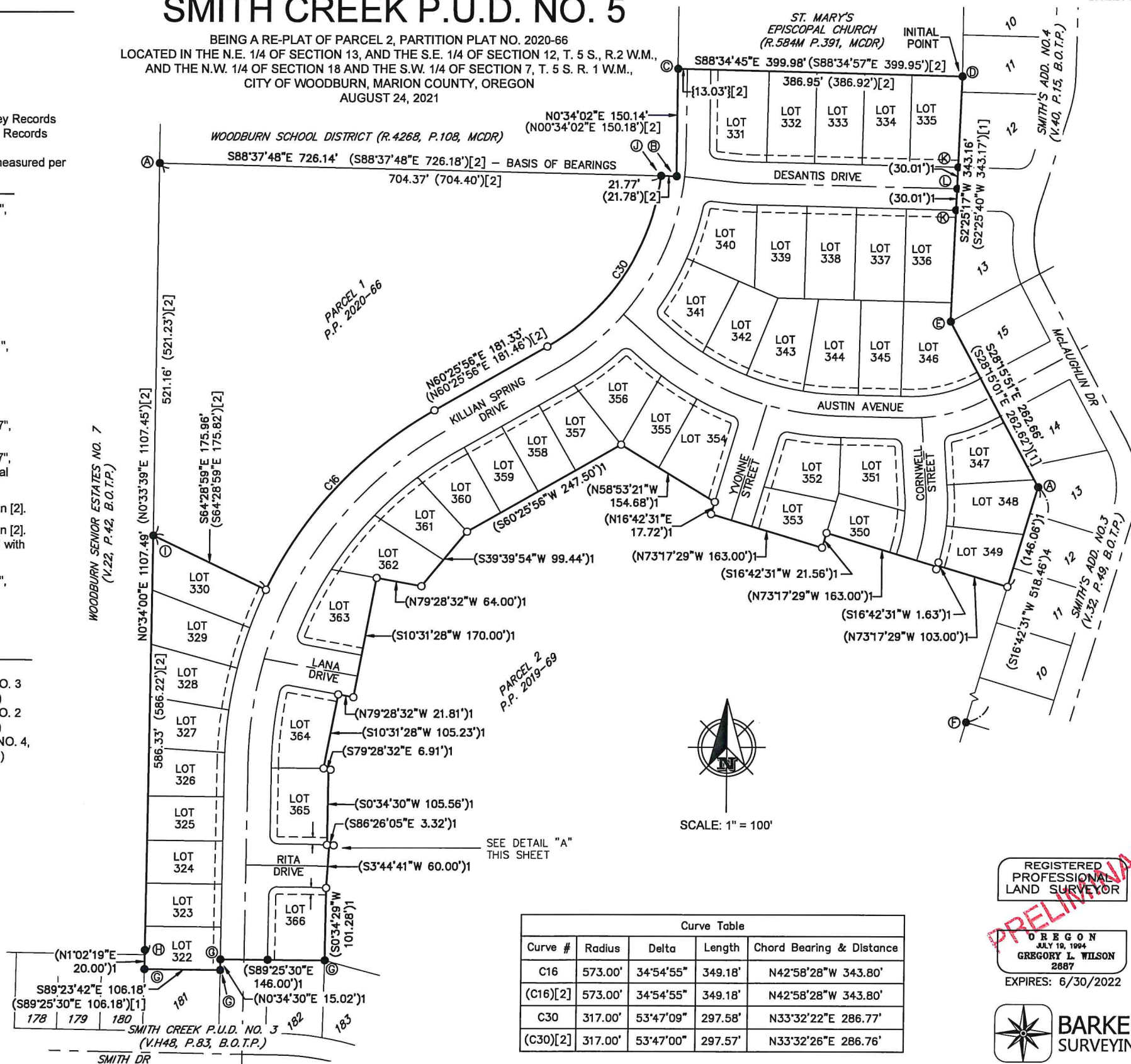
- (A) - 5/8" iron rod with yellow plastic cap marked "WILSON PLS 2687", set in [4]. Held.
- (B) - 1/2" iron pipe, set in [5]. Held. (Destroyed by construction and replaced with a 5/8" X 30" iron rod with aluminum cap stamped "WILSON PLS 2687").
- (C) - 1/2" iron pipe, set in [6]. Held. (Destroyed by construction and replaced with a 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"). Held.
- (D) - 5/8" iron rod with yellow plastic cap stamped "DeSANTIS LS 791", set in MCSR 32686. Held. Down 1.0'. Held.
- (E) - 1" iron pipe. Shown in [8]. Held.
- (F) - 1-1/4" iron pipe. Set in [9]. Held. Down 0.5'.
- (G) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1]. Held.
- (H) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [4]. Found reference monument N0°33'57" 2.00' from actual corner. Held for west boundary line.
- (I) - 5/8" iron rod with blue plastic cap stamped "LEI, OREGON", set in [2].
- (J) - 5/8" iron rod with blue plastic cap stamped "LEI, OREGON", set in [2]. Destroyed by construction and replaced with a 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687".
- (K) - 5/8" iron rod with yellow plastic cap stamped "DeSANTIS LS 791", set in [10].
- (L) - 5/8" iron rod with yellow plastic cap, illegible, set in [10].

