



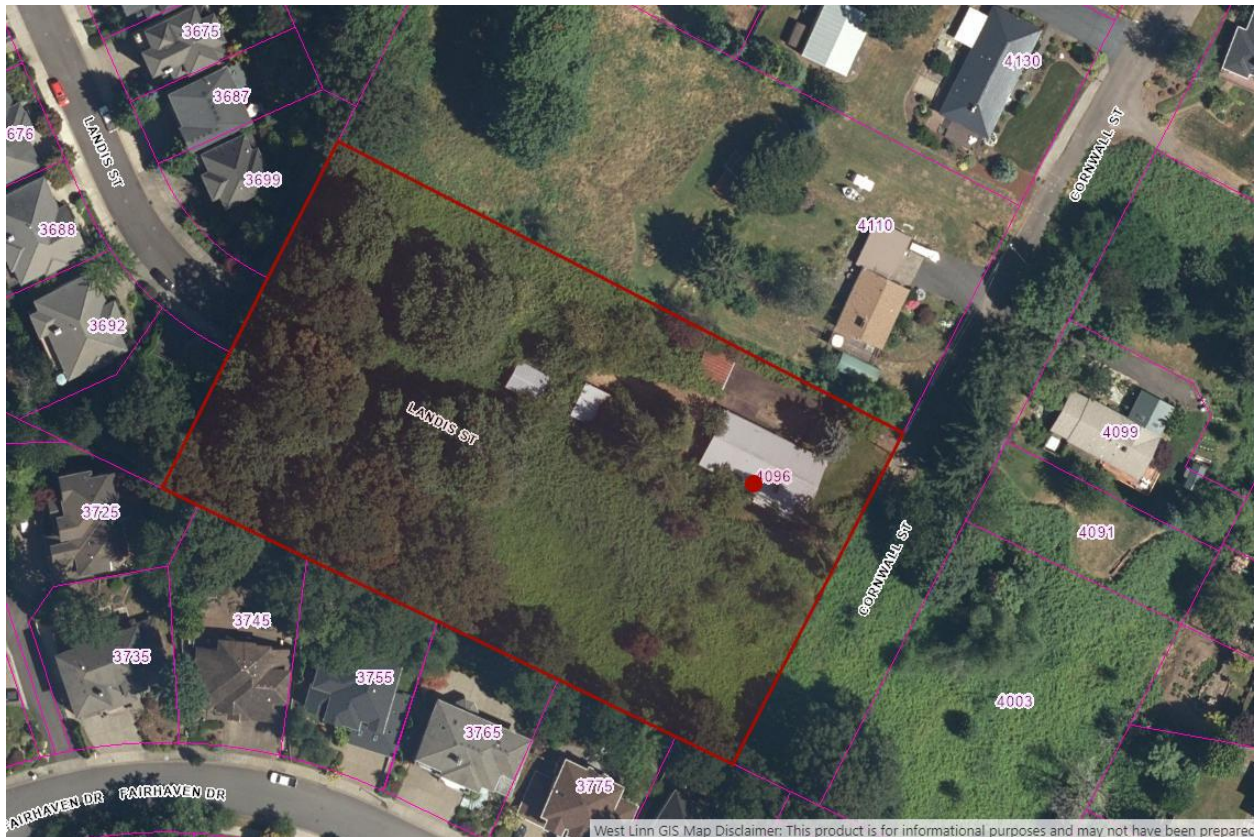
LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 21, 2022

Webex Virtual Meeting

9:00am: **Proposed request to amend conditions of approval for SUB-20-01**
Applicant: **Mark Handris, ICON Construction and Development**
Property Address: **4096 Cornwall**
Neighborhood Assn: **Sunset Neighborhood Association**
Planner: **Darren Wyss**

Project #: PA-22-08





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	4/21/22	TIME: 9:00am
		PROJECT #: PA-22-08
STAFF CONTACT:	Darren Wyss	FEE: \$1,000

Pre-application conferences occur on the first and third Thursday of each month. To schedule a conference, submit this this form with the property owner’s signature, the fee, and accompanying materials by 4:00pm at least 15 days before the conference date. Twenty-four hour notice is required to reschedule. Pre-application notes are valid for 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Address of Subject Property (or map/tax lot): 4096 CORNWALL STREET

Brief Description of Proposal: REQUEST TO AMEND CONDITIONS OF APPROVAL #2 AND #6 OF WILLOW RIDGE AP-20-05 (SUB-20-01).


