



# Final Decision

## Planning Commission

**File number(s):** CU 22-01 & DR 22-08

**Project name:** Woodburn Place West Apartments

**Date of decision:** September 8, 2022

**Applicant:** Jeff Bolton, Senior Project Manager, Multi/Tech Engineering, 1155 13<sup>th</sup> St SE, Salem, OR 97302-2508

**Landowner:** Ivanov Investment Group LLC, 27375 SW Parkway Ave, Wilsonville, OR 97070-9215

**Site location:** 2045 Molalla Rd NE (OR Hwy 211); Tax Lot 051W08A005200

**Summary:** The Planning Commission held a public hearing on September 8, 2022 and unanimously approved the consolidated applications package (Type III) with the conditions recommended by staff through the staff report published September 1 and, relating to Condition CU21a, the September 8 addendum staff memo.

The request is for conditional use (for multiple-family dwellings) and design review application types to develop a demolished rural homestead of approximately 9.62 acres into 258 apartments across 22 three-story walk-up buildings.

The subject property is in the Commercial General (CG) zoning district.

One party testified (besides the applicant). See the table below in the “Testifiers” section.

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

## Conditions of Approval:

### *General*

G1. As part of building permit application, the applicant shall submit revised site plans meeting the WDO and conditions of approval and obtain Planning Division approval through sign-off on permit issuance.

G2. The applicant or successors and assigns shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: Attachment 201 serves as a dictionary or glossary defining certain abbreviations, acronyms, phrases, terms, and words in the context of the conditions of approval. The 200 series of attachments are as binding as the conditions of approval in the main body of the final decision.

G4. Due dates / public improvements:

- a. When public street improvements, and any fees in lieu of public improvements, are due shall be per WDO 3.01.02E and 4.02.12 unless if and where a condition of approval has more restrictive timing. By this condition, there is more restrictive timing: In any case, the improvements are due no later than by Building Division issuance of certificate of occupancy (C of O) for the first of any of the buildings.
- b. Where a Phasing Plan per WDO 5.03.05 is relevant, building permit issuance means issuance for the phase in which the conditioned improvement is located.
- c. Where changes to street addresses are necessary, the developer shall apply through the Planning Division for and obtain approval of an [Address Assignment Request](#). This is due prior to building permit application, and if and where land division is relevant, then also after recordation with County.

G5. Recordation due dates: The applicant shall apply to the County for recordations of items that the City requires no later than 6 months prior to expiration of the land use approval as WDO 4.02.04B establishes, and shall complete recordations no later than three years past the land use “final decision” date. The due date to complete recordations shall not supersede when recordations are due relative to the building permit stage.

G6. Administration:

- a. Conformance: That a land use approval does not reiterate any and each particular detail, provision, requirement, rule, spec, or standard from any of the WDO, other ordinances, resolutions, public works construction code, or department policies does not exempt development from conformance with them.
- b. Copies: The developer, including any succeeding contract, shall provide copies of documentation that a City staff person requests regardless if the documentation source is another City staff person or department.
- c. Fees: The developer shall pay fees per Attachment 203.



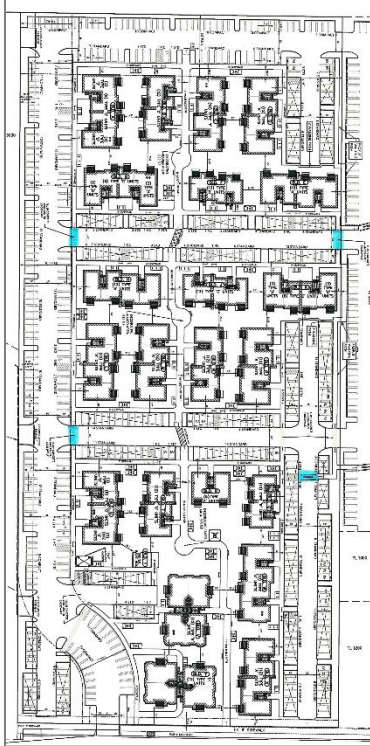
*Conditional Use 22-01*

CU1. Frontage/street improvements: These shall be:

- a. Bicycle lane: 6 ft wide min.
- b. Planter strip: 8 ft wide min, exc. curb dimension.
- c. Street trees: Per WDO 3.06.03A.1 (1:30), equaling 14 trees per frontage. For max 6 of the min trees required along the frontage, the developer may pay a fee in-lieu per Attachment 203. This fee provision shall substitute for the applicant invoking WDO 3.06.03A.3 (Director modification/relocation).
- d. Sidewalk: 8 ft wide min, which may overlap the PUE with granting of public access via either the PUE or separate easement, and with the gap between its west dead-end and the OR 211 shoulder connected with ADA-compliant pavement min width 5 ft.
- e. Electric power pole: Removal of the electric power pole at June Way and burial of lateral electric line(s) serving the development.

CU2. Walkways:

- a. Wide walkway: Per WDO 3.04.06B and:
  - (1) Extent: Min as far north as the south side of the northernmost east-west drive aisle and follow a route among the common building and min 14 of the apt buildings.
  - (2) Decorative paved areas: At least 1,500 sq ft of wide walkway shall be either paved with any of decorative bricks or pavers or paved with concrete that is scored, stamped, or otherwise treated to have a pattern. (The intent is for the developer to apply this to the proposed three circular bulges along the wide walkway and excludes the square footage of unpaved holes in the doughnut shapes of these areas.)
  - (3) Speed tables: Per WDO 3.04.06D.1.
  - (4) Trees: At each of the landings on the west side (min 5), a landscaped island min width 7.5 ft between insides of curbing and extending 14.5 ft min, exc. curb dimension. Each island shall have a tree. Along the length of the wide walkway within 10 ft of each side, total min 22 trees.
  - (5) VCA: Each crossing shall have two small VCAs, one each at the north landing, east side and the south landing, west side. The VCA triangles shall measure from 6 by 6 ft from the intersecting edges of wide walkway and drive aisle, and no parking stall shall overlap VCA.
- b. Walkways: Per WDO 3.04.06d.2, applied such that per Exhibit CU2b below min 4 crossings shall be extension of walkway poured concrete:



*Exhibit CU2b (blue indicates extension of walkway poured concrete)*

- c. Connections with Woodburn Place Apts.: Min 2 walkways shall connect east across the east lot line and across the west north-south drive aisle of Woodburn Place Apts. (2145 Molalla Rd) with the walkway system of that apartment development. The crossings of the drive aisle shall be striped per WDO 3.04.06D.2.
- d. Nominal walkways: At each of the east dead-end north-south drive aisles, a walkway min width 2 ft shall extend from the dead-ends of standard width walkways east across the east lot line to the curb of the Woodburn Place Apts. (2145 Molalla Rd) west north-south drive aisle.
- e. East walkway: The walkway that dead-ends near the site SE corner shall extend south to sidewalk.
- f. Mail shelter: The walkway that dead-ends east of the mail shelter shall extend northeasterly to the wide walkway bulge.
- g. Outermost drive aisle: A walkway shall serve the southeastern outermost drive aisle per WDO 3.05.02N.

CU3. Overhang / wheel stops:

- a. Overhang: In parking aisles along the rear and sides of the subject property, standard size stalls may be per WDO Table 3.05B as amended by Ordinance No. 2602 (18 ft instead of 19) and shall overhang curbing and landscaping by min 0.5 ft, as WDO Figure 3.05C allows up to 1.5 ft max.
- b. Wheel stops: Wheel stops are required along walkways. Wheel stops anywhere within the site development based on WDO 3.05.02H as amended by Ordinance No. 2602 shall be max 4.25 inches high.

CU4. Maximizing available parking for residents / mail carrier stall: The proposed stall designated for mail carrier parking (near Building U) shall be available for resident parking on official postal holidays, Sundays, and remaining days outside the hours of 8 a.m. to 6 p.m. A sign 1½ by 1 ft min shall note the range of hours when a space is limited to mail carrier parking and specify that it is available for resident parking outside the specified hours.

CU5. Bicycle parking:

- a. Based on WDO Table 3.05D, except at a lesser rate of 1.05 per dwelling [270 stalls], & 3.05.06.
- b. Guest: Of the stalls outdoors, min 2 stalls w/in 10 to 20 ft of ROW and along or near the wide walkway.
- c. Stairwell signage: WDO 3.05.06C.4 applies such that each stairwell that has bicycle parking requires a sign.
- d. Vertical clearance: 8 ft min from floor or grade or, where a stall is under stairs, 6 ft min.
- e. Wide walkway: Min 60 stalls distributed along the wide walkway.

CU6. EV: Electric vehicle parking shall be:

- a. Per WDO Table 3.05E [26 stalls] and 3.05.03I.
- b. Grouping/distribution: Per Exhibit CU6b below, min 2 groups per block/island. For example, the 4 along the north block/island north face may be one group of 4 or two of 2.

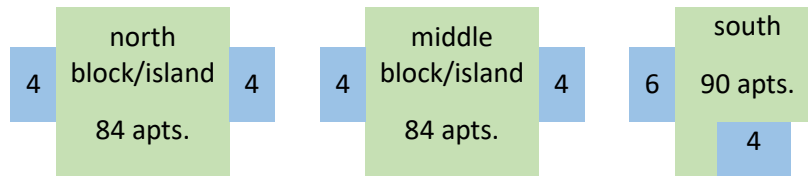


Exhibit CU6b EV distribution/grouping: max number per group

CU7. General:

- a. Bark dust: 5.0% max of landscaped area may be bark dust.
- b. Screening: Evergreen hedge or shrubbery shall be screen at-grade electrical and mechanical equipment along their sides, excepting the side intended for technician access.

CU8. Evergreen: Min 3 trees. The 3 shall be 1 min of the following coniferous or evergreen species:

Cedar, Western Red	Madrone, Pacific
Douglas-Fir	Oak, Oregon White
Fir, Grand	Pine, Ponderosa; and
Hemlock, Western	Yew, Pacific

CU9. Front yard:

- a. Trees: The front yard shall have a loose row of trees that complements the row of street trees. 12 min, with trees new to the site placed min 3.5 ft from edge of sidewalk and max 20 ft from ROW.
- b. Hedge/shrubbery: Besides that parking area screening which WDO 3.06.05B requires, the remainder of the front yard also shall have a hedge or row of evergreen shrubbery that can mature to 3 ft height. Such shall be planted and pruned to be min 2 ft from sidewalk, wide walkway, and walkways and max height 3.5 ft. Min number equal to 1 plant per 3 ft of length.
- c. Fence/fencing/free-standing wall: If any proposed in the front yard between the east and west walkways, the height limits shall be the same as if the property was residentially zoned, that is, per 2.06.02A and Figure 2.06A.

CU10. Parking area trees:

- a. South and west caps of parking aisles: Conform to WDO 3.06.03C.1.
- b. Middle: Each parking aisle shall have between the ends of the aisle at least one landscaped island that is 6 ft wide min between insides of curbing and extends 14 ft min, exc. curbing, into aisles with perpendicular or angled stalls and at least 7 ft, exc. curbing, into aisles with parallel parking. A drive aisle with parking on both sides has two parking aisles, and the wide walkway crossing landscaped islands conditioned elsewhere do not count towards this condition. Each island shall have a tree.

CU11. Trash enclosure: If any later proposed, per WDO 3.06.06B & D.

CU12. Tree preservation:

- a. ROW: Street improvements, including both frontage and off-site improvements, shall preserve any existing alive trees, including through meandering sidewalk.
- b. On-site: The developer shall pay a fee for Significant Tree removal per Attachment 203.

CU13. Balconies and patios:

- a. Patios: 8 ft min narrowest dimension and 96 sq ft min.
  - b. Balconies: 8 ft min narrowest dimension and 80 sq ft min.
- See also Condition D7.

CU14. Common area improvements: They shall include:

- a. Benches: 9 min, each 6 ft wide min, 75.0% min with backs, color(s) other than black or charcoal. A concrete or masonry seat wall may substitute for a backless bench for each segment that is 6 ft wide min, 1.5 ft high and deep min, and includes a cap of smoother concrete. Place 8 min benches along the access way preferably near the three circular bulges, 1 at or near the wide walkway bend that is east of the south bulge, and 1 w/in 20 ft of sidewalk. Benches shall be set back 1½ ft min from edge of access way or walkway.
- b. Picnic benches: 2 min, each square. 1 min ADA-compliant (with one of the four sides omitting a bench seat) on a paved pad. Place 1 min in the shelter.
- c. Shelter: At least 2 gazebos, pavilions, or shelters with pad (pavement options same as WDO 3.04.04), narrowest dimension of 14 ft, 225 sq ft min, ceiling height 10 ft min measured to underside of roof cross beams, and placed in the south island/block of apt buildings along or near the wide walkway. Set back columns, piers, or posts min 1.5 ft from any walkway.
- d. Parking area flood signage: Because the proposed parking area is proposed as itself the stormwater management facility such that during the 25-year storm, water would pool within curbing two inches or higher, the same as for Woodburn Place Apts., there shall be on-site signage that alerts residents:
  - (1) Min 8 signs each at a different location within both the subject property (4 min) and Woodburn Place Apts. (4 min), each location within max 10 ft of drive aisle or parking stall boundaries. Locations shall include the south and middle east-west drive aisles of both properties and near the Woodburn Place Apts. common building.
  - (2) Face min size 12 by 18 inches, mounted min 2 ft above grade and max the same as whatever the state rules are for ADA parking signage, and text size min 4 inches high. An example of acceptable text is: "Parking Lot Floods During Heavy Rain".

CU15. Buildings: It shall be:

- a. Windows:
  - (1) Area/size: Min of a simple majority of all windows proposed shall be min 20 sq ft.
  - (2) Proportion: All windows shall be square or vertically proportioned, except that horizontally proportioned windows are allowed if they have grilles or muntins dividing lights or panes so as to be vertically proportioned. Exception per (3) below.

- (3) Per room: Within apts, every habitable room abutting a building exterior wall shall have min 1 window. Each ground floor corner room proposed through land use review to one on each elevation shall continue to have 2; however, where the developer to propose additional location(s) of exterior wall-mounted utilities and meters, then for each room, the second window may shrink to min 6 sq ft and be horizontally proportioned.

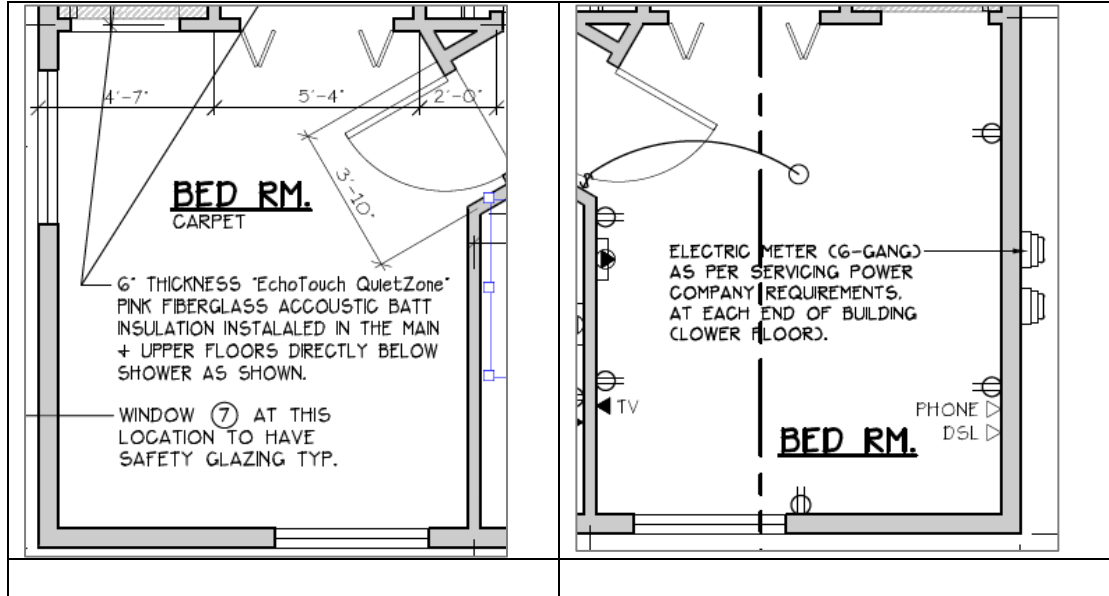


Exhibit CU15a(3)

- (4) For units with floor plans resembling Exhibit CU15a(4) below with 3 ft or more off-set, each rear in the wall dividing dining/living area and patio or balcony shall have a window min width 1.5 ft and min area 7.5 sq ft approximately where the blue letter “B” indicates:

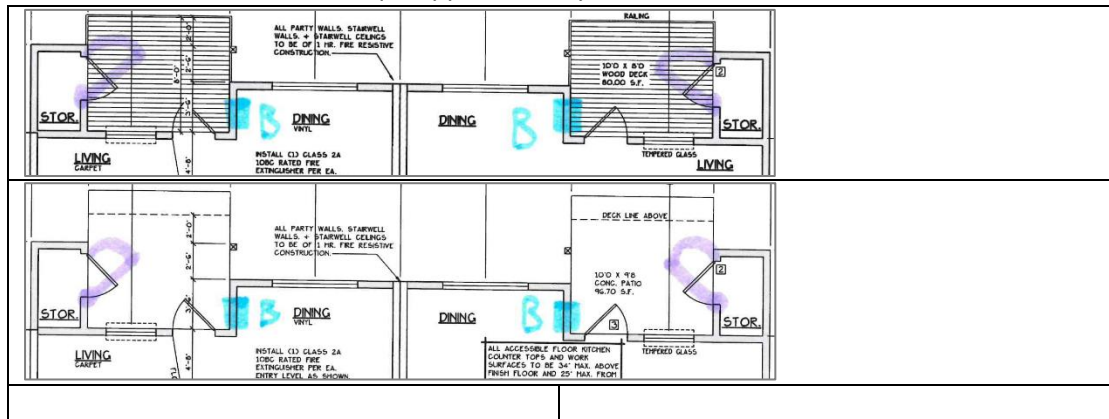


Exhibit CU15a(4)

- (5) Insect screens: All operable windows shall have insect screens.  
 b. Scuppers: Any building rainwater scuppers shall not to dump onto the pavement of an access way or walkway.

CU16. Signage: If any permanent signage, particularly in the front yard, is later proposed, the allowed signage for both the subject property and Woodburn Place Apts. shall be as if the property was residentially zoned, that is, per Table 3.10.10A.



