

Aaron Panko

From: John Rasmussen <JRasmussen@co.marion.or.us>
Sent: Friday, January 21, 2022 10:47 AM
To: Aaron Panko
Cc: Brian Nicholas; Janelle Shanahan; Lani Radtke; Maxwell Hepburn
Subject: City Land Use Case PUD22-01; Final Plan East Park Ests Phase 2

Aaron,

MCPW Engineering commentary for this case is as follows:

PREFACE

- The number of Phase 2 lots under the prior-approved Tentative Plan as compared to the currently proposed Final Plan has not changed.

BACKGROUND

- A 2010 Memorandum of Understanding (MOU) between prior Owner and Marion County pertaining to future development is recorded against the property.
- The MOU addresses needed off-site improvements outside city limits, including Cordon Road half-street frontage improvements and adjacent intersection signalization and turn-lane improvements at Auburn Road and State Street.
- City Notice of Decision for case #CPC-ZC-PUD-SUB-ADJ19-08MOD2 Condition #30 stipulates entering into a Development Agreement with Marion County at the time of Phase 2, interpreted by Marion County to mean prior to sale of the majority of Phase 2 lots that once occupied would trigger completion of the Cordon / Auburn intersection improvements.

COMMENT

- Prior to the sale of Phase 2 lots, the Development Agreement with Marion County should be fully-executed.

John Rasmussen, PE

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