



December 1, 2022

Sarah Hendren
Hendren Construction LLC
5515 Serenity Drive SE
Salem, OR 97317

RE: Approval of Grading Permit GRAD 22-10 "Cleveland Crossing" for 1430 E. Cleveland Street
(Tax Lots 051W18DA01200, 1201, 1202, 1300, & 1500)

Dear Ms. Hendren:

Staff approves the Grading Permit, subject to the conditions of approval outlined in this letter.

Summary of Review:

This site is subject to the development standards of the [Woodburn Development Ordinance \(WDO\)](#). The applicant is requesting to perform grading work in preparation for construction of a 42-unit apartment complex. Pursuant to WDO 4.01.02, the Director shall render all Type I land use decisions. The Director's decision is the final decision of the City on a Type I application and cannot be appealed by any party through the City land use appeals process.

Planning Conditions of Approval:

1. Conformance with Approved Plans: All site work shall be in substantial conformance with the approved grading plans.
2. DEQ: All development activity shall be in accordance with the approved Department of Environmental Quality (DEQ) 1200-C permit. The applicant shall provide to the City any modifications to the DEQ permit.
3. Other agencies: The applicant, not the City, is responsible for obtaining permits from Marion County, US Army Corps of Engineers (USACE), Oregon Department of State Lands (DSL), Oregon Department of Transportation (ODOT), and other agencies which might require approval or permit.

4. ROW: All work within City rights-of-way (ROWs) or easements within City jurisdiction shall require plan approval and permit issuance from the Public Works Department.
5. Trees: Grading excludes approval to remove any significant trees. Significant trees are existing, healthy trees 24 inches or more in diameter, measured five feet above ground level. Removal of a significant tree requires an approved [Significant Tree Removal Permit](#).

Public Works Conditions of Approval:

6. The applicant shall comply with the submitted grading and erosion control plans, including measures to keep the ROW clean, to protect existing catch basins around the work area, and maintain dust control measures. All catch basins around the work area shall be clean of debris and soils at all times.
7. The applicant shall continuously maintain adequate protection of all work from damage and protect the public and private property of others from injury or loss arising in connection with the work.
8. The applicant shall comply with City of Woodburn Planning Department requirements through Woodburn Development Ordinance (WDO) 5.01.04 Grading Permit.
9. Prior to starting work, contact the Public Works Department for inspection of the erosion control in the public ROW. Contact the Engineering Division at (503) 982-5240.
10. The applicant shall leave ROW in clean condition, free from litter and debris, at the end of each workday, or more frequently if directed by the City Inspector.
11. Sidewalk and street closures are not allowed under this permit.
12. Prior to starting work, silt fencing shall be installed around the entire perimeter of the work area. Applicant shall comply with all requirements and conditions set on their 1200C permit.

Final decision approved by designee:



Dan Handel, AICP
Planner

December 1, 2022

Attachment:

1. Approved Plans

cc: Chris Kerr, Community Development Director
Curtis Stultz, Public Works Director
Dago Garcia, PE, City Engineer
Casey Knecht, PE, ODOT Region 2

file: GRAD 22-10

