

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING
MINUTES
June 21, 2012**

CONVENED: The Planning Commission met in a public meeting session at 7 p.m. in the City Hall Council Chambers, with Vice-Chair Ellen Bandelow presiding.

ROLL CALL:

Chair	Jennings	Absent
Vice-Chair	Bandelow	Present
Commissioner	Corning	Present
Commissioner	Grigorieff	Present
Commissioner	Piper	Present
Commissioner	Ellsworth	Present
Commissioner	Lima	Absent

Staff Present: Jim Hendryx, Economic & Development Services Director
Don Dolenc, Associate Planner
Vicki Musser, Recording Secretary

Vice Chair Bandelow opened the workshop/meeting at 7 pm, and then led the Commissioners in the flag salute.

Minutes

The June 14, 2012 minutes were unanimously approved.

Business from the Audience

There was none.

Communication

There was none.

Items for Action

There were none.

Workshop

Economic and Development Services Director Jim Hendryx resumed discussion of the WDO, focusing on Sections 2.102, 2.103, 2.104 and 2.115 *Residential Zones and Use*, as well as on 2.105, 2.106, 2.107, 2.108 *Commercial Zones*. Director Hendryx passed around tables that assemble all residential uses, simplified and put into a matrix for more clarity and ease of understanding. Showing residential existing, conflicting and proposed uses helps highlight the differences and conflicts in the code. Literal interpretation of the WDO is often difficult, since rules can frequently be interpreted in several different ways.

There is an inconsistency in different sections of the code, due to outdated wording, or partial updates in 2011 to incorporate state statutes.

Ultimately, the goal is to weed out those inconsistencies.

Sometimes, the reason for a rule is unclear. For instance, *Delivery Services* are a Special Permitted Use (S), with the rule that the delivery vehicle may not remain in one location for longer than 15 minutes. The Commissioners questioned the reason that *Delivery Services* was listed in the Section 2.102 at all, since it would be difficult, if not impossible, to enforce the time limit. After some discussion, Director Hendryx thought it might be due to trying to regulate mobile food services, which might otherwise park indefinitely in residential areas, trying to sell their wares. It would be difficult to differentiate, regulation-wise, between services such as UPS and parked food carts, without a time limit.

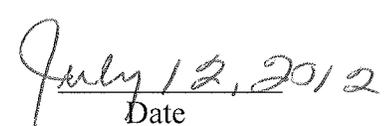
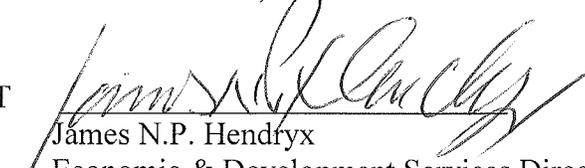
The Commission also looked at inconsistencies in Section 2.105 – 2.108 *Commercial Zoning*. Various conflicting areas became apparent as the Commission looked at existing and conflicting uses in the CG zone. Vice-Chair Bandelow noted that much of this is about impact and how the rules affect Woodburn citizens, not just the wording as it stands at present.

The Commission decided to read over the paperwork that was handed out carefully, and discuss matters further at the next workshop.

The next meeting/workshop is scheduled for Thursday, July 12th.

Adjournment

Commissioner Piper made a motion that the meeting be adjourned, and Commissioner Ellsworth seconded it. The meeting was adjourned at 8:43pm.

APPROVED	 Ellen Bandelow, Vice-Chair	 Date
ATTEST	 James N.P. Hendryx Economic & Development Services Director City of Woodburn, Oregon	 Date