CU17. Parking management: This shall be as follows (the same as ANX 2019-01 Condition CU17):

- a. Survey: The applicant or any successor and assigns such as a property manager shall collect data about off-street parking usage or allocation and provide it to the City to the attention of the Director.
  - (1) Reporting period: Collect data by each half of a year – January through June and July through December. Submit each biannual report by the last City business day in the last month of the next quarter of a year and that is not a federal holiday. (For example, a report for January through June 2022 would be due by September 30, 2022.)
  - (2) First report: The first report shall cover whatever irregular length of time would pass between phase occupancy and the end of the next half of a year ending June or December.
  - (3) Attributes: Collect and report on:
    - (a) Geography: Report numbers divided between Phases 1 & 2 (as defined in Condition G3).
    - (b) The number of off-street spaces/stalls that are available and how many, if any, are closed due to occasional events such as parking area resurfacing, temporary outdoor events, outdoor storage, or the stationing of large trucks or truck trailers.
    - (c) Track stalls and usage by type: regular standard size, regular compact, accessible/ADA/handicap, EV, and any other type (such as those designated for visitors, leasing office employees, staff golf cart, or mail carrier).
    - (d) Collection: The property manager shall do field counts as per condition subpart (4 “field count”) below and also provide a separate set of assumed counts based on lease agreements, i.e. what tenant households are allocated a stall or stalls and for what periods, assumed that stalls are occupied as lease agreements describe.
    - (e) Usage: Report how many stalls are used and allocated. For vacant apartments in the context of assumed counts, record stalls associated with vacant apartments as unallocated.
    - (f) If and when a parking area resurfacing project were to happen, provide written notice to the Director of approximate start date and duration, location, and number of stalls involved.
    - (g) Format: Use tables to report by phase absolute numbers and percentages of stall type occupancies. Include phase and sitewide totals.
  - (4) Field count: The property manager shall do at least two field counts per reporting period, meaning to travel the project and count in real time occupied and vacant stall types such as by marking a project site plan. Each count shall be on Tuesday, Wednesday, or Thursday that is neither a federal holiday nor within a week (7 days) of a federal holiday. One count shall be daytime starting no earlier than 9:30 a.m. and concluding no later than 4:30 p.m., and one count shall be nighttime starting no earlier than 10:00 p.m. and concluding no later than 12:30 a.m. Report when on a given date the counts were done and how long it took, for example, from 11:30 a.m. to noon.
  - (5) Bicycle parking: For outdoor bicycle parking stalls, including those within stairwells but excluding outdoor closets, the property manager shall also do field counts the same way as per condition subpart (4) above and as part of the larger report confirm the total number of existing outdoor bicycle stalls.

- (6) Parking demand management: The reporting that a parking demand management condition requires, if it exists, may be incorporated with the parking usage data collection report.
  - (7) Context: In each report, cite the project name, phases, street addresses, master/parent case file number ANX 2019-01 and child case file number CU 2019-04, and the condition identification(s), state what period the report covers, state the number of vacant apartments and when and how the number was determined given fluctuation over six months, and provide an employee name and direct contact information for questions City staff might have.
  - (8) Intent: It is not the express intent of this condition to police property management or punish tenants or management for perceived misuse of parking, but instead without judgment to collect data on how parking is actually used in a conventional large apartment complex.
  - (9) Change of ownership: If and when property ownership were to change, the property manager shall pass along record of the conditions of approval to the contract purchaser and successive property manager.
- b. Expiration: This parking usage/allocation data collection condition becomes optional as of July 1, 2031. If reporting were to cease, the last report – for the January to June 2031 period – would be due September 30, 2031.

CU18. Lighting: Exterior lighting shall be:

- a. Per WDO 3.11 and, for permanent signage, per WDO 3.10.06G.
- b. Front yard: Of the south elevations of the two buildings closest to the ROW, max one exterior wall-mounted fixture and limited to Building Y, and the first 20 ft of front yard are limited to one pole-mount.

CU19. Privacy buffer:

- a. Apt building setback from highway shall be whichever is greater, either (1) 12 from ROW or (2) 10 ft from sidewalk. For accessory buildings, if any, min equal to streetside PUE.
- b. The distance between a walkway and an apt building main wall plane shall be min 6 ft.
- c. The distance between a walkway and a patio slab shall be min 3 ft.

CU20. Addressing: Addresses on apartment doors shall contain the full unit numbers per City address assignment. For example, in Building A, Apt. A101 shall read “A101”, not “101”.

CU21. Carports in sewer forced main easement: Regarding the existing sewer forced main that runs north-south near the west lot line, the existing easement for it that runs along the west property line (County Reel 143, Page 1685, dated 1978), and the carports proposed within the south end of the easement, at the subject property SW corner, the developer shall do one of the following:

- a. Remove or relocate the proposed carports while maintaining conformance with WDO 3.05.03F.2, due by building permit application and with PW through this condition agreeing to the developer relocating carports into Street Corridor "C" near the southerly boundary, with a max of 4 stalls covered by carports, and avoiding conflict with public utilities;
- b. Through PW, rework a sewer forced main south segment to be east, sufficiently within and following a new proposed off-street PUE serving as Street Corridor "J", due the same as Condition G4; or
- c. Through PW, either obtain a revocable permit or enter into a written agreement, either legal instrument allowing for the carports to remain on terms set by PW, due by either when PW establishes or building permit issuance (of the structural permit for whatever is the first building or structure in the development), whichever is earlier.

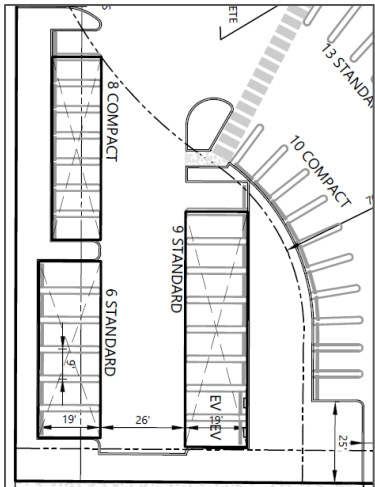


Exhibit CU21

*Design Review 22-08*

D1. ROW: To meet WDO Figure 3.01B, as part of recordations and regarding OR 211, the applicant shall dedicate (a) variable width ROW resulting in half-street ROW that is uniform 50 ft wide min measured from road centerline, and (b) a streetside PUE min 10 ft.

D2. Street corridors: To meet WDO 3.01.05F, as proposed as part of recordations and regarding Street Corridors “C” & “J”, the developer shall reserve each future street corridor per Attachment 202.

D3. Driveways:

- a. Number: To meet WDO 3.04.03B.5 regarding access management, the number of driveways shall be limited as follows:
  - (1) 1 west, max width 30 ft, aligned with the T-intersection of the highway and June Way; and
  - (2) 1 east, max width 24 ft, towards the east lot line, but only if ODOT were to later permit a second driveway.
  - (3) If the Woodburn Fire District were to later desire a fire or emergency access driveway and ODOT to permit it, the area of driveway throat outside ROW shall be grass paving surface (“grasscrete”) max width 24 ft.
- b. Approach / apron / curb cut: Driveways shall conform to PW SS&Ds, Section [4150](#), unless overridden by ODOT choosing to apply its standards.

D4. Cross access: To meet WDO 3.04.03B, the developer shall:

- a. Extend a drive aisle stub conforming to WDO 3.04.03C.4b to the property line along each of the following properties:

<i>Tax Lot</i>	<i>Address</i>	<i>Description</i>
051W09B000900	2145 Mollalla Rd	Woodburn Place Apts.*
051W08A005000	2400 N. Pacific Hwy	vacant; La Morenita Tortilleria Inc.
051W08A004800	2200 N. Pacific Hwy	Mini or self-storage; FCS Investment Group
051W08A004400	none	Industrial yard; Truss T Landholding LLC

\*Regarding Woodburn Place Apts., the min is 3 stubs aligned with east-drive aisles on that property.

- b. At the interface of a property line and a drive aisle stub, fixed obstructions including curbing is prohibited. (The developer may instead place signed barricades atop the pavement.)
- c. To meet WDO 3.04.01A.2 and 3.04.03B.5, C.1, C.4a, & D.2, establish one or more public cross access easements revocable only with the written concurrence of the Director and that grants or grant public access to and from the main driveway at OR 211 and connects or connect with each of the min 6 drive aisle stubs.

D5. Parking striping: To meet WDO 3.05.02J, the developer shall designate compact stalls “COMPACT” in lettering one min 1 ft high.

D6. Landscaping: trees: To meet WDO Table 3.06B regarding tree minimum size at planting, the developer shall revise the landscape plan tree legend(s) to indicate for each tree species either 10-ft height or 2-inch caliper.

D7. Patios: Visual separation shall conform to WDO 3.05.06C.7 last sentence & 3.07.05B.1a as follows:

- a. Pavement: Patios shall be paved with brick, poured concrete, concrete pavers, or square or rectangular cobblestone pavers.
- b. Patio railings/fencing & gate: The outermost edges of patio concrete slabs that do not abut building walls shall have either metal or wood railings or cedar wood fencing at least 3 ft high. If the latter, then opacity shall be full, but if fencing is higher than the minimum height, it shall be no more than 90% opaque, such as by being fully opaque from grade but from the top having a lattice pattern. Gates per WDO 3.05.06C.7.
- c. Balcony railings – and where installed on patios, railings instead of fencing – shall have a bottom or near bottom horizontal member and a second horizontal member in addition to the top railing to allow residents to affix to, hang from, and thread through elements from them instead of the top of the railings. The cap or top member of balcony and patio railings, as well as the cap or top member of patio wood cedar fencing, flat and 3 inches wide min.
- d. Height maximum: The fencing or railings max height shall be either 5 ft or, where a patio faces and is within 10 ft of the wide walkway, 3.5 ft.
- e. Shrubbery: Evergreen shrubbery shall line fully the outermost edges of patio concrete slabs, except along the gated opening.

*Design Review 22-08: Transportation*

T-A1. OR 99E & OR 211/214:

- a. Mitigation: Similar as was for ANX 2019-01 Woodburn Place Apts. developed by the same developer, the developer shall pay a proportionate share contribution towards the same mitigation project, specifically a westbound dedicated right-turn lane or pocket that leads to OR 99E northbound based on ANX 2019-01 ODOT agency commentary (April 6, 2020).
- b. The proportionate share shall be 14.2% that equals an absolute amount per Attachment 203.

T-BP1. Off-site sidewalk improvements: To further TDM through walking, in addition to the required half-street sidewalk, the developer shall:

- a. Fill the highway south sidewalk gap within the block face between June Way and OR 99E. It is located almost wholly along the frontage of 2010 Molalla Rd (051W08DA00400) and approximately 400 to 450 ft long.
- b. Such sidewalk is not required to conform fully with WDO Figure 3.01B regarding siting relative to highway centerline and min width, and ROW dedication and streetside PUE granting are neither required nor expected. ADA compliance is expected.
- c. Sidewalk may be either curb-tight or the spatial equivalent were ODOT not to direct that there be curb, and min width along any given segment shall be any of the following:
  - (1) 3 ft, or
  - (2) Whatever min(s) ODOT establishes; andwith the proviso that along any given segment sidewalk shall be 5 ft wide where it can fit.
- d. The developer shall relocate or remove any utility boxes, cabinets, pedestals, and poles, excepting electric power poles, to accommodate sidewalk whether as necessary or as ODOT directs.
- e. Were ODOT to specify in writing standards such that sidewalk would have to meet them or not exist at all, and field constraints would prevent sidewalk from compliance, then the conditioned requirement for the off-site sidewalk would no longer be applicable. The burden of proof remains on the developer to make use of this condition part.

T-BP2. Wayfinding: To further TDM, the developer shall do one of the following:

- a. Install 1 min devices, such as signage, that provides wayfinding to bicycle routes, multi-use paths, parks, schools, and other essential destinations. If the developer were to opt for signage and assuming pole signage, sign face min dimensions shall be 2 ft by 1 ft and the placement shall be one at or near the junction of the wide walkway and sidewalk. (Note: The developer may mimic the typical wayfinding signage the City approved for the Mill Creek Greenway as Smith Creek Development [ANX 2017-05] adapted from the City of Tualatin, Oregon greenway trail

system signage which it in turn had adapted from the Regional Trails Signage Guidelines of The Intertwine Alliance, a trails coalition in the Portland metro area.)

- b. Pay a fee in-lieu per Attachment 203. [TSP B40 “wayfinding”/P62]

T-T1. Bus transit and vanpool fee: To further TDM through bus transit and vanpooling, the developer shall pay a mitigation fee per Attachment 203. [This condition relates to TSP projects T1, 2, 4, & 16, TDM1, TSP Fig. F5, and TPU projects 1, 2, 3, 11, 12, 13, 15, & 20.]

T-T2. School bus shelter: To further TDM through bus transit, the developer shall build or install a school bus shelter close to wherever the Woodburn School District bus would stop within or next to the development. Follow the direction of the school district facilities manager, or absent that default to min 48 sq ft, 6 ft narrowest dimension, and 8 ft min height clearance. Affix a min 1½ by 1 ft sign face with text min 4-inch high indicating that the shelter is a school bus stop. The shelter may be in ROW and/or a streetside PUE if ODOT allows and if set back min 1.5 ft from sidewalk. Another shelter that a developer provides for another purpose may do double duty as the school bus top shelter if it continues to meet all the other requirements, whatever they may be, for that purpose as well as this condition, and the shelter is within 240 ft of ROW. The developer may place the shelter on the Woodburn Place Apts. property (2145 Molalla Rd) as a means of meeting this condition.

T-TDM1. Car share: The same as ANX 2019-01 Condition T-TDM1, until July 1, 2025, the Director may invoke as a requirement that the property management team shall contract with a car share company or service, designate and mark a minimum number of parking spaces – which shall be at least one – for one or more shared vehicles for tenant use, and follow program details that the Director establishes as necessary to implement the requirement.

### Notes to the Applicant:

1. Records: Staff recommends that the applicant retain a copy of the subject approval.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any private signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. *Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements.* This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.
5. Mylar signature: The Community Development Director is the authority that signs plat Mylars and not any of the mayor, City Administrator, Public Works Director, or City Engineer. Only one City signature title block is necessary.
6. PLA Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
7. Technical standards:
  - a. Context: A reader shall not construe a land use condition of approval that reiterates a City technical standard, such as a PW standard, to exclude remaining standards or to assert that conditions of approval should have reiterated every standard the City has in order for those standards to be met.
  - b. Utilities: A condition involving altered or additional sidewalk or other frontage/street improvement that would in the field result in displacement or relocation of any of utility boxes, cabinets, vaults, or vault covers does not exempt the developer from having to move or pay to move any of these as directed by the City Engineer and with guidance from franchise utilities.
8. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
9. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.



10. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as current [Public Works construction specifications, Standard Drawings, Standard Details](#), and general conditions of a permit type issued by the Public Works Department.
11. ROW:
  - a. Dedication: The Public Works Department Engineering Division has document templates for ROW and easement dedications that applicants are to use.  
  
ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance per Public Works policy.
  - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
12. Franchises: The applicant provides for the installation of all franchised utilities in any required easements.
13. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
14. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in a communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
15. Fire: Fire protection requirements must comply with Woodburn Fire District standards and requirements, including how the District interprets and applies Oregon Fire Code (OFC). Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
16. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.

17. Public Improvements Civil Plan Review: The process by which to receive, review, and approve drawings and other documents related to public improvements required by these conditions of approval may be paired with or incorporated into building permit review, or, if directed by the City Engineer, through a civil engineering plans (CEP) review process led by the Engineering Division. If opting for CEP, the applicant shall not only follow the direction of the Engineer Division, but also take some actions to facilitate tracking by Planning staff and coordination with Engineering:
- a. Cover letter: Upon submitting application to the Engineering Division, simultaneously alert the Planning Division through a cover letter to the attention of the Planning Division referencing the intended or, if known, actual submittal date as well as the project name, project phase, tax lot number(s), street address(es), and the land use / planning / zoning final decision conditions of approval that require the public improvement that is the subject of the civil engineering plans. Referencing conditions may be by quotation or citing the identification numbers (e.g., T-A1). Identify the specific sheet (by number) or document page number that illustrates or notes how each subpart of a condition is met.
  - b. Contact information: State the applicant's name, company, phone number, e-mail, and desired date for City staff to respond with review comments. The cover letter may include these.
  - c. Plan copies: Submit to the attention of the Planning Division at least two plan size copies of plan sets (24 by 36 inches). Within the cover sheet title block(s), include the phrase "civil engineering plans" or "public improvements civil plans". Submit also Adobe PDFs using a fileshare service.
  - d. Re-submittal fee: If there are multiple re-submittals, beginning with a third submittal / second revised submittal and continuing with each subsequent submittal, the applicant must pay through the Planning Division into City general revenue a fee of \$100.

Where public improvements involve the jurisdiction of an outside agency such as the Oregon Department of Transportation (ODOT), the developer must account for that when interacting with the City Engineer and City Public Works Department process.

**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](mailto:cassandra.martinez@ci.woodburn.or.us).

**Testifiers:**

<i>Name</i>	<i>Address</i>	<i>Planning Commission</i>	
		<i>Written</i>	<i>Verbal</i>
Sharon P. Schmidt	1493 Greenview CT		x

**Attachments:**

- Planning Commission September 8, 2022 Staff Report Attachment 101. Marked Tax Map
- 102A. Public Works comments (Aug. 25, 2022)
- 103. Application materials / site plans (July 19, 2022; 11 sheets)
- 104. Transportation System Plan (TSP) Fig. 2 "Functional Roadway Classification"
- 105. Transportation System Plan (TSP) Fig. 6 "Local Street Connectivity Plan"
- 201.\* CU 22-01 Woodburn Place West Apartments: Dictionary & Glossary
- 202. CU 22-01 Woodburn Place West Apartments: Future Street Corridors / Street Reservations
- 203. CU 22-01 Woodburn Place West Apartments: Conditioned Fees

\*The 200 series of attachments are details for the conditions of approval.

