



Land Use Final Decision

Planning Commission

File number(s): DR 22-17 & SA 22-09

Project name:



Date of decision: August 10, 2023

Applicant: Christina Larson, Principal Architect, Varitone Architecture, P.O. Box 3420, Albany, OR 97321-0716

Landowner: D & P 120 LLC, Timothy & Lois Brown TR, Attn: Pamela Rae Baker, 16705 Butteville Rd NE, Woodburn, OR 97071

Site location: 120 [N.] Arney Rd / 120 Arney Rd NE; Tax Lot 052W12B001102

Summary: The Planning Commission held a public hearing on August 10, 2023 and unanimously approved the consolidated applications package (Type III) with the conditions recommended by staff through the staff report published August 3.

Through a Design Review application type, the applicant proposed site redevelopment of a motel site developed in 1986 and presently occupied by the La Quinta Inn & Suites by Wyndham Woodburn motel through addition and remodel into a Holiday Inn Express (HIEX) of 84 rooms with 86 off-street parking spaces and with site upgrades including landscaping and wide walkways to public sidewalks.

Regarding street frontage improvements, development comes with keeping the Oregon Highway 219 (OR Hwy 219) and Arney Road frontages mostly as they are, though the developer will (1) extend Arney sidewalk east approximately 20 feet (ft) to meet the existing driveway apron on adjacent Oregon Department of Transportation (ODOT) property for a less abrupt ending of sidewalk and (2) plant additional street trees along Arney and OR Hwy 219 and pay fees in lieu of a few that might not fit.

Street Adjustment

Street Adjustment SA 22-09 was to keep the Arney Road landscape strip 6 inches narrower than the standard, that is, 5.5 feet (ft) including curb width instead of 6 ft including curb width.

The subject property is in the Commercial General (CG) zoning district and approximately 1.77 acres.

No one testified (besides members of the applicant’s team). See the table below in the “Testifiers” section. Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

Conditions of Approval:

General

G1. Prior to or as part of [building permit application](#), the applicant shall submit revised site plans meeting the conditions of approval and obtain Planning Division approval through sign-off on permit issuance. The applicant shall submit a cover letter indicating what specific plans sheets or document page numbers demonstrate how the submittal meets each condition.

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.
- b. ROW/easements: Recordation of required right-of-way (ROW) and public easements is due by building permit issuance. See Note A below.
- c. 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.
- d. 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. See Note A below.

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. Review: Prior to beginning recordations of public easements or other legal instruments granting public bicycle/pedestrian access, cross access, ingress/egress, public access, or shared access, as well as those that identify, memorialize, and reserve future street corridors prior to recordation, the developer or developer's surveyor shall submit drafts to the City for review in a way that not only meets the needs of the Public Works Department (PW) Engineering Division but also alerts the Community Development Department Planning Division of timely need to review for conformance with the WDO and conditions of approval and identify needed revisions prior to recordations. See Note A below.
- c. Copies: The developer, inc. any succeeding contract purchaser, shall provide copies of documentation, especially recorded documents, that a City staff person requests regardless if the documentation source or copies are another City staff person or department.
- d. Fees: The developer shall pay fees per Attachment 202.

G7. Grading: If WDO 5.01.04B is applicable, then prior to building permit issuance the applicant shall apply for and obtain a grading permit from the Planning Division.

G8. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. At least 3 City business days prior to a desired date of planning and zoning inspection of site improvements, either contact Planning Division staff directly first or proceed to make a planning inspection request (noting desired time on the requested date) through Oregon ePermitting for the applicable building permit record number.

G9. Public Works: See also Attachment 102A "Public Works Conditions of Land Use Approval" (August 2, 2023).

Note A: Absent platting or re-platting, dedication of ROW and granting of public easements necessitates a process through Public Works (PW) and City Council acceptance separate from land use approval, which could take several weeks. Upon tentative land use approval by the Planning Commission, contact PW to begin and finish dedication and granting sooner. The City Council usually meets second and fourth Mondays, and agenda packet materials are due to the City Recorder by the prior Tuesday at noon.

Design Review DR 22-17

D1. PUEs, streetside: To conform with WDO Figure 3.01B and Sections 3.02.01B & F.2 regarding streetside public utility easements (PUEs), the developer shall delineate and label dimension at a width or widths per the WDO sections either:

- a. Prior to granting of streetside PUEs and prior to building permit application, revising the site and composite utility plans; or
- b. Upon granting of conforming streetside PUEs through correct recordation per general Condition G4b, G5, & G6b and prior to building permit issuance, revising the site, composite utility, and landscape plans – or equivalent sheets within a building permit application plan set through the Building Division and/or a civil engineering review application civil plan set through the PW Engineering Division (and/or ODOT if and as applicable) – and including within a label, call-out, or note the County reel and page numbers and dates of recordation.
- c. OR Hwy 219:
 - (1) Regarding applicability of WDO Figure 3.01B along the highway, it is to the two segments of south property line most nearly parallel to OR Hwy 219 and not any east property line most nearly parallel to the I-5 off-ramp.
 - (2) If and where ODOT jurisdiction is relevant and the agency directs differently than a WDO Figure 3.01B 10-ft uniform width streetside PUE, whatever ODOT would specify, with City PW guidance, shall be the standard with which to conform. In this case, the applicant shall document and submit the standard and conform with such.

D2. Driveway max width: To conform with WDO Table 3.04A maximum regarding paved width of two-way driveways in a commercial context, the developer shall revise the site, composite utility, and landscape plans – or equivalent sheets within a building permit application plan set through the Building Division and/or a civil engineering review application civil plan set through the PW Engineering Division (and/or ODOT if and as applicable) – either to illustrate and dimension the approach, apron, curb cut, or ramp of the Arney driveway at max width 24 ft or, if having a left turn pocket, then 36 ft; or, to document if and how Table 3.04A footnote 7 about Woodburn Fire District (WFD) OFC administration is applicable. For the latter, documentation shall include at least either (a) a letter or equivalent from WFD or (b) revision of fire access plan Sheet P220 to narrow the driveway to that necessary to accommodate illustrated fire apparatus turning radius and to dimension the narrowed driveway apron. If through building permit review, then this is due prior to issuance, or if through civil engineering plan review, then due prior to PW (or ODOT) issuance of an approved civil plan set.

D3. Walkways: To conform with WDO 3.04.06D.2, the walkway crossing of the drive aisle near the main guest entrance and ADA parking shall be striped with any of hatch or ladder pattern or three or more bars perpendicular to the crossing. The developer shall revise site plans prior to building permit issuance.

D4. Wheel stops: To conform with WDO 3.05.02H, the developer shall revise the site plans prior to building permit issuance and install wheel stops in the two compact parking stalls along the highway wide walkway north end.

D5. C/V, EV, & bicycle parking: The developer shall revise site plans, or equivalent sheets within a building permit application plan set through the Building Division, regarding carpool/vanpool (C/V), electric vehicle (EV), and bicycle parking to demonstrate that the supplies at the proposed locations conform with the detailed standards for such in WDO 3.05.03H, 3.05.03I, and 3.05.06, particularly 3.05.03H.2 & 3; 3.05.03I.2, 3, & 4; and 3.05.06C.3 & 4. Regarding bicycle parking signage, it shall direct cyclists approaching from the highway to both (1) the outdoor bicycle parking at the north, Arney façade of the building, and (2) the indoor bicycle storage room. Signage shall also indicate to those approaching from Arney that additional bicycle parking is in the indoor bicycle storage room.

D6. Double-striping: To conform with WDO Figure 3.05C, the developer shall revise the site plans prior to building permit issuance and double-stripe parking stalls.

D7. Landscaping:


- a. Parking area screening: To conform with WDO 3.06.05B, if existing landscaping in the yard along Arney that serves as parking area screening is displaced, injured, or killed by parking area expansion, and/or the parking area expansion is large enough and close enough to Arney such that there would be an apparent gap in landscaping, then the developer shall plant additional or replacement medium shrubs per WDO Table 3.06B equal to 1 every 4 ft o.c. to fill the gap. This is due by building permit final inspection.
- b. Significant tree:
 - (1) To conform with WDO 3.06.07, the developer shall revise the site, composite utility, grading, and landscape plans to note protection of the 24-inch cedar tree during construction of Arney wide walkway to its west and additional parking to its east.
 - (2) Tree protection during construction should conform with either draft WDO 3.06.08 in the Legislative Amendment LA 21-03 [Planning Commission August 10, 2023](#) staff report or, were building permit issuance to be after the City adopts provisions for tree protection during construction, then the adopted provisions.
 - (3) If the developer or contractor removes the tree or removal becomes necessary upon injury or death, the developer shall pay a removal fee per Attachment 202.

D8. Architecture: The developer shall revise architectural plans prior to building permit issuance, and the building shall be as follows:

- a. Fenestration/glass/glazing/windows: WDO 3.07.06B.2b(1) (30% glass) shall be applicable as a standard on min one of the two street-facing facades, south/SE and/or north/NW, and 25% shall be the standard for the other facade. Transparency required.
- b. Awnings/canopies: Based on WDO 3.07.06B.1b(4) & B.5a, there shall be any among door canopies, fixed awnings, porte-cochères, building recesses, or roof projections that shelter from precipitation, are min 9 ft height clearance and:
 - (1) At the main guest entrance / south/SE façade, 8 ft narrowest dimension and 64 sq ft min area;
 - (2) At the end of the Arney wide walkway at the dining room side door / north/NE façade, min depth 4 ft, min width 7 ft.
Min dimension is applicable to any of dimension parallel with or perpendicular to the building. If and where there are posts, min dimension is measured between main wall plane and inside edges of posts.
- c. Roof-top screening: WDO 3.07.06B.4 regarding screening of roof-mounted equipment shall be applicable as a standard.

D9. Signage:

- a. In addition to WDO 3.10.06A, permanent signage, inc. supports and sign faces, shall not encroach within any public easement.
- b. Nonconforming signage: The developer shall alter or remove nonconforming permanent signage, including any in the south yard, to conform with WDO 3.10.04, 3.10.06, 3.10.08, Table 3.10.10B, 3.10.11, & 3.10.12. This is due by building permit final inspection.



Design Review 22-17: Transportation

T-T1. Bus shelter / enhanced bus stop: To conform with WDO 3.01.09B, the developer shall pay an enhanced bus stop fee per Attachment 202. [TDP Figs. 63 & 68]

T-T2. The developer shall pay a bus transit / transit service fee per Attachment 202.



Street Adjustment 22-09

The Street Adjustment request is approved per the following conditions:

SA1. Street cross sections: To conform with WDO 3.01.01A, B, & D; 3.01.02A, 3.01.03C.1, and 3.01.04:

- a. Arney may retain the nonconforming landscape strip, which is 5.5 ft inc. curb width instead of 6 ft inc. curb width, and the developer shall pay a landscape strip fee in-lieu per Attachment 202.
- b. No change is required to either frontage other than what other separate conditions might require such as regarding street trees. Otherwise, per subsection c1 below.
- c. General:
 - (1) Half-streets shall conform with WDO Figures 3.01B & D respectively except where and as (a) Street Adjustment conditions supersede or (b) ODOT has jurisdiction and documented application of its permitting process necessitates deviation.
 - (2) Landscape strips shall conform with the WDO 3.01.04B last paragraph. For Arney, the developer shall restore bare dirt and eroded areas to lawn.
 - (3) Where ODOT application of its permitting process necessitates deviation, document where and how and submit notice to the Planning Division and Public Works Department (PW) Engineering Division. If there would be two or more deviations, wait until ODOT identifies them before notifying the City to avoid piecemeal notices.
 - (4) The developer or developer's civil engineer shall courtesy copy Planning Division and PW Engineering Division staff of (a) application to ODOT for permit to construct the street improvements, prior to City building permit issuance, and (b) a copy of the permit(s) that the agency issues with the construction drawings it issued as approved, prior to City building permit final inspection.

SA2. Street trees: To conform with WDO 3.01.01B, 3.01.01D, 3.01.02A, 3.01.03C.1e, 3.01.04B, and 3.06.03A:

- a. Arney: Plant for 4 trees or pay a fee in lieu of max 1 tree per Attachment 202.
- b. OR Hwy 219: Plant for 8 trees or pay fee in-lieu per Attachment 202 and as follows:
 - (1) Landscape strip: Plan min 2 of the 8 trees; and
 - (2) Wide walkway: Do one of the following in order of preference:
 - (a) Plant 2 trees outside the landscape strip but within the ROW at the approximate locations per Exhibit SA2 below with the objective to shade the wide walkway from the west;
 - (b) Plant 1 of the 2 trees per (a); or
 - (c) If ODOT makes infeasible planting per (a) and (b), then no planting within this area of ROW.

Min planted street trees would total 2-4 of 8. Pay fee in lieu of the remaining 4-6.



Exhibit SA2

Plan revisions are due prior to building permit issuance. Street tree plantings are due by building permit final inspection, and fee in-lieu payment is due per Attachment 202.

SA3. Sidewalk: Arney: The developer shall extend sidewalk at min width 6 ft east to the existing driveway apron along ODOT property, a distance of approximately 20 ft.

SA4. Bicycle parking outdoor shelter: The cover or shelter of the outdoor bicycle parking shall be minimum height clearance 9 ft.

SA5. Landscaping: On-site:

- a. Bark dust: By the end of the time period per WDO 3.06.02C, 5.0% max of unpaved landscaped area may be non-living material such as bark dust, mulch, wood chips, cobbles, gravel, or pebbles.