Applicant’s Name: ICON CONSTRUCTION & DEVELOPMENT, LLC
Mailing Address: 1969 WILLAMETTE FALLS DR #260 WEST LINN
Phone No: 503-657-0406 Email Address: DARRAN@ICONCONSTRUCTION.NET

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:
LOOKING FOR STAFF REVIEW COMMENTS TO NARRATIVE & PROPOSED CONDITION EDITS

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.


Property owner’s signature

4/1/22
Date



MARK HANDRIS

Property owner’s printed name and mailing address if different from above.

Willow Ridge

Modification of Conditions of Approval

Request:

This application requests approval of two modifications to the conditions of approval of the Willow Ridge subdivision (SUB 20-10, AP 20-05). The two conditions, as set out in the Final Decision and Order on File No. AP 20-05 presently read as follows:

2. *Engineering Standards. All public improvements and facilities including street improvements, utilities, grading, onsite storm water design, driveway placement and construction, pavement mitigation, street lighting, street trees, easements, and easement locations are subject to the City Engineer's review, modification, and approval per the City adopted Public Works standards. All improvements must be designed, constructed, and completed prior to final plat approval. The Director of Public Works may allow a waiver of improvements as allowed by Code.*

6. *Pedestrian Trail. A pedestrian trail shall be constructed in the Cornwall Street right-of-way south of the shared drive and Cornwall Street intersection. The trail shall connect with the existing pedestrian trail to the south.*

This application proposes to modify these two conditions to read as follows:

2. *Engineering Standards. All public improvements and facilities including street improvements, utilities, grading, onsite storm water design, driveway placement and construction, pavement mitigation, street lighting, street trees, easements, and easement locations are subject to the City Engineer's review, modification, and approval per the City adopted Public Works standards. All improvements must be designed, constructed, and completed prior to final plat approval. The Director of Public Works may allow a waiver of improvements as allowed by Code. **Public Works may coordinate with the applicant to complete voluntary additional off-site improvements along Cornwall Street.***

6. *~~Pedestrian Trail. A pedestrian trail shall be constructed in the Cornwall Street right-of-way south of the shared drive and Cornwall Street intersection. The trail shall connect with the existing pedestrian trail to the south.~~ **Because of steep topography in the unconstructed right-of-way of Cornwall Street, south of the planned intersection with Landis Street, it has been determined to be infeasible to construct a pedestrian pathway to connect with an existing trail to the south. For this reason, the applicant shall either:***
 - a. ***Pay an in-lieu fee equal to the cost of construction of the same length of trail so that the City may use these funds to construct a trail in a more suitable location elsewhere, or***
 - b. ***The applicant may, with City approval, construct trail improvements of equal cost in a more suitable location as determined by the City.***

Discussion:

Condition of Approval #2. Off-site water line improvements are within the existing right-of-way of Cornwall Street to the north of the subject property are a required to be installed by the applicant as a condition of approval of the Willow Ridge subdivision. Discussions have taken place between Public Works and the applicant to make additional off-site improvements in Cornwall Street beyond the limits of what is needed to service the Willow Ridge subdivision and beyond what is conditioned in the Final Decision. These improvements include (but are not limited to); installing an 8" sanitary sewer main with services to (7) off-site property owners; installing water services to (7) off-site property owners; and increasing the pavement section for a consistent 20' wide paved travel lane. Because Icon Construction will have equipment on-site to make the waterline improvements and repair the pavement disturbed by the construction, it will be more efficient/economical for the City to contract this additional off-site work with the applicant. As presently written, however, this condition doesn't state that the city has ***the option*** to partner with the applicant to complete this work. The proposed modification adds this flexibility.

Condition of Approval #6. The Willow Ridge subdivision is presently conditioned to construct a pedestrian trail down the unimproved section of Cornwall to connect with the existing trail to the south. Because of the steep topography on this stretch of the Cornwall Street right-of-way (dropping approximately 50 feet in 180 feet of distance), this connection has been deemed by both the City Engineer and the applicant's engineer to be infeasible/impractical to construct. The proposed modification allows flexibility for the applicant to provide a fee-in-lieu of construction of this trail that can be used by the City for other trail improvements elsewhere, or for the applicant to construct equivalent cost trail improvement at another location that would be of more benefit to the City's trail plans.