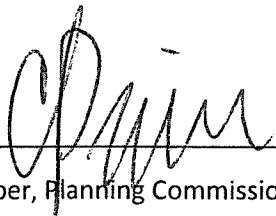
Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

Affirmed,



Charles Piper, Planning Commission Chair

September 13, 2022

Date

cc: Chris Kerr, Community Development Director [e-mail]  
Dago Garcia, P.E., City Engineer [e-mail]  
Melissa Gitt, Building Official [e-mail]  
Jason Space, GIS Technician [e-mail]  
Jeff Bolton, Senior Project Manager, Multi/Tech Engineering, 1155 13<sup>th</sup> St SE, Salem, OR 97302-2508  
[applicant] [mail & e-mail]  
Ivanov Investment Group LLC, 27375 SW Parkway Ave, Wilsonville, OR 97070-9215 [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>  
Marion County Geographic Information System (GIS) <gis@co.marion.or.us>  
Marion County Land Development Engineering & Permits <mcldep@co.marion.or.us>

Marion County Planning Division <planning@co.marion.or.us>  
Marion County Public Works Dept. <mcdpw@co.marion.or.us>

05 1W 08A

05 1W 08A  
WOODBURN



MARION COUNTY, OREGON  
NE1/4 SEC8 T5S R1W W.M.  
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ Section Corner

**NUMBERS**

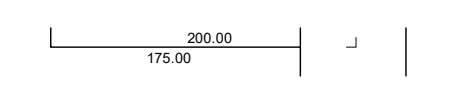
Tax Code Number  
**00 00 0**

Acreege  
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

**NOTES**

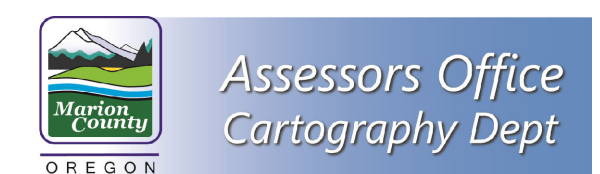
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



**Attachment 101**

CANCELLED NUMBERS	
200	4300A3
500	4300A4
1100	4500
1300A1	4900
2100	5100
2200	
2600	
2900	
3100	
3200	
3400A1	
3400A2	
3500	
3900	
4000	
4200	
4300A2	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 4/29/2022

**WOODBURN**  
**05 1W 08A**





**Woodburn Place West Apartments  
2045 Mollala Road  
CU 2022-01, DR 2022-08, & VAR 2020-05 Public Works**

**August 25, 2022**

**CONDITIONS OF LAND USE APPROVAL:**

1. The Applicant, not the City, is responsible for obtaining permits from state, county and/or federal agencies that may require such permit or approval. All work within the Oregon Department of Transportation (ODOT) right-of-way requires the applicant to obtain approval and permits from ODOT.
2. The Applicant shall obtain approval from the Oregon Department of Transportation (ODOT) for the storm drainage analysis that will impact ODOT's system. Provide a final storm drainage analysis for detention and conveyance system. The storm drainage hydraulic analysis shall comply with both ODOT and City's requirements.
3. The applicant shall obtain approval from the Oregon Department of Transportation (ODOT) for all required improvements along Highway 211, included but not limited to street improvements, striping, Highway signage, construction of new sewer line, construction of new water line, and additional improvements as required by ODOT's review/approval of the applicants' traffic study.
4. Applicant to provide for the installation of all franchise utilities and shall provide any required easements for these facilities. All permanent utility services to the development shall be underground.
5. Carports or permanent structures are not allowed on public utility easements.
6. Department of Environmental Quality Erosion Control 1200C permit will need to be obtained for this development prior to City issuance of permit.
7. Final review of the Civil Plans will be done during the building permit application. Public infrastructure will be constructed in accordance with plans approved by public works and ODOT.
8. Provide and record the required right-of-way dedication, public utility easements, and waterline easements prior to building permit issuance.
9. Provide a street lighting plan/design for review and approval to the City, PGE, and ODOT.
10. Applicant to provide plans indicating the construction of a new gravity sanitary sewer main in Hwy211 – Woodburn-Estacada Highway. As indicated on previous meetings, the existing sewer main in Hwy 211 is an abandoned force main. Applicant is responsible for constructing a public gravity sewer main to the proposed development. **Attachment 102A**

10. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire Districts and City of Woodburn requirements. Actual fire hydrant locations and inline valving locations shall not be determined until the construction final plan review.
11. Based on WDO 3.04.05, & 5.03.01B.3b, and need for intergovernmental coordination, required improvements to ODOT's intersections and roads shall be determined prior to land use approval.
12. System Development fees shall be paid at the time of building permit issuance.
13. All public easements and right-of-way dedications shall be properly recorded prior to building permit issuance.



**Engineering & Project Delivery**

190 Garfield Street • Woodburn, Oregon 97071

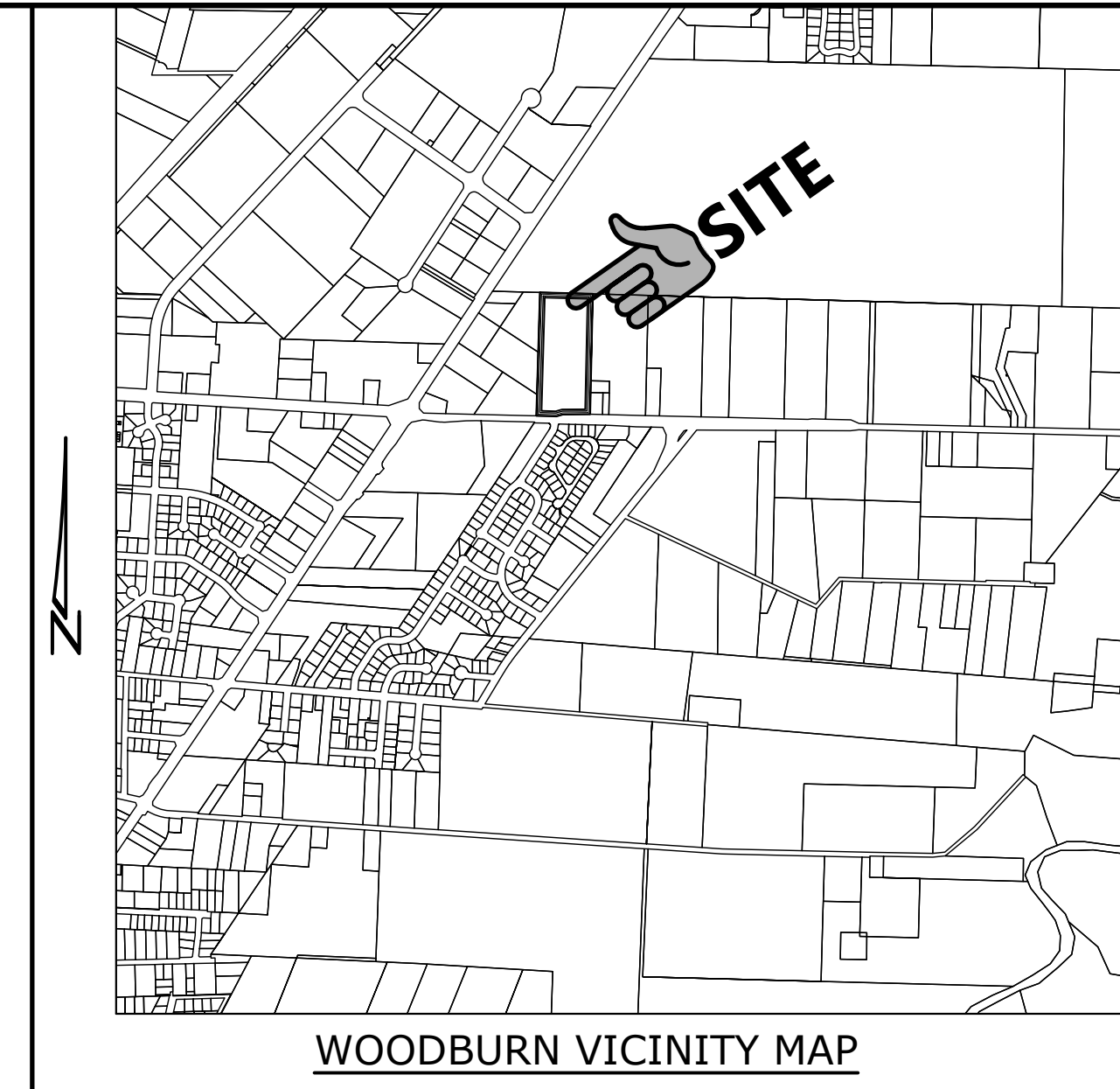
Ph. 5030-982-5240 • Fax 503-982-5242

NO CHANGES, MODIFICATIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.  
 Drawn: R.P.H.  
 Checked: J.C.B.  
 Date: JUNE 2022  
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER  
 JULY 4, 1984  
 MARK D. GRANT  
 EXPIRES 06-30-2023

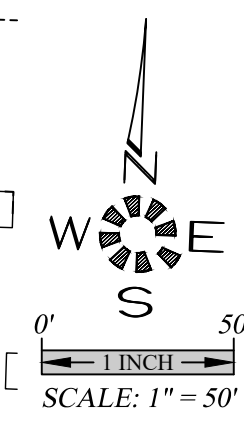
JOB # 7402  
**SDR1**



# WOODBURN PLACE WEST

SEC. 08, T. 5 S., R. 1 W., W.M.  
 CITY OF WOODBURN  
 MARION COUNTY, OREGON

Owner / Developer:  
**WOODBURN PLACE APARTMENTS, LLC.**  
**27375 SW PARKWAY AVE**  
**WILSONVILLE, OR, 97070**  
**PHONE: (503) 655-7933**



ABBREVIATIONS	
A.C.	ASPHALTIC CONCRETE
ACMP	ALUMINIZED CMP
ASSY.	ASSEMBLY
B.O.	BLOW OFF
B.F.V.	BUTTERFLY VALVE
C & G	CURB & GUTTER
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
C.B.C.O.	CATCH BASIN CLEANOUT
C.B.I.	CATCH BASIN INLET
C.L.	CENTERLINE
CMP	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CONC.	CONCRETE
CONST.	CONSTRUCT
D.I.	DUCTILE IRON
DIA.	DIAMETER
DWG.	DRAWING
EASMT.	EASEMENT
E.G.	EXIST. GRADE / GROUND
EOP, E.P.	EDGE OF PAVEMENT
ELEC.	ELECTRIC
ELEV. or EL.	ELEVATION
EX. or EXIST.	EXISTING
FT.	FEET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.M.	FORCE MAIN
GUT. or GTR.	GUTTER
G.V.	GATE VALVE
IMP.	IMPROVEMENT
INST.	INSERT
INV. or I-	INVERT
L	LENGTH, LINE
L.P.	LIGHT POLE
M	METER, MAIN
M.H.	MANHOLE
MTL.	METAL
O.H.	OVERHEAD
P.C.	POINT OF CURVE
P.C.C.	POINT OF CONTINUING CURVE
PED.	PEDESTAL
PRC.	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PUB.	PUBLIC
PUE	PUBLIC UTILITY EASMT.
PVC	POLYVINYL CHLORIDE
PVT.	PRIVATE
P.P.	POWER POLE
P.L.	PROPERTY LINE
R	RADIUS
R	RIM
RD	ROOF DRAIN
R.O.W.	RIGHT-OF-WAY
SAN.S. or S.S.	SANITARY SEWER
S	SLOPE
STA.	STATION
STD.	STANDARD
STL.	STEEL
STM.DRN. or S.D.	STORM DRAIN
SVC.	SERVICE
SW	SIDEWALK
T.C.	TOP OF CURB
TEL.	TELEPHONE
TYP.	TYPICAL
U.G.	UNDERGROUND
VL.T.	VAULT
W.M.	WATER MAIN

SYMBOLS	
EXIST. PROP.	EXIST. PROP.
○	○ BLOW OFF ASSY.
□	□ CATCH BASIN
▣	▣ CATCH BASIN CLEANOUT
▤	▤ CATCH BASIN INLET
△	△ CATV PED. / BOX
○	○ CLEANOUT
▣	▣ ELEC. PED. / BOX
○	○ FIRE HYDRANT
○	○ GAS LOCATION MARKER
⊗	⊗ GAS VALVE
□	□ MAIL BOX
○	○ MANHOLE SAN. SEWER
○	○ MANHOLE STORM DRAIN
○	○ 2' DIA. C.O. / M.H.
○	○ MANHOLE TELEPHONE
○	○ MANHOLE WATER
▽	▽ REDUCER / INCREASER
▣	▣ TEL. PED. / BOX
▣	▣ TRAFFIC PED. / BOX
○	○ UTILITY / POWER POLE
□	□ WATER METER
⊗	⊗ WATER VALVE
---	--- SANITARY SEWER EXIST.
---	--- SANITARY SEWER PROP.
---	--- STORM DRAIN EXIST.
---	--- STORM DRAIN PROP.
---	--- WATER MAIN EXIST.
---	--- WATER MAIN PROP.

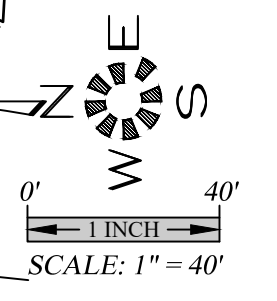
SHEET INDEX	
SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS PLAN
SDR3	SITE PLAN
SDR4	SITE PLAN DETAILS
SDR5	OPEN SPACE PLAN
SDR6	GRADING PLAN
SDR7	PRIVATE STORM DRAIN PLAN
SDR8	PRIVATE SANITARY SEWER PLAN
SDR9	DOMESTIC WATER PLAN
SDR10	PRIVATE FIRE SERVICE PLAN
SDR11	PHOTOMETRIC PLAN
SDR11A	PHOTOMETRIC PLAN DETAILS
SDR12	PRELIMINARY FRONTAGE IMPROVEMENT PLAN
SDR13	FIRE HYDRANT COVERAGE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE PLAN

BUILDING A- TYPE C-D UNIT  
 BUILDING B,J,T- TYPE C UNIT  
 BUILDING C- TYPE F UNIT  
 BUILDING D,E,H,C,M,P,X- TYPE A UNIT  
 BUILDING F,Q- TYPE B UNIT  
 BUILDING K- TYPE C-D UNIT  
 BUILDING N- TYPE F UNIT  
 BUILDING R- TYPE A UNIT  
 BUILDING U- TYPE C-D UNIT  
 BUILDING V- TYPE E UNIT  
 BUILDING W- TYPE E UNIT  
 BUILDING Y- TYPE A UNIT

**Attachment 103**  
**Sheet 1 of 11**

J:\Y:\402-woodburn\woodburn.dwg 05/14/2022 10:08:38 AM Information Revision

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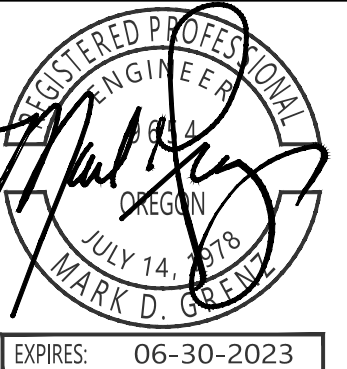
**EXISTING  
 CONDITIONS  
 PLAN**

**WOODBURN PLACE WEST**

NO CHANGES, MODIFICATIONS  
 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE  
 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

7402B SDR2-2022B

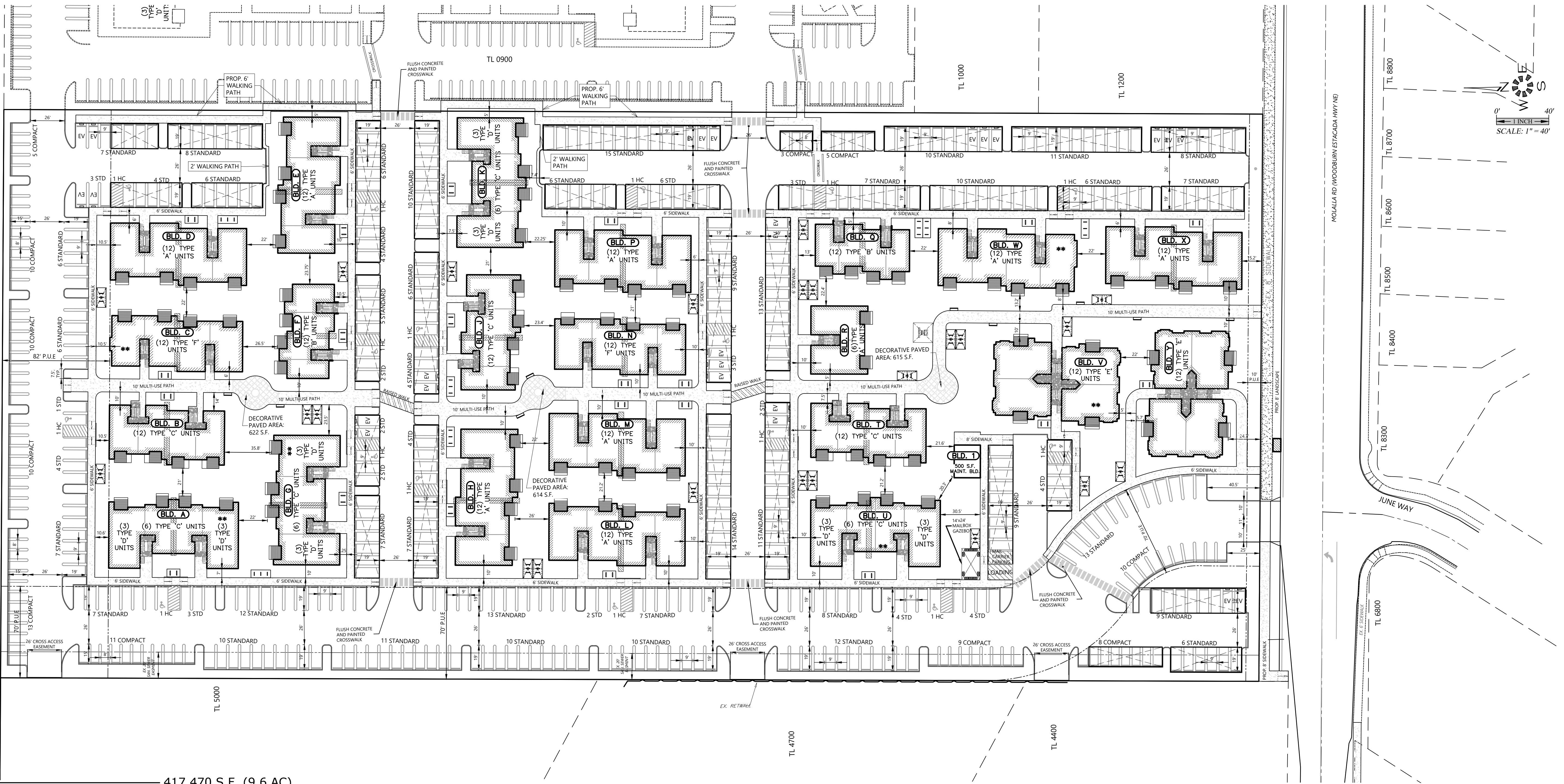
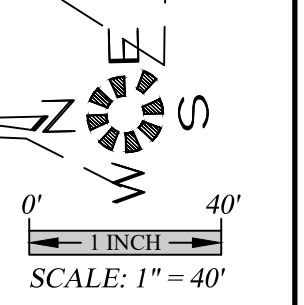
Design:	M.D.G.
Drawn:	R.P.H.
Checked:	J.C.B.
Date:	JUNE-2022
Scale:	AS SHOWN



EXPIRES 06-30-2023

**SITE PLAN**

**WOODBURN PLACE WEST**



**SITE AREAS BOUNDARY** — 417,470 S.F. (9.6 AC)

TOTAL HARDBPACE 300,828.85 S.F.  
 BUILDING COVERAGE 76,888 S.F.  
 PARKING, DRIVEWAY, SIDEWALK, CURB & MULTI-USE PATH- 223,940.85 S.F.

LANDSCAPE AREA- 115,681 S.F. (28%)

**MULTI-FAMILY PARKING**

- 516 TOTAL PARKING STALLS
- 406 STANDARD STALLS
- 26 ELECTRIC VEHICLE STALLS
- EV STATIONS TO BE MINIMUM LVL 2 CHARGING
- 94 COMPACT STALLS (TO BE PAINTED "COMPACT ONLY")
- 16 HANDICAP STALLS
- 248 COVERED STALLS (DUE TO PUBLIC EASEMENTS)
- 262 BICYCLE SPACES (132 COVERED) (SEE DETAIL PAGE)

- ⊖ - WALL PACK LIGHT - 8 FEET MAX ABOVE WALKWAYS  
STAIRWELL LIGHTING TO BE WITHIN AND FLUSH WITH THE CEILING OR SHIELDED ON ALL FOUR SIDES.
- ⊕ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||| - BICYCLE SPACES (226 REQUIRED)
- ▭ - BENCHES (ALL BENCHES TO BE 6' LONG, 12 OF 15 BENCHES TO HAVE BACKS)
- - WHEEL CURB STOP (NO MORE THAN 4" IN HEIGHT)

BUILDINGS	
BUILDING A	11,508 S.F.
BUILDING B	8,736 S.F.
BUILDING C	10,128 S.F.
BUILDING D	11,424 S.F.
BUILDING E	11,424 S.F.
BUILDING F	6,588 S.F.
BUILDING G	11,508 S.F.
BUILDING H	11,424 S.F.
BUILDING J	8,736 S.F.
BUILDING K	11,508 S.F.
BUILDING L	11,424 S.F.
BUILDING M	11,424 S.F.
BUILDING N	10,128 S.F.
BUILDING P	11,424 S.F.
BUILDING Q	6,588 S.F.
BUILDING R	5,712 S.F.
BUILDING T	8,736 S.F.
BUILDING U	11,508 S.F.
BUILDING V	13,944 S.F.
BUILDING W	13,944 S.F.
BUILDING X	11,424 S.F.
BUILDING Y	11,424 S.F.
BUILDING 1	500 S.F.