- b. Evergreen: Among newly planted trees, min 1 tree of the following coniferous or evergreen species:

Cedar, deodar	Madrone, Pacific
Cedar, incense	Oak, Oregon White
Cedar, Western Red	Pine, Lodgepole
Douglas-fir	Pine, Ponderosa
Fir, Grand	Pine, Western white; and
Hemlock, Western	Yew, Pacific

- c. Retaining walls:

- (1) If and where there are retaining walls, WDO 3.06.06C shall be applicable as a standard.
- (2) Specifically, to conform with 3.06.06B.5 & 6, each new retaining wall shall have two colors (whether cast or painted), and none of the colors shall be gray. Colors should be arranged as two solid bands, with the darker color or hue along the visible wall bottom – specifically, if a retaining wall would be 8 ft or taller, then the bottom 3 courses (4 ft); or, if shorter than 8 ft, then the bottom course. For any course partly buried below grade and partly visible, use the darker color or hue.
- (3) ODOT: Specific to the highway frontage, if and where ODOT jurisdiction is relevant and ODOT specifies differently than the above City specifications, the developer shall document and submit the standard and conform with such for:
 - (d) Property line freeway/highway retaining wall(s).
 - (e) OR Hwy 219 wide walkway retaining wall(s).
 For the Arney wide walkway retaining wall(s), no adjustment from the above specifications is relevant because it would lie well beyond ROW.

- d. Screening: Evergreen hedge or shrubbery shall be screen at-grade electrical and mechanical equipment, including a transformer, along min two sides, min 1 shrub per 2 ft of screened side and of min medium size category at maturity per WDO Table 3.06B.

SA6. Signage: Electronic changing image: In addition to WDO 3.10.12, based on the hours in Ordinance No. 2338, Section 5A Light Trespass, any sign electronic changing image, if and where WDO 3.10 allows such, shall be off every evening or night during the hours of 9:00 p.m. to 7:00 a.m. Pacific time.

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. Absent platting or re-platting, dedication of ROW and granting of public easements necessitates a process through Public Works and City Council acceptance separate from land use approval, which could take several weeks. Upon tentative land use approval by the Planning Commission, contact Public Works to begin and finish dedication and granting sooner. The City Council usually meets second and fourth Mondays, and agenda packet materials are due to the City Recorder by the prior Tuesday at noon.
 - c. 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 likely must pay through the Planning Division into City general revenue a fee.
- 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.
18. Trucks: The Public Works Department may administratively regulate time, place, and manner of freight and truck access (ingress/egress) to and from the development and adjacent public streets. This condition shall not be construed to preclude the City from regulating development freight and truck access via ordinances that are applicable generally to properties that happen to include the subject property.

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.

Expiration: Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

Regarding subsection B.1 above, if by 10 years past the final decision date there is no substantial construction as Section 1.02 defines following issuance of a building permit, the final decision shall expire and fail to vest.

Regarding subsection B.2 above as applies to Property Line Adjustment, Consolidation of Lots, and Partition and Subdivision Final Plat Approval application, the developer shall complete recordation no later than the land use expiration date.

Testifiers:

<i>Name</i>	<i>Address</i>	<i>Planning Commission</i>	
		<i>Written</i>	<i>Verbal</i>
n/a*			

*Other than members of the applicant's team, no one testified.

Attachments:

- Planning Commission August 10, 2023 Staff Report Attachment 101. Marked Tax Map
- 102A. Public Works comments (August 2, 2023; 2 pages)
- 103. Site plans (submitted June 7, 2023; 5 sheets)
- 104A. Transit Development Plan (TDP) p. 80 (Figure 63)
- 104B. TDP p. 94 (Figure 68)
- 105. Transportation System Plan (TSP) Fig. 2 “Functional Roadway Classification”
- 106. TSP Fig. 7 “Existing Transit Routes and Facilities”
- 201.* DR 22-17 Holiday Inn Express: Dictionary & Glossary
- 202. DR 22-17 Holiday Inn Express: Conditioned Fees

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

Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

Affirmed,



Lisa Ellsworth, Planning Commission Chair

August 10, 2023

Date

cc: Chris Kerr, Community Development Director [e-mail]
Curtis Stultz, Public Works Director [e-mail]
Dago Garcia, P.E., City Engineer [e-mail]
Melissa Gitt, Building Official [e-mail]
Jason Space, GIS Technician [e-mail]
Christina Larson, Principal Architect, Varitone Architecture, P.O. Box 3420, Albany, OR 97321-0716
[applicant] [mail & e-mail]
Linsey McLane-Godwin, Planner II, MSS, Inc., 215 NW 4th St, Corvallis, OR 97330-4804 [applicant's
representative] [mail & e-mail]
D & P 120 LLC, Timothy & Lois Brown TR, Attn: Pamela Rae Baker, 16705 Butteville Rd NE, Woodburn, OR
97071 [landowner] [mail & e-mail]
Aman Virk, 8815 SW Sun Pl, Wilsonville, OR 97070-9611 [lessee / motel operator] [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>

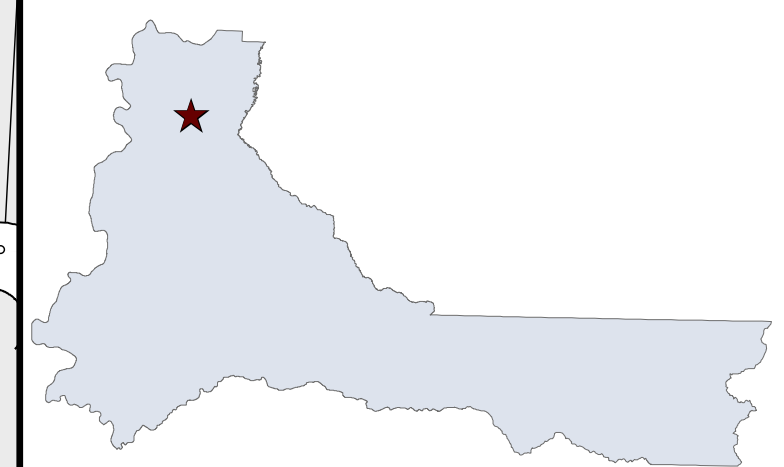
Marion County Geographic Information System (GIS) <gis@co.marion.or.us>

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 2W 12B WOODBURN



MARION COUNTY, OREGON
NW1/4 SEC12 T5S R2W 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.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

NUMBERS

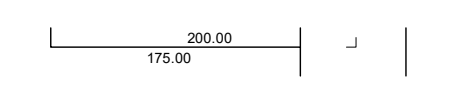
Tax Code Number
00 00 0

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

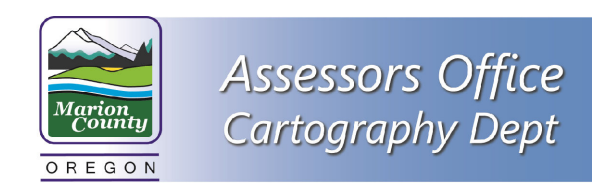


CANCELLED NUMBERS

- 101
- 301
- 700
- 702
- 800
- 900

Attachment 101

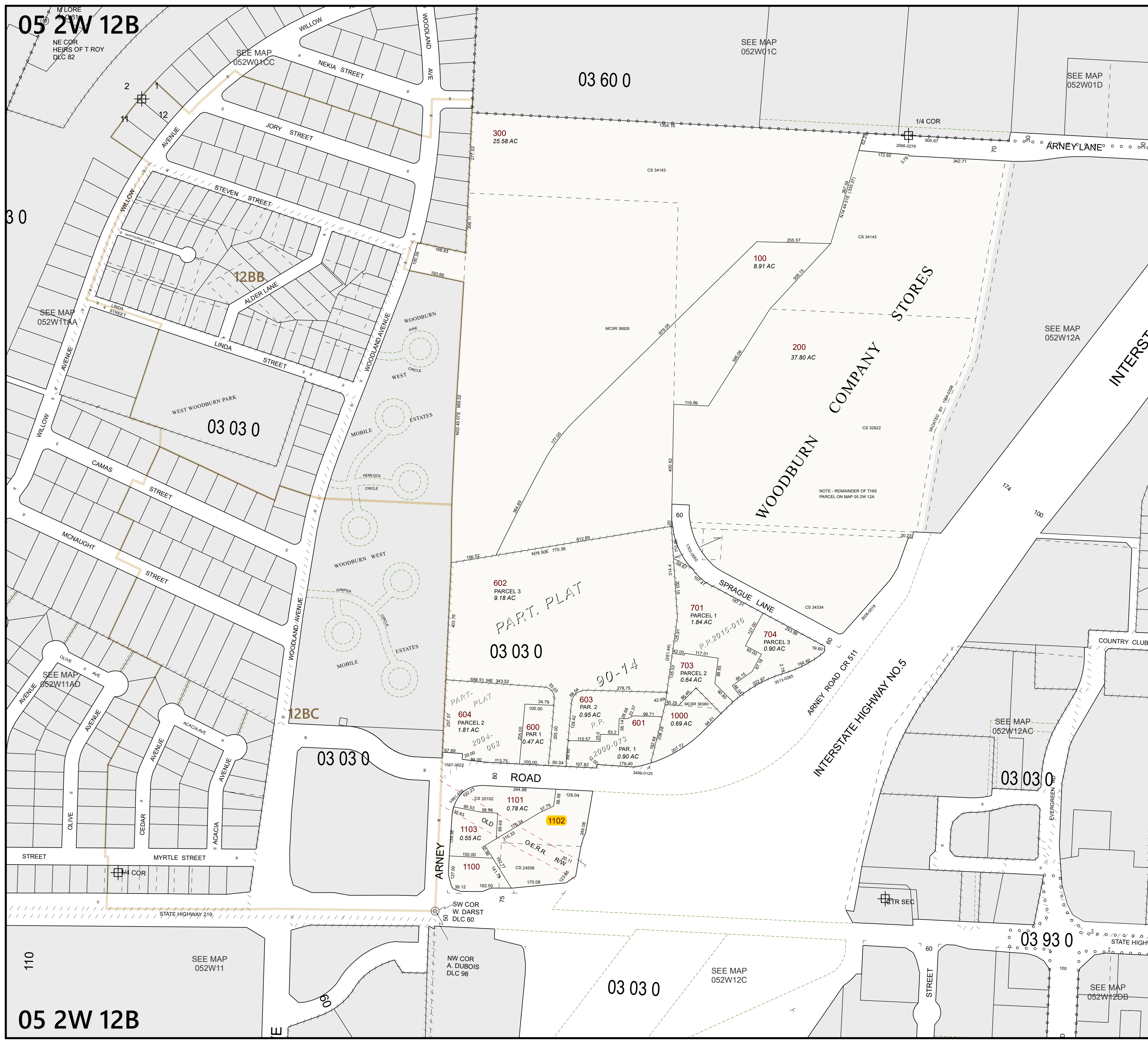
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

WOODBURN 05 2W 12B



05 2W 12B

03 60 0

03 03 0

03 03 0

03 03 0

03 03 0

03 93 0

03 03 0

05 2W 12B



**Holiday Inn Express Addition & Remodel
120 Arney Lane
DR 22-17 & SA 22-09
TAX LOT 052W12B001102
Public Works Comments
Land Used Application
August 2, 2023**

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.
2. Applicant to obtain an Oregon Department of Transportation (ODOT) permit/approval for all improvements in Arney Road rights-of-way.
3. Applicant to provide a copy of the permit/approval/agreement/easement from adjacent applicable owners for the conveyance and maintenance of the private onsite storm drainage system located in 100 & 110 Arney Lane.
4. Provide a final storm drainage analysis for detention and conveyance system. The storm drainage hydraulic analysis shall comply with the City's and ODOT's requirements. The Applicant, by this Development, shall not cause storm water runoff to be impounded on adjacent properties.
5. The property owner shall maintain all on-site detention areas in perpetuity.
6. Marion County plumbing permits must be issued for all storm sewer, sanitary sewer, and waterline work installed beyond the Public Right-of-Way, on private property.
7. All public improvements or restoration improvements shall be deemed complete prior to building permit issuance.
8. Provide and record the required right-of-way and public utility easements dedications prior to building permit issuance.

9. Applicant to provide street lighting in accordance with street lighting plan approved by the City and conforming to Portland General Electric installation and plan under option B, if applicable.
10. Fire protection access, fire hydrant locations and fire protection issues shall comply with current fire codes and Woodburn Fire District standards.
11. 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 the City of Woodburn public works and ODOT as applicable.
12. System Development fees shall be paid at the time of building permit issuance.

