



November 21, 2023

Rick Givens, Planning Consultant
Rick Givens Consulting
292 W. Sunrise Vista Drive
Green Valley, AZ 85614-1465

RE: Mill Creek Meadows PUD Tracts A & B parks improvement plan approval

Dear Mr. Givens:

Staff reviewed the 4th submittal / 3rd revision of November 21 related to planned unit development (PUD) Conditions PUD-6, 9, & 11 and land use final decision Attachment 203 and mark and approve the enclosed sheet as the parks improvement plan.



Staff also uploaded an Adobe PDF of this letter with the plan sheet to the [City project webpage](#). Staff looks forward to platting, construction, and landscaping as well as inspection in concert with approved civil engineering plans. Reminders:

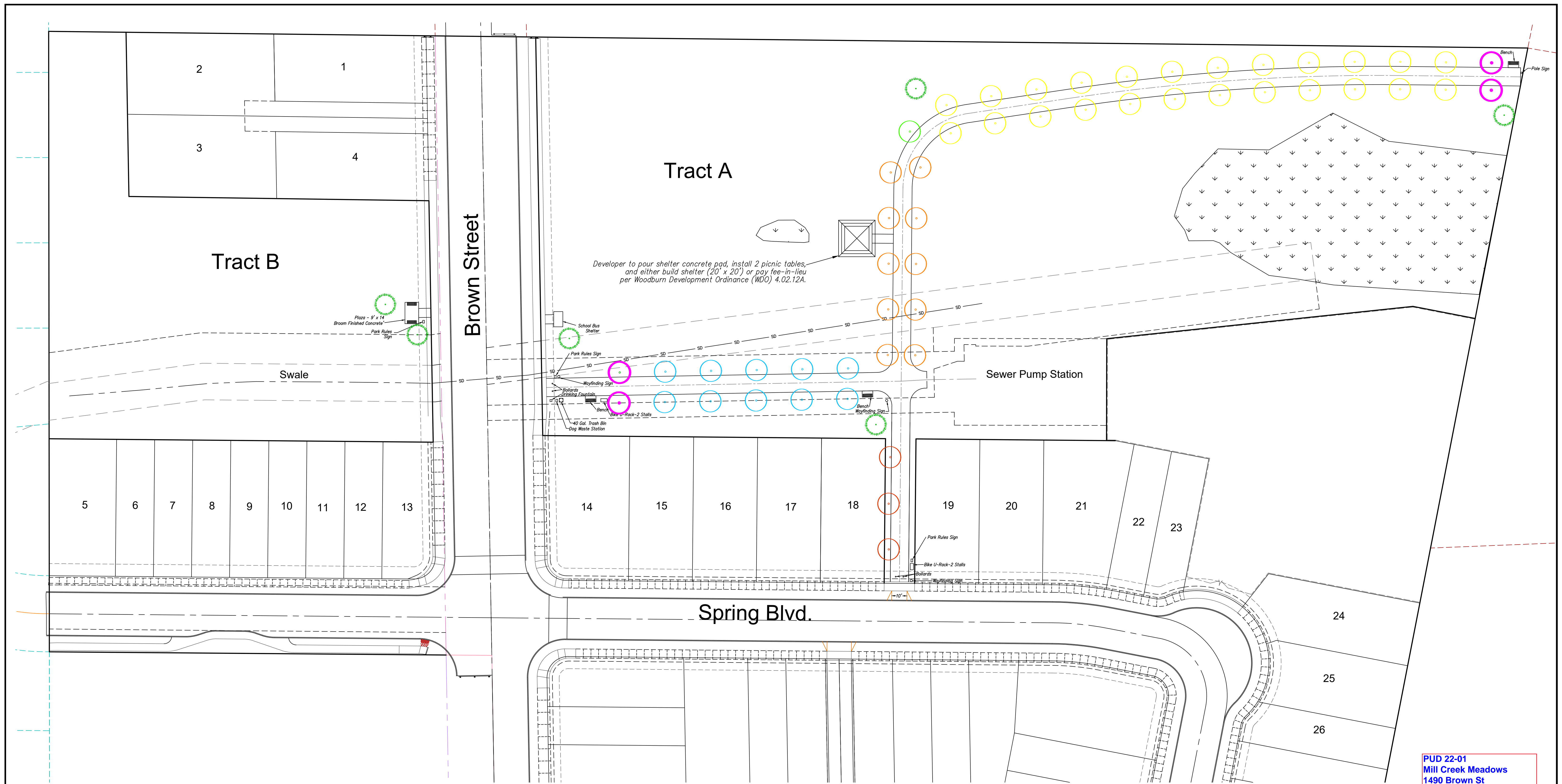
- Apply through the Planning Division for [final subdivision plat \(FSUB\)](#).
- Park Tract A & B dedications and grants of public easements are due by final plat recordation with Marion County per [Woodburn Development Ordinance \(WDO\)](#) 2.01.05A and 5.01.06C.2.
- Park improvements are due per Condition G4a (final plat).
- Per final decision Note to the Applicant 9, give Planning Division staff at least 3 business days advance notice of desired inspection dates.