**258 TOTAL APARTMENT UNITS**

- 102 TYPE 'A' 2-Bd, 2-Ba (952 S.F.) UNITS
- 24 TYPE 'B' STUDIO (549 S.F.) UNITS
- 60 TYPE 'C' 1-Bd, 1-Ba (728 S.F.) UNITS
- 24 TYPE 'D' 3-Bd, 2-Ba (1,190 S.F.) UNITS
- 24 TYPE 'E' 2-Bd, 2-Ba (1,162 S.F.) UNITS
- 24 TYPE 'F' 2-Bd, 1-Ba (844 S.F.) UNITS
- 1 U.S. MAIL AREA
- 1 500 S.F. MAINTENANCE FACILITY

LANDSCAPE ISLANDS AT 10' MULTI-USE PATH ARE REQUIRED TO BE MINIMUM 84 S.F. THIS IS AT ALL THREE DRIVE AISLES AS SHOWN.

TRASH AND RECYCLING TO BE DEPENDENT ON EXISTING WOODBURN PLACE APARTMENT FACILITY AT 2145 MOLALLA RD

**ADA HANDICAP ACCESSIBILITY NOTES:**

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

**NOTE:**  
 GROUND FLOOR PATIOS ARE REQUIRED TO HAVE RAILING OR FENCING AROUND THEM. THE OUTERMOST EDGES OF PATIO CONCRETE SLABS THAT DO NOT ABUT BUILDING WALLS SHALL HAVE EITHER METAL OR WOOD RAILINGS OR CEDAR FENCING THREE AND A HALF (3.5) FEET HIGH. FENCING SHALL BE NOT FULLY OPAQUE. THE RAILINGS OR FENCING SHALL HAVE A GATED OPENING AT LEAST TWO (2) FEET AND SIX (6) INCHES WIDE AND NO MORE THAN 4 FEET WIDE. FENCING OR RAILING WITH TOP MEMBER FLAT AND MIN 3 INCHES WIDE. A SECOND HORIZONTAL MEMBER BELOW THE TOP MEMBER (TO ALLOW AFFIXING, HANGING, OR THREADING ITEMS BELOW THE TOP MEMBER).

BUILDING PERMIT REQUIRED FOR ALL BIKE SHELTERS GREATER THAN 200 SQ. FT.

FOR RAISED PEDESTRIAN CROSSINGS ON-SITE. SEE DETAIL ON SHEET C1.4

"ELECTRICAL VEHICLE CHARGING" TO BE PAINTED IN 1" HIGH LETTERING AT EACH STALL. SEE SIGNAGE DETAIL ON SHEET C1.4.

BARBEQUE GRILL REQUIRED AT COVED BARBEQUE AREA.

DECORATIVE PAVED AREAS SHALL BE PAVED WITH CONCRETE THAT IS SCORED, STAMPED, OR OTHERWISE TREATED TO HAVE A PATTERN. SUBMITTAL REQUIRED TO CITY PLANNING DEPARTMENT FOR APPROVAL.

ALL OUTDOOR CLOSETS AT PATIO OR DECK SHALL HAVE WALL MOUNTED FOLDING OR RETRACTABLE BIKE HOOKS.

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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

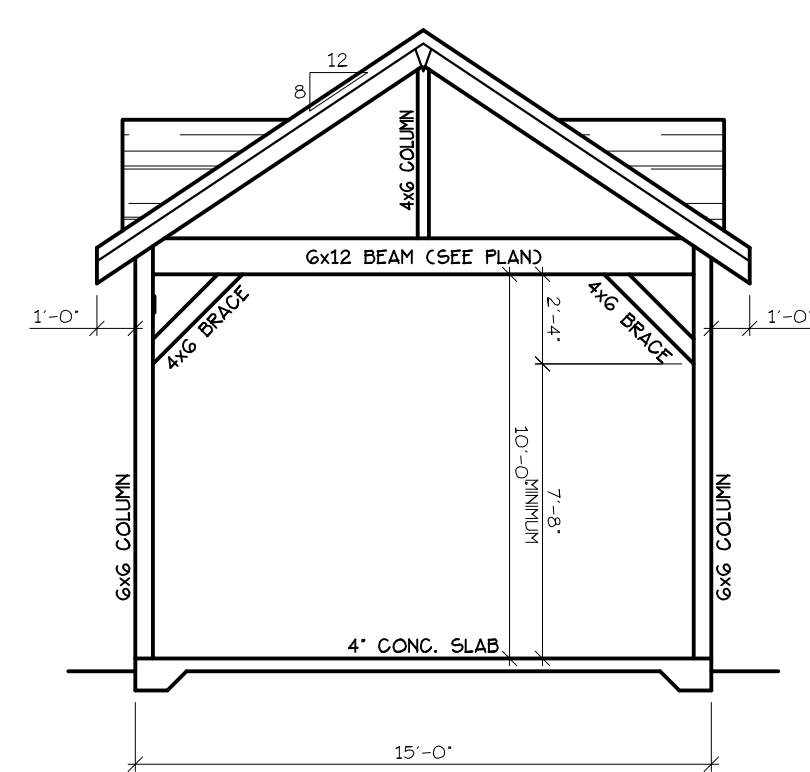
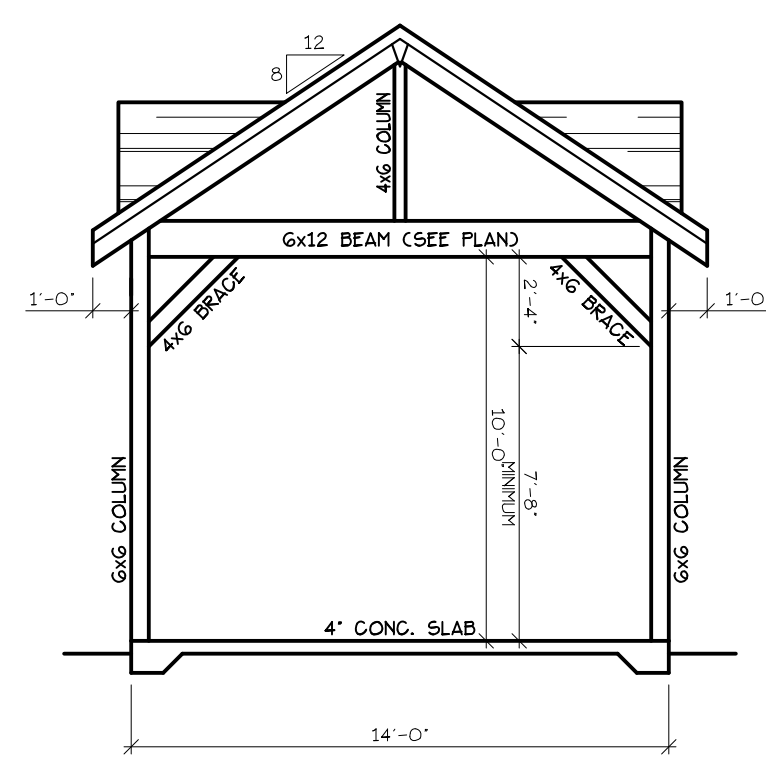
Design: M.D.G.  
 Drawn: R.P.H.  
 Checked: J.C.B.  
 Date: JUNE 2022  
 Scale: AS SHOWN