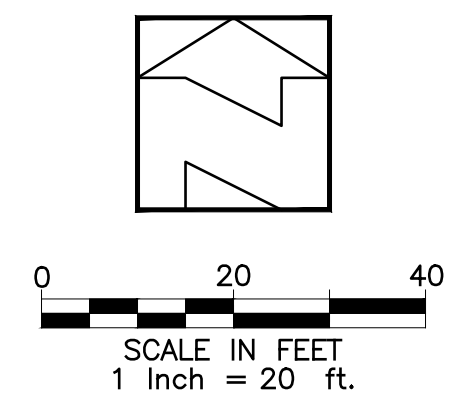
STORM AND SEWER SYSTEM MEASUREMENTS				
ID	RIM ELEV.	INVERT ELEVATION 1	INVERT ELEVATION 2	INVERT ELEVATION 3
SD1	179.140	177.62 (SE, 6")		
SD2	180.700	175.65 (SW, 8")	176.15 (NE, 8")	
SD3	181.070	179.12 (SW, 8")	179.22 (NE, 6")	
SD4	182.870	181.02 (SW, 6")		
SD5	180.28	177.53 (S, 6")		
SD6	183.480	181.83 (SW, 6")		
SD7	183.300	180.70 (S, 6")	180.95 (W, 6")	
SD8	183.090	180.94 (E, 6")		
SD9	183.11	179.61 (N, 10")	179.56 (S, 10")	
SD10	181.450	179.49 (SW, 8")	179.50 (NE, 6")	179.50 (SE, 8")
SD11	181.360	179.81 (W, 6")		
SD12	176.970	173.39 (W, 24")	173.4 (N, 6")	
SD13	187.380	170.05 (N, 52")		
SD14	187.840	170.16 (N, 52")		
SD15	177.400	172.80 (E, 10")	174.90 (W, 4")	172.76 (W, 10")
SS1	177.150	165.97 (W, 12")	166.00 (E, 12")	
SS2	182.880	168.48 (NW, 8")	168.48 (S, 8")	

BAKER, PAMELA RAE
TAXLOT 052W12B001101
0.78 ACRES

BAKER, PAMELA RAE
TIMOTHY & LOIS BROWN TR
TAXLOT 052W12B001102
1.76 ACRES

TJB PROPERTIES LLC
D & P 100 LLC
TAXLOT 052W12B001100
0.48 ACRES

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HILLSBORO - SILVERTON HWY NO. 140

HORIZONTAL DATUM & PROJECTION:
THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83 (2011) EPOCH 2010.00. THIS MAP USES GROUND COORDINATES IN A LOCAL DATUM PLANE (LDP) RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, OREGON NORTH ZONE 3601. UNITS ARE IN INTERNATIONAL FEET. SCALE FACTOR IS 0.9999466.

BENCHMARK & VERTICAL DATUM:
THE ELEVATIONS ON THIS MAP ARE BASED ON GNSS CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK (ORGN) STATION 235 (NEWBERG). THEY WERE POST-PROCESSED USING NGS OPUS. THE VERTICAL DATUM IS NAVD-88.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS BASED ON THE STATE PLANE COORDINATE SYSTEM USING GEODETIC CONTROL TIES TO THE OREGON REAL-TIME GEODETIC NETWORK (ORGN) CORS STATION 235 (NEWBERG).

SURVEY DATE:
THIS SURVEY REFLECTS GROUND CONDITIONS AS OF 11/01/2021.

TITLE REPORT, BOUNDARY & EASEMENTS:
THE BOUNDARY ON THIS MAP IS APPROXIMATE BASED ON RECORD INFORMATION AND THE FOUND SURVEY MONUMENTS AS SHOWN. THIS IS NOT A BOUNDARY SURVEY.

A LOT BOOK SERVICE (ORDER NUMBER 7089-3911483 DATED MARCH 10, 2022 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY) WAS PROVIDED IN PREPARATION OF THIS MAP.

THE 30' ACCESS EASEMENT (REEL 1682 PAGE 569) LOCATION IS APPROXIMATE BASED ON THE FOUND MONUMENTS 57-58, WHICH PROVIDED A GOOD FIT WITH EXISTING CURBS AT THE WEST CORNER OF THE PROPERTY. NO OTHER PLOTTABLE ENCUMBRANCES WERE DISCLOSED.

FLOOD ZONE:
THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO THE MARION COUNTY LAND USE PLANNING AND ZONING DIVISION.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FOUND MONUMENT REFERENCE: (50)
50 IRON ROD, HELD
51 5/8" IRON ROD W/YPC, MARKED "ODOT R/W," HELD
52 5/8" IRON ROD W/YPC, MARKED "ODOT R/W," HELD
53 5/8" IRON ROD W/YPC, MARKED "ODOT R/W RESET," HELD
54 5/8" IRON ROD W/YPC, MARKED "ODOT R/W," HELD
55 5/8" IRON ROD W/YPC, MARKED "ODOT R/W," HELD
56 5/8" IRON ROD W/YPC, MARKED "ODOT R/W," HELD
57 5/8" IRON ROD W/YPC, UNREADABLE, HELD
58 5/8" IRON ROD W/YPC, UNREADABLE, HELD
61 5/8" IRON ROD NO CAP, DOWN 0.1, HELD

SURVEY REFERENCES:
R1 C.S. 35102
R2 C.S. 28688
R3 MCSR 36320

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- - - CENTERLINE
- RIGHT OF WAY
- ▨ BUILDING
- ▭ CURB
- SIDEWALK
- X- FENCE
- WALL
- STM STORM DRAIN LINE
- SAN SANITARY SEWER
- WAT WATERLINE
- UGP UNDERGROUND POWER
- GAS NATURAL GAS LINE
- UT UTILITY TRENCH
- ▭ CONCRETE PAVING
- ▭ ASPHALT PAVING
- 30 EXISTING MAJOR CONTOURS
- 30 EXISTING MINOR CONTOURS
- PROPERTY CORNER
- STORM CATCHBASIN
- SEWER MANHOLE
- STORM MANHOLE
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB
- POWER VAULT / JUNCTION BOX
- STREET LIGHT
- TRAFFIC SIGNAL
- TRANSFORMER

VARITONE ARCHITECTURE
231 SW 2ND AVE
ALBANY, OREGON
(541) 497-2954

HIEX WOODBURN ADDITION
WOODBURN, OREGON
EXISTING CONDITIONS

120 NORTH ARNEY ROAD, WOODBURN, OR, 97071

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 28, 2015
PETER J. SEADERS
60183PLS
RENEWS: 06/30/24

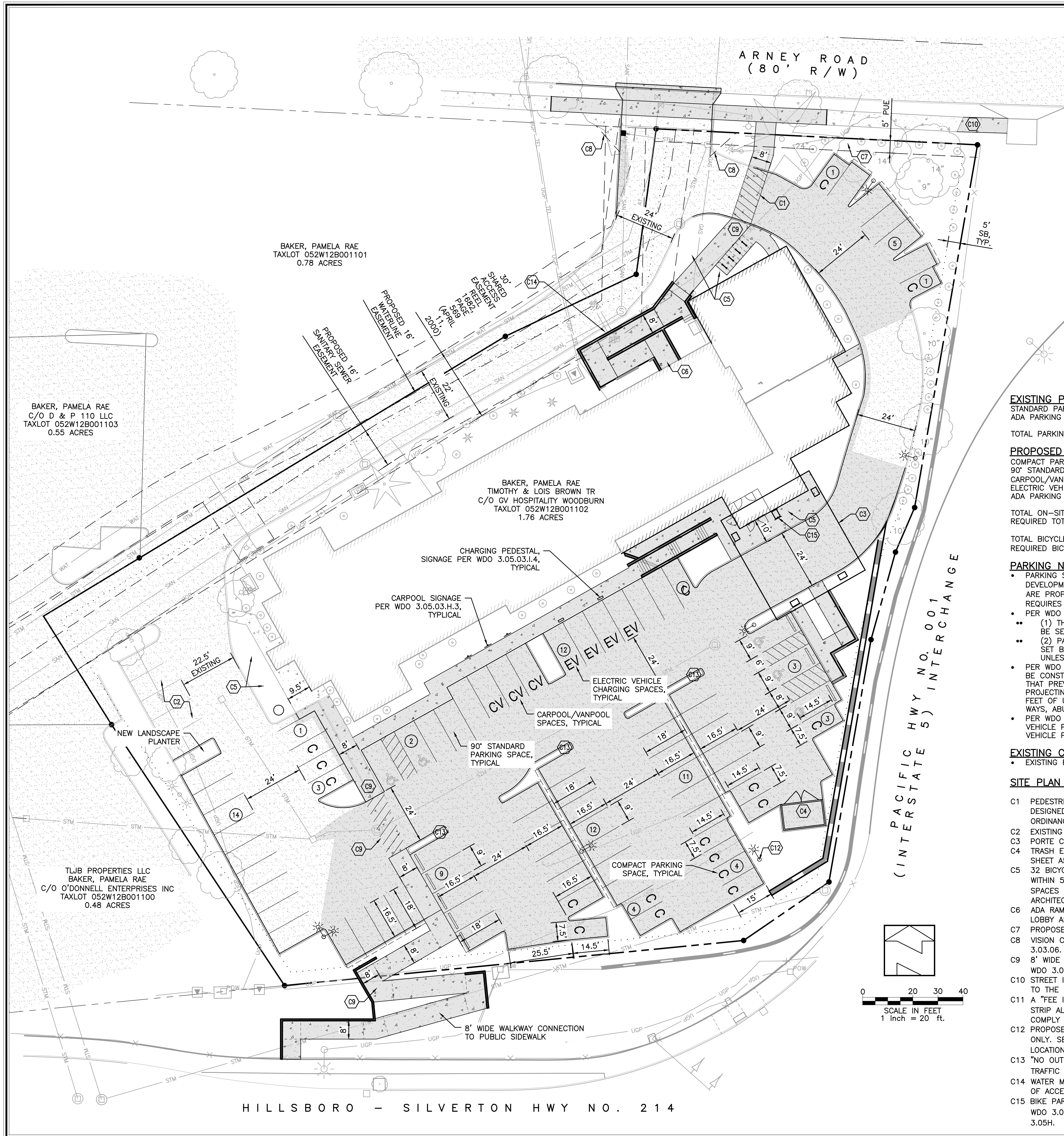
MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956

Attachment 103
Sheet 1 of 6

JOB # 21156 FILE P-EXIST DRAW S/JG
SCALE 1" = 20' DATE 6/2/23
P100
2 OF 6 SHEETS

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EXISTING PARKING COUNTS:
 STANDARD PARKING SPACES: 49
 ADA PARKING SPACES: 4

TOTAL PARKING SPACES: 53

PROPOSED PARKING COUNTS:

COMPACT PARKING SPACES: 17 (20% OF TOTAL PARKING)
 90° STANDARD PARKING SPACES: 57
 CARPOOL/VANPOOL SPACES: 3
 ELECTRIC VEHICLE SPACES: 4
 ADA PARKING SPACES: 4 REGULAR, 1 VAN

TOTAL ON-SITE PARKING SPACES: 86
 REQUIRED TOTAL PARKING SPACES: 86

TOTAL BICYCLE PARKING SPACES: 32 (16 COVERED SPACES)
 REQUIRED BICYCLE PARKING SPACES: 31 (50% COVERED SPACES)

PARKING NOTES:

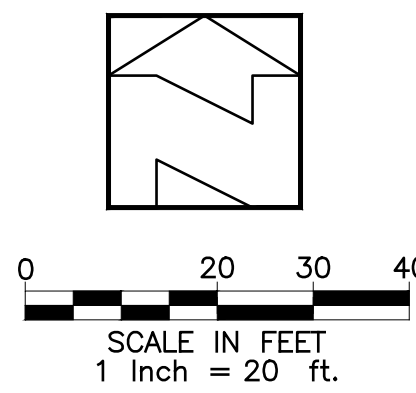
- PARKING SPACES WERE DESIGNED ACCORDING TO WOODBURN DEVELOPMENT ORDINANCE (WDO) TABLE 3.05C. 84 HOTEL ROOMS ARE PROPOSED, WHICH REQUIRES 86 PARKING SPACES (A HOTEL REQUIRES 2 PACES, PLUS 1 PER GUEST ROOM).
- PER WDO 3.05.02(E):
 - (1) THE PARKING, LOADING, AND CIRCULATION AREAS SHALL BE SET BACK FROM A STREET A MINIMUM OF FIVE FEET.
 - (2) PARKING, LOADING, AND CIRCULATION AREAS SHALL BE SET BACK FROM A PROPERTY LINE A MINIMUM OF FIVE FEET, UNLESS THERE IS A SHARED USE AGREEMENT.
- PER WDO 3.05.02(H): ALL COMMERCIAL PARKING SPACES SHALL BE CONSTRUCTED WITH BUMPER GUARDS OR WHEEL BARRIERS THAT PREVENT VEHICLES FROM DAMAGING STRUCTURES, PROJECTING OVER WALKWAYS SO AS TO LEAVE LESS THAN FOUR FEET OF UNOBSTRUCTED PASSAGE, OR PROJECTING OVER ACCESS WAYS, ABUTTING PROPERTIES OR RIGHTS-OF-WAY.
- PER WDO 3.05.03(C): A MAXIMUM OF 20% OF THE REQUIRED VEHICLE PARKING SPACES MAY BE SATISFIED BY COMPACT VEHICLE PARKING SPACES.

EXISTING CONDITIONS:

- EXISTING FEATURES ARE SHOWN IN GRAY LINE WORK.

SITE PLAN KEY NOTES:

- C1 PEDESTRIAN ACCESS ROUTE FROM N ARNEY RD TO HOTEL. DESIGNED TO CONFORM TO WOODBURN DEVELOPMENT ORDINANCE (WDO) 3.04.06D.
- C2 EXISTING STANDARD PARKING SPACES, TYP.
- C3 PORTE COCHERE ADDITION
- C4 TRASH ENCLOSURE WITH ARCHITECTURAL WALLS, SEE SHEET A5.00.
- C5 32 BICYCLE PARKING SPACES PROPOSED. BICYCLE PARKING WITHIN 50' OF MAIN ENTRANCES. 16 SPACES COVERED. 16 SPACES UNCOVERED. DESIGNED PER WDO TABLE 3.05G. FOR ARCHITECTURAL DETAILS OF COVERED STALLS SEE SHEET A5.00.
- C6 ADA RAMP PROVIDING DIRECT ACCESS BETWEEN HOTEL LOBBY AND N ARNEY RD.
- C7 PROPOSED 5' PUBLIC UTILITY EASEMENT PER WDO 3.02.01.
- C8 VISION CLEARANCE TRIANGLES FOR A DRIVEWAY PER WDO 3.03.06.
- C9 8' WIDE WALKWAY OF POURED CONCRETE DESIGNED PER WDO 3.03.06D.
- C10 STREET IMPROVEMENT: EXTEND 6 FT SIDEWALK EAST TO THE EXISTING DRIVEWAY APRON.
- C11 A "FEE IN LIEU OF" WILL BE PAID FOR THE LANDSCAPE STRIP ALONG ARNEY RD TO BE REPLANTED WITH LAWN TO COMPLY WITH WDO 3.01.04B.
- C12 PROPOSED PARKING LOT LIGHT LOCATIONS ARE ILLUSTRATIVE ONLY. SEE PHOTOMETRIC PLAN (SHEET P500) FOR ACTUAL LOCATIONS.
- C13 "NO OUTLET" SIGN COMPLIANT WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER WDO 3.05.02J.
- C14 WATER METERS TO BE RELOCATED TO ALLOW FOR PLACEMENT OF ACCESS RAMP.
- C15 BIKE PARKING SIGN, STATING "PARKING INSIDE" PER WDO 3.05.06(C)(4) AND IN THE STYLE SHOWN IN FIGURE 3.05H.



