

**WOODBURN PLANNING COMMISSION PUBLIC  
HEARING/MEETING MINUTES  
September 27, 2018**

**CONVENED:** The Planning Commission met in a public meeting session at 7 p.m. in the City Hall Council Chambers, with Chair Charles Piper presiding.

**ROLL CALL:**

<b>Chair</b>	<b>Piper</b>	<b>Present</b>
<b>Vice-Chair</b>	<b>Bandelow</b>	<b>Present</b>
<b>Commissioner</b>	<b>Aiken</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Dos Reis</b>	<b>Present</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Present</b>
<b>Commissioner</b>	<b>Vacant</b>	

**Staff Present:** Chris Kerr, Community Development Director  
 Bob Shields, City Attorney  
 Colin Cortes, Senior Planner

**Introduction**

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

**Minutes**

The minutes of June 28<sup>th</sup> were unanimously approved.

**Business from the Audience**

None

**Communication**

None

**Public Hearing:**

- a) Smith Creek, 690 Ben Brown Lane, (ANX 2017-05; MP 2017-02; PUD 2017-01; SUB 2017-01; EXCP 2017-03; PP 2017-01 and VAR 2017-14): Stafford Land Company proposes the "Smith Creek" project to annex and develop approximately 150 acres generally north and west of 690 Ben Brown Lane across nine phases. The Smith Creek development is residential, consisting of over 800 dwelling units in the form of over 600 houses, almost 100 row houses and over 100 multi-family units (i.e. apartments). The Planning Commission listened to the staff report as well as arguments for and against the proposal. No recommendation will be forthcoming at this meeting.

Ex-parte contact: Commissioner Bandelow did a site visit and lives 3-4 blocks away. There were no challenges from the audience.

Senior Planner Colin Cortes presented the staff report.

**Applicant Testimony:**

Gordon Root, Stafford Development Company, 485 S State Street, Lake Oswego, 97034, presented the advantages of the proposed project, which would offer people different housing choices in the same area as their lifestyle changes over time.

**Audience Testimony:**

Yvonne Smith Thomas, 33844 SE White Oak Road, Corvallis said that as a member of the Smith family, she feels now is the time to develop the Smith Creek property and that it will enhance Woodburn schools and the community at large.

John Lukes, 404 S Columbia Drive, Woodburn, proposed that the pedestrian pathway leading toward Santiam Road be abandoned in favor of a pathway on DeSantis Drive for the convenience of children attending Nellie Muir.

Don Knight, 403 E Clackamas Circle, Woodburn voiced concerns about traffic and wants a stop sign at Oregon Way, a narrow road he says is not designed for excess cars. He feels that traffic is likely to be higher than estimated.

Malena Turner, 400 S Cascade Drive, Woodburn whose property is next to the land being donated to the Woodburn School District, had questions about the existing chain link fence and what might be built in the donated area.

Paula Kilgore, 636 Oregon Way, Woodburn expressed concern about planned stop sign removal from W. Hayes Street at Oregon Way. The existing senior residential community needs to be protected. She favors "table bumps" as a means of slowing traffic.

Connie Doyon, 577 E Clackamas Circle, Woodburn agrees that the stop signs on Hayes Street are needed, since WalMart traffic goes that way. She also voiced concern that rodents would proliferate in the Estates once the Smith Creek farmland is disturbed.

Savaty Boru, 730 Elana Way, Woodburn said that the children coming to the proposed development would tax an already overcrowded school system.

Geri Gilbert, 2400 Santiam Drive, Woodburn talked about the field of tall grass at the north end of the Estates. She had questions about the easement from Santiam Drive out to the proposed development.

Shirley Bishop, 1655 Thompson Road, Woodburn feels that once the proposed development starts, the rats and mice infestation will get worse.

**Rebuttal:** Morgan Will, 485 S State Street, Stafford Development responded to concerns by stating that:

- The stormwater easement will be maintained.
- Rat control will be addressed, and in future, the proposed development will cause a lessening of the rat population.
- The proposed stop sign removal on Hayes Street was made by City staff, rather than the applicant.
- Estimated traffic volumes have been addressed. The development will be done in several phases. There will be two ways in and out of the development, so the estimated traffic volumes are not hitting at the same time or in the same direction.
- A sanitary sewer pipe will be placed and the pump station will be removed during Phase I.
- Children walking to school might be a School District safety question, rather than something for the applicants to address. It is not yet determined where future incoming children would attend school. The applicants received a letter from the School District stating that they can handle the new growth caused by the Smith Creek development. Excise tax from the proposed new construction will assist in funding new schools.
- The proposed development plan increases connectivity of people to parks, which is part of the Master Plan. The applicants will build a good neighbor cedar fence in the rear of each back yard on the northern boundary of Ben Brown Lane..
- The northern part of the site are standard size lots with standard setbacks. The applicants will be preserving that 20-foot rear setback and many of the homes there will be single story.

Commissioner Corning made a motion to close the public portion of the hearing, but to leave the record open for written testimony for seven days, until Oct. 4, 2018 at 5pm. Commissioner Bandelow seconded, and the motion was carried unanimously.

**Commission Discussion:**

Commissioner Aiken expressed concerns about the proposed fence.

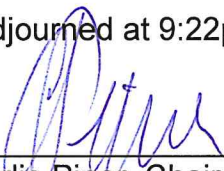
City Attorney Bob Shields and Senior Planner Colin Cortes asked that the issue be addressed during deliberation, in a public setting, as most of the audience had already left the meeting. Chair Piper asked for a summary sheet, which will be provided at the next Planning Commission meeting.

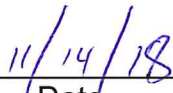
**Business from the Commission**


None

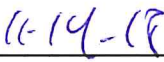
**Adjournment**

The meeting was adjourned at 9:22pm.

APPROVED   
\_\_\_\_\_  
Charlie Piper, Chair

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date