



City of Woodburn
Community Development

Memorandum

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5246

Fax (503) 982-5244

Date: March 18, 2024

To: Dago Garcia, P.E., City Engineer

Cc: Curtis Stultz, Public Works Director
Cole Grube, P.E., Project Engineer
Brenda Reiner, Engineering Associate
Chris Kerr, Community Development Director
Bryan AnDyke, Land Development Project Manager, Lennar Northwest, LLC

From: Colin Cortes, AICP, CNU-A, Senior Planner *cc.*

Subject: **Smith Creek Development Phase 4A Mar. 13 “walkthrough” follow-up (FSUB 22-01)**

Introduction

Cole, Brenda, and I walked through Smith 4A on Wednesday, March 13 with Bryan AnDyke, Land Development Project Manager, Lennar Northwest, LLC as an inspection of improvements.

Below is a summary of outstanding items per planning and zoning inspection.

Correction Items

Missing items and unresolved issues include:

- A. Sidewalk: Fill in a triangular gap in sidewalk found at the southeast corner of Stubb Rd & Sawtelle Dr so that sidewalk flows from Stubb to Sawtelle as Shet L2.0 symbolized.
- B. Street names: Sawtelle Drive is misspelled “Sawtell” on at least two street signs, one at Ruiz Ln and the other at Kirksey St. Replace these and any other misspelled street signs.

C. Street trees:

1. 1 missing from the Parr Rd block face between Stubb Rd and Milne Ln.
2. 1 missing from the Parr Rd block face between Milne Ln and Eaden St.
3. 2+ are missing from Eaden Street south of Ruiz Ln:
 - a. Land use final order Condition PUD-14 from p. 68 states:
“Eaden Street: Phase 4A: Street trees along the west side of Eaden Street that are in discontinuous planter strips or wells shall each have a minimum planting area of 36 sq ft with a narrowest dimension of 4 ft. Trees may be sunk within wells or planted at or near sidewalk elevation. If sunk, wells must be covered with metal grates and not plastic ones.”
 - b. The set of landscape plans approved Oct. 5, 2023, Sheet L4.0, illustrates what appears to be a continuous planter strip.
 - c. Of the 6 trees, the north 2 are required at present with the subdivision because they are adjacent to a private common area tract and so need not wait for dwelling construction and final inspection.

D. Greenway:

1. Trees:
 - a. Referring to landscape plan Sheet L2.0, 2 trees are missing from along the west side of the north-south segment of greenway trail.
 - b. Sheet L3.0: 3 trees are missing from the greenway trail north side east of the Eaden Street spur path, the fourth through sixth trees counting east from the spur.
2. Amenities:
 - a. Sheet L2.0: All the symbolized and called out greenway trail amenities and support facilities are missing: bench, 2 bicycle U-racks on 8 x 6-ft concrete pad, dog waste station with sign, trash receptacle, park use/hours sign, and wayfinding pole sign. Refer to Sheet L5.0 for specs.
 - b. Sheet L3.0: All the symbolized and called out greenway trail amenities and support facilities are missing, with one exception. A bench along the Kirksey Street west side between greenway trail and spur path is installed, but in the wrong location and orientation. Move to be consistent with the sheet: along the greenway trail north side a little west of Kirksey sidewalk and facing the trail.
3. Futsal court: With the Community Services Director (parks and rec manager) having indicated willingness to bond, Planning staff expects construction past platting no later than by the first of any dwellings.

4. Drainage: Positive drainage is lacking along the north side of the trail a little east of the north-south segment. Correct to preclude pooling of water and in a way that the Public Works Department Engineering Division accepts.
- E. Walkways: The 3-ft wide walkway connecting the Klein Ln southwest corner with Parr Road sidewalk is missing. Landscape plan Sheet L4.0 illustrates and calls it out.
- F. Private common area improvements:
1. Parking, common area pooled:
 - a. All is missing double-striping per Woodburn Development Ordinance (WDO) Figure 3.05C.
 - b. All areas requiring wheel stops per WDO 3.05.02H, including stalls abutting walkways, are missing such. This includes the parking:
 - (1) East of and nearest the playground;
 - (2) Between Milne Ln and Eaden St;
 - (3) The 3 easternmost stalls between Eaden St and Sifuentez Ct; and
 - (4) Between Sifuentez Ct and Lacey Ln.
 2. Playground: Planning staff is reviewing the bond request paperwork. Expect the playground to be due past platting no later than by the first of any dwellings.
 3. Remainder: Amenities not to be bonded are missing from the playground tract as symbolized and called out on Sheet L2.0.
 4. Landscaping: Plan all remaining trees and shrubbery to be planted on private common area tracts.

Conclusions

Feel free to ask for any clarifications or details, 980-2485.

Attachment(s):

- [Approved street tree, common area improvements, and landscaping plans \(Oct. 5, 2023\)](#)