BOUNDARY LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- CENTERLINE
- EASEMENT LINES
- PROPERTY CORNER
- CONTROL POINT

PROPOSED LEGEND

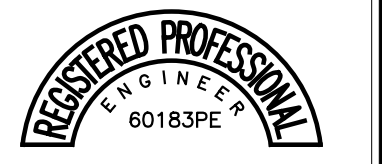
- BUILDING
- CURB
- SIDEWALK
- FENCE
- WATERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- OVERHEAD POWER
- UNDERGROUND POWER
- RETAINING WALL
- DITCH
- PROPOSED PAVING
- CONCRETE PAVING
- ASPHALT PAVING

- STORM MANHOLE
- STORM CATCHBASIN
- STORM/SEWER CLEANOUT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POWER/UTILITY POLE
- STREET LIGHT
- POWER PEDESTAL
- TRANSFORMER
- STREET SIGN

VARITONE ARCHITECTURE
 231 SW 2ND AVE
 ALBANY, OREGON
 (541) 497-2954

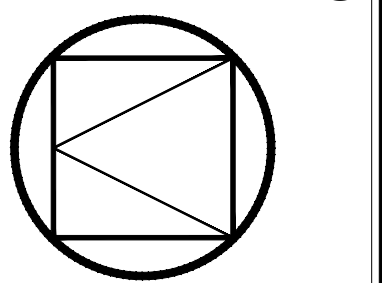
HIEX WOODBURN ADDITION
 WOODBURN, OREGON
 SITE PLAN

120 NORTH ARNEY ROAD, WOODBURN, OR, 97071



PETER J. SEADERS
 RENEWAL: 6/30/2024

MSS INC
 ENGINEERING CONSULTANTS
 AND PLANNERS



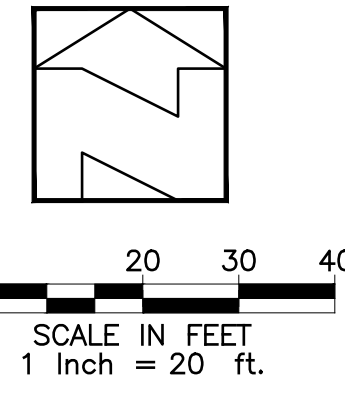
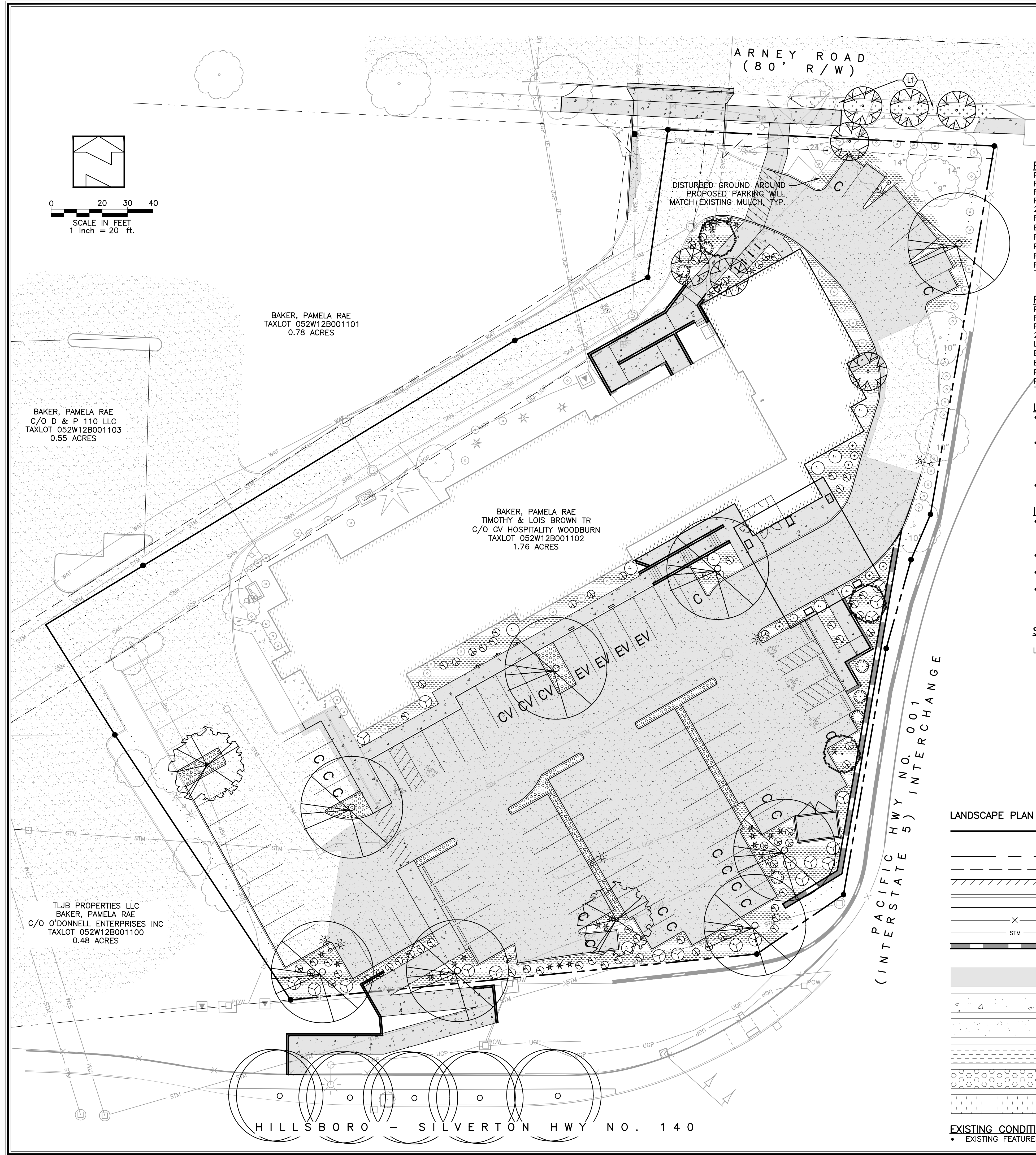
215 NW 4th STREET
 CORVALLIS, OR 97330
 (541) 753-1320 FAX: (541) 753-5956

JOB # 21156 FILE P-SP DRAW LMG
 SCALE AS SHOWN DATE 5/24/23

P200
 # 3 OF 6 SHEETS

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BAKER, PAMELA RAE
TAXLOT 052W12B001101
0.78 ACRES

BAKER, PAMELA RAE
C/O D & P 110 LLC
TAXLOT 052W12B001103
0.55 ACRES

BAKER, PAMELA RAE
TIMOTHY & LOIS BROWN TR
C/O GV HOSPITALITY WOODBURN
TAXLOT 052W12B001102
1.76 ACRES

TLJB PROPERTIES LLC
BAKER, PAMELA RAE
C/O O'DONNELL ENTERPRISES INC
TAXLOT 052W12B001100
0.48 ACRES

HILLSBORO - SILVERTON HWY NO. 140

ARNEY ROAD
(80' R/W)

PACIFIC HWY NO. 001
INTERCHANGE
(INTERSTATE 5)

DISTURBED GROUND AROUND
PROPOSED PARKING WILL
MATCH EXISTING MULCH, TYP.

PARKING AREA 1 LANDSCAPING:
PROPOSED PARKING AREA: 22,279 SF
PROPOSED PARKING SPACES: 62
REQUIRED TREES FOR PARKING AREA: 3 MEDIUM, 2 SMALL
20% OF PAVED SURFACE AREA: 4,456 SF
REQUIRED LANDSCAPE PLANT UNITS (PU): 223 PU
EXISTING PLANT UNITS: 9 SHRUBS (9 PU)
PROPOSED LANDSCAPE TREES: 7 MEDIUM, 3 SMALL (68 PU)
PROPOSED LANDSCAPE SHRUBS: 62 LG PU, 90 SM/M PU
PROPOSED GROUNDCOVER: 14 PU
TOTAL PLANT UNITS PROPOSED: 243 PU

PARKING AREA 2 LANDSCAPING:
PROPOSED PARKING AREA: 2,848 SF
PROPOSED PARKING SPACES: 6
REQUIRED TREES FOR PARKING AREA: 1 SMALL
20% OF PAVED SURFACE AREA: 570 SF
LANDSCAPE PLANT UNITS (PU) REQUIRED: 29 PU
EXISTING PLANT UNITS: 13 SHRUBS (13 PU)
EXISTING PARKING TREES: 2 MEDIUM (16 PU)
PROPOSED LANDSCAPE PU: 0 PU
TOTAL PLANT UNITS PROPOSED: 49 PU

LANDSCAPE NOTES:

- LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED AS PROVIDED BY LANDSCAPING SECTION 3600.
- PLANT SPECIES IDENTIFIED IN THE LEGEND BELOW ARE ILLUSTRATIVE ONLY AND ARE SUBJECT TO CHANGE PER STOCK AVAILABILITY AND PER THE SPECIFIC DESIGN SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION.
- ALL PLANT SPECIES WILL REMAIN IN ACCORDANCE WITH WDO 3.06.02.

IRRIGATION NOTES:

- EXISTING IRRIGATION IN LANDSCAPED AREAS THAT ARE BEING ALTERED SHALL BE CAPPED AND REMOVED, AS NEEDED, AND REINSTALLED TO ACCOMMODATE THE NEW PLANTING ARRANGEMENT.
- DRIP IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO SUPPORT ALL NEW LANDSCAPED AREAS.
- SPECIFIC DESIGN AND LOCATION OF IRRIGATION SYSTEM SHALL BE PROVIDED WITH THE BUILDING PERMIT.
- IRRIGATION SHALL BE INSTALLED IN THE LANDSCAPE STRIP. TEMPORARY IRRIGATION SHALL BE PROVIDED DURING CONSTRUCTION, PER THE PUBLIC WORKS CONSTRUCTION CODE.

