



Agenda Item

April 26, 2023

To: Charlie Piper, Chair
Woodburn Planning Commission

From: Dan Handel, Planner

Subject: Recommended modifications to several conditions of approval for Boones Crossing Phase 6 development (DR 22-18 et al)

After the staff report for the Commission meeting was prepared, I met with Community Services Director Jesse Cuomo to receive an update on the plans for the Boones Crossing neighborhood park adjacent to the subject property. Through this discussion, it was determined that allowing a fee-in-lieu option for the required improvements involving the park property would best serve the interests of the City. In the event that the park is developed first, the fee-in-lieu option would allow the City to pursue any alternative designs and also recoup some of the cost. Separately, staff noticed an incorrect reference in one of the conditions that should be corrected.

The applicant indicated to staff they are supportive of the proposed modifications.

If the Commissioners concur, a motion to approve the item should include a **modification to Conditions 6, 7, and 16 with the bolded strikethrough / underline language as written below.**

Condition 6: Recommend a minor modification to fix an incorrect reference.

6. South Arterial improvements: Half-street right-of-way (ROW) improvements to the South Arterial along the frontage of the subject property shall conform to **Figure 3.01C the cross-section illustrated on Sheet PP-4 (Attachment 107).** Complete the following items prior to building permit issuance, unless a performance guarantee is approved by the City pursuant to 3.01.02E and 4.02.08.

- ROW: Dedicate ROW as illustrated on Sheet RD-1. The width is 38 feet, except near the intersections with S. Boones Ferry Road and Iris Street where it increases.

- b. Curb-to-curb: Construct 6-inch curbs on each side and 21 feet of roadway pavement.
- c. Sidewalk: Construct a 5-foot wide sidewalk along the frontage, with a 1-foot buffer between the ROW boundary.
- d. Landscape strip: Construct a 7-foot wide landscape planter strip between sidewalk and curb (width measurement includes 6-inch curb). To meet 3.01.04B and 3.06.03A, the landscape strip shall be planted with at least 23 large size street trees and lawn grass or other species of groundcover. Large size trees are defined in Table 3.06B as having a height of 60-120 feet at maturity. Prohibited street tree species are outlined in Table 3.06C.

Condition 7: Recommend to modify to allow a fee-in-lieu.

7. Iris Street improvements: Construct the following right-of-way (ROW) improvements to Iris Street along the frontage of the subject property. Pursuant to Figure 3.01A, the improvement requirements also apply to the frontage along the adjacent public park property (Tax Lot 051W18C001406). Complete the following items prior to building permit issuance, unless a performance guarantee is approved by the City pursuant to 3.01.02E and 4.02.08.

- a. Sidewalk: Construct a 5-foot wide sidewalk along the subject property frontage, with a 1-foot buffer between the ROW boundary. Construct a 6-foot wide sidewalk along the adjacent park frontage.
- b. Landscape strip: Construct a 4.5-foot landscape planter strip between sidewalk and existing curb along the frontage of the subject property, and a 5.5-foot landscape strip between sidewalk and existing curb along the frontage of the adjacent park property. To meet 3.01.04B and 3.06.03A, the landscape strips shall be planted with at least 36 small size street trees and lawn grass or other species of groundcover. Small size trees are defined in Table 3.06B as having a height of 18-40 feet at maturity. Prohibited street tree species are outlined in Table 3.06C.