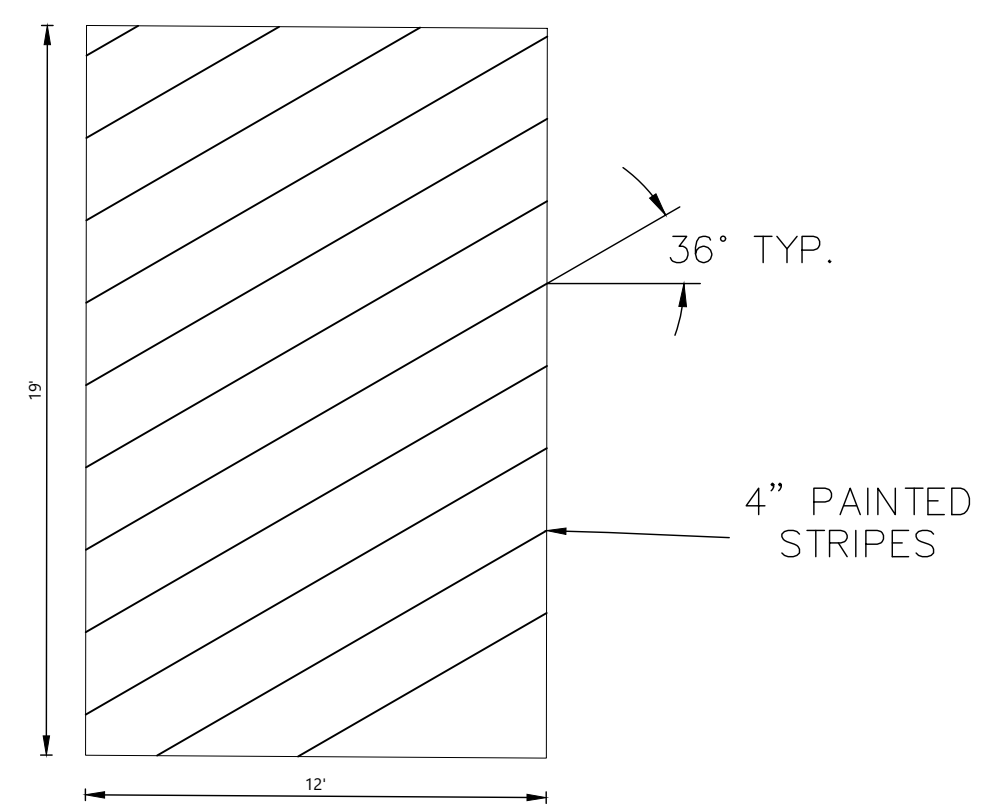
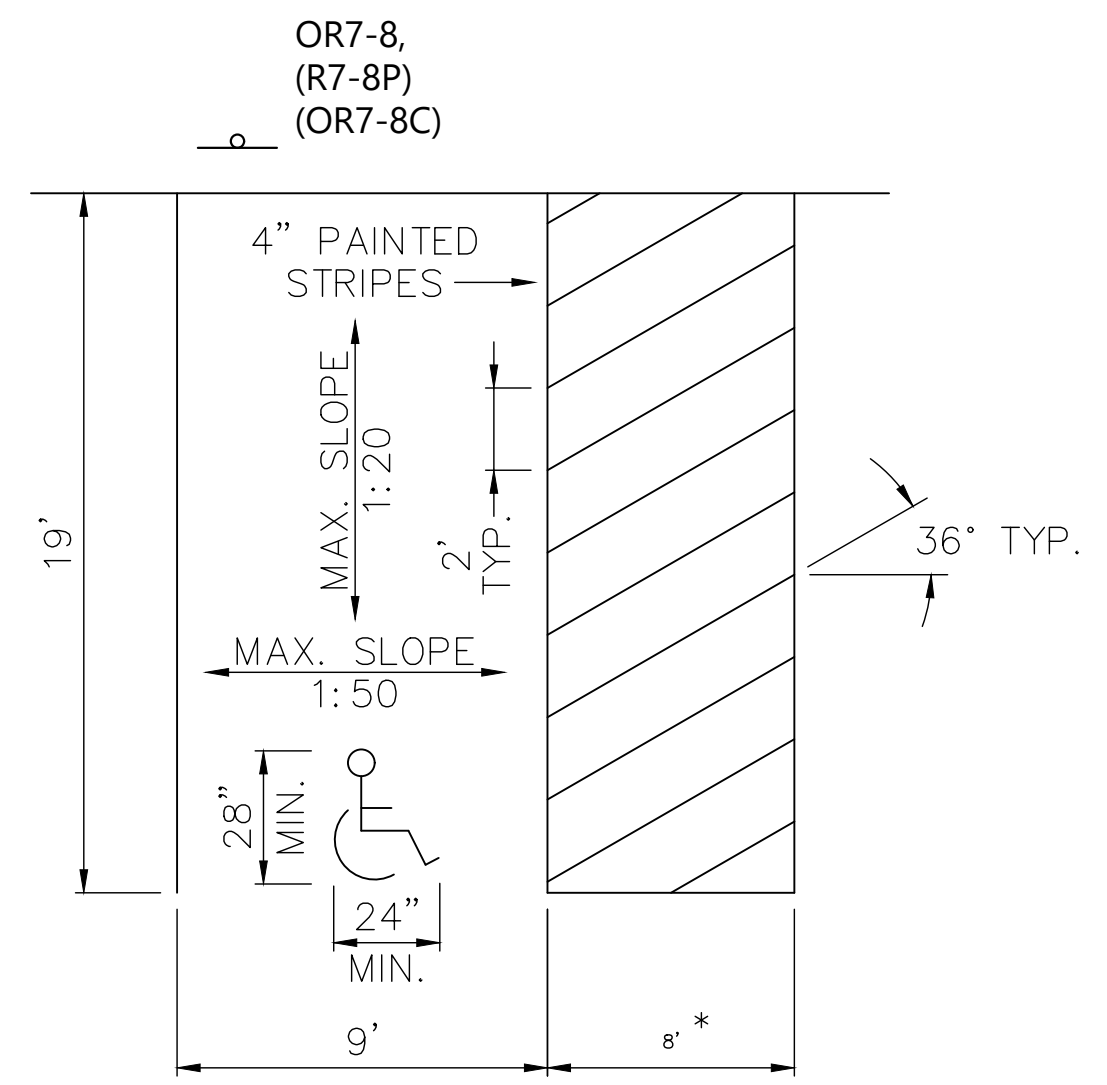
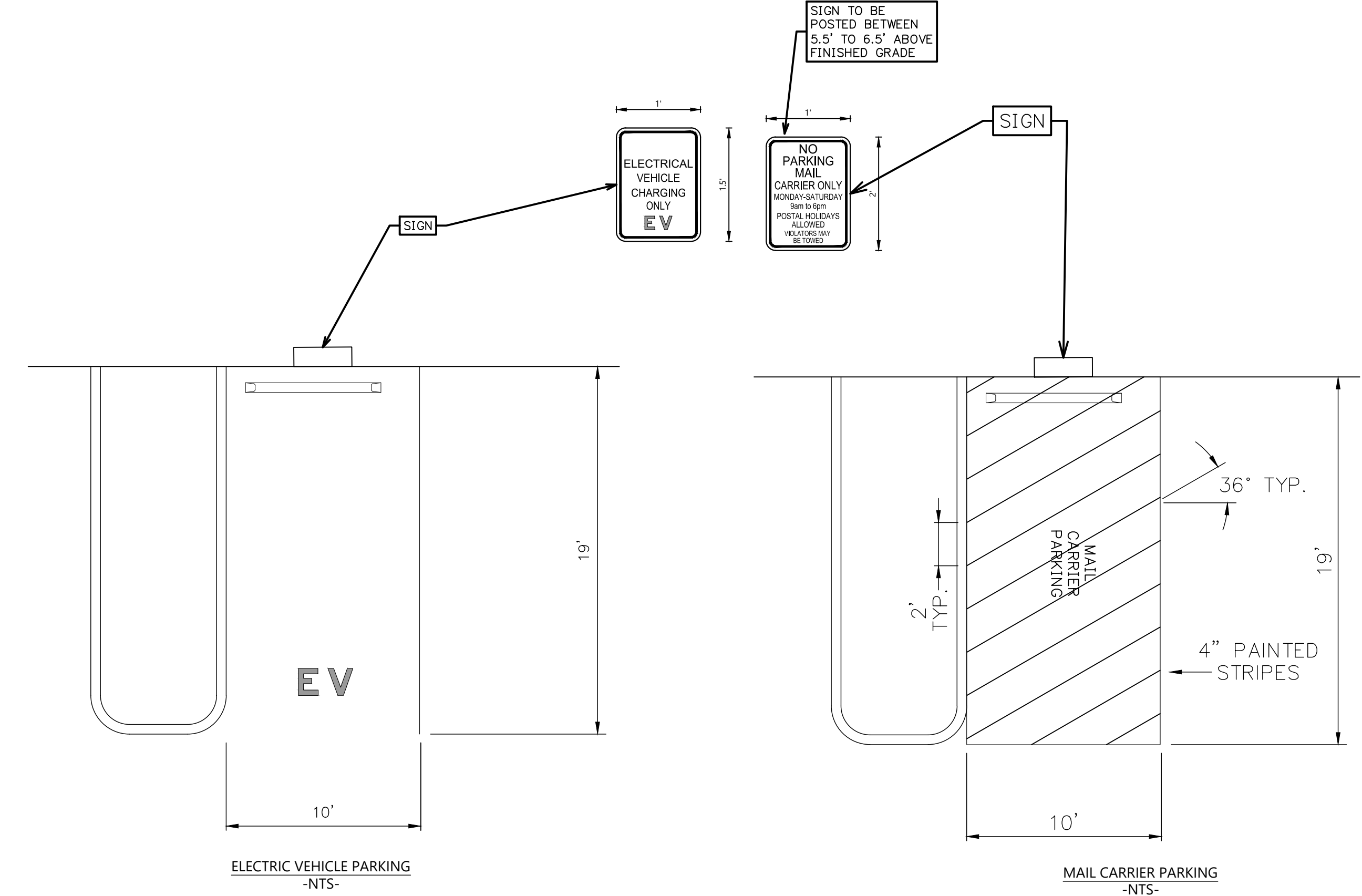
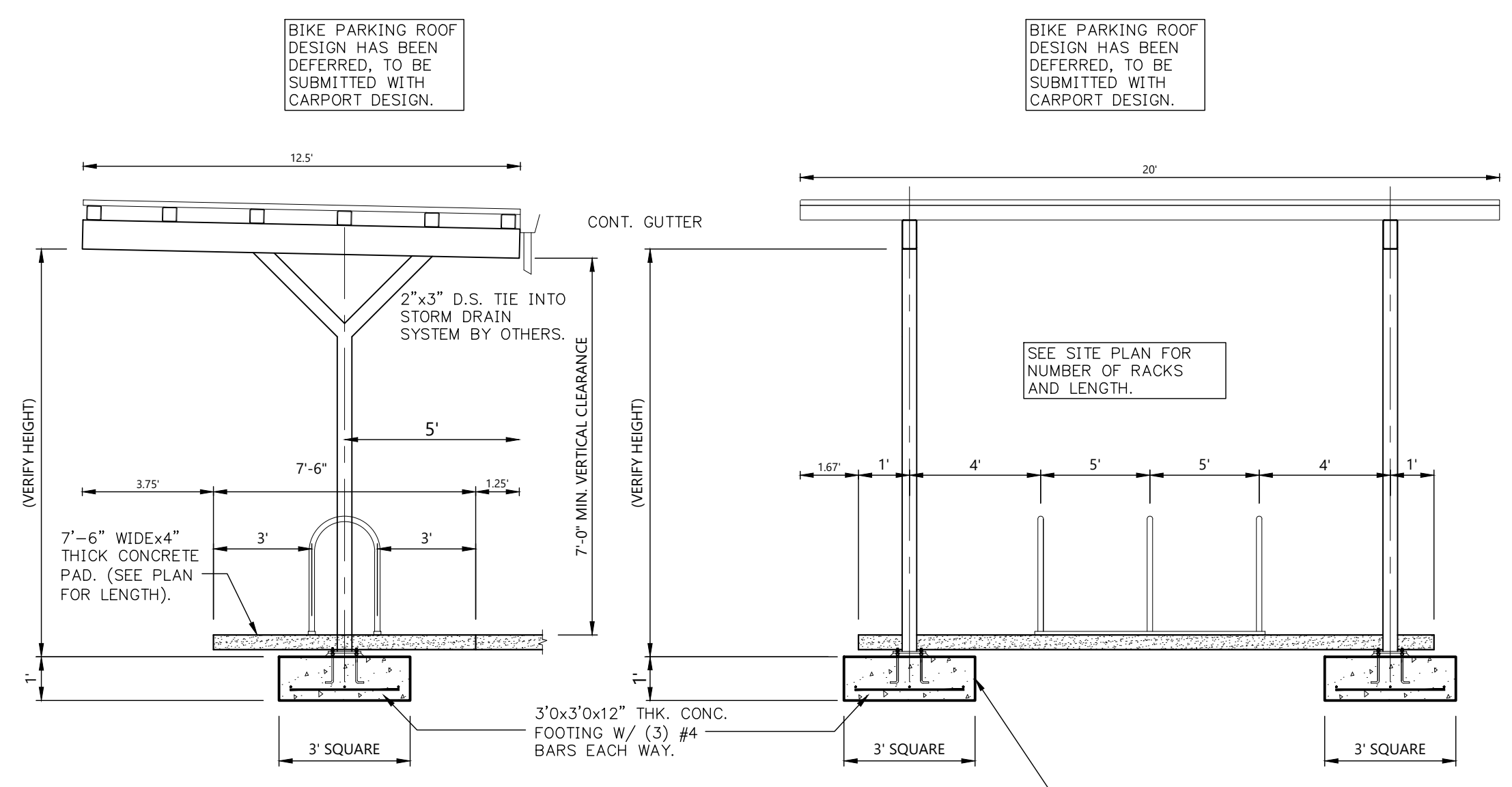
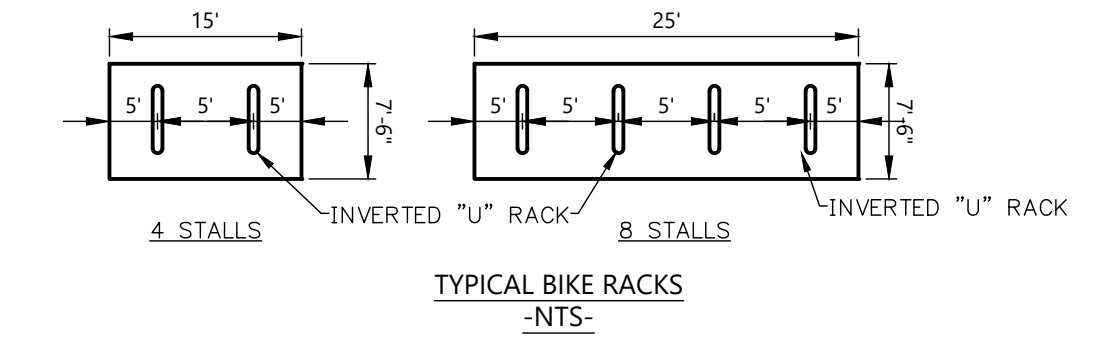
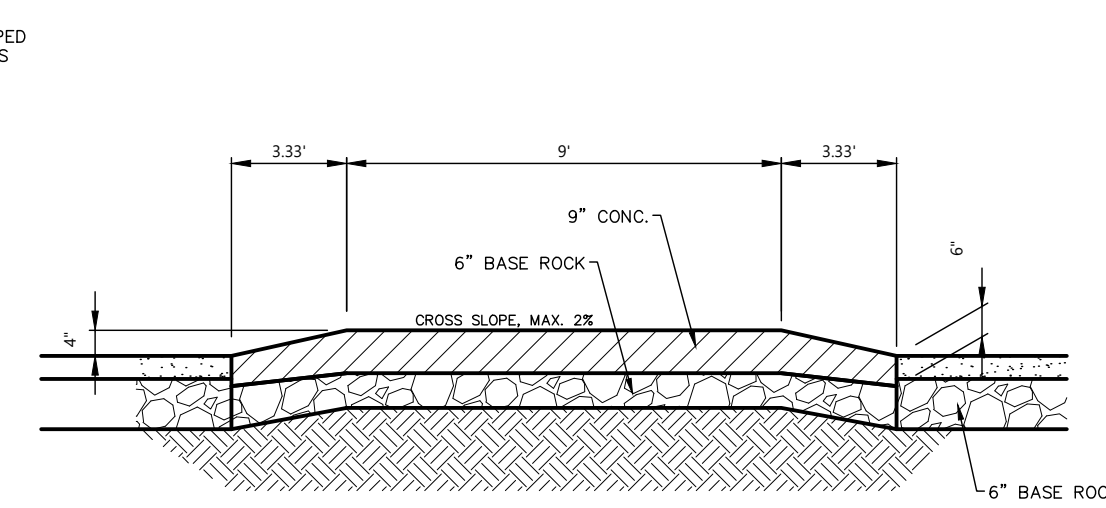
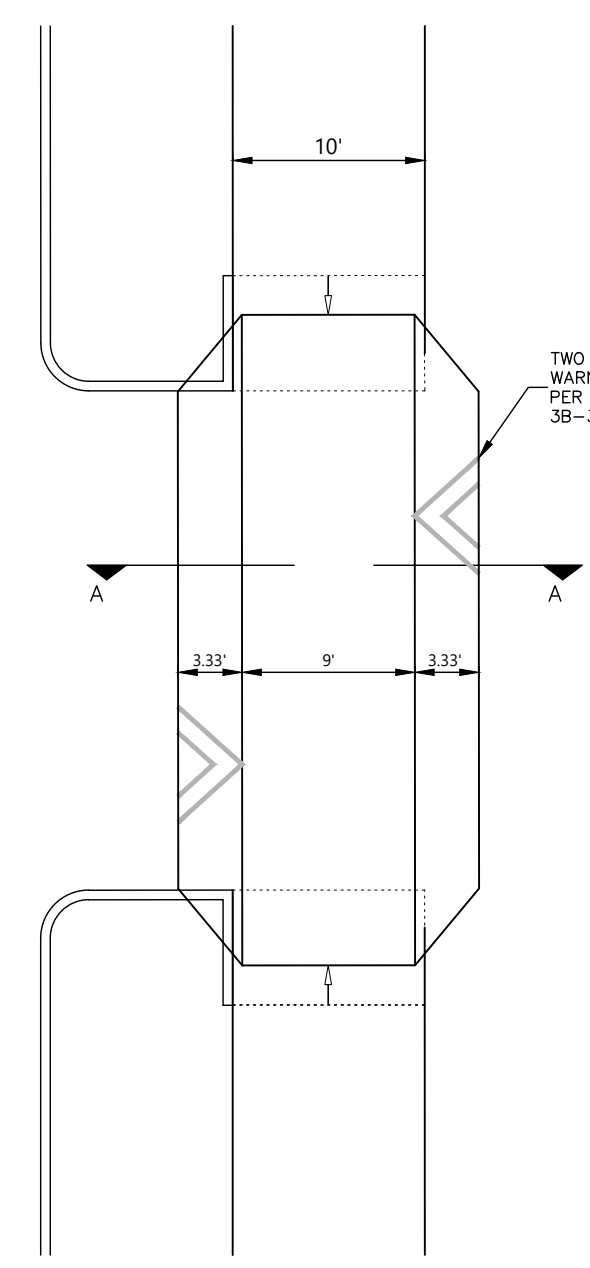
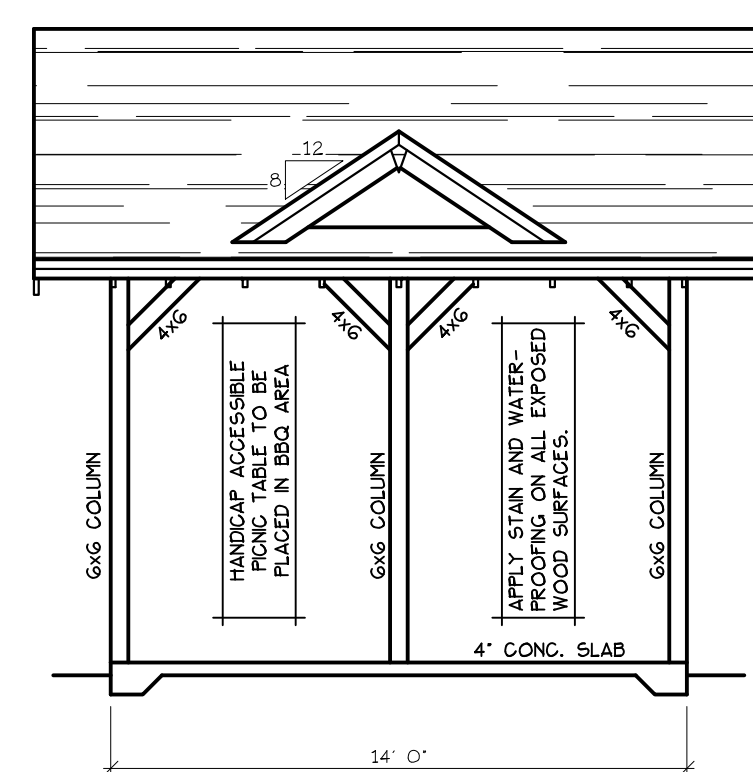
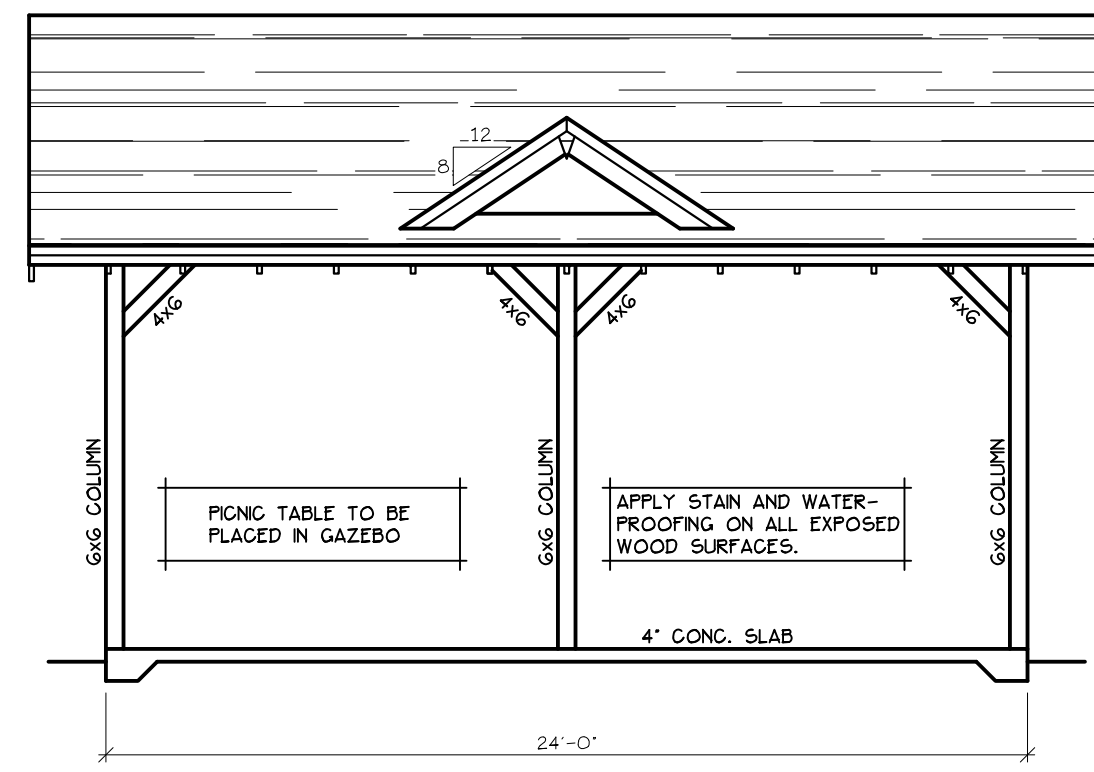
EXPIRES 06-30-2023

JOB # 7402

**SDR3**



BUILDING PERMIT REQUIRED FOR EACH GAZEBO ONSITE.



NOTES:  
 1. PAVEMENT STENCIL WHITE PAINT FOR SYMBOL  
 2. BLUE BACKGROUND & BLUE PAINTED CURB OPTIONAL  
 \* 8' FOR VAN-ACCESSIBLE (INCLUDE R7-8P)  
 \* 8' FOR WHEELCHAIR USER ONLY (INCLUDE OR7-8C)

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

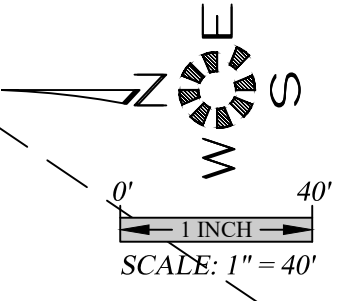
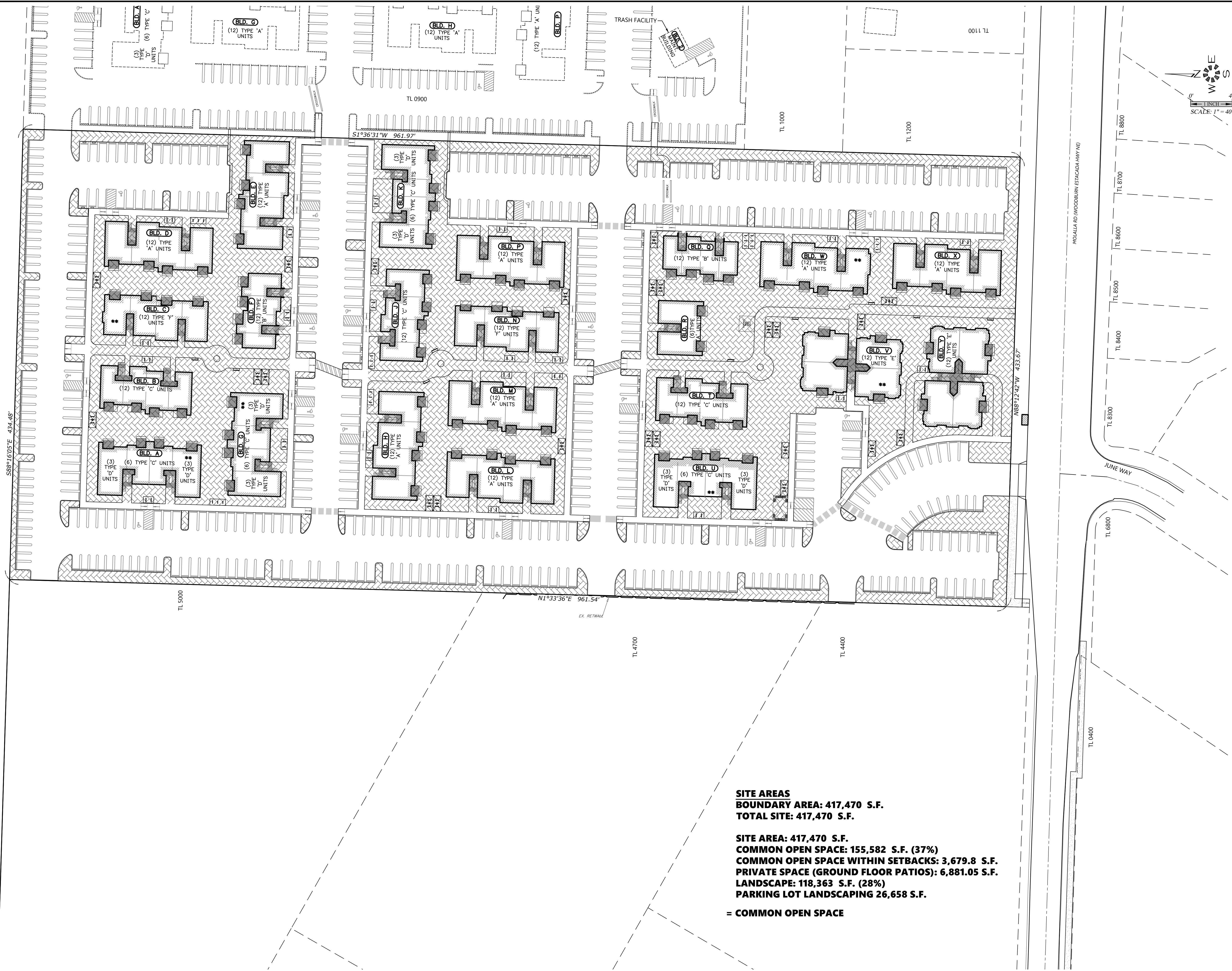
7402b - SHOW SITE DTL  
 Design: M.D.G.  
 Drawn: R.P.H.  
 Checked: J.C.B.  
 Date: JUNE 2022  
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER  
 MARK D. GENTILE  
 JULY 14, 1998  
 EXPIRES 06-30-2023

JOB # 7402

SDR4

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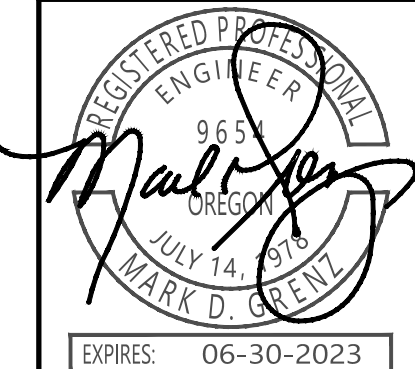
**SITE AREAS**  
**BOUNDARY AREA: 417,470 S.F.**  
**TOTAL SITE: 417,470 S.F.**  
  
**SITE AREA: 417,470 S.F.**  
**COMMON OPEN SPACE: 155,582 S.F. (37%)**  
**COMMON OPEN SPACE WITHIN SETBACKS: 3,679.8 S.F.**  
**PRIVATE SPACE (GROUND FLOOR PATIOS): 6,881.05 S.F.**  
**LANDSCAPE: 118,363 S.F. (28%)**  
**PARKING LOT LANDSCAPING 26,658 S.F.**  
  