SURVEY REFERENCES

- [1] - PARTITION PLAT NO. 2019-069
- [2] - PARTITION PLAT NO. 2020-066
- [3] - SMITH CREEK P.U.D. NO. 3 (V. H48, P. 83, B.O.T.P.)
- [4] - MCSR 38848
- [5] - MCSR 16382
- [6] - MCSR 18051
- [7] - MCSR 32686
- [8] - SMITH'S ADDITION NO. 3 (V. 32, P. 49, B.O.T.P.)
- [9] - SMITH'S ADDITION NO. 2 (V. 29, P. 43, B.O.T.P.)
- [10] - SMITH'S ADDITION NO. 4 (V. 40, P. 15, B.O.T.P.)



DETAIL "A"
 SCALE: 1" = 30'



SCALE: 1" = 100'

Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing & Distance
C16	573.00'	34°54'55"	349.18'	N42°58'28"W 343.80'
(C16)[2]	573.00'	34°54'55"	349.18'	N42°58'28"W 343.80'
C30	317.00'	53°47'09"	297.58'	N33°32'22"E 286.77'
(C30)[2]	317.00'	53°47'00"	297.57'	N33°32'26"E 286.76'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 16, 1994
 GREGORY L. WILSON
 2687
 EXPIRES: 6/30/2022



BARKER SURVEYING
 3657 KASHMIR WAY SE
 SALEM, OREGON 97317
 PHONE (503) 588-8800
 FAX (503) 363-2469
 EMAIL: INFO@BARKERWILSON.COM

PRELIMINARY

SMITH CREEK P.U.D. NO. 5

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 AND THE N.W. 1/4 OF SECTION 18 AND THE S.W. 1/4 OF SECTION 7, T. 5 S. R. 1 W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 AUGUST 24, 2021