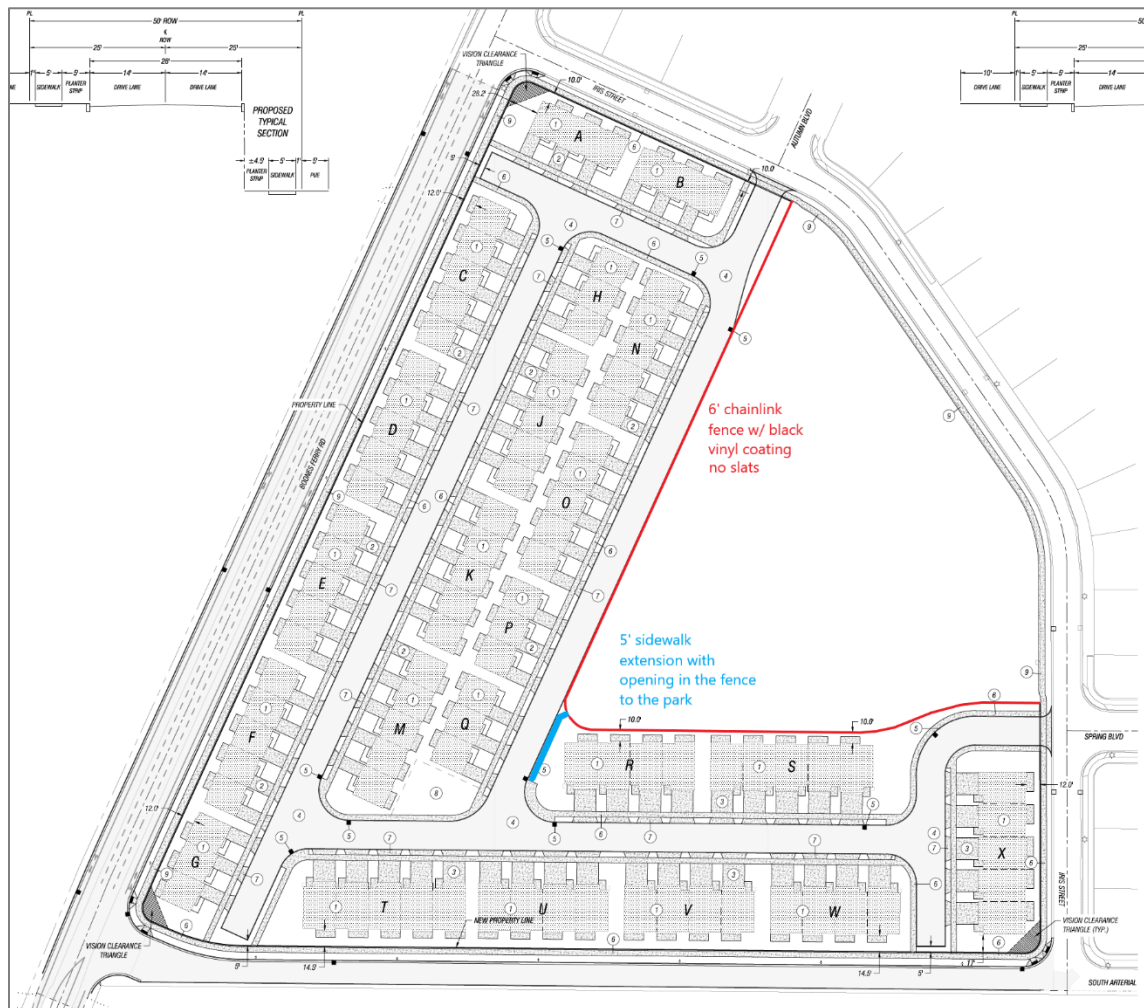
c. For the improvements along the adjacent park property frontage, the applicant may instead pay a fee-in-lieu. To determine the fee, the applicant shall submit a cost estimate for the improvements prepared by a licensed civil engineer. The cost estimate shall be vetted by the Public Works Director prior to acceptance.

Condition 16: Recommend to modify to allow a fee-in-lieu.

16. Interface with the adjacent park property (Tax Lot 051W18C001406): The following items are due prior to building permit issuance for the first building.

a. Screening: The developer shall install 6-foot tall chainlink fencing with black vinyl coating along the shared property line with the adjacent public park property (Tax Lot to function as screening between the two properties. Fencing shall incorporate at least one gate, entrance, or opening at the southwest corner of the park property to allow pedestrian access between the centrally-located common area and the park. Final location and design of the fence shall be acceptable to the Assistant City Administrator and Community Development Director. **Alternatively, the applicant may pay a fee-in-lieu of \$37,200.**

b. Walkway: The developer shall construct a 5-foot wide walkway extension between the on-site walkway system and the southwest corner of the adjacent public park property.



A conceptual illustration of the fencing and walkway required by Condition 4116.