= COMMON OPEN SPACE

**OPEN SPACE PLAN**

**WOODBURN PLACE WEST**

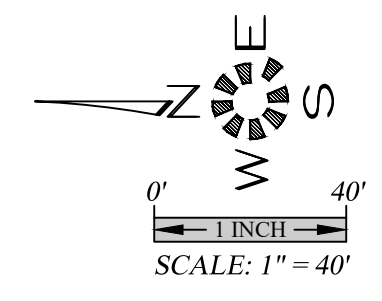
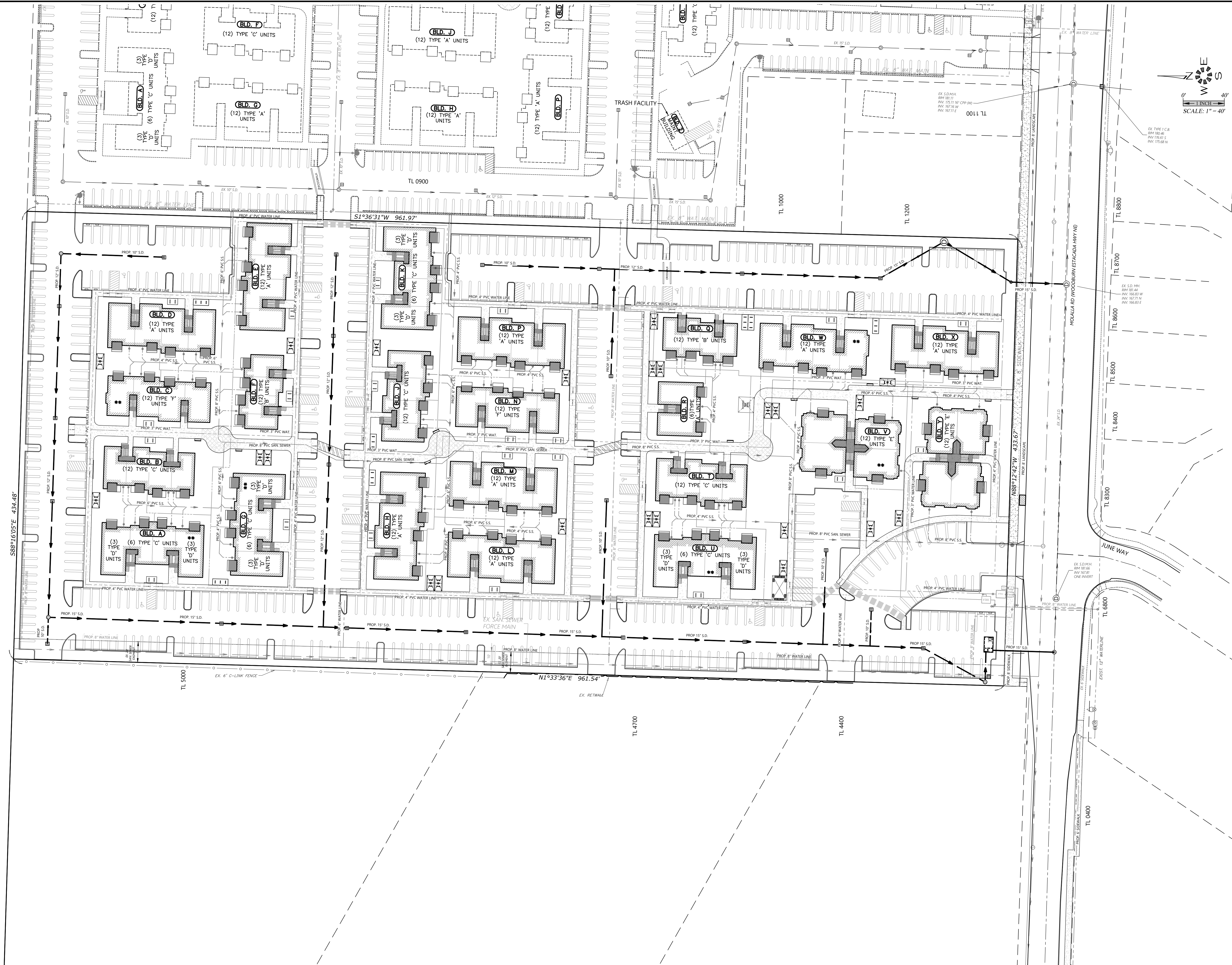
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7402B SDR5-05  
Design: M.D.G.  
Drawn: R.P.H.  
Checked: J.C.B.  
Date: JUNE-2022  
Scale: AS SHOWN



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JOB # 7402

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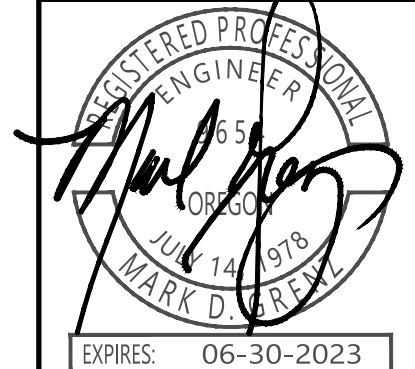
**MULTI/TECH**  
 ENGINEERING SERVICES, INC.  
 11555 13th St., S.E. Salem, OR, 97302  
 PH: (503) 365 - 9227 FAX: (503) 364-1260  
 www.mtengineering.net office@mtengineering.net

**PRIVATE  
 STORM DRAIN PLAN**

**WOODBURN PLACE WEST**

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 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE  
 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

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 Drawn: R.P.H.  
 Checked: J.C.B.  
 Date: JUNE-2022  
 Scale: AS SHOWN



EXPIRES 06-30-2023

JOB # 7402

**SDR7**

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 ENGINEERING SERVICES, INC.  
 1155 13th St., S.E. Salem, OR, 97302  
 PH: (503) 365-9227 FAX: (503) 364-1260  
 www.mtengineering.net office@mtengineering.net

**PRIVATE  
 SANITARY SEWER PLAN**

**WOODBURN PLACE WEST**

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 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
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 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

7402b 508r-SS  
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 Scale: AS SHOWN

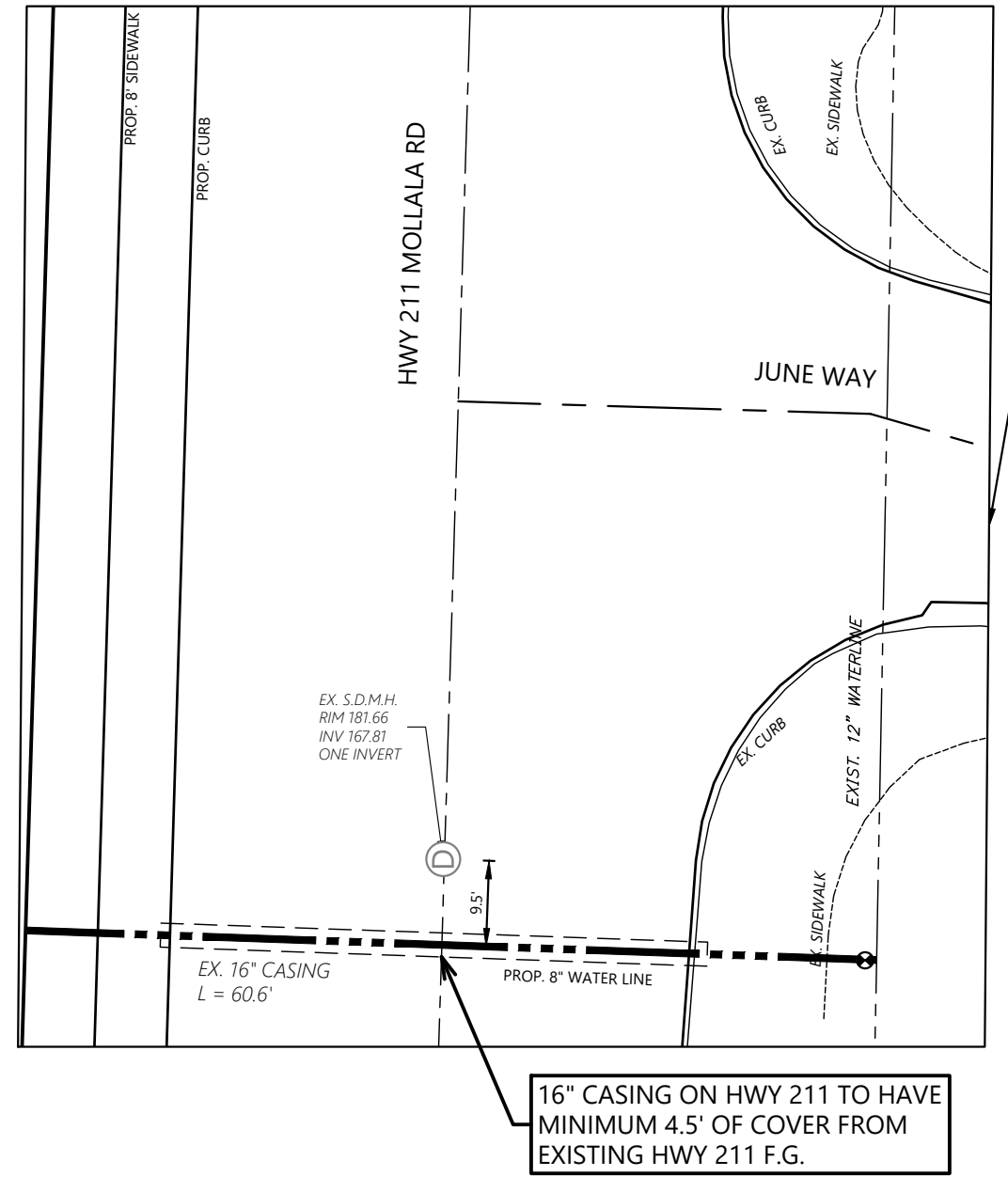
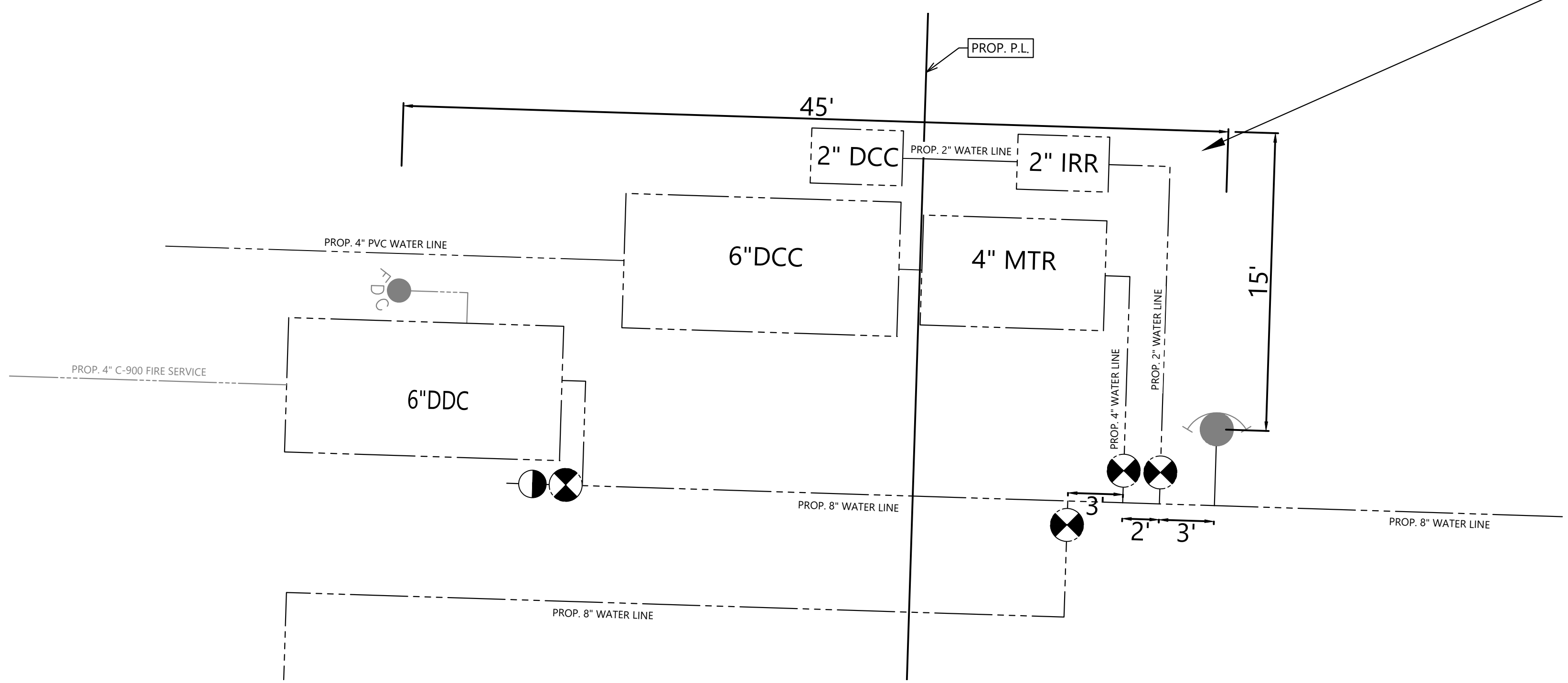
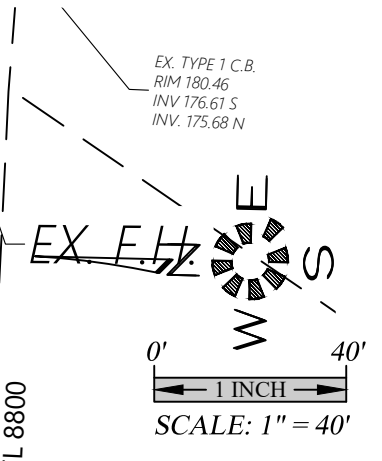
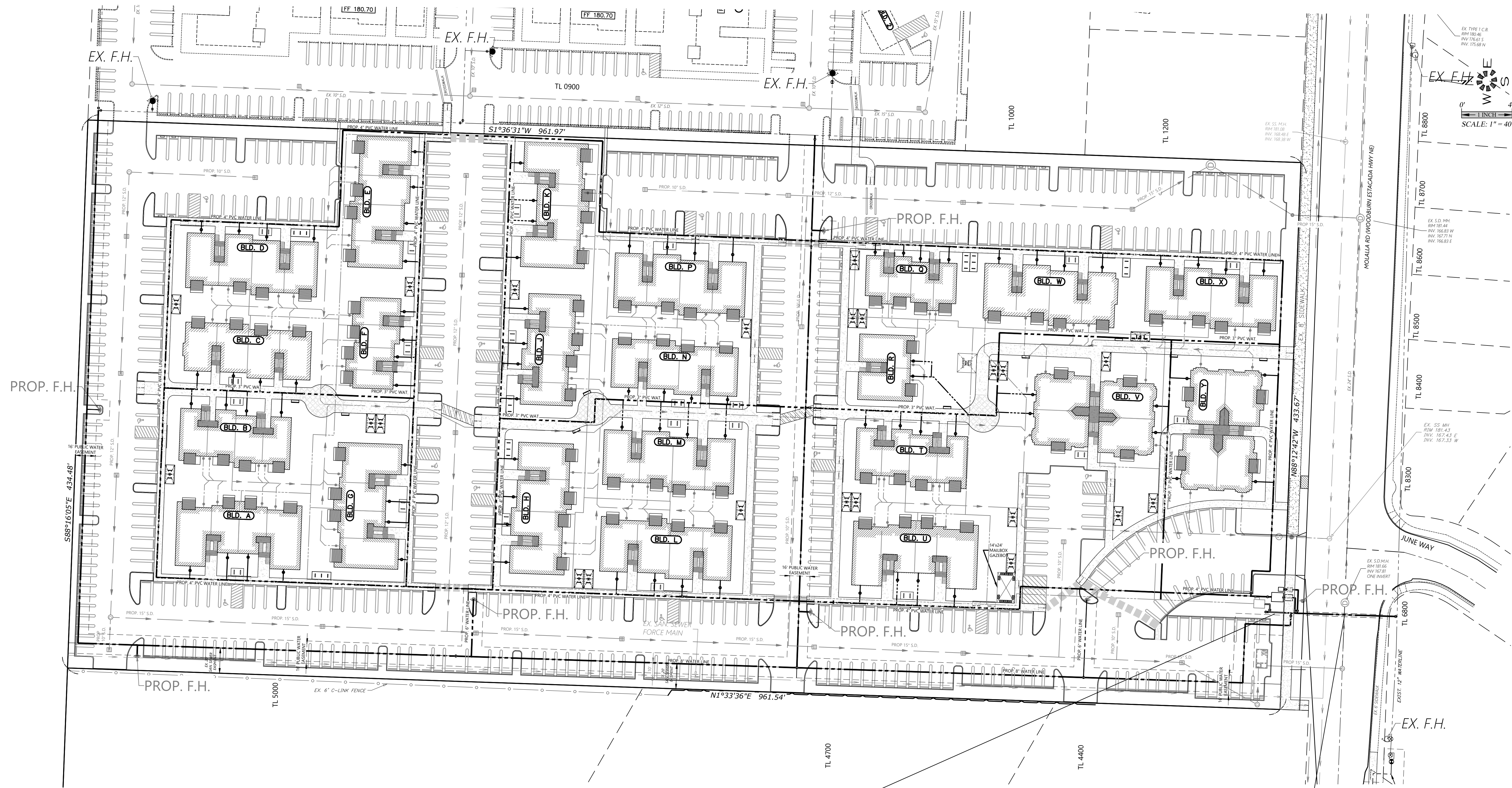


EXPIRES 06-30-2023  
 JOB # 7402

**SDR8**



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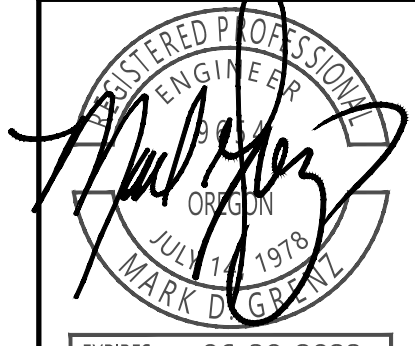
16" CASING ON HWY 211 TO HAVE MINIMUM 4.5' OF COVER FROM EXISTING HWY 211 F.G.

