

**WOODBURN PLANNING COMMISSION
PUBLIC HEARING/MEETING MINUTES
May 28, 2020**

CONVENED: The Planning Commission met in a 7 p.m. virtual public meeting session via GoToMeeting, Chair Charlie Piper presiding.

ROLL CALL:

Chair	Piper	Present
Vice-Chair	Bandelow	Present
Commissioner	Guerra	Absent
Commissioner	Corning	Present
Commissioner	Dos Reis	Absent
Commissioner	Lassen	Present
Commissioner	Berlin	Present

Staff Present:

Chris Kerr, Community Development Director
 Dan Handel, Associate Planner
 McKenzie Granum, Assistant City Attorney
 Colin Cortes, Senior Planner
 Dago Garcia, Project Engineer
 Eric Liljequist, Public Works Director

Introduction

Chair Piper opened the meeting at 7:00 pm.

Minutes

The minutes for March 12, 2020 and April 23, 2020 were approved.

Business from the Audience

None

Communication

None

Public Hearings

Agenda Item 6a:

DR 2019-05, EXCP 2020-05, PP 2019-01, PLA 2019-04, & VAR 2019-04: Allison Way Apartments (Tax Lots 052W 02000, 02100, & 02300; no street addresses): A consolidated land use application package for the development in two phases of a conventional apartment complex of 586 apartments across 23 three-story walk-up buildings including two leasing office / recreation buildings, corollary on-site improvements, and southward extension of Stacy Allison Way.

Phase 1 is 179 apartments across 7 buildings north of Hooper Street. Requests from the applicant include exception from standard Stacy Allison Way improvements and six variances from the Woodburn Development Ordinance (WDO).

Ex parte contacts: Vice-Chair Bandelow performed a site visit and drove by the properties.

Senior Planner Cortes presented the staff report.

Eugene Labunsky (25030 SW Parkway Ave, Wilsonville, OR), Owner/Developer, West Coast Home Solutions, LLC, entered his name and address into the record. Mr. Labunsky introduced himself as the applicant, thanked staff, and shared reasons why he believes the project is a benefit to the community.

Chair Piper opened the floor to public testimony by proponents and received none. Chair Piper opened the floor to public testimony by opponents. Steve Rippeteau (562 Prairie St., Woodburn, OR) entered his name and address into the record. Mr. Rippeteau addressed a growing need for better traffic flow through the neighborhood, as well as a need for more parking at the apartment complex to the north. Mr. Rippeteau would like to see backup parking other than the street. Mr. Rippeteau also expressed a concern for the truck traffic into Walmart and asked for considerations regarding these potential problems.

Johanna Venegas (585 Prairie St., Woodburn, OR) entered her name and address into the record. Ms. Venegas shared concerns for parking and traffic flow specific to the existing apartment complex and would like to see solutions to the existing problem. Ms. Venegas shared concern for the potential increase of class sizes in Woodburn public schools as a result of the growing population, as well as concern for increase in other services such as grocery stores.

Mr. Labunsky addressed Mr. Rippeteau's and Ms. Venegas' concerns regarding traffic flow and noted that traffic studies were conducted and changes were made to the flow of the buildings to improve the traffic flow in and out of the complex, as well as provide sufficient parking. Mr. Labunsky mentions that most jurisdictions ask for one parking spot per unit, but Woodburn asks for two spots and Mr. Labunsky believes 1.77 spots per unit will accommodate the parking requirement and still make the project economically feasible. Chair Piper closed the public hearing.

Commissioner Corning expressed a concern about offering less than the required parking spaces considering the complaints from neighbors about parking already being a problem in the neighborhood, as well a concern about the architectural wall.

Chair Piper addressed the traffic issues at the following intersections: Evergreen and Stacy Allison; Evergreen and 214; Evergreen and Hayes, and encouraged

the priority for these intersections to be high on the City's list. Chair Piper shared discontent for putting excessive requirements and fees on the developers. Chair Piper expressed a concern that the proposed median strip on Stacy Allison will become a hazard for the amount of truck traffic on that road.

Chair Piper entertained a motion to approve the project as presented subject to the conditions as presented by staff, with the exceptions: remove the Evergreen Path into Montebello; remove the median down Stacy Allison; modify the variance for parking from two spaces to 1.77. The motion died for lack of a second.

Vice-Chair Bandelow motioned to approve the project as presented subject to the conditions as presented by staff, with the exceptions of the Evergreen path into Montebello being removed, the median on Stacy Allison being removed, and the parking ratio being changed from two parking spaces to 1.77 spaces. Commissioner Lassen seconded the motion. The motion passed 3-2 with Commissioners Guerra and Dos Reis not present.

Business from the Commission:

Vice-Chair Bandelow requested to not have any more virtual meetings.

Staff Update:

There may be a June 11th meeting with another item on the agenda. Woodland Crossing Apartments requested and received a two year extension to their project.

Adjournment

The meeting was adjourned at 8:55 pm.

APPROVED _____ Date
Charlie Piper, Chair

ATTEST _____ Date
Chris Kerr
Community Development Director
City of Woodburn, Oregon