

**WOODBURN PLANNING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
September 9, 2021**

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

**ROLL CALL:**

Chair	Piper	Present
<b>Vice-Chair</b>	<b>VACANT</b>	
<b>Commissioner</b>	<b>Bartel</b>	<b>Present</b>
<b>Commissioner</b>	<b>Berlin</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Ellsworth</b>	<b>Present</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Present</b>

**Staff Present:**

Chris Kerr, Community Development Director  
Dan Handel, Associate Planner  
Bob Shields, City Attorney

**Introduction**

Chair Piper opened the meeting at 7 p.m.  
Commissioner Corning made a motion to nominate Commissioner Ellsworth as Vice Chair; Commissioner Berlin seconded. Motion approved unanimously.

**Minutes**

None.

**Business from the Audience**

None.

**Communication**

None.

**Public Hearings  
Agenda Item 6a:**

**Annexation ANX 2020-01 Amazon Project:**

Declaration of *Ex parte* contacts, personal site observations, conflicts of interest, or bias: None.

Director Chris Kerr entered the staff report into the record and presented the project to the Commission.

**Stephen Maduli-Williams with Amazon (1721 Copper Penny Dr., Chula Vista, CA 91915)** entered his name into the record. Mr. Williams thanked the Planning Commission and City Staff for their efforts in the project. **Steve Sieber of Trammell Crow Company (4777 Hastings Place, Lake Oswego, OR 97035)** entered his name into the record and thanked staff for their attention to the proposed project. Mr. Sieber introduced other members of the applicant team to address questions from the commission and community members.

**Lee Leighton with McKenzie (RiverEast Center, 1515 SE Water Ave., Ste. 100, Portland, OR 97214)** entered his name into the record, thanked staff, and complimented their efforts in the proposed projects.

**Alan Gay with Coffman Engineers (10 N Post St. Spokane, WA 99201)** entered his name into the record and addressed a question regarding storm water treatment and detention.

**Matt Hughart with Kittelson & Associates, Inc. (851 SW 6<sup>th</sup> Ave., Portland, OR 97204)** entered his name to the record. Mr. Hughart summarized the transportation plan for the proposed project.

The **Commission** asked questions to **Hughart** about the Off-ramp Widening and he provided an answer. Hughart answered traffic related questions from the viewers in chat.

*Chair Piper* concluded the testimony of the applicant portion of the meeting opened the floor to public testimony by proponents of the project: None.

*Chair Piper* then opened the floor for neutral testimony or comments:

**Don Shade, (16056 Butteville Rd, Woodburn OR 97071)** number one concern is about rainfall that Woodburn receives and if Amazon is prepared for that. He brought it up because his own property experiences massive flooding and had to provide trenches for his property to prevent flooding. Therefore, his main concern is that Amazon might unintentionally be a cause of massive flooding in that area if it isn't taking the necessary precautions it needs.

**Juan Martinez (8259 Hwy 219 NE Woodburn)** a few of his concerns are about Senecal Creek and how the water is going to end up being more directed into the creek, due to the asphalt making it a funneling system. His backyard ended up being flooded during rainy season and he is worried of how much more it will be, due to the development of Amazon.

*Chair Piper* opened the floor to public testimony by opponents of the project:

**Roberto Schroeder (8249 Hwy 219 NE Woodburn, OR 97071)** is concerned about the Safety U-Turn and would it effect his way of bringing in items to his farm, since he drives a big truck with a trailer. He's also worried about how bad traffic could become with the Safety U-Turn and the potential risks of accidents.

**Pamela Foreman (730 Alder Ave Gervais, OR 97026)** is a sitting council member for Gervais. Her question is about the widening of the eastside of the highway and wondering about where it begins to where it ends; including if it were to be widen into the City of Gervais. She also asked about if it would affected their bus rides, their traffic, their children and smoke immunity.

**Darlene Sprecher (8288 Crosby Rd NE Woodburn, OR)** she travels on Crosby Rd and see a lot of vehicles passing through and she is concerned about the traffic and the accidents that can be caused on the backroads. She mentioned the increase of drivers who aren't driving responsibly down that road and the accidents that are currently happening and wants developers to seriously consider solutions about the traffic.

**Juan Martinez (8259 Hwy 219 NE Woodburn)** spoke a second time. He talked about Buehler Rd, specifically when drivers are entering Woodburn by merging into 219. There's a bridge across from Senecal Creek and he said that traffic has been and will multiply. He pointed out that there are blind spots, which can cause serious accidents. He also had a question for Public Works, asking if they have any plans in expanding the water and sewers towards his direction.

*Chair Piper* moved forward to the rebuttal by the applicant.

**Lee Leighton** addressed the questions that were related to traffic concerns and **Alan Gay** discussed the engineering aspects for any Senecal Creek questions. **Leighton** asked **Chair Piper** and the **Commission** if they have any questions or comments before they concluded their rebuttal. **Commissioner Corning** asked if there was a way that the designers for the project could reach out to residents like **Martinez** and **Schroeder**, in order to make sure that they can get in and out of their property. **Leighton** assured everyone that the streets would be able to accommodate them and his team can reach out to **Martinez** and **Schroeder**, along with other residents for strategies to help make the improvements work.

*Chair Piper* closed the Rebuttal and closed the Public Hearing. The **Commissioners** deliberated.

**Commissioner Lassen** commented on **Director Kerr** and staff's excellent work on the presentation. He also understands the concern of the increase traffic and after reviewing the information, he believes that it'll turn out well. **Commissioner Corning** said that the applicant knows what they were doing and staff was very thorough and she's ready to vote. **Commissioner Bandelow** complemented on staff for looking out for the residents in the area and liked that staff made it into a condition to protect the residents living in that area of the project. *Chair Piper* liked the project and thought everything was accordantly thought out.

*Chair Piper* asked **Director Kerr** to say any special conditions for the Planning Commission to approve of in their motion. **Director Kerr** said that if the commission is inclined to make a motion of approval, **Kerr** would recommend to include to specifically modify conditions 29, 31, and 32 to reference “Parcel 1” instead of “Parcel 2.”

**Commissioner Corning** moved that “Project Basie” Design Review 21-07, Street Exception 21-03, Preliminary Partition 21-01, Property Line Adjustment 21-01, Riparian Corridor and Wetlands Overlay District (RCWOD) 21-03 and Variances 22-02, to be approved to the subjects of conditions of approval described by staff report gave September 9th, 2021, including to modify condition 29, 31, and 32 to reference “Parcel 1” instead of “Parcel 2,” and in order for the signature of the chair be prepared.

**Commissioner Berlin** seconded. *Chair Piper* proclaimed that it has been a motion and second and moved to a roll-call vote. All **Commissioners** have vote unanimously in favor of Amazon and it’s approved.

**Business from the Commission:**

None.

**Staff Update:**

**Director Kerr** wanted to remind everyone that there will be a Planning Commission meeting in two weeks on September 23rd, 2021. The meeting will consist with a quasi-judicial item and work session code amendments.

**Adjournment:**

*Chair Piper* entertained a motion to adjourn. **Commissioner Lassen** and **Commissioner Corning** seconded. The **Commission** voted unanimously to adjourn the meeting and **Chair Piper** declared it to be adjourned.

APPROVED \_\_\_\_\_  
Ellen Bandelow, Vice Chair Date

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