**DOMESTIC WATER PLAN**

**WOODBURN PLACE WEST**

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 Date: JUNE-2022  
 Scale: AS SHOWN



EXPIRES 06-30-2023  
 JOB # 7402

**SDR9**

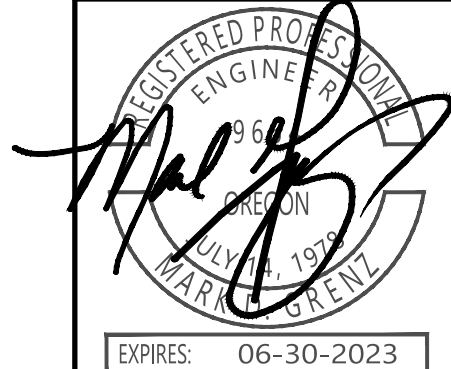


**PRELIMINARY PHOTOMETRIC PLAN**

**WOODBURN PLACE WEST**

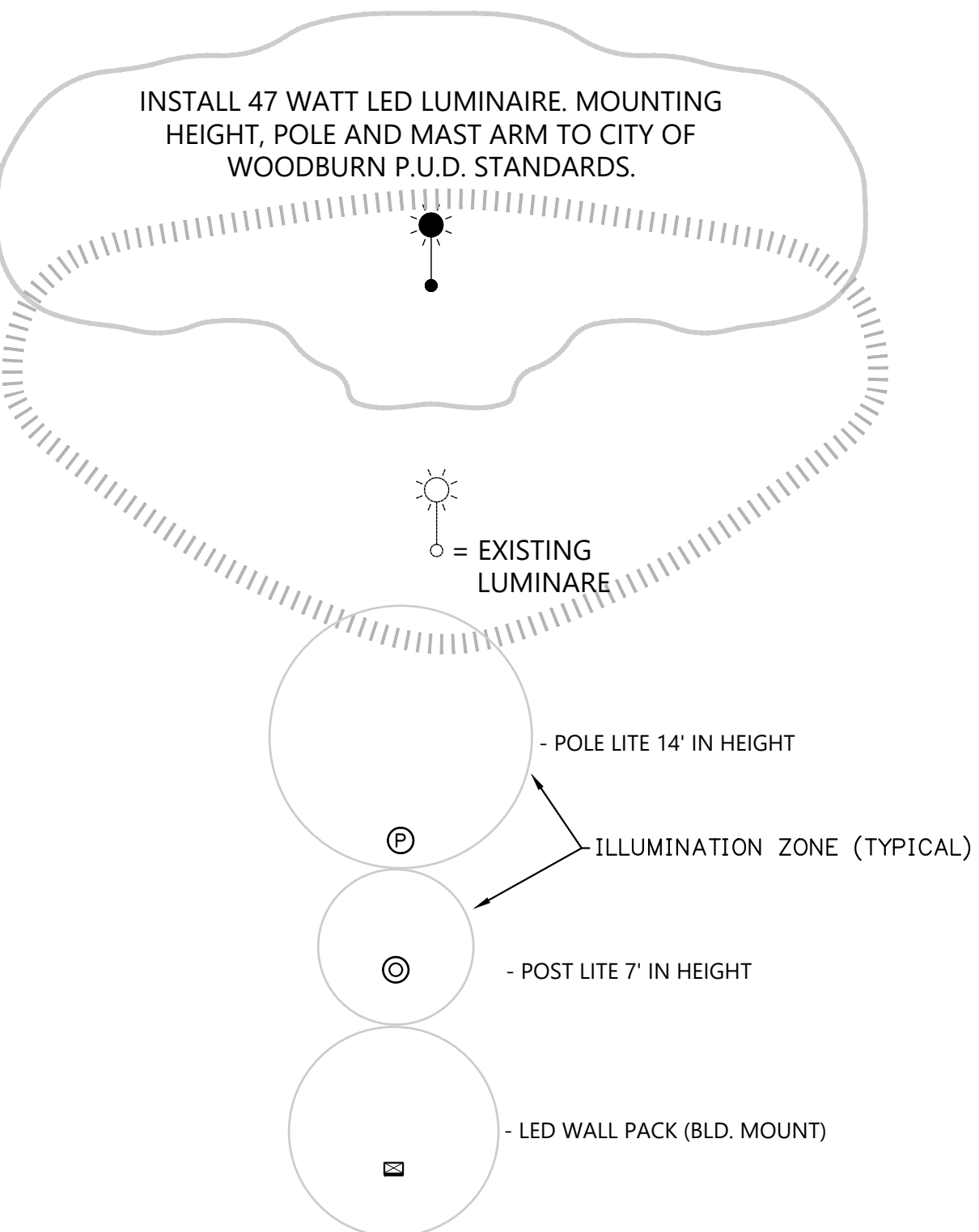
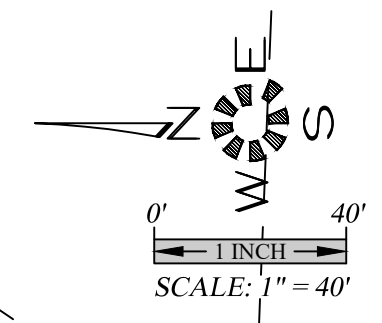
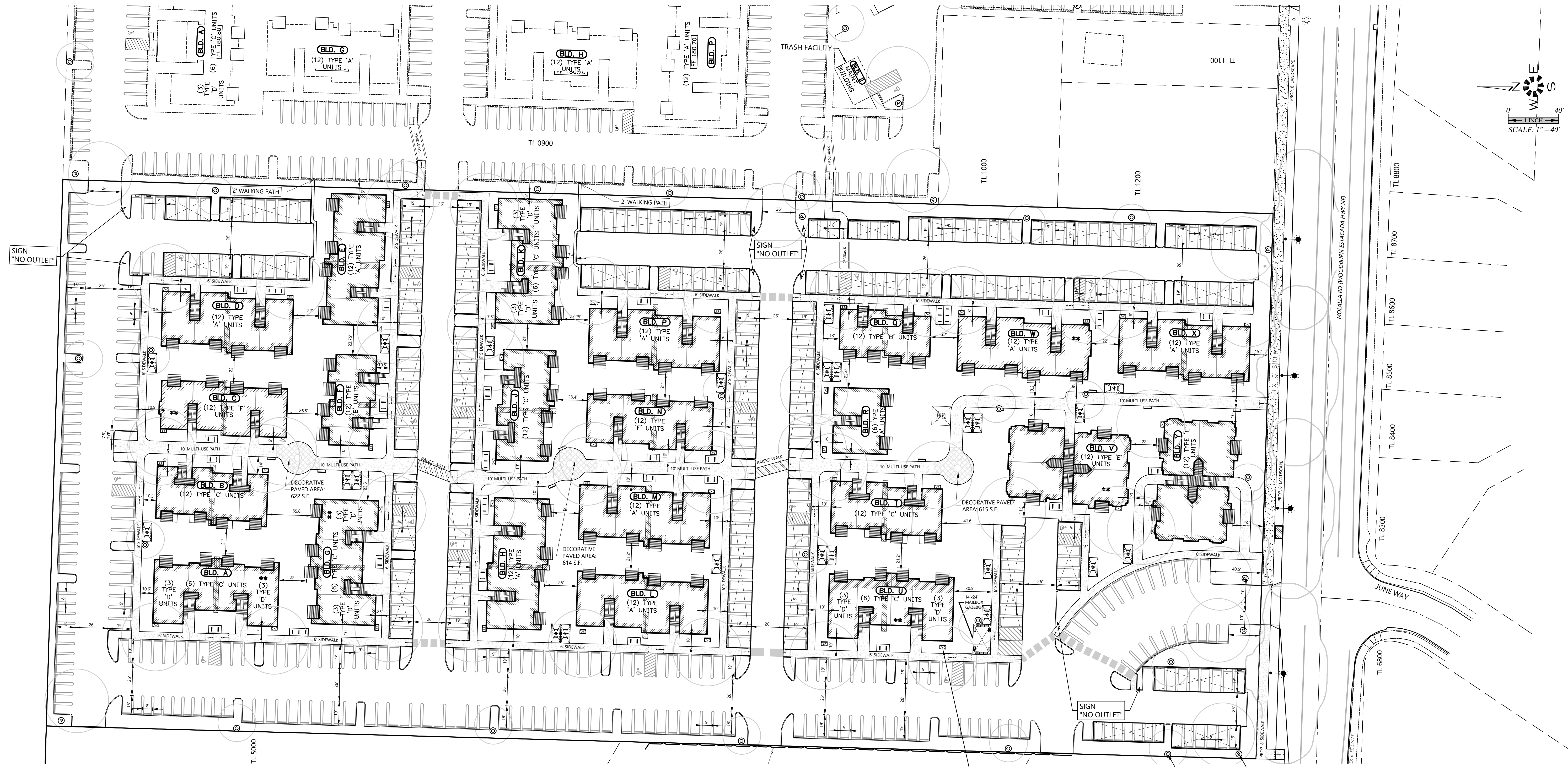
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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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 Drawn: R.P.H.  
 Checked: J.C.B.  
 Date: JUNE-2022  
 Scale: AS SHOWN



EXPIRES 06-30-2023  
 JOB # 7402

**SDR11**



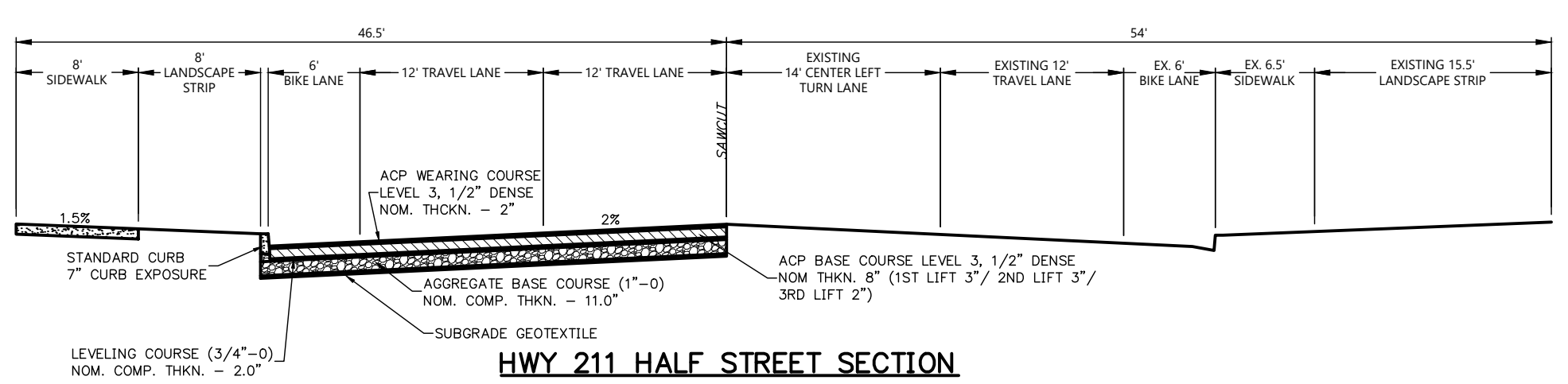
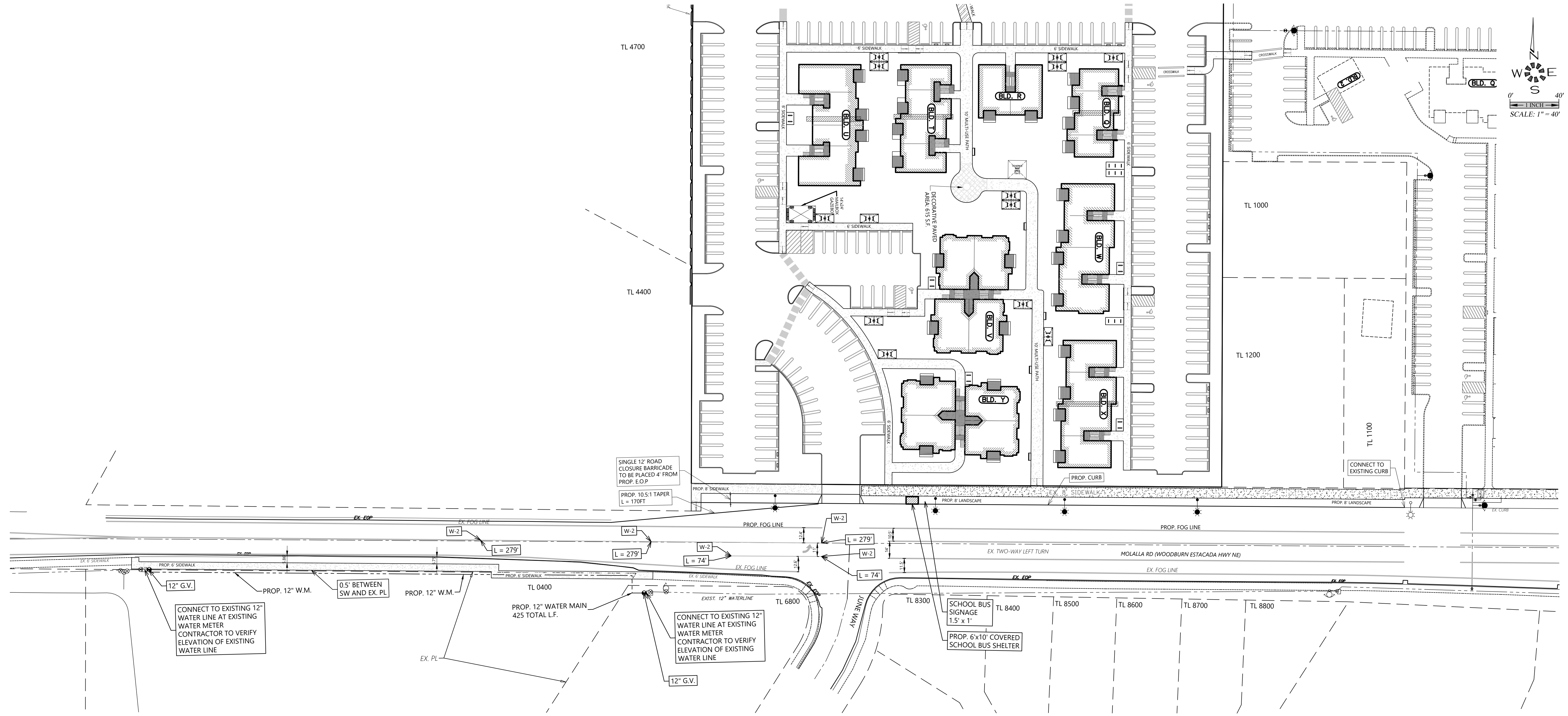
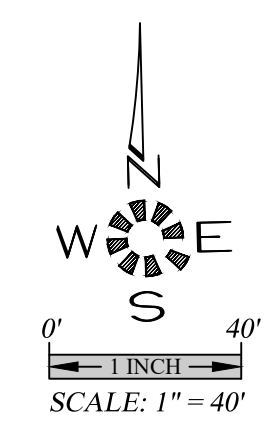
PRIVATE LUMINAIRE SCHEDULE							
PROJECT: WOODBURN APARTMENTS-WEST							
QTY	LABEL	DESCRIPTION	WATTS	LUMENS	ARM	ARRANGMENT	LLF
44	LP1-PROPOSED WALL PACK	LED, COOPER 'CROSSTOUR' XTOR48-Y WALL-PACK MOUNTED 8'	38	3995	0	SINGLE	0.8500
18	LP2-PROPOSED LIGHT	LED, LEOTEK "AR13" AR13-4M2-MV-WW-2-DB-350-WL MOUNTED ON A 7' POLE	20	2015	0.6700	SINGLE	0.8500
6	LP3-PROPOSED LIGHT	LED, U.S. ARCHITECTURAL VLL-LED-PLD-40LED-VSQ-M-350mA-240-WW-1 -RAL-8019-T MOUNTED ON A 14' POLE	45	5874	0	SINGLE	0.8500

- (LP1) = INSTALL TYPICAL WALLPACK
- (LP2) = INSTALL TYPICAL LUMINAIRE MOUNTED ON A 7-FOOT POLE
- (LP3) = INSTALL TYPE V DISTRIBUTION LUMINAIRE MOUNTED ON A 14-FOOT POLE

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**PRELIMINARY FRONTAGE IMPROVEMENT PLAN**

**WOODBURN PLACE WEST**



**HWY 211 HALF STREET SECTION**

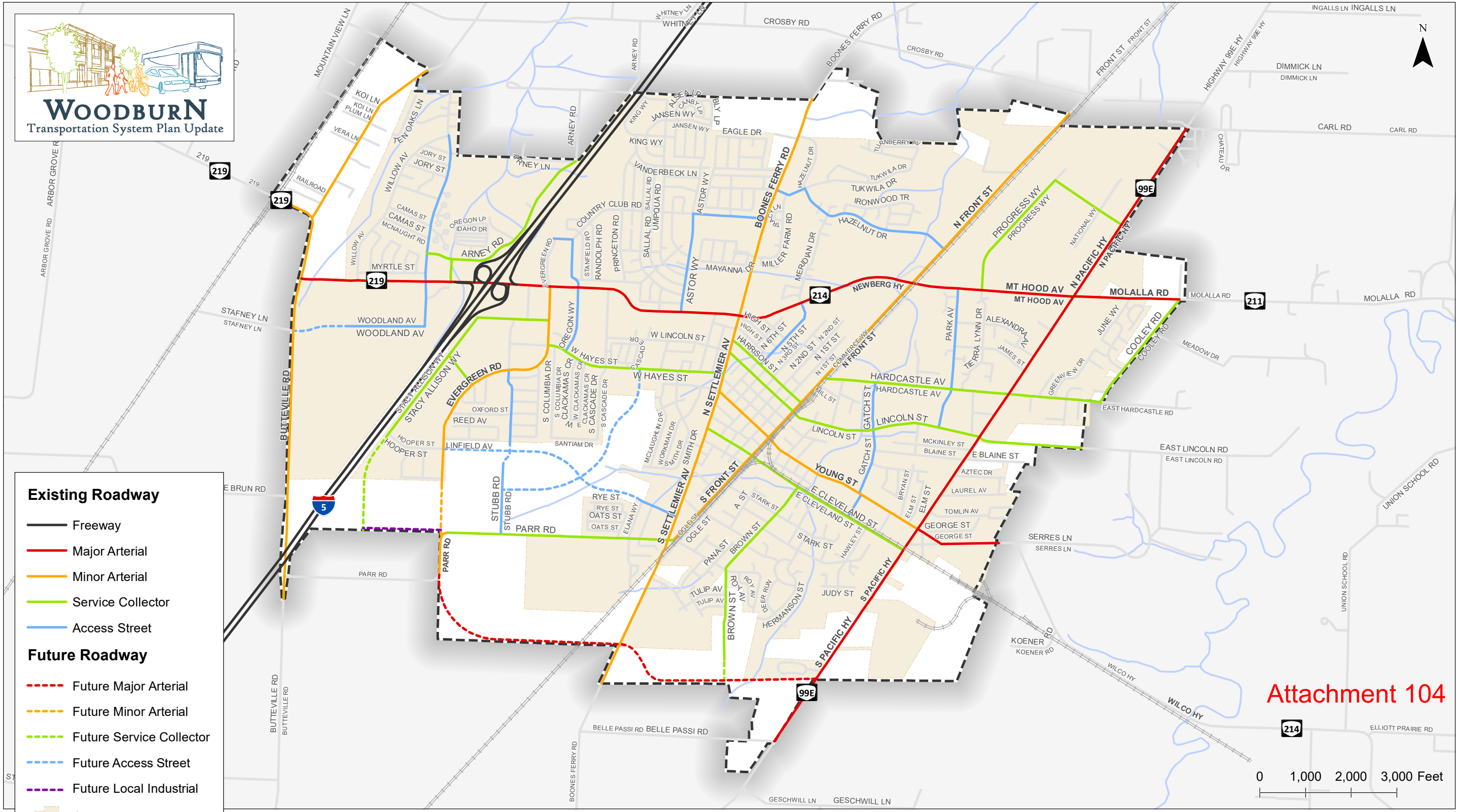
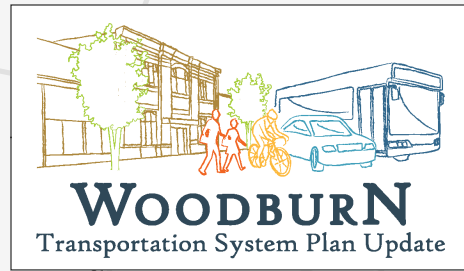
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7402B SDR12 STREET  
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 Drawn: R.P.H.  
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 Date: JUNE 2022  
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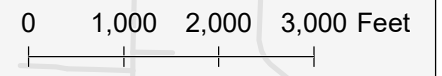
EXPRES 06-30-2023  
 JOB # 7402