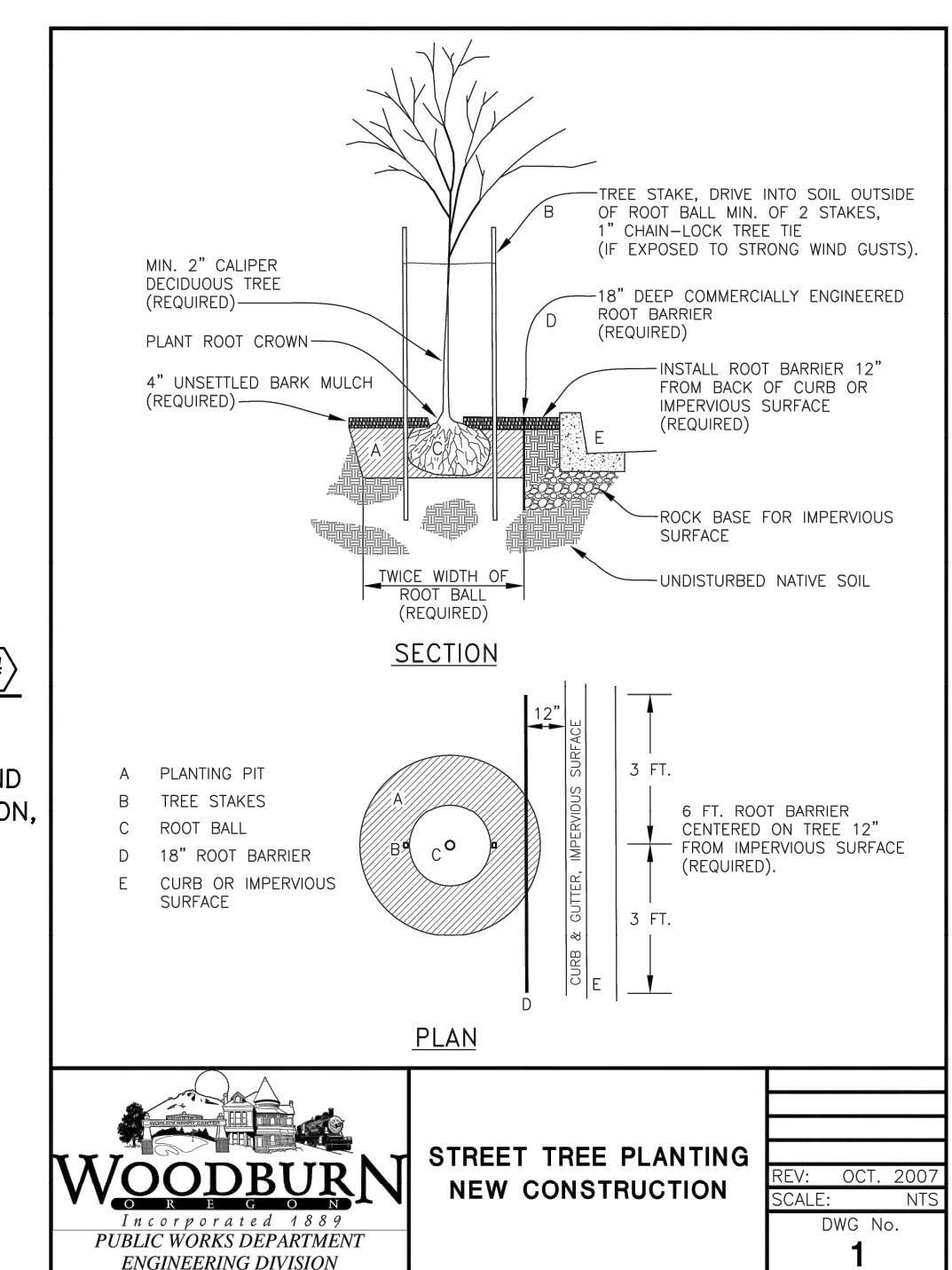
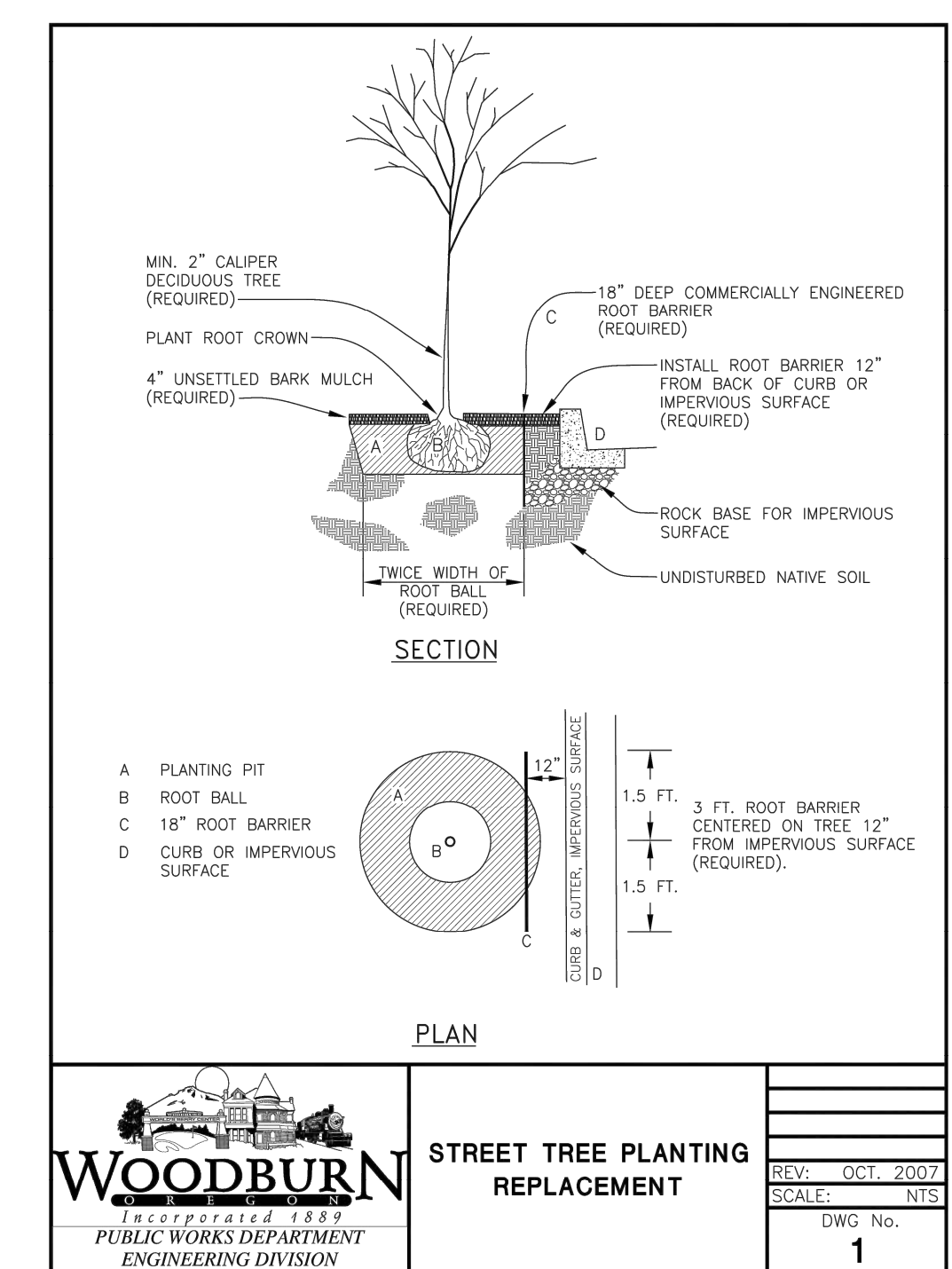
SITE PLAN KEY NOTES:

L1 TURF SHALL BE REPLACED PER WDO 3.01.04B. THE DEVELOPER SHALL INSTALL LANDSCAPE STRIP IRRIGATION, AND SHALL PROVIDE TEMPORARY IRRIGATION DURING CONSTRUCTION, PER THE PUBLIC WORKS CONSTRUCTION CODE.

LANDSCAPE PLAN LEGEND

- | | | | |
|--|---|--|--|
| | PROPERTY BOUNDARY | | EXISTING DECIDUOUS TREE
CANOPY VARIES, DBH INDICATED |
| | ADJACENT PROPERTY LINES | | EXISTING CONIFER TREE
CANOPY VARIES, DBH INDICATED |
| | CENTERLINE | | EXISTING SHRUB
SIZE VARIES |
| | EASEMENT LINES | | FAGUS SYLVATICA 'FASTIGIATA', 45' T x 15' W / EUROPEAN BEECH |
| | BUILDING | | MAGNOLIA 'GALAXY', 30' T x 15' W / GALAXY MAGNOLIA |
| | CURB | | PRUNUS SARGENTII, 30' T x 30' W / SARGENT CHERRY |
| | SIDEWALK | | TILIA AMERICANA, 60' T x 35' W / AMERICAN LINDEN |
| | FENCE | | ZELKOVA SERRATA 'VILLAGE GREEN', 45' T x 40' W / ZELKOVA |
| | STORM DRAIN LINE | | PIERIS JAPONICA 'FIRE N ICE' / ANDROMEDA |
| | RETAINING WALL | | PINUS MUGO / MUGO PINE |
| | PROPOSED PAVING | | RHODODENDRON 'PJM ELITE' / PJM ELITE RHODODENDRON |
| | CONCRETE PAVING | | BUXUS X 'GREEN VELVET' / BOXWOOD |
| | ASPHALT PAVING | | BERBERIS THUNBERGII 'CRIMSON PYGMY' / BARBERRY |
| | MULCH TO MATCH EXISTING | | SPIREA JAPONICA MAGIC CARPET 'WALBUMA' / SPIREA |
| | ARCTOSTAPHYLOS UVA-URSII / BEAR-BERRY SPACE 2' O.C. | | HEMEROCALLIS 'PURPLE DE ORO' / DAYLILY |
| | TURF REPLACEMENT | | |

EXISTING CONDITIONS:
• EXISTING FEATURES ARE SHOWN IN GRAY LINE WORK.



VARITONE ARCHITECTURE
231 SW 2ND AVE
ALBANY, OREGON
(541) 497-2954

**HIEX WOODBURN ADDITION
WOODBURN, OREGON
PRELIMINARY LANDSCAPE PLAN**

120 NORTH ARNEY ROAD, WOODBURN, OR, 97071

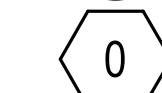
REGISTERED PROFESSIONAL
ENGINEER
60183PE
OREGON
JULY 13, 2006
PETER J. SEADERS
RENEWAL: 6/30/2024

MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4TH STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 755-5956

JOB # 21156 FILE P-LNDOP DRAW LMG
SCALE AS SHOWN DATE 5/24/23
P400
6 OF 6 SHEETS

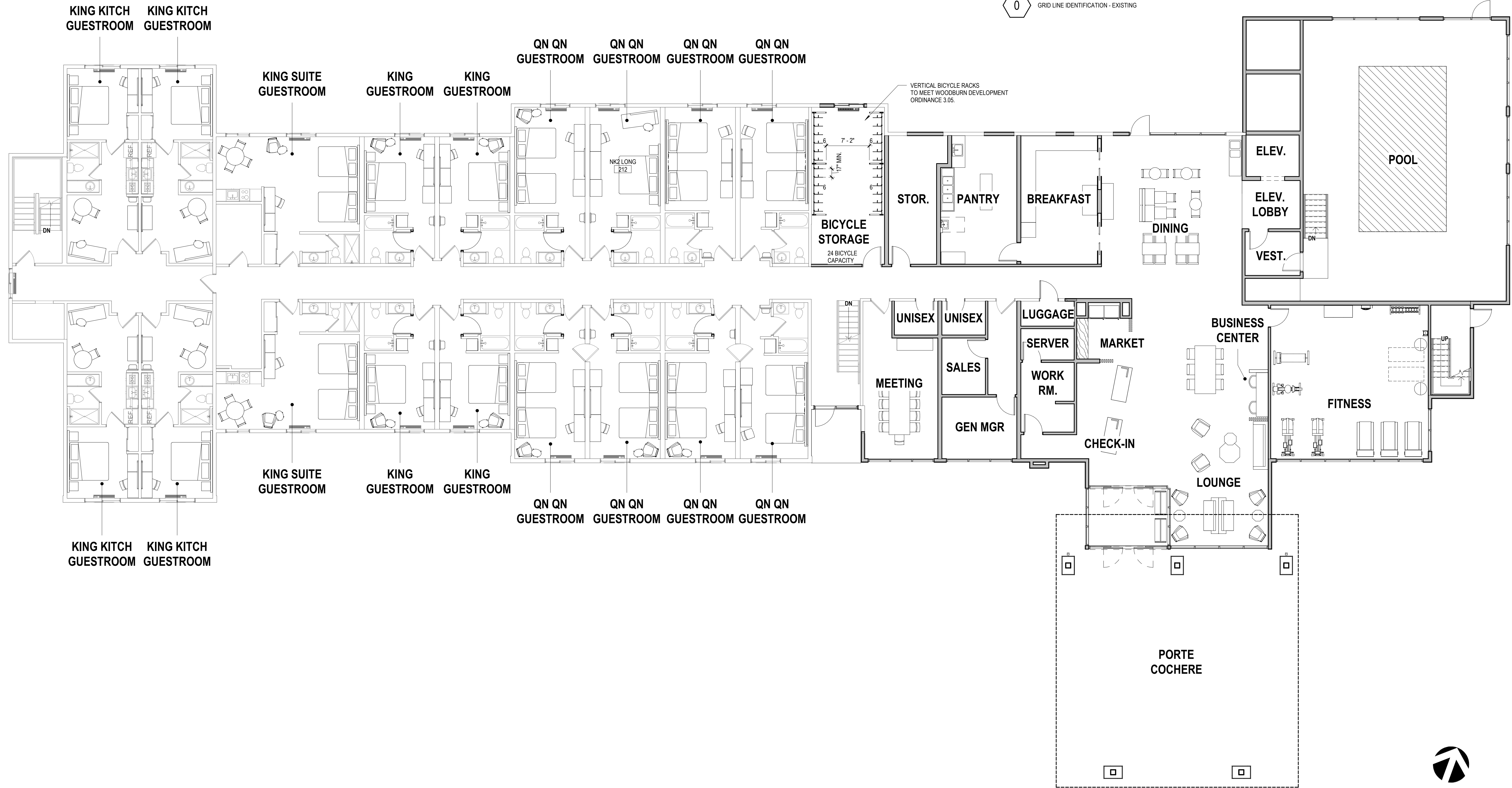
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LEGEND:

-  NEW DOOR
-  NEW WALL
-  EXISTING DOOR
-  EXISTING WALL
-  WALL TAG
-  WINDOW TAG
-  DOOR TAG
-  GRID LINE IDENTIFICATION - NEW
-  GRID LINE IDENTIFICATION - EXISTING

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.



