



Final Decision

Planning Commission

File number(s): MOC 23-01 Related to PUD 22-01 & SUB 22-01

Project name: Mill Creek Meadows

Date of decision: March 23, 2023

Applicant: Mark Handris, Owner, Woodburn Development, LLC, 1969 Willamette Falls Dr, Ste 260, West Linn, OR 97068-4695

Landowner: Same as applicant

Site location: 1490, 1550, & 1636 Brown St; Tax Lots 051W18C000600 [primary] & 800 and 051W19B000200 (mostly east side of Brown St south of Vine Ave)

Summary: The Planning Commission held a public hearing on March 23, 2023 and approved unanimously the application (Type III) modification as staff recommended through the staff report published March 16.

Besides the applicant, no one testified.

The Modification of Conditions MOC 23-01 application was limited to increasing townhouses and thereby the total number of dwellings and lots, specifically to increase to 116 dwellings (45 houses and 71 townhouses). The applicant/developer submitted a colored revised site plan for easy reference (Attachment 103).

The MOC application didn't change any condition of approval. Neither the applicant/developer nor staff proposed additional changes to the past land use approval of the subdivision and development.

There is a pump station provision that the City Engineer expressed in staff report / final decision Attachment 102A.

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

Condition of Approval:

MOC1. The MOC 23-01 modification to PUD 22-01 & SUB 22-01 is approved to increase from 95 dwellings (66 houses and 29 townhouses) to 116 dwellings (45 houses and 71 townhouses), including the resulting increase in number of townhouse lots, per Exhibit MOC below:

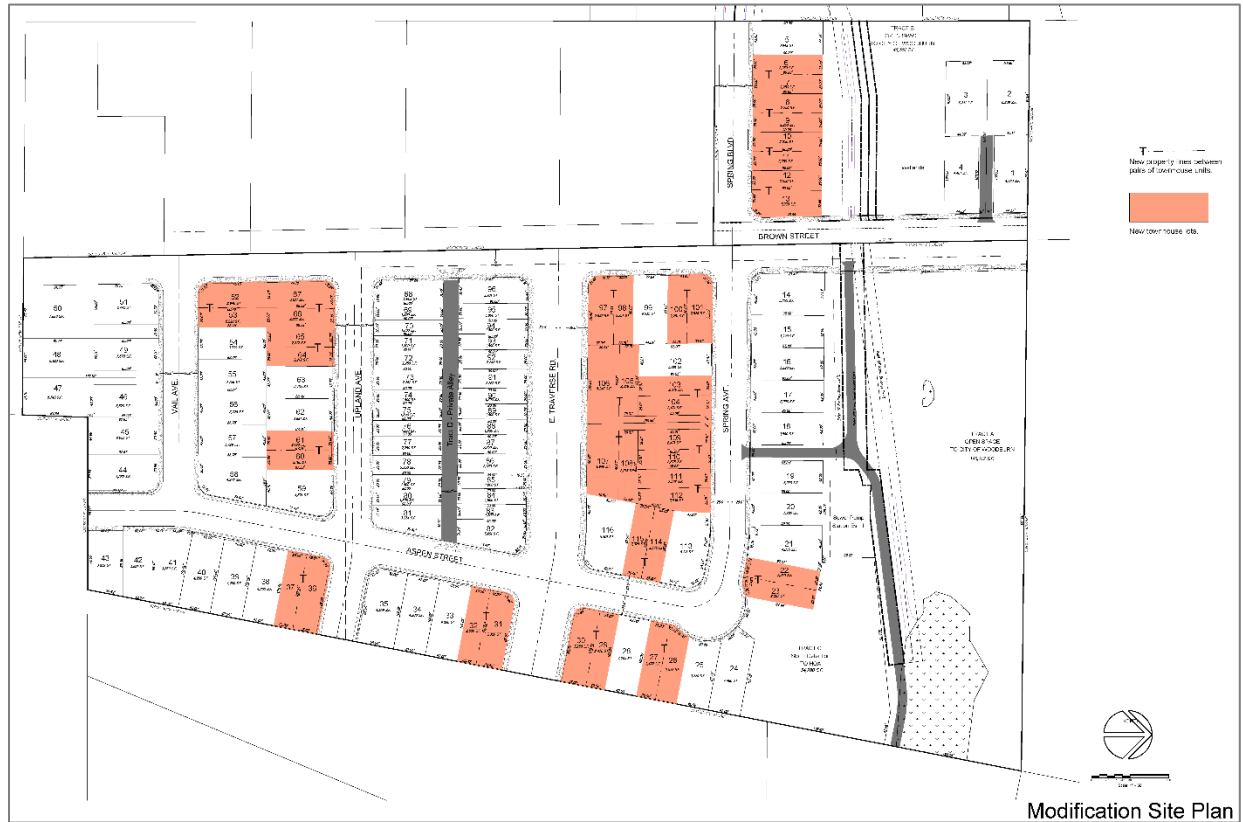


Exhibit MOC (additional townhouse lots in reddish-orange)

Appeals: Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO [4.02.01](#). The appeal to City Council due date is twelve (12) days from the mailing date of this notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact Cassandra Martinez, Administrative Specialist, at (503) 982-5246 or cassandra.martinez@ci.woodburn.or.us.

Attachment(s):

- 102A. Public Works comments (Mar. 16, 2023)
- 103. Modification Site Plan (Mar. 8, 2023)

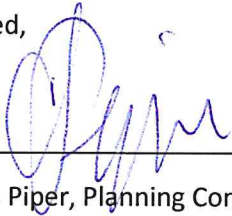
Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

Affirmed,



March 24 2023

Charles Piper, Planning Commission Chair

CP/cmc

cc: Chris Kerr, Community Development Director [e-mail]
Curtis Stultz, Public Works Director [e-mail]
Dago Garcia, P.E., City Engineer [e-mail]
Melissa Gitt, Building Official [e-mail]
Jason Space, GIS Technician [e-mail]
Mark Handris, Owner, Woodburn Development, LLC, 1969 Willamette Falls Dr, Ste 260, West Linn, OR
97068-4695 [applicant] [mail & e-mail]
Rick Givens, Planning Consultant, Rick Givens Consulting, 18680 Sunblaze Dr, Oregon City, OR 97045-8153
[applicant's representative] [mail & e-mail]
Same as applicant [landowner] [mail & e-mail]
Testifiers: Per the table above. [mail]
Casey Knecht, P.E., Development Review Coordinator, Oregon Dept. of Transportation (ODOT) Region 2 [e-mail]
Marion County Assessor's Office <assessor@co.marion.or.us>
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Marion County Land Development Engineering & Permits <mcldep@co.marion.or.us>
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Marion County Public Works Dept. <mcdpw@co.marion.or.us>



Public Works Comments

MOC 23-01 of PUD 22-01

& SUB 22-01

Mill Creek Meadows

1490, 1550 & 1636 Brown Street

Tax lots 051W18C000600, 051W18C000800

&051W19B000200

March 16, 2023

A. ADDITIONAL CONDITIONS OF LAND USE APPROVAL OF PUD 22-01 & SUB 22-01 "Mill Creek Meadows":

1. Applicant to provide a stamped engineer report analyzing the design capacity of the pump station that will service this development. The applicant is responsible for all required upgrades to the pump station if the study shows that the pump station cannot handle the additional demands.

