



City of Woodburn
Community Development Department
270 Montgomery Street
Woodburn, OR 97071-4730
(503) 982-5246

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn: Kent Inman

From: Colin Cortes, AICP, CNU-A,
Senior Planner
Date: April 17, 2024

Cc: Chris Kerr, Community Development Director; Curtis Stultz, Public Works Director; Dago Garcia, P.E., City Engineer; John Raugust, PE, AKS Engineering & Forestry, LLC (Tualatin); Janelle Guiao, AKS; Elizabeth Younger, AKS

Re: Woodburn Subdivision Final Plat App FSUB 23-05 Macadam at Tukwila PUD (County SP23-013 “Macadam at Tukwila”) related to City master/parent land use case file no. ANX 22-02

Summary: City of Woodburn staff received the e-mailed “paper check” on 3/28/2024 that the County Surveyor’s office had sent.

One drawing item remains from the [January 9, 2024 transmittal](#).

The applicant needs to revise drawings per the below:

E. Plat drawings:

1. Public easements per land use final decision Attachment 203, Part D, Table 203D:

d. Sheet 2 Detail B: Tract H: The proposed delineated westerly PAE doesn't conform with what Table 203D requires. It doesn't clearly indicate allowance for public utilities (including a bus pad and shelter) and doesn't follow the conditioned geography. Revise the sheet and Sheet 1 plat notes.

After the land use condition, the developer proposed an unanticipated retaining wall. The proposed easement boundary conflicts with the wall location shown on civil plan Sheet L105. The retaining wall displaces the bus pad area farther north, to the corner, so the easement boundary needs to move east to accommodate the rectangular area. Refer back to the civil engineering plan (CEP) review memo of May 3, 2023, [pages 3 & 4](#) illustrations for background, and see also the photos below of the constructed wall.

Then, revise Sheet 2, Detail B so that the easement can fit a concrete pad 12 feet wide by 7 feet deep.



Dove Landing Tract H view west



View northeast (April 16, 2024)

2. See attached redlines by the City Engineer and revise accordingly. Questions? Contact Dago Garcia, P.E., City Engineer, (503) 982-5248, dago.garcia@ci.woodburn.or.us.

No action needed; the City Engineer told me April 16 that item E2 is resolved.

My contact info is Colin Cortes, AICP, CNU-A, (503) 980-2485, colin.cortes@ci.woodburn.or.us.

Attachment(s):

n/a