

**WOODBURN PLANNING COMMISSION
PUBLIC HEARING/MEETING MINUTES
December 10, 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	Present
Commissioner	Lassen	Absent
Commissioner	Berlin	Present

Staff Present:

Chris Kerr, Community Development Director
Colin Cortes, Senior Planner
McKenzie Granum, Assistant City Attorney

Introduction

Chair Piper opened the meeting at 7:00 pm.

Minutes

None.

Business from the Audience

None

Communication

None

Workshop

Agenda Item 6a: Middle Housing

Senior Planner Cortes introduced the project. Jamin Kimmell, Associate with Cascadia Partners, and Serah Breakstone, Senior Planner and Project Manager with Otak introduced themselves as consultants for the project.

Mr. Kimmel presented on the Middle Housing Project scope and process, which will include a comprehensive plan and code update, and an infrastructure analysis. Director Kerr asked if the diverse housing currently being developed in Woodburn would satisfy what the State is looking for. Mr. Kimmell clarified that HB 2001 is a universal requirement and every city over 25,000 population is subject to the same requirements and will be required to meet them.

Chair Piper inquired about the level of flexibility that Woodburn has to meet State requirements. Director Kerr explained that the City would decide what it adopts in regards to code to meet the requirements and ultimately meet Woodburn's needs. Chair Piper asked for clarification of what Woodburn's needs are in regard to the Middle Housing topic. Mr. Kimmell continued his presentation. Chair Piper asked how the requirements of the HB 2001 would affect areas such as the Senior Estates that do not allow rentals in their HOA. Mr. Kimmell explained that HB 2001 would not undo any existing Covenants, Conditions, & Restrictions (CC&Rs); new CC&Rs can't prohibit middle housing. Mr. Kimmell finished his presentation.

Mr. Kimmell opened the meeting for discussion, questions and concerns. Commissioner Berlin shared concern about the loss of value in single-family homes in the downtown historic area after increasing density. Commissioner Corning shared concern about the existing narrow streets and the potential for duplexes and triplexes increasing parking needs. Chair Piper asked how this topic would be affected by the Oregon Building Code. Chair Piper shared questions and concerns about parking requirements. Commissioner Corning asked for clarification on the two Track options for meeting State requirements.

Ms. Breakstone presented on the Infrastructure-Based Time Extension Request (IBTER). Director Kerr clarified that this is a separate project from the middle housing code updates. Assistant City Attorney Granum inquired how IBTER applications are made regarding infrastructure deficiencies that are outside of the City jurisdiction. Commissioner Berlin sought clarification on when infrastructure needs would need to be planned for.

Mr. Kimmell finished by presenting the Public Involvement Plan.

Business from the Commission: None.

Staff Update: Next meeting will be January 14, 2021. Senior Planner Cortes confirmed the Rent Burden public hearing has been rescheduled to January 14.

Adjournment

The meeting adjourned at 8:47pm.

APPROVED _____
Charlie Piper _____ Date
Chair of Planning Commission
City of Woodburn, Oregon

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