



City of Woodburn
Community Development Dept.

Memorandum

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5246

Fax (503) 982-5244

Date: May 3, 2023
To: Dago Garcia, P.E., City Engineer
Cc: Roy Reyes, Project Engineer
John Raugust, PE, AKS Engineering & Forestry
From: Colin Cortes, AICP, CNU-A, Senior Planner *cc*
Subject: **Planning Division review comments on 4th / 3rd revised submittal May 1 of civil engineering plans for Macadam at Tukwila PUD (f.k.a. Marion Pointe)**

Summary

On behalf of the Planning Division, I reviewed a revised copy of the civil engineering plan set submitted May 1 and compared it with the review memo of April 26 and for conformance with the Annexation ANX 22-02 land use final decision conditions of approval (AKS Job Number 7564).

Planning Division requests revisions and re-submittal by the applicant and affirms that the Public Works Department is not to approve civil engineering plans until Planning outstanding items are resolved.

Revision Items

The applicant needs to address the four remaining items below. Referenced land use conditions of approval are found in the Annexation ANX 22-02 [final decision document](#) via the [City project webpage](#).

Following the last Planning Division CEP review memo April 26, the two remaining items needing resolution are italicized below. Red X's draw attention to staff commentary, and the → symbol indicates what to do.

K2 [Golf cart path]: ... mostly groundcover ... some lawn grass.

✘ ... *Sheet L106 does have a call-out note for lawn; but, there's no illustration of or reference to groundcover.*

The requirement comes from final decision Attachment 202, Part C.4b & c:

"b. The resulting buffer area shall be planted with mostly groundcover and some lawn grass."

c. Groundcover shall each be min number equal to average spacing of 1 plant per 3 ft of buffer length." [staff emphasis] ...

Sheet L106 is revised to add groundcover; however, it appears the item was misunderstood because the groundcover is added along the south side of the golf cart path. The groundcover is supposed to be in the "buffer area" that is between the golf cart path north side and sidewalk south side.

Second, a call-out note indicates "kinnikinnick", but doesn't also specify min plant quantity at 1 plant per 3 ft of buffer length, which appears to equal $70 \text{ ft} / 3 = 24$ plants, so 24 plants.

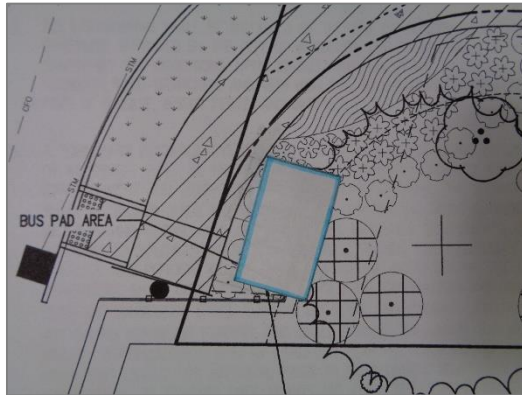
→ In short, in the area *between* golf cart path and sidewalk, add groundcover (e.g. kinnikinnick) and revise the call-out note to specify minimum 24 plants with average spacing of 3 ft.

Continues next page

O5: Part D: ... the proposed retaining wall that straddles N. Boones Ferry Road ROW and Tract H ... Sheets C103 and L105 ... bus shelter public easement that Table 203D ... fit a bus shelter pad ... rectangle 12 x 7 ft per [INT 22-0609](#).

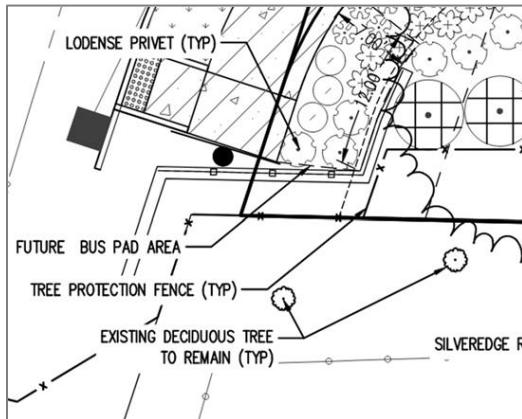
The Sheet L105 delineated and noted area isn't minimum 12 ft wide parallel to the road and 7 ft deep between sidewalk and retaining wall. ...

✘ ... The photo below of marked Sheet L105 illustrates the scaled blue-outlined rectangle aligned with sidewalk without encroaching on the sidewalk curve to the northeast. It illustrates that the NE segment of the proposed retaining wall can't fit a pad 7 ft deep from sidewalk and 12 ft wide along sidewalk ...

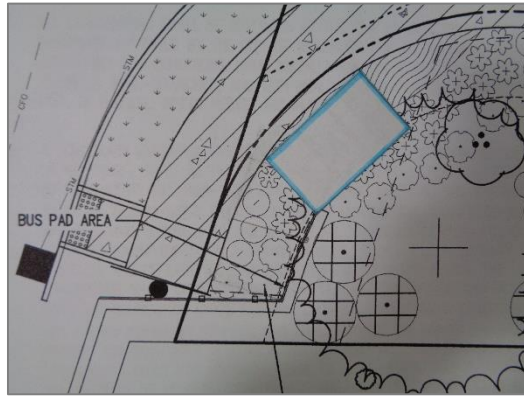


Preferred

Sheet L105 is revised per the excerpt below; however the delineated and noted pad area is a curving polygon instead of a rectangle.



➔ In short, to have the retaining wall the way the developer wants, revise to move the delineated pad area northeast beyond both wall and sidewalk similar to the photo below:



Alternative

Because resolution of the two outstanding items is clear and near, I administratively decide not to charge the civil engineering subsequent review fee.

Next Steps

Planning Division requests revisions and re-submittal by the applicant and affirms that the Public Works Department Engineering Division is not to approve civil engineering plans until Planning outstanding items are resolved.

When you receive a 5th submittal / 4rd revised submittal from the applicant, please notify me and provide PDF and print copies of the materials and specify a desired due date for Planning review comments.

Feel free to contact me at (503) 980-2485 or <colin.cortes@ci.woodburn.or.us>.

Attachment(s):

none