Sincerely,

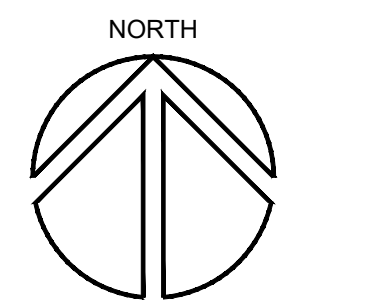
Colin Cortes, AICP, CNU-A
Senior Planner

Enclosure: Mill Creek Meadows approved parks improvement plan (1 sheet, Sheet 1; Nov. 21, 2023)

cc: Darren Gusdorf, General Manager - Commercial & Residential Division, Icon Construction & Development, 1969 Willamette Falls Dr, Ste 260, West Linn, OR 97068-4695
Roy Hankins, P.E., Senior Project Manager, Emerio Design, LLC, 1500 Valley River Dr, Ste 100, Eugene, OR 97401-2185
Curtis Stultz, Public Works Director
Dago Garcia, P.E., City Engineer
Cole Grube, Project Engineer
Roy Reyes, Project Engineer
Jesse Cuomo, Community Services Director



PUD 22-01
Mill Creek Meadows
1490 Brown St
Conditions PUD-6, 9, & 11
Park Improvements Plan
 -
Approved Nov. 21, 2023
Sheet 1 of 1

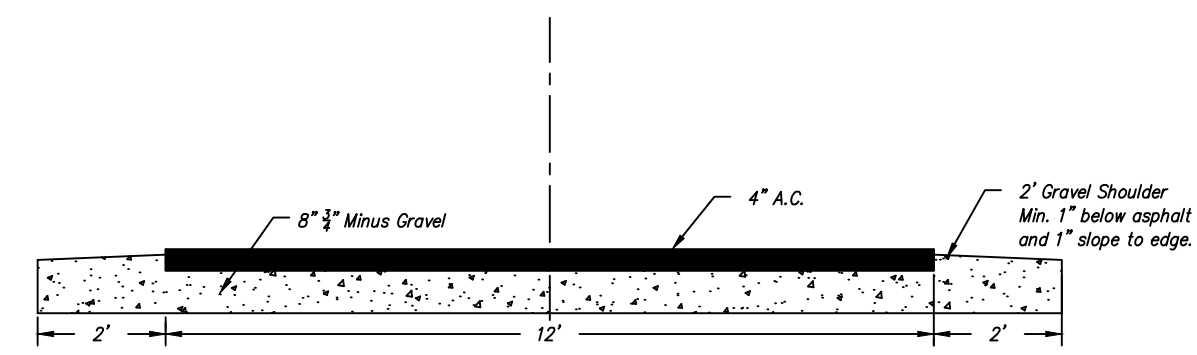


Scale: 1" = 30'

Tree Planting Table:

Species administrative adjustment permissible.
 Tree minimum sizes at planting per WDO Table 3.06B.

- Red Maple (Acer rubrum)
- Oregon white oak (Quercus garryana)
- Evergreen species per table in PUD 22-01 Attachment 203, Part B.2
- Quaking aspen (Populus tremuloides)
- Western flowering dogwood (Cornus nuttallii)
- Bigleaf maple (Acer macrophyllum)
- Thundercloud plums (Prunus cerasifera 'Thundercloud')



Park Improvements Specifications:

Bench: Dumor Bench 88-60PL
 "Cedar" color with support posts in black.
 Bicycle Parking: Dumor Bike Rack 290-00/S-2 powder coated black surface mount.
 Bollard: Uline Heavy Duty Safety Bollard 5 1/2 by 42 inches. Removable.
 Dog Waste Station: Mutt-Mitt Mini Dog Waste Station 1000/1002 "Mini Dispenser Station" in green.
 Picnic tables: 1 standard Tree Top Products 46" SuperSaver Commercial Square Picnic Table in black (SKU 1WG5685-KB), and 1 ADA model (SKU 1WG5686-BK).

Drinking Fountain: Most Dependable Fountains model 440 SM, in green, with attached pet fountain. Contractor to install dry well for drinking fountain wastewater instead of conventional sewer and install fountain backflow device.
 Wayfinding Signs: Min sign faces per installation as follows: Either 2 each min 12 by 18 inches or 1 min 12 by 24 inches. Base the sign face copy on Portland metro regional government Metro "The Intertwine Regional Trails Signage Guidelines". Sign face copy per land use final decision Attachment 203, Table 203A1.
 Park Rules Signs: 1 park hours/rules sign per sign face copy per Community Service Director specifications.
 Pole Sign at Eastern Path Terminus: 12" x 18" sign face with 4-inch high text stating: "This Trail is Planned for Future Extension"
 Trash Receptacle: Dumor 41-40PL-RC 40-gallon in "cedar" color and with support post in black.

Lawn Areas: Overseed - Outside of wetlands apply grass seed to existing ground without turning over grass or soil.
 Irrigation:
 1. Park landscaping shall have both temporary and permanent irrigation.
 2. The permanent irrigation system shall have one controller.
 3. Potable and irrigation water shall be separate.
 4. Provide temporary irrigation during construction and install permanent irrigation per Public Works Department Engineering Division standard specifications and drawings or as the department directs. (503) 982-5240

DESIGNED: REG	11/09/2023	1	Revised per City of Woodburn memorandum dated 11/09/2023.
DRAWN: REG	11/21/2023	2	Added picnic table note and appended wayfinding sign copy requirements.
SCALE: 1" = 30'			
DATE: October 2023			
FILE: 21-ICN-103	DATE	NO.	REVISION

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 28615 SW Paris Ave., Unit 110
 Wilsonville, OR 97070
 PH: (503) 351-8204

APPLICANT: Woodburn Development, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406