01 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

EXTERIOR FINISH KEY					
Mark	Material	Finish Location	Manufacturer	Pattern/Texture	Color
A.1	(E) LAP SIDING	EXTERIOR WALL	NA		SW 7026 GRIFFIN
A.2	(E) LAP SIDING	EXTERIOR WALL	NA		SW 7507 STONE LION
B.1	(E) MANUF. STONE VENEER	EXTERIOR WALL	NA		NA
B.2	(N) MANUF. STONE VENEER	EXTERIOR WALL	TBD		TBD
C.1	(N) FIBER CEMENT PANEL	EXTERIOR WALL	JAMES HARDIE		SW 7026 GRIFFIN
C.2	(N) FIBER CEMENT PANEL	EXTERIOR WALL	JAMES HARDIE		SW 7507 STONE LION
D.1	(E) ASPHALT SHINGLE	ROOF	NA		NA
D.2	(N) ASPHALT SHINGLE	ROOF	TBD		TO MATCH EXISTING
E	(N) STEEL	PORTE COCHERE	NA	POWDER COATED	BLACK
F	(N) ALUMINUM	PORTE COCHERE	NA	PREFINISHED	BLACK
G	CMU	REFUSE ENCLOSURE	TBD	SPLIT FACE	DARK BROWN TBD
H	CMU	REFUSE ENCLOSURE	TBD	GROUND FACE	LIGHT BROWN TBD
I	PRECAST CAP	REFUSE ENCLOSURE	TBD		LIGHT BROWN TBD
SM-2		EXTERIOR WALL	Lithonia Lighting	WDGE1 LED	30K

ARCHITECTURAL DESIGN STANDARDS
 WOODBURN DEVELOPMENT ORDINANCE - SECTION 3.07.06

FENESTRATION

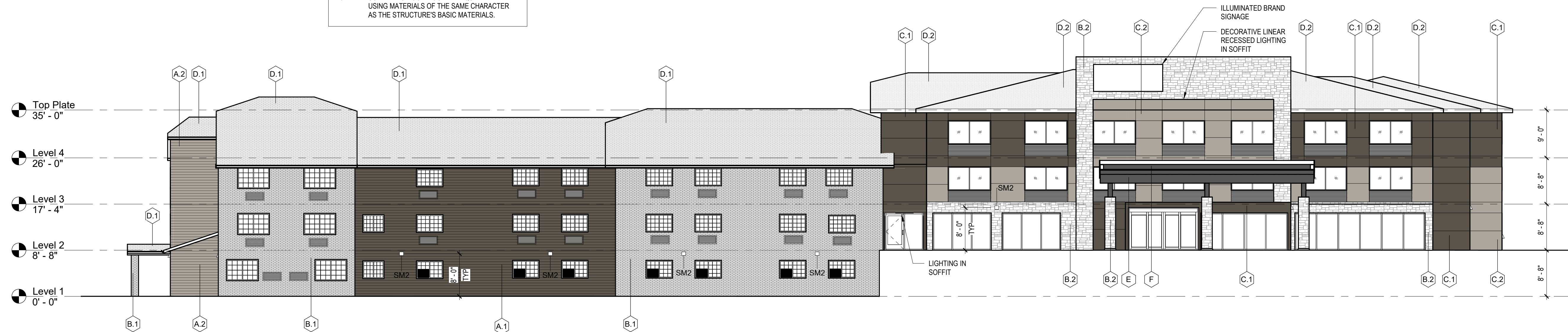
AT LEAST 30% OF THE WALL SURFACE ABUTTING A STREET SHOULD BE GLASS (CALCULATION FOR ADDITION ONLY)

SOUTH - WALL: 3,496 SF
 - GLAZING: 1,093 SF
 - PERCENTAGE GLAZING: 30%

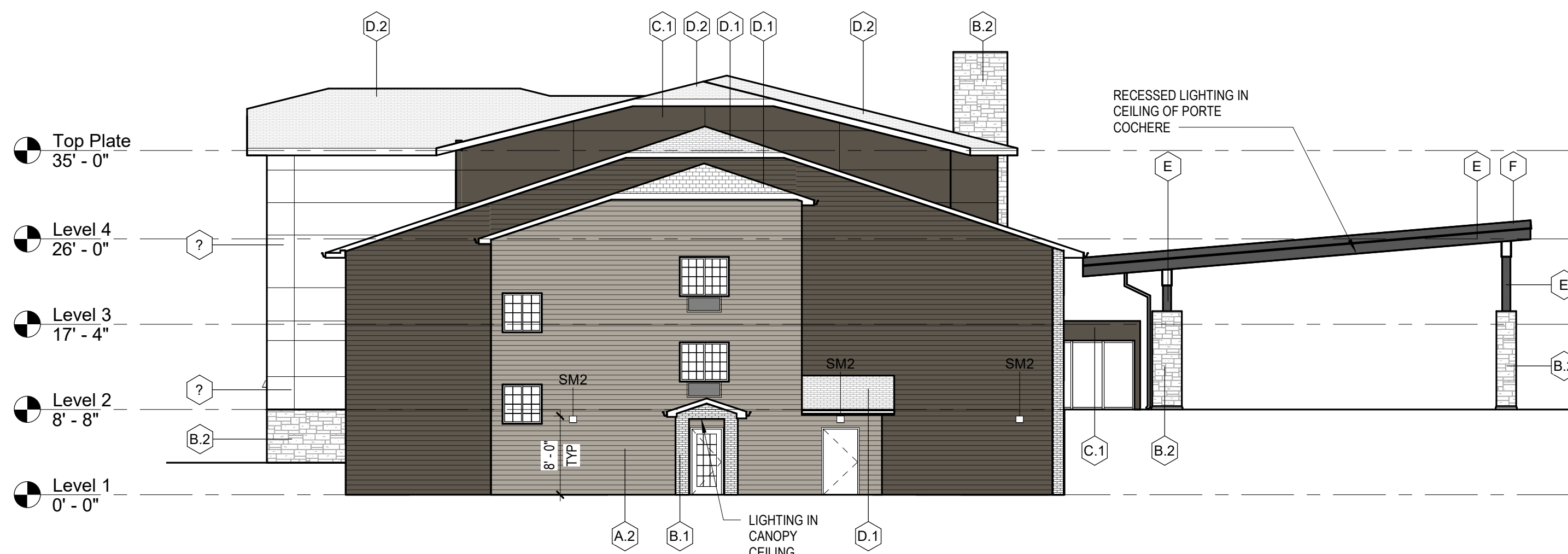
ROOF MOUNTED EQUIPMENT

ALL ROOF-MOUNTED EQUIPMENT, EXCEPT SOLAR COLLECTORS, SHOULD BE SCREENED FROM VIEW BY:

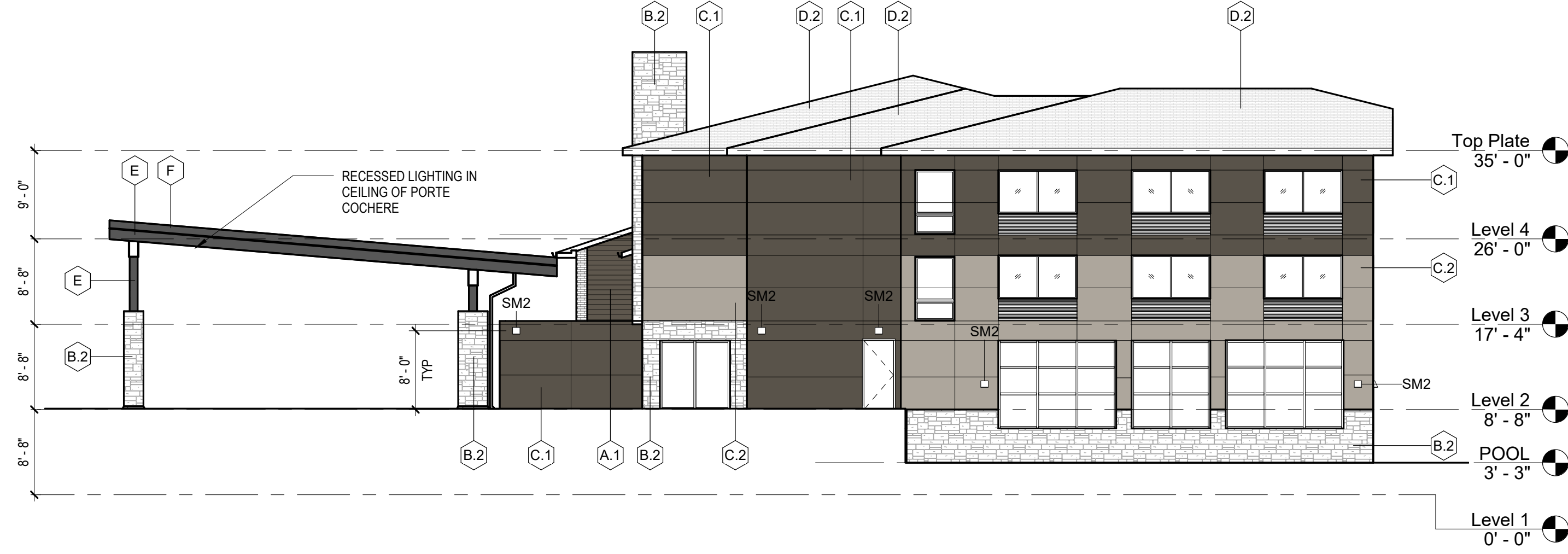
- LOCATING ROOF-MOUNTED EQUIPMENT BELOW THE HIGHEST VERTICAL ELEMENT OF THE BUILDING OR SCREENING ROOF-MOUNTED EQUIPMENT USING MATERIALS OF THE SAME CHARACTER AS THE STRUCTURE'S BASIC MATERIALS.



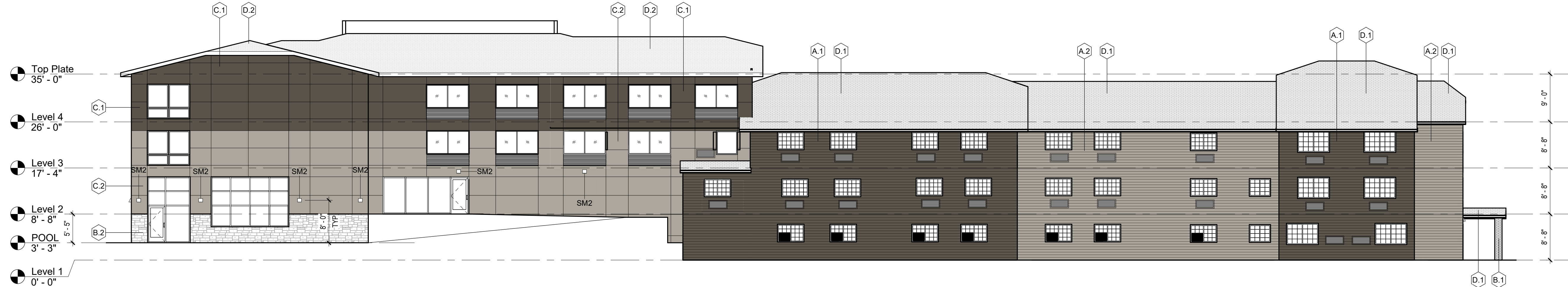
05 EXTERIOR ELEVATION - SOUTH
 3/32" = 1'-0"



06 EXTERIOR ELEVATION - EAST
 3/32" = 1'-0"



07 EXTERIOR ELEVATION - WEST
 3/32" = 1'-0"



08 EXTERIOR ELEVATION - NORTH
 3/32" = 1'-0"

SD SET

VARITONE ARCHITECTURE & INTERIOR DESIGN
 A LIMITED LIABILITY COMPANY

231 2nd Avenue SW
 Albany, Oregon 97321
 Ph: 541.497.2954

Contractor
 TBD

REMODEL FOR
 HOLIDAY INN EXPRESS
 120 NORTH ARNEY ROAD, WOODBURN, OR. 97071

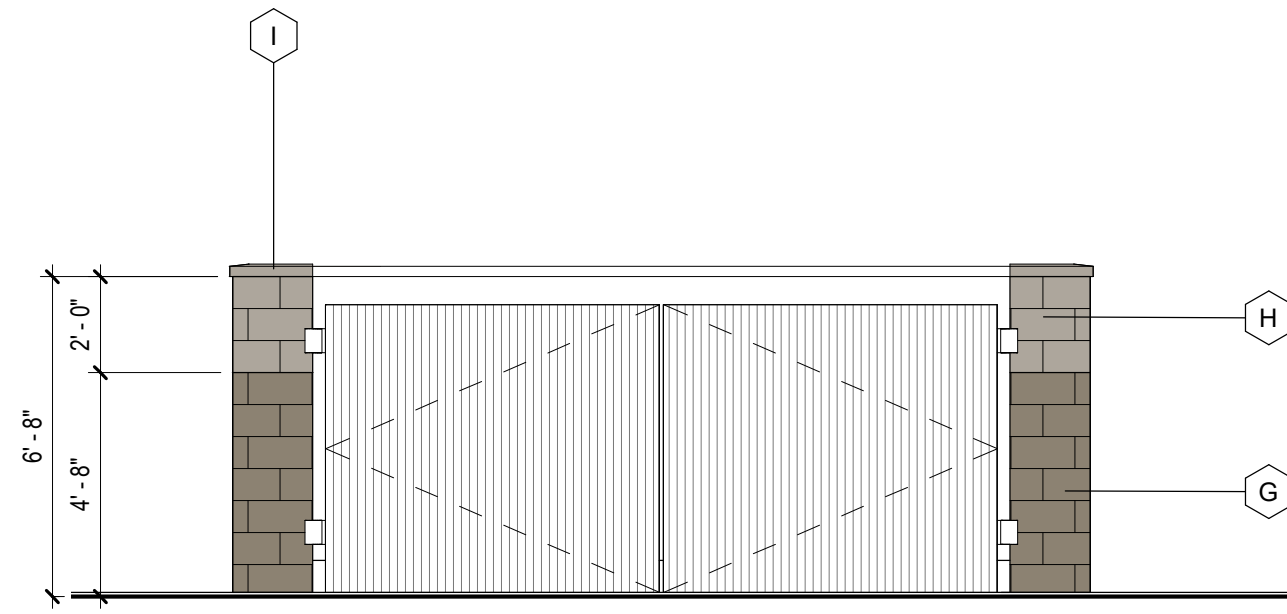
Issue: LAND USE
 Date: 03/21/2023

Revision: Date:

