

## **Planning Commission Workshop Notes**

- Community Development Director Hendryx explained the history of Oregon land use. The state adopted planning goals based on citizen concerns. Resource protection was important and eventually led to the creation of Urban Growth Boundaries (UGB).
- Community Development Director Hendryx explained that UGB's usually consist of "exception" land, not prime land. He also explained that there are conflicting goals across groups like the Department of Environmental Quality (DEQ), Land Conservation Development Commission (LCDC), and the State Planning Goals. Goals are continually expanded and redefined. The City of Woodburn's Comprehensive Plan has grown to identify and target the city's specific needs.
- There was discussion amongst the Planning Commission and staff in regards to the relative ease or difficulty in expanding UGBs that depends on the size and location of the city.
- Community Development Director Hendryx explained that citizen involvement is a major component in having a Comprehensive Plan that reflects the values of its residents.
- There was discussion amongst the Planning Commission and staff in regards to the timeframe and process of the Woodburn's UGB expansion and the I-5 Interchange project.
- Community Development Director Hendryx spoke about economic development and explained that lofty plans lead to zoning codes. He said that ODOT operates through administrative rules framed from citizen's involvement.
- There was discussion amongst the Planning Commission and staff in regards to the challenges in involving citizens in city projects. There was also discussion in regards to conflicting values of the City of Woodburn and the State of Oregon surrounding livability and smart growth.
- Community Development Director Hendryx explained that the State of Oregon designates density standards but allows cities to decide how to meet the requirements. He also explained that when a city amends their code they must notify the DLCDC forty-five days before implementation to verify that the changes are in conformance with statewide goals. Codes must also go through periodic review every few years.
- Assistant City Attorney Stuart explained that Land Use Board of Appeals (LUBA) only makes land use decisions.

- Assistant City Attorney Stuart explained that LUBA is limited in that they are a quasi-judicial body. After City Council's final decisions are made, LUBA can only review what is on the record.
- There was discussion amongst the Planning Commissioners and staff in regards to ethics in land use decisions and rough proportionality in public improvements. They discussed the discretion the WDO allows the Planning Commission and staff, and "shoulds" versus "shalls" in conditions of approval.
- Community Development Director Hendryx suggested the Planning Commission create a subcommittee to research other city's Planning Commission rules and guidelines. He explained that staff must support and enforce the WDD, and assist the public with their needs. Staff will be provided with the tools they need to successfully execute their duties. Staff will evaluate the WDO and current processes and procedures.
- There was discussion amongst the Planning Commission and staff in regards to the sign ordinance and its exemptions.
- Assistant Attorney Stuart explained that it is important for the Planning Commission and staff to explain to the applicant the reasoning behind their decisions.