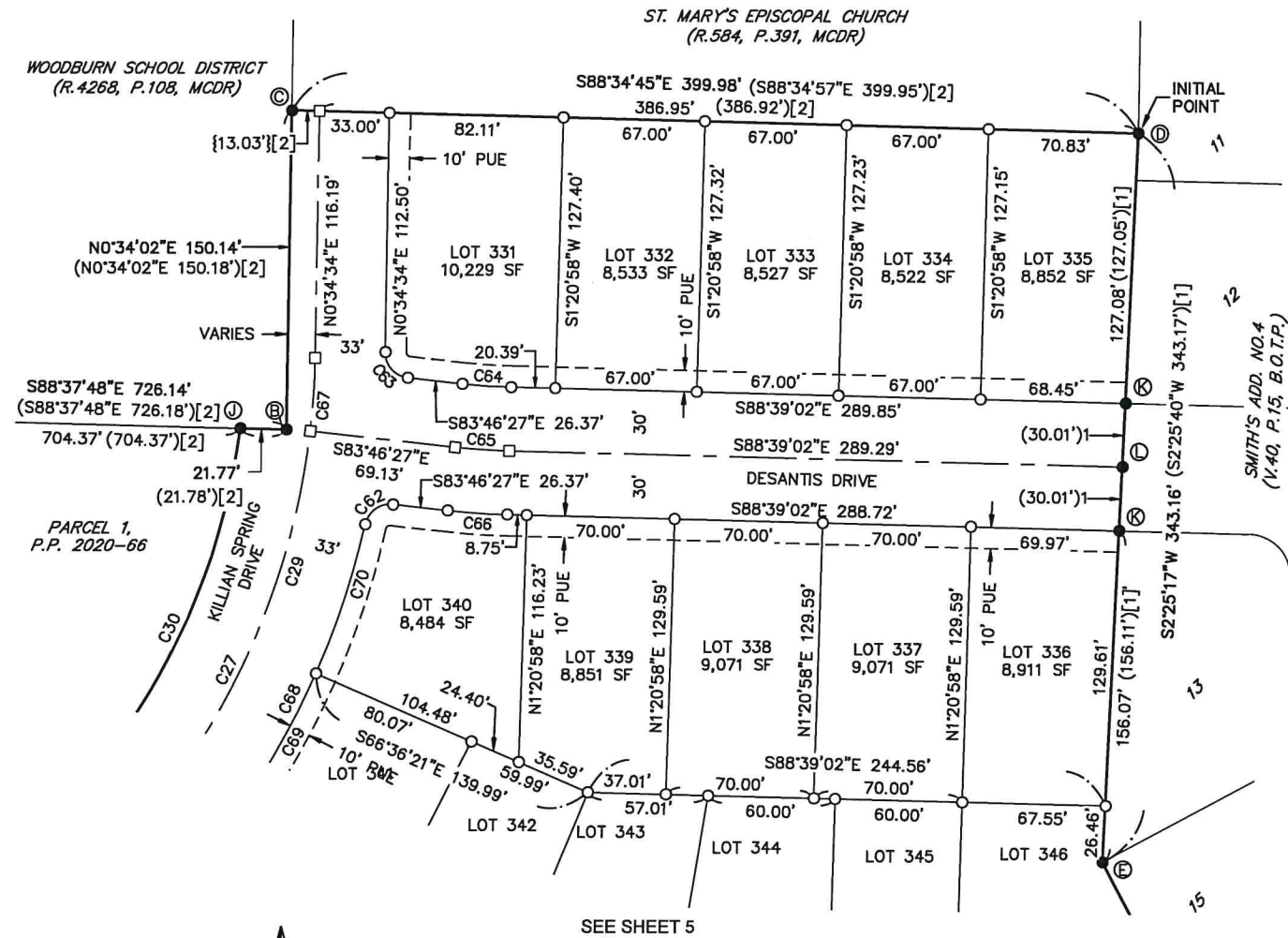
LEGEND:

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
- = 5/8" iron rod with aluminum cap stamped "WILSON 2687", set in [3]
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FOUND MONUMENTS LIST

- Ⓟ - 1/2" iron pipe, set in [5]. Held. (Destroyed by construction and replaced with a 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687").
- Ⓞ - 1/2" iron pipe, set in [6]. Held. (Destroyed by construction and replaced with a 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"). Held.
- Ⓧ - 5/8" iron rod with yellow plastic cap stamped "DeSANTIS LS 791", set in MCSR 32686. Held. Down 1.0'. Held.
- Ⓨ - 1" iron pipe. Shown in [8]. Held.
- Ⓩ - 5/8" iron rod with blue plastic cap stamped "LEI, OREGON", set in [2]. Destroyed by construction and replaced with a 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687".
- Ⓚ - 5/8" iron rod with yellow plastic cap stamped "DeSANTIS LS 791", set in [10].
- Ⓛ - 5/8" iron rod with yellow plastic cap, illegible, set in [10].

Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing & Distance
C27	350.00'	59°51'23"	365.64'	N30°30'14"E 349.24'
C29	350.00'	35°03'10"	214.13'	N23°45'08"E 210.80'
C30	317.00'	53°47'09"	297.58'	N33°32'22"E 286.77'
(C30)[2]	317.00'	53°47'00"	297.57'	N33°32'26"E 286.76'
C62	12.00'	83°53'48"	17.57'	N54°16'40"E 16.04'
C63	12.00'	84°21'00"	17.67'	N41°35'57"W 16.11'
C64	270.00'	4°52'34"	22.98'	N86°12'45"W 22.97'
C65	300.00'	4°52'34"	25.53'	N86°12'45"W 25.52'
C66	330.00'	4°52'35"	28.09'	S86°12'45"E 28.08'
C67	350.00'	5°39'00"	34.51'	N03°24'03"E 34.50'
C68	383.00'	22°50'43"	152.71'	N23°45'08"E 151.70'
C69	383.00'	11°46'50"	78.75'	N29°17'04"E 78.61'
C70	383.00'	11°03'53"	73.96'	N17°51'43"E 73.85'



SCALE: 1" = 50'

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2022

BARKER SURVEYING

3657 KASHMIR WAY SE
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AND THE N.W. 1/4 OF SECTION 18 AND THE S.W. 1/4 OF SECTION 7, T. 5 S. R. 1 W.M.,
CITY OF WOODBURN, MARION COUNTY, OREGON
AUGUST 24, 2021

SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the northeast one-quarter of Section 13 and the southeast one-quarter of Section 12, Township 5 South, Range 2 West of the Willamette Meridian and the northwest one-quarter of Section 18 and the southwest one-quarter of Section 7, Township 5 South, Range 1 West of the Willamette Meridian, in the City of Woodburn, Marion County, Oregon, being described as follows:

Parcel 2, Partition Plat 2020-66, as platted and recorded in the Marion County Book of Partition Plats, containing 12.37 acres of land, more or less. The Initial Point of this subdivision is marked by a 5/8-inch iron rod with yellow plastic cap stamped "DESANTIS LS 791" found at the northeast corner of said Parcel 2.

Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022



APPROVALS AND ACCEPTANCE OF DEDICATION:

Community Development Director, City of Woodburn Date _____
Case Numbers PUD 2017-01, SUB 2017-01,
EXCP 2017-03, VAR 2017-14, PP 2017-01

Marion County Surveyor Date _____

Marion County Assessor Date _____

Taxes and assessments on the above described property as provided by ORS 92-095 have been paid through _____.

Marion County Tax Collector Date _____

Chairperson or Vice Chairperson Date _____
Marion County Board of Commissioners

STATE OF OREGON
S.S.
COUNTY OF MARION

I do hereby certify that this Subdivision Plat Volume _____, Page _____ was received for recording on this _____ day of _____, 20____, at _____ o'clock _____ m., and recorded in the Book of Town Plats. It is recorded in Marion County Deed Records in Reel _____, Page _____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

DECLARATION:

Know all people by these presents that STAFFORD DEVELOPMENT COMPANY, LLC, an Oregon limited liability company, being the owner of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots and tracts, has caused the same to be subdivided in accordance with the provisions of O.R.S Chapter 92. We hereby dedicate the streets as shown to the public forever. We hereby grant the public easements as shown hereon.

In witness whereof, I set my hand and seal this _____ day of _____, 20____.

STAFFORD DEVELOPMENT COMPANY, LLC

By: _____
Gordon Root - Manager

STATE OF OREGON
S.S.
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me, a Notary Public for said County and State, the above named Yvonne Thomas, as Manager of STAFFORD DEVELOPMENT COMPANY, LLC, an Oregon limited liability company, who acknowledged to me that he executed the above instrument on behalf of said company freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.

NOTARY PUBLIC - STATE OF OREGON

(PRINT NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____



BARKER SURVEYING
3657 KASHMIR WAY SE
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PHONE (503) 588-8800
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