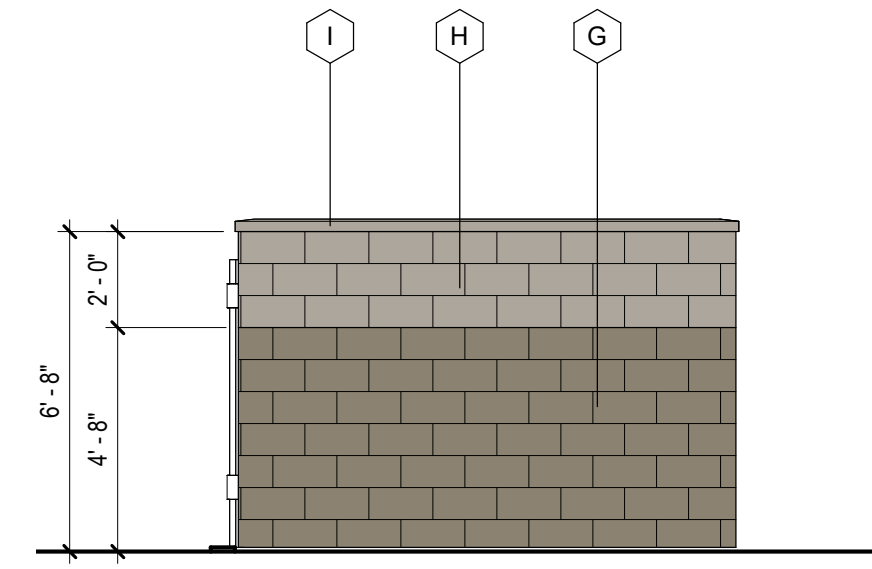
EXTERIOR ELEVATIONS

A4.00

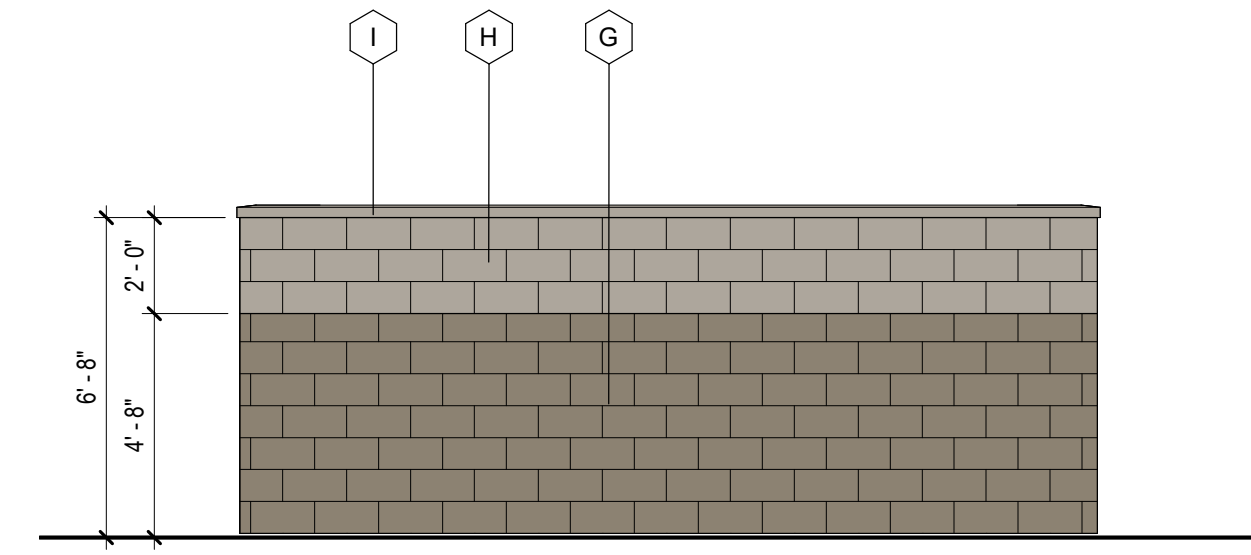
EXTERIOR FINISH KEY					
Mark	Material	Finish Location	Manufacturer	Pattern/Texture	Color
A.1	(E) LAP SIDING	EXTERIOR WALL	NA		SW 7026 GRIFFIN
A.2	(E) LAP SIDING	EXTERIOR WALL	NA		SW 7507 STONE LION
B.1	(E) MANUF. STONE VENEER	EXTERIOR WALL	NA		NA
B.2	(N) MANUF. STONE VENEER	EXTERIOR WALL	TBD		TBD
C.1	(N) FIBER CEMENT PANEL	EXTERIOR WALL	JAMES HARDIE		SW 7026 GRIFFIN
C.2	(N) FIBER CEMENT PANEL	EXTERIOR WALL	JAMES HARDIE		SW 7507 STONE LION
D.1	(E) ASPHALT SHINGLE	ROOF	NA		NA
D.2	(N) ASPHALT SHINGLE	ROOF	TBD		TO MATCH EXISTING
E	(N) STEEL	PORTE COCHERE	NA	POWDER COATED	BLACK
F	(N) ALUMINUM	PORTE COCHERE	NA	PREFINISHED	BLACK
G	CMU	REFUSE ENCLOSURE	TBD	SPLIT FACE	DARK BROWN TBD
H	CMU	REFUSE ENCLOSURE	TBD	GROUND FACE	LIGHT BROWN TBD
I	PRECAST CAP	REFUSE ENCLOSURE	TBD		LIGHT BROWN TBD
SM-2		EXTERIOR WALL	Lithonia Lighting	WDGE1 LED	30K



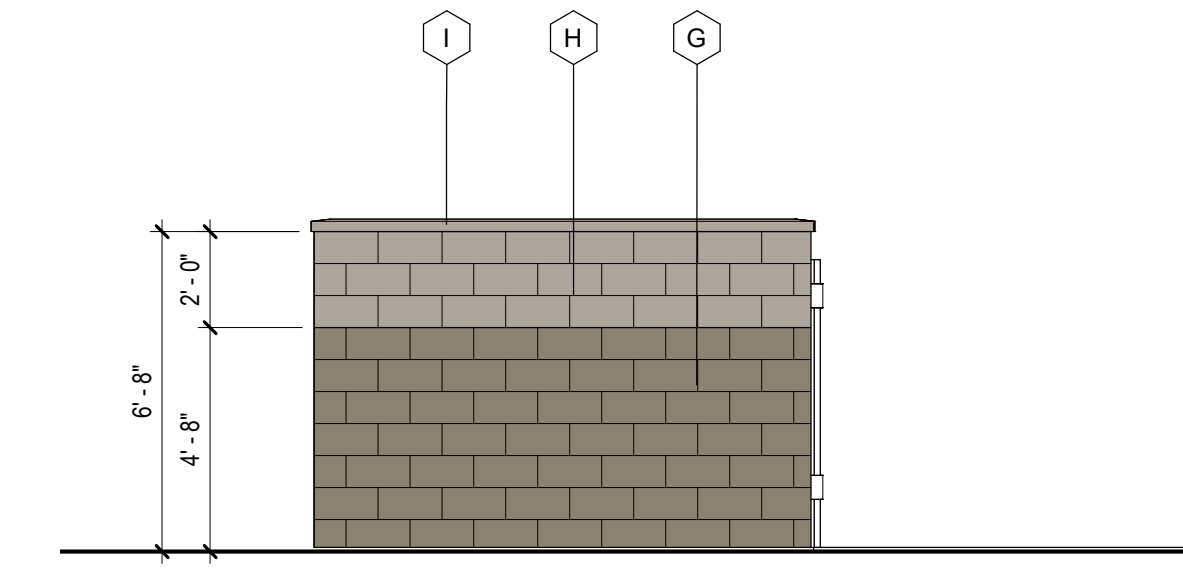
04 REFUSE ENCLOSURE - NORTH
1/4" = 1'-0"



03 REFUSE ENCLOSURE - WEST
1/4" = 1'-0"



02 REFUSE ENCLOSURE - SOUTH
1/4" = 1'-0"



01 REFUSE ENCLOSURE - EAST
1/4" = 1'-0"

BUS STOP CHANGES

Figure 63 Preferred Service Plan Bus Stop Changes

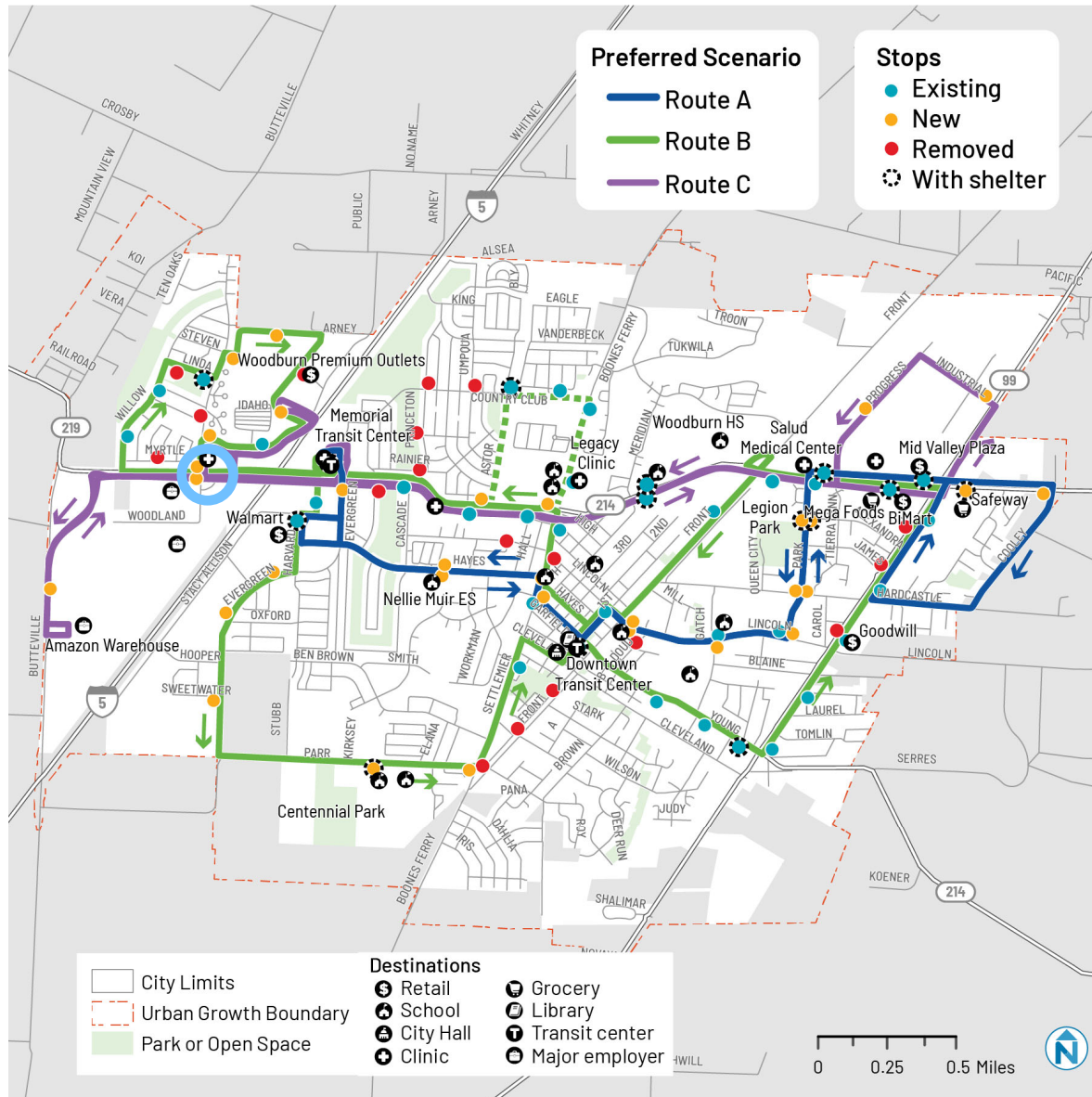


Figure 63 shows all existing, new, and removed bus stops that correspond to the Preferred Service Plan. New stops are required in areas where service is added and stops where service is eliminated would need to be removed. The following is a summary of where stops are added or removed.

- 33 existing stops (teal) are maintained. All of the existing stops with a shelter are maintained.
- 18 stops (red) are removed. None of the stops recommended for removal has a shelter.
- 31 new stops (orange) are added. Most stops would just have a sign pole and concrete pad.

Four new stops would include shelters in key locations:

- Centennial Park / Valor MS (south side of Parr Road)
- Legion Park (both sides of the street)
- Safeway (south side of Molalla Road/Highway 214)

It is important to note that all new stop locations presented on this map are for planning purposes only and are subject to change. Specific locations will be determined by WTS staff.

