



2 February 2024

Colin Cortes, AICP, CNU-A, Senior Planner  
City of Woodburn Community Development  
270 Montgomery Street  
Woodburn, OR 97071  
Phone: (503) 982-5246

RE: Courtesy review 2 of revised draft site plans following Pre-App 2018-19  
(2600 Newberg Hwy; Tax Lot 052W12DB03700)

PHASING PLAN NARRATIVE - **RESPONSE IN RED**

**5.03.05 Phasing Plan for a Subdivision, PUD, Manufactured Dwelling Park or any other Land Use Permit**

- A. Purpose: The purpose of a Type III Phasing Permit is to allow phased construction of development while meeting the standards of this ordinance (Sections 2 and 3), while providing fully functional phases that develop in compliance with the tentative approval for the development.
- B. Criteria: The proposed phasing of development shall:
1. Ensure that individual phases will be properly coordinated with each other and can be designed to meet City development standards; and  
**RESPONSE; The project was designed as a whole to meet the requirements of the WDO and each phase of the project shall be coordinated and the appropriate steps shall be taken to ensure compatibility of the phases and conformance to the project as a whole.**
  2. Ensure that the phases do not unreasonably impede future development of adjacent undeveloped properties;  
**RESPONSE; The project as a whole and its phases have been designed to meet the WDO requirements and have taken into consideration the site its self as well as the surrounding properties. (the properties in question are not adjacent to any undeveloped sites)**
  3. Ensure that access, circulation, and public utilities are sized for future development of the remainder of the site and adjacent undeveloped sites.  
**RESPONSE; All access, circulation, utilities, and other items have been designed as one project and will be constructed so that additional phases will fit seamlessly into the project as a whole.**

Sincerely,

Ronald James Ped  
Architect, PC