

Moser Pass At Denali Final Plat

Prepared for:
JT Roth Construction

Prepared by:



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APPLICANT: Kehoe Northwest Properties
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SITE

LOCATION: The 12.36-acre subject property is located at 22900 SW Murdock Road

TAX LOTS: 2S133BC0; Tax Lot 1700

SITE SIZE: The subject site totals 12.36 acres in size.

ZONING: VLDR

REQUEST: The applicant is seeking approval of final plat approval by demonstrating compliance with all conditions of approval that are specifically required prior to plat approval.

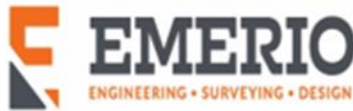
I. INTRODUCTION

On March 7, 2023, JT Roth Construction received approval for a 30-lot subdivision/planned unit development that included an open space area with pedestrian path connections and a public park. As conditioned, the applicant is required seek final plat approval and demonstrate compliance with specific conditions listed below.

B. PRIOR TO FINAL SUBDIVISION PLAT / FINAL DEVELOPMENT PLAN APPROVAL

1. Prior to Final Plat and Final Development Plan approval, provide a revised plat that demonstrates how the minimum lot depth and minimum lot width at front property line standards are met.

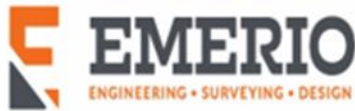
2. Prior to Final Plat approval, the applicant shall obtain Final Development Plan approval from the Planning Commission.



- 3. Prior to Final Plat Approval, show a clear vision area on the corners of each street intersection in accordance with SZCDC § 16.58.010 Clear Vision Areas.*
- 6. Prior to Final Plat Approval, the applicant shall provide draft CC&Rs that demonstrate how the open space plantings, including the restored forest area, will be maintained by the developer or future HOA.*
- 7. Prior to final plat approval, submit draft deeds for City review dedicating Open Space Tracts Tracts C, D, E, and F to the future HOA. The deeds shall be recorded with the final plat.*
- 8. Prior to final plat approval, submit draft CC&Rs to the City that describe how Open Space Tracts C, D, E, and F will be maintained by the future HOA. The final CC&Rs shall be recorded with the final plat.*
- 9. Prior to final plat approval, the plat and CC&Rs shall clearly state that the open space Tracts Tracts C, D, E, and F are available for public use.*
- 10. Prior to Final Plat Approval, submit draft CC&Rs demonstrating how visual corridor Tract A will be owned and maintained by the future HOA.*
- 11. Prior to Final Plat Approval, any septic system within the subject property shall be abandoned/removed in accordance with all applicable regulations.*
- 12. Prior to Final Plat Approval, any well within the subject property shall be abandoned/removed in accordance with all applicable regulations.*
- 14. Prior to Final Plat Approval, submit draft CC&Rs that demonstrate how Tract F will be owned and maintained by the future HOA. The CC&Rs shall be recorded with the final plat.*

The applicant is required to submit materials demonstrating compliance with conditions of approval 2, 3, 6-12 and 14 to receive final plat approval. Condition of approval 2 requires the applicant to obtain final development plan approval from the Planning Commission prior to submitting for final plat approval, however City Staff has indicated the review for Final Plat and Final Development Plan are reviewed concurrently. All other conditions of approval are required to be satisfied generally throughout the project, prior to approval/issuance of public improvement plans, prior to issuance of building permits, or prior to issuance of public improvements.

Tract Changes: As proposed at the Planning Commission level, the site plan had Tract A (the Murdock landscape tract), Tract B (Water Quality Facility), Tract C (trail/reforested open space), Tract D (open space joining development to the south), and Tract E (pedestrian path from the cul-de-sac to Murdock). When this application was at the City Council level, the applicant was required to remove lots in favor of Tract F (new park) with required park elements. The applicant went back to City Council to present a park tract but also made the Tract E pedestrian path, an easement which renamed the tracts throughout the site. This made the newly required park Tract E and there is no Tract F. Although these changes were discussed with staff and the City Council, the conditions of approval were never updated with the proper Tract references. Tract E has all the required elements as conditioned for Tract F, but the project no longer has a Tract F.



II. RESPONSES TO CONDITIONS OF APPROVAL SPECIFIC TO FINAL DEVELOPMENT PLAN APPROVAL

Response to Condition of approval B1: Minimum lot width at front property line for this zone is 25 feet according to 16.12.030.C. As shown on the submitted plat (Exhibit A), minimum lot widths at the front property line are met. Lot depth is shown on the submitted plat (Exhibit A) and the standard is demonstrated to be met.

Response to Condition of approval B2: Application submitted September 26, 2023, requesting Planning Commission approval of the Final Development Plan

Response to Condition of approval B3: Clear vision areas are shown on Exhibit E and are mostly within the public utility easement along the frontage of applicable lots. No structures or sight obstructions are proposed for those areas.

Response to Condition of approval B6: Exhibit B includes the CC&R declaration to comply with this condition of approval. Maintenance of all public open space tracts is clearly listed as the responsibility of the HOA in Exhibit B. If maintenance falls below City standards, code enforcement action is expected to be taken.

Response to Condition of approval B7: The draft deed is included with Exhibit B to declare HOA ownership of public open space tracts.

Response to Condition of approval B8: Exhibit B includes the CC&R declaration to comply with this condition of approval.

Response to Condition of approval B9: Exhibit B includes the CC&R declaration which states all open space tracts are available for public use.

Response to Condition of approval B10: Exhibit B includes the CC&R declaration to comply with this condition of approval. Tract A is included with all other tracts to be owned and maintained by the HOA.

Response to Condition of approval B11: Septic Tank Decommissioning Form included with submittal under Exhibit F.

Response to Condition of approval B12: The Applicant had the well decommissioned on September 22, 2023.

Response to Condition of approval B14: Tract F no longer exists with this project, but the Applicant believes this condition is associated with the park tract which is Tract E and included in the CC&Rs of Exhibit B. All requirements imposed for Tract F are captured within Tract E and Exhibit B clearly demonstrates compliance with this condition of approval.

III. CONCLUSION

The applicant has submitted required materials to demonstrate compliance with applicable conditions of approval and respectfully requests approval of the final plat.