Subject property and vicinity circled in light blue

Attachment 104A

CAPITAL PLAN

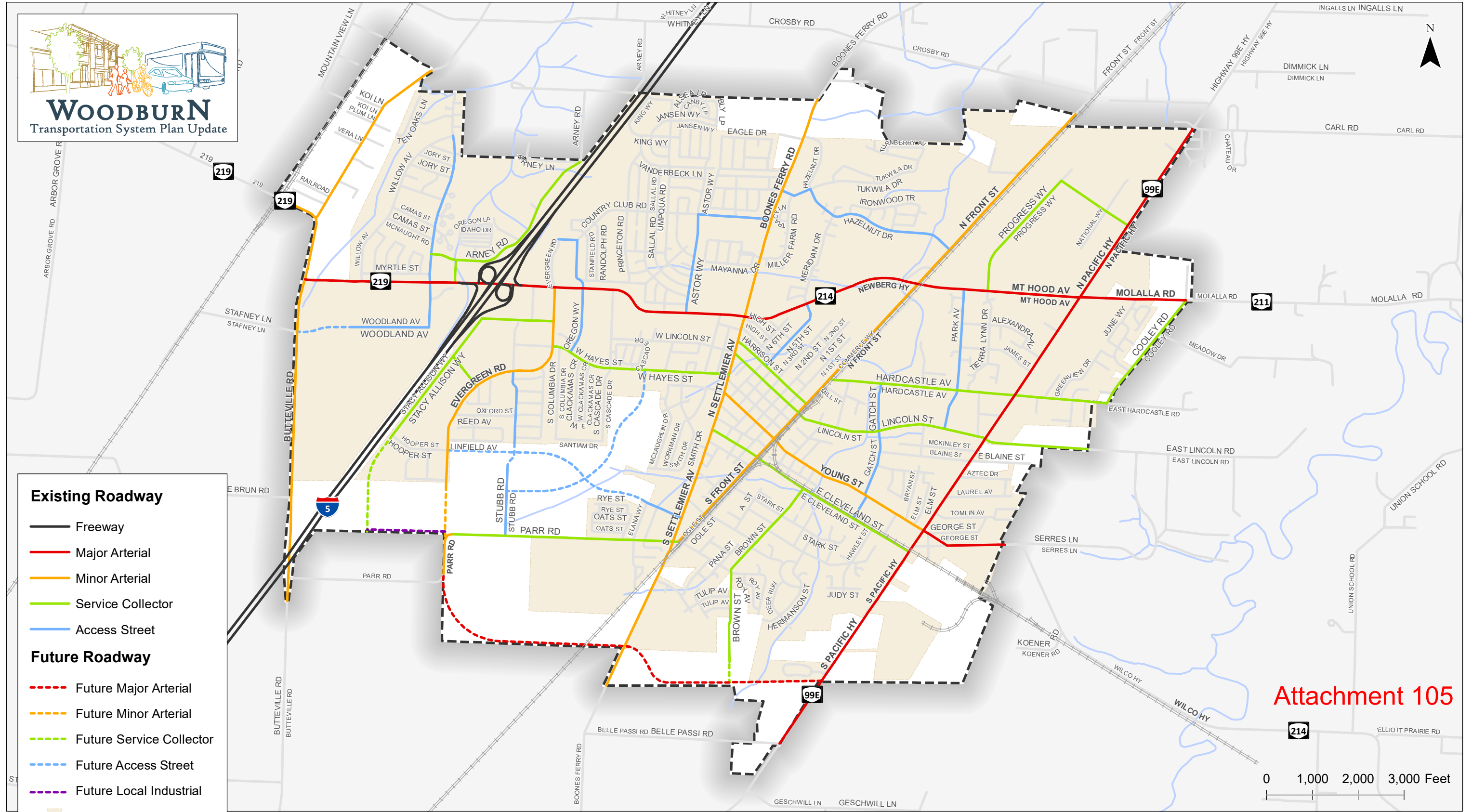
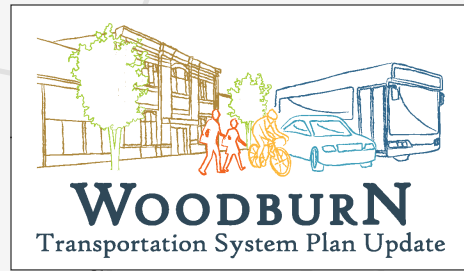
Estimated capital costs over the life of the planning horizon are summarized below in Figure 68, which summarizes the estimated costs associated with planned vehicle replacements as well as capital improvements associated with the service improvements. Capital improvements include vehicle expansion, new bus stops, and technology improvements. Details for each of these capital improvement categories are provided below.

Figure 68 Financial Plan – Capital Costs (FY 2022/23 – FY 2029/30)

Capital Improvement	Current	Near-Term			Mid-Term			Long-Term	Notes
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
Paratransit vehicle replacement	\$80,000	\$360,000	\$82,000						1, 2
Fixed route vehicle replacement	\$340,000		\$480,000						1, 2
Fixed route vehicle expansion (Route C)		\$1,108,000							3
Electric vehicle chargers/infrastructure		\$321,000							4
Fixed route vehicle expansion (Routes A and B)					\$1,246,000		\$1,348,000		3
New basic bus stops		\$77,500							5
New enhanced bus stops		\$60,000		\$30,000		\$30,000		\$30,000	6
Annual Total	\$420,000	\$1,926,500	\$562,000	\$30,000	\$1,246,000	\$30,000	\$1,348,000	\$30,000	

Notes:

- 1: Estimated vehicle replacement costs based on figures from City of Woodburn. 2022/23 vehicle replacements already procured.
- 2: Includes one modified minivan and two Cutaway vans.
- 3: Estimated cost based on quote received by City of Woodburn. Future year estimates include a 20% contingency and an annual 4% cost increase.
- 4: Assumes new Level 3 chargers that can charge 3 vehicles (\$130,000) and infrastructure upgrades (\$191,000). Costs are based on vendor quotes and estimated infrastructure upgrade costs from PGE.
- 5: Assumes \$2,500 per basic bus stop. This includes the bus stop pole, signage, and new level concrete pad.
- 6: Assumes \$15,000 per enhanced bus stop. This includes design and construction of a new bus stop pad, new bus stop pole and signage, and new shelter with bench.



Existing Roadway

- Freeway
- Major Arterial
- Minor Arterial
- Service Collector
- Access Street

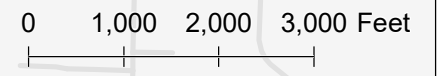
Future Roadway

- Future Major Arterial
- Future Minor Arterial
- Future Service Collector
- Future Access Street
- Future Local Industrial

City Boundary

Urban Growth Boundary

Attachment 105

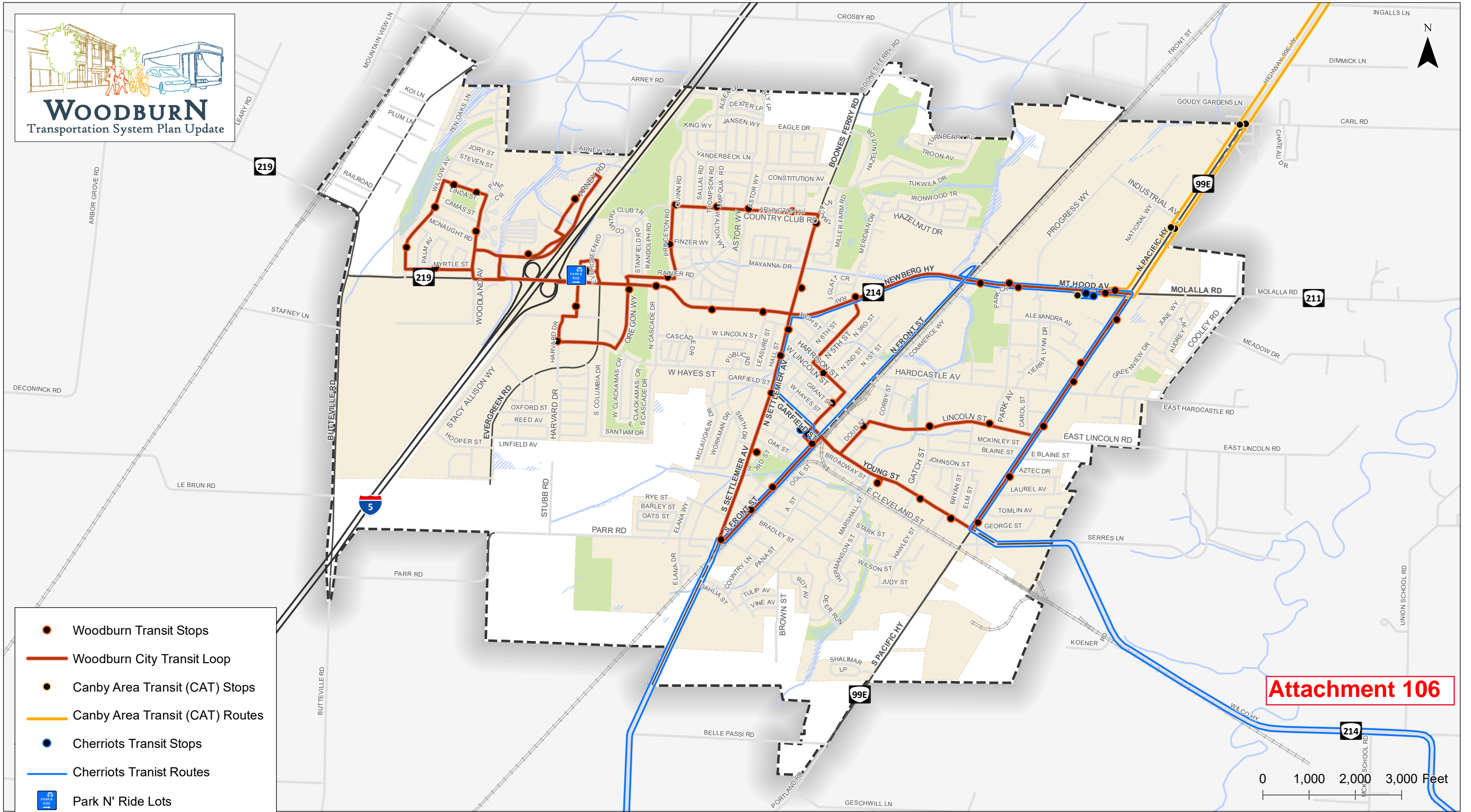
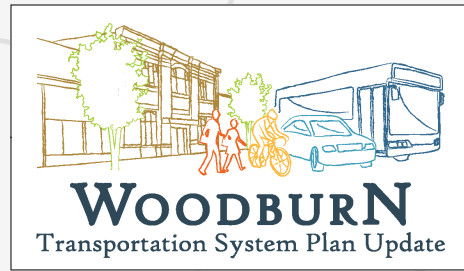


**Functional Roadway Classification
Woodburn, Oregon** Figure
2

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

H:\1212\1071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmccormick - 5:25 PM 9/18/2019



Attachment 106

0 1,000 2,000 3,000 Feet

**Existing Transit Routes and Facilities
Woodburn, Oregon**

**Figure
7**

HI:2121071 - Woodburn TSP Update\GIS\TSP07 Existing Transit Facilities.mxd - rnmccormick - 5:47 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

DR 22-17 Holiday Inn Express:
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.
- “Arney” refers to [N.] Arney Road. (The “N.” is in brackets because the City geographic information system [GIS] and Google Maps indicate the road as N. Arney Road, but ODOT or the City hadn’t signed the road as such in the field. Also, the County assessor tax map indicates it as Arney Road NE.)
- “C of O” refers to building certificate of occupancy.
- “CAE” refers to cross access easement.
- “CEP” refers to City 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 219, OR Highway 219, OR Hwy 219, or OR 219.
- “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 219” refers to Oregon Highway 219 / Hillsboro-Silverton Highway.
- “ORS” refers to Oregon Revised Statutes.
- “PGE” refers to electric utility Portland General Electric.
- “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 and adapted by the developer to conform to land use conditions of approval. PW is the project manager for receiving, reviewing, accepting, obtaining City Council approval for, and recording public easement materials that a developer submits.

Note: Absent platting or re-platting, dedication of ROW and granting of public easements necessitates a process through Public Works (PW) and City Council acceptance separate from land use approval, which could take several weeks. Upon tentative land use approval by the Planning Commission (or City Council, where applicable such as for annexation), contact PW to begin and finish dedication and granting sooner. The City Council usually meets second and fourth Mondays, and agenda packet materials are due to the City Recorder by the prior Tuesday at noon.

- “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 City PW [standard specifications and drawings](#).
- “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.
- “TDP” means the Woodburn [Transit Development Plan](#) dated June 2023 and adopted via Resolution No. 2213 on June 12, 2023.

- “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. Also, see WDO 3.04.06.
- “Wide walkway”: See WDO 3.04.06C & D.1.
- “WDO” refers to the [Woodburn Development Ordinance](#).
- “WFD” refers to the Woodburn Fire District.
- “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. “Sight triangle” is a synonym.

DR 22-17 Holiday Inn Express:
Attachment 202: 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, 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 final decision, citing the case file number.

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 202B. Fee Table</i>					
<i>Condition Reference</i>	<i>Fee Type</i>	<i>Amount</i>	<i>Context</i>	<i>Timing</i>	<i>Staff Tracking:</i>
D7b(3)	Tree removal	Significant Tree: See context note	Per the Planning Division fee schedule , row “Significant Tree mitigation fee”, per tree.	By building permit issuance	
T-T1	Bus shelter / enhanced bus stop	2023: \$7,500 2024 or later: \$7,725	Transit Development Plan (TDP) Figures 63 & 68; WDO 3.01.09B. At 50% discount.	By building permit issuance	
T-T2	Bus transit / transit service fee	\$166 per parking stall assessed for 2 stalls	See condition.	By building permit issuance	
SA1a	Landscape strip fee in-lieu: Arney Rd	\$203	For missing 6 inches from standard width.	By building permit issuance	
SA2	Street tree fee in-lieu for street trees omitted through building permit review or civil engineering plan (CEP) review, or, inspection missing tree fee	Along OR Hwy 219: \$500 per tree; Arney Rd: \$950 per tree	Applies to omitted street trees, or, ones missing from required number upon inspection; WDO 4.02.12A	If building permit or CEP context, then by building permit issuance; if in inspection context, then prior to passing final inspection / obtaining certificate of occupancy	
G6d through this 200 series attachment	Public Works Dept. (PW), or ODOT as applicable, civil engineering plan (CEP) review: Review by Planning Division.	See context note	Per the Planning Division fee schedule .	Upon CEP application to PW, or to ODOT as applicable; in any case no later than building permit issuance	
	Inspections by Planning Division	Public (street) improvements: zero; zero	1st inspection or “walkthrough”; 2nd. 3rd is per the Planning Division fee schedule .	Inspection requests related to public (street) improvements and building permits	

Condition Reference	Fee Type	Amount	Context	Timing	Staff Tracking:
		Building permit: zero; \$75			
	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".]