

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
December 11, 2014**

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

ROLL CALL:

Chair	Lima	Present
Vice-Chair	Piper	Absent
Commissioner	Grigorieff	Present
Commissioner	Vacant	
Commissioner	Comer	Present
Commissioner	Corning	Present
Commissioner	Vacant	

Staff Present: Jim Hendryx, Economic and Development Services Director
 Don Dolenc, Associate Planner
 Jon Stuart, Assistant City Attorney
 Vicki Spitznogle, Recording Secretary

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

Minutes

The October 23, 2014 minutes were unanimously approved.

Business from the Audience

None

Communication

None

Public Hearing:

A. 2990 Newberg Highway - DR 2014-03; VAR 2014-02

Associate Planner Don Dolenc provided an overview of the project. The applicant requests a Type III Design Review for a new 4,054 square foot gas station and convenience store, and a Variance to the number of required parking spaces and the number and location of pole signs. The property is zoned Commercial General (CG). Abutting properties are also zoned CG.

The Planning Division recommends approval of cases DR 2014-03 and VAR 2014-02, subject to the following conditions of approval:

1. The property owner shall execute an acceptance of these conditions of approval.
2. The property shall be developed in substantial conformity to the preliminary plans (Exhibits A through L), except as modified by these conditions of approval.
3. Prior to issuance of a building permit, the property owner shall provide a five foot public utility easement along Lawson Avenue, in accordance with Section 3.02.01.B. This would appear to have been done.
4. Prior to issuance of a building permit, the property owner shall provide poles for street lights along Lawson Avenue, in accordance with Section 3.02.03.
5. Prior to issuance of a building permit, the illumination levels shall comply with Section 3.05.02.L. This recommendation would be adjusted to reflect the IES recommendation of 1.5 foot candles in the parking lot and 12.5 foot candles under the canopy.
6. Prior to issuance of a building permit, the refuse collection screening wall shall comply with Section 3.06.06. This condition has been met.
7. Prior to issuance of a building permit for the freestanding signs, the signs shall be provided with pole wrap that complies with Section 3.10.06.E.
8. Parking facilities with the parking to the south, when that property redevelops and additionally, that the location of the connection does not need to be where it is shown on the present site plan.

The Planning Commission discussed the requested recessed canopy lighting extensively and expressed general support for the applicant's proposal.

There was discussion about the proposed pole signs and pole sign wrap standards. Should the applicant wish to deviate from the wrap standards in the future, a variance would be required.

In the future, when the adjoining property is developed, a condition of approval will be requested for an interconnection between the properties.

Chairperson Lima invited the applicant to speak.

1. Bob Barman, 2990 Newberg Highway, Woodburn, OR, 97071, spoke about his goal to utilize green infrastructure in building the gas station, such as LED lighting, solar panels, geothermal heating and cooling, and a sedum grass roof, which will intercept rainwater and extend roof life. He pointed out that with the light plan proposed, the recessed canopy lights would be bright beneath the canopy workspace to address safety and pedestrian concerns, but there would be little light pollution beyond the canopy area.

Chairperson Lima invited opponents of the application to speak. There were none.

Commissioner Corning moved that the applicant's proposal be approved, subject to the conditions of approval shown in the staff report, excluding item #5 relating to the lighting, and providing for the future interconnection of properties in item #8. The Chair would be authorized to sign the Final Order. Commissioner Grigorieff seconded the motion. The Commission unanimously approved the motion.

B. Marijuana Dispensaries LA 2014-01

Legislative Amendments to the Woodburn Development Ordinance establishing land use standards for marijuana dispensaries were discussed in this public hearing. Economic and Development Services Director Jim Hendryx provided an overview of the uniform registration and licensing procedures for medical marijuana dispensaries, which was discussed in detail at the Planning Commission workshop on October 23, 2014.

At that meeting, the Commission requested that:

- Dispensaries be located 1,000 feet from residential property, schools, day care facilities, parks, and other dispensaries
- Operation of marijuana dispensaries be prohibited under a Temporary Outdoor Marketing and Special Event permit and also prohibited as a Home Occupation

It is unclear at this time as to whether medical dispensaries and retail sales will be regulated separately or not by the state. Staff is proposing to make one standard that will regulate both.

The PC said at the workshop that they want dispensaries to be in the industrial zones (LI and IP), as well as being 1,000 feet from schools, parks, child care and single family residentially zoned property. Director Hendryx pointed out the only Woodburn area available that would meet these requirements.

Director Hendryx noted that ultimately there will be both land use and regulatory standards for marijuana dispensaries. Land use standards, such as regulating the location of dispensaries, will be included in the Woodburn Development Ordinance. Operational (regulatory) standards, such as licensing and safety, are addressed by statute and any local standards would be addressed in the municipal code. Both land use and operational aspects will be discussed by the Council.

Commissioner Grigorieff asked whether vulnerable populations, such as group homes and half-way houses were addressed with the standards. Director Hendryx indicated that the 1,000 feet buffer from residential property standard

also addresses vulnerable populations since they are typically located within that area.

Chair Lima made a point that the floor is open for public questions. No public was in attendance, and he closed the public hearing, opening for a motion from the Planning Commission.

Commissioner Corning moved that the City Council approve the proposed amendments to the Woodburn Development Ordinance, which are listed in the attachments and in staff report LA 2014-01. Commissioner Grigorieff seconded the motion. The motion was approved unanimously.

Items for Action:

None

Business from the Commission:

There are two openings on the Planning Commission Board. The Mayor will appoint people to those positions in January, 2015.

In January, the Commission will conduct elections to appoint a new Chair and Vice-Chair.

Associate Planner Don Dolenc announced his retirement in February, 2014. The Commission expressed their appreciation for his work.

Adjournment

Commissioner Grigorieff moved to adjourn the meeting and Commissioner Corning seconded it. The meeting was adjourned at 9:28pm.

APPROVED

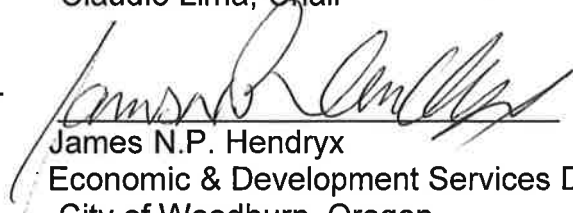


Claudio Lima, Chair



Date

ATTEST



James N.P. Hendryx
Economic & Development Services Director
City of Woodburn, Oregon



Date