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- Existing Roadway**
- Freeway
  - Major Arterial
  - Minor Arterial
  - Service Collector
  - Access Street
- Future Roadway**
- - - Future Major Arterial
  - - - Future Minor Arterial
  - - - Future Service Collector
  - - - Future Access Street
  - - - Future Local Industrial
- City Boundary
  - Urban Growth Boundary

Attachment 104



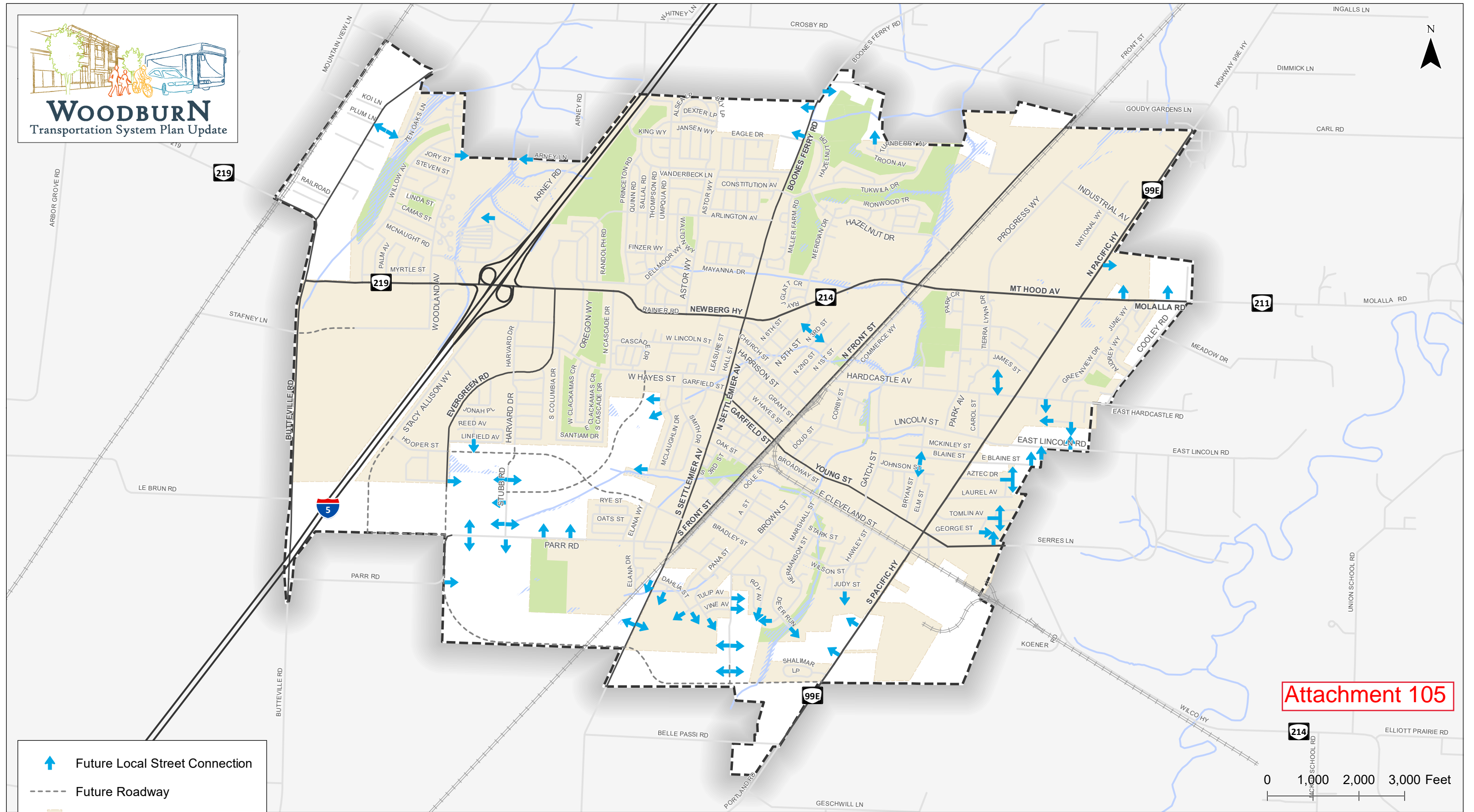
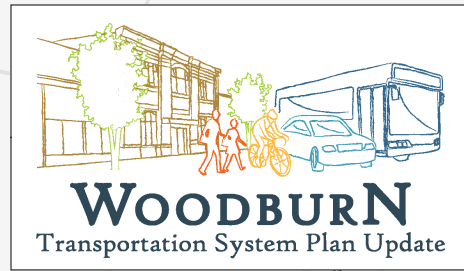
**Functional Roadway Classification  
Woodburn, Oregon**

**Figure  
2**





Note: Future roadway alignments are approximate and subject to further refinement.

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

HI:12121071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmcormick - 5:25 PM 9/18/2019



Attachment 105

-  Future Local Street Connection
-  Future Roadway
-  City Boundary
-  Urban Growth Boundary

Note: Future roadway alignments are approximate and subject to further refinement.

**Local Street Connectivity Plan  
Woodburn, Oregon**

**Figure  
6**

H:\1212\1071 - Woodburn TSP Update\GIS\TSP\06 Local Street Connectivity Plan.mxd - mmccormick - 5:46 PM 9/16/2019

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl  
Data Source: City of Woodburn, Oregon Department of Transportation

## CU 22-01 Woodburn Place West Apts.:

### Attachment 201: Dictionary & Glossary

This document defines and explains abbreviations, acronyms, phrases, and words particularly in the context of conditions of approval.

- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “apt” refers to apartment.
- “C of O” refers to building certificate of occupancy.
- “CC&Rs” refers to covenants, conditions, and restrictions in the context of private contract among an association of owners and/or tenants within a PUD or a conventional subdivision with common area improvements.
- “CEP” refers to civil engineering plan review, which is a review process independent of land use review led by the Community Development Department Planning Division and that is led by the Public Works Department Engineering Division through any application forms, fees, and review criteria as the Division might establish. A staff expectation is that CEP follows land use review and approval, that is, a final decision, and precedes building permit application.
- “County” refers to Marion County.
- “Director” refers to the Community Development Director.
- “exc.” means excluding.
- “EV” refers to electric vehicle.
- “FOC” refers to face of curb.
- “ft” refers to feet.
- “highway” refers to Oregon Highway 211 / Molalla Road.
- “inc.” means including.
- “max” means maximum.
- “min” means minimum.
- “Modal share” means the percentage of travelers using a particular type of transportation or number of trips using a type, as examples walking, cycling, riding transit, and driving.
- “Modal shift” means a change in modal share.
- “MUTCD” refers to *Manual on Uniform Traffic Control Devices* of the U.S. Department of Transportation (U.S. DOT) Federal Highway Administration (FHWA).
- “NE” means northeast.
- “NW” means northwest.
- “OAR” refers to Oregon Administrative Rules.
- “o.c.” refers to on-center spacing, such as of trees or shrubs.
- “ODOT” refers to the Oregon Department of Transportation.

- “OR 211” refers to Oregon Highway 211 / Molalla Road.
- “ORS” refers to Oregon Revised Statutes.
- “PLA” refers to property line adjustment.
- “PU” refers to plant unit as WDO Table 3.06B describes.
- “PUE” refers to public utility easement, whether along and abutting public ROW (“streetside” PUE) or extending into or across the interior of private property (“off-street” PUE). In the context of property line adjustment, partition, or subdivision, the developer records through the plat with drawings and notes on the face of the plat. Absent this context, recordation is separate from land use review pursuant to a document template or templates established by PW. PW is the project manager for receiving, reviewing, accepting, obtaining City Council approval for, and recording public easement materials that a developer submits.
- “PW” refers to Public Works (the department).
- “Root barrier” refers to that illustrated by PW SS&Ds, [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “ROW” refers to right-of-way.
- “RPZ” refers to root protection zone in the context of tree preservation.
- “SDCs” refers to system development charges, also known as impact fees.
- “SE” means southeast.
- “SDA” refers to site development area, the entire territory that is the subject of the land use application package.
- “sq ft” refers to square feet.
- “SS&Ds” refers to PW [standard specifications and drawings](#).
- “Street Corridor ‘C’” refers to a conceptual alignment of a street that implements TSP Figure 6 Local Street Connectivity Plan (2019), which through three blue arrows indicates street extensions into the northeastern area of the UGB east of OR 99E and north of OR 211, one each from OR 99E, June Way, and Cooley Road. The conceptual alignment as a street with 72 ft of ROW extends Cooley Road – hence the letter “C” – northwesterly towards the subject property, west across the north end of the subject property, and continuing west to OR 99E. The corridor refers to both the alignment and a public easement that reserves the segment of the corridor on the subject property (“reservation”) while allowing construction of private surface improvements other than buildings – and other than structures like carports and trash enclosures – and their use for an indefinite time.
- “Street Corridor ‘J’” refers to a conceptual alignment of a street that implements TSP Figure 6 Local Street Connectivity Plan (2019), which through three blue arrows indicates street extensions into the northeastern area of the UGB east of OR 99E and north of OR 211, one each from U.S. 99E, June Way, and Cooley Road. The conceptual alignment as a street with 60 ft of ROW extends June Way – hence the letter “J” – north/northwesterly across the west side of subject property and continuing west to OR 99E. The corridor refers to both the alignment and a public easement that reserves the segment of the corridor on the



subject property (“reservation”) while allowing construction of private surface improvements other than buildings – and other than structures like carports and trash enclosures – and their use for an indefinite time.

- “Street trees” refer to trees that conform to the WDO, including 3.06.03A and Tables 3.06B & C, and that have root barriers where applicable per PW [Drawing No. 1 “Street Tree Planting New Construction”](#).
- “SW” means southwest.
- “Tot.” means total.
- “TPU” means the [Transit Plan Update](#) Approved Final Report dated November 8, 2010.
- “TDM” refers to transportation demand management, which means according to the TSP (p. 82), “a policy tool as well as a general term used to describe any action that removes single occupant vehicle trips from the roadway during peak travel demand periods”, and according to Wikipedia as of October 13, 2020, “the application of strategies and policies to reduce travel demand, or to redistribute this demand in space or in time.”
- “TSP” means the [Woodburn Transportation System Plan \(TSP\)](#).
- “UGB” means urban growth boundary.
- “Walkway” refers to what would otherwise be called sidewalk except the paved walking surface is on private property outside of any of ROW or an easement granting public access.
- “WDO” refers to the [Woodburn Development Ordinance](#).
- “WFD” refers to the Woodburn Fire District.
- “Woodburn Place Apts.” refers to Woodburn Place Apartments at 2145 Molalla Rd approved through ANX 2019-01 and developed by the same developer as CU 22-01 Woodburn Place West Apts. at 2045 Molalla Rd.
- “WTS” refers to the Woodburn Transit System.
- “w/i” means within.
- “w/o” means without.
- “VCA” refers to vision clearance area as WDO 1.02 and 3.03.06 establish or as a specific condition establishes.

## CU 22-01 Woodburn Place West Apts.:

### Attachment 202: Future Street Corridors / Street Reservations

This attachment implements the street corridors condition of approval.

#### **Part A. Street Corridor “C”**

1. Min width 82 ft across the north end of the subject property and measured from the north lot line.
2. Details: In the legal instrument:
  - a. In the body or an Exhibit C, include a description that the easement serves to implement Woodburn Comprehensive Plan Policy H-2.2, Transportation System Plan (TSP) Figure 6 (2019), and Woodburn Development Ordinance (WDO) 3.01.05F as amended by Ordinance No. 2602 on May 9, 2022 by reserving on the subject property a segment of Street Corridor “C” for a future street that would connect Cooley Road and OR 99E and that would be ROW of 72 ft width with remainder 5-ft PUEs along the south side or both sides; and
  - b. One instance min of each of the phrases, “future street corridor”, “street reservation”, and “Street Corridor ‘C’” in any of the title, body, map Exhibit B, and, if any, an Exhibit C.

#### **Part B. Street Corridor “J”**

1. Min width 70 ft across the west side of the subject property and measured from the west lot line, except that at the south end it shall curve southeasterly to align with and center on the T-intersection of the highway and June Way and the curvature shall be whatever PW would require were the easement instead a public street improved per 3.01G and the public works construction code.
2. Details: In the legal instrument:
  - a. In the body or an Exhibit C, include a description that the easement serves to implement Woodburn Comprehensive Plan Policy H-2.2, Transportation System Plan (TSP) Figure 6 (2019), and Woodburn Development Ordinance (WDO) 3.01.05F as amended by Ordinance No. 2602 on May 9, 2022 by reserving on the subject property a segment of Street Corridor “J” for a future street that would connect June Way and Street Corridor “C” and that would be ROW of 60 ft width with remainder 5-ft PUEs along the east side or both sides; and
  - b. One instance min of each of the phrases, “future street corridor”, “street reservation”, and “Street Corridor ‘J’” in any of the title, body, map Exhibit B, and, if any, an Exhibit C.

## **Part C. Implementation**

Expounding on WDO 3.01.05F.4:

1. For both corridors: Details: In the legal instrument:
  - a. Label the legal description as Exhibit A and the mapped area as Exhibit B;
  - b. In the body include text that references “land use case file number Conditional Use CU 22-01”.
  - c. In the body include text that, “This [blank] is revocable only with the written concurrence of the Community Development Director”, where [blank] is replaced with “easement” or the type of other instrument.
2. Easement/instrument: The assumed legal instrument is an off-street PUE dedicated to the City. Any legal instrument is acceptable if it meets the condition, is recorded, and otherwise satisfies PW. If the easement is an adapted off-street PUE per the PW template and relating to both corridors, then the recommended text to include within the opening paragraph would include, “..., grants to the City of WOODBURN, OREGON, hereinafter called CITY, a street reservation and public utility easement to implement Woodburn Comprehensive Plan Policy H-2.2 and Transportation System Plan (TSP) Figure 6 (2019) by reserving on the subject property Street Corridor "J" and a segment of Street Corridor "C", both for future streets, including the permanent right to construct ...”.
3. Due date: Expounding on and more restrictive than a general condition about recordation due dates, recordations are due prior to building permit application.

## **Part D. No Buildings and Such**

No buildings and such: Per WDO 3.01.05F.3c & d, within the width and extent of a future street corridor where there is a street reservation easement instead of ROW, a developer shall not build buildings, install, mount, or place pre-fabricated buildings, or construct free-standing walls or structures such as carports and trash and recycling enclosures, and, the Public Works Director may direct a developer’s arrangement of private utility lines and facilities if and where they pass under a future street corridor.

## CU 22-01 Woodburn Place West Apts.:

### Attachment 203: Conditioned Fees

All of the following conditioned fees are due as applicable, whether or not mentioned directly by a condition of approval.

Refer to Condition G3 and/or Attachment 201 for a dictionary/glossary, including acronyms and shorthand text.

#### **Part A. Fee Provisions**

1. Any and all conditioned fees are in addition to, and not in place or as discounts of, any existing charge or fee however termed ordinarily assessed based on any existing ordinance, resolution, or administrative policy, inc. adopted fee schedules. If and when the City amends any ordinance, resolution, or administrative policy, inc. a fee schedule, to increase a charge or fee that is (a) the same kind of charge or fee that is conditioned, (b) the amended charge or fee amount would exceed the amount conditioned, and (c) the increase takes effect before the conditioned fee is due, then the developer shall pay the greater amount.
2. Payments of conditioned fees shall reference a final decision case file number and the condition of approval letter/number designation, be it in a check memo field or through a cover or transmittal letter.
3. For fees due by building permit issuance, a developer may request the Director to allocate payments the same as allowed for fees in-lieu by WDO 4.02.12A.2 through Ordinance No. 2603 (LA 21-02) adopted June 13, 2022, specifically, to pay across issuance of two or more structural building permits for the subject development.

For all administrative and logistical questions about payment of land use conditioned fees outside the context of assessment and payment through building permit, the developer is to contact the Administrative Assistant at (503) 982-5246 and refer to this attachment within the ANX 22-02 Marion Pointe PUD final decision.

For payment method policy details, the developer is to contact the Finance Department at (503) 982-5222, option zero, for payment method policy details.

**Part B. Fee Table**

<i>Table 203. Fee Table</i>					
<i>Condition Reference</i>	<i>Fee Type</i>	<i>Amount</i>	<i>Context</i>	<i>Timing</i>	<i>Staff Tracking:</i>
CU1c	Street tree fee in-lieu for street trees omitted through civil engineering plan (CEP) review, or, inspection missing tree fee	\$950 per tree	Applies to omitted street trees, or, ones missing from required number upon inspection	If CEP context, then by building permit issuance; if in inspection context, then prior to passing final inspection / obtaining certificate of occupancy	
CU2	Significant Tree removal	\$251 per tree assessed at min 7 trees	Significant Tree removal	Building permit issuance	
T-A1	Transportation: Automotive: OR 99E & OR 211/214	\$155,752	Proportionate share of 14.2% towards west-to-north right turn lane or pocket	Building permit issuance	
T-BP1	Wayfinding signage fee in-lieu	\$1,500 per location	Regardless of number of sign faces that would've been at the location	Building permit issuance	
T-T1	Bus transit and vanpool fee	\$417.27 per dwelling	See condition.	Building permit issuance	
G6 through this Attachment 205	Public Works Dept. (PW), or ODOT as applicable, civil engineering plan (CEP) review: Review by Planning Division	\$250; \$346	Original/1 <sup>st</sup> submittal; each subsequent inc. deferral/piecemeal	Upon CEP application to PW	
	Inspections by Planning Division	\$75; \$346	1st inspection or "walkthrough"; each subsequent	Inspection requests related to public (street) improvements and building permits	

*Table 203. Fee Table*

<i>Condition Reference</i>	<i>Fee Type</i>	<i>Amount</i>	<i>Context</i>	<i>Timing</i>	<i>Staff Tracking:</i>
G6 through this Attachment 205	Any of (1) Bond / bonding / performance guarantee or (2) public improvements deferral through PW per WDO 3.01.02E: Specifically any that would allow or allows the developer to delay construction of street improvements beyond either final plat, as applicable, or building permit issuance, with the exception of street trees.	\$4,474	Serves as bond or deferral application review request min fee and isn't a bond amount itself. Fee not applicable to warranty bonds or ordinary construction bonds if they do not authorize delay of construction of street improvements beyond building permit issuance. (See WDO 3.01.02E.)	If CEP context, then payment (through Planning Division) upon CEP application to PW; if developer applies for building permit review and there has been no CEP application to PW, then building permit issuance	

[General ledger (GL) account 363-000 3678 "Developer Contributions".]