

**WOODBURN PLANNING COMMISSION PUBLIC  
HEARING/MEETING MINUTES  
July 25, 2019**

**CONVENED:** The Planning Commission met in a public meeting session at the Nuevo Amanecer Apts, Cipriano Ferrel School Building, 1274 Fifth St, with Chair Charlie Piper presiding.

**ROLL CALL:**

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

**Staff Present:** Colin Cortes, Senior Planner  
McKenzie Granum, Assistant City Attorney  
Dan Handel, Associate Planner

**Introduction**

Chair Piper called the meeting to order at 7:00 p.m. The flag salute was skipped because the venue did not have a flag present.

**Minutes**

None

**Business from the Audience**

None

**Communication**

None

**Public Hearing:**

- a. **CU 2019-03 397 N. Front Street:** Conditional use application for check cashing and cash transfer at Del Sol Market in the Downtown Development Conservation zoning district. Associate Planner Handel presented the staff report and recommendation of approval with conditions for CU 2019-03. Applicant Sun Nam Yi, 397 N. Front Street, spoke to the Commissioners, also requesting approval. The Commission unanimously approved the application with the recommended conditions of approval.

**Workshop:**

- b. **LA 2019-02 Housing Needs Analysis (HNA):** Recommended Measures: Discussion of HNA project recommended measures that began May 23 and continued on to this July 25 workshop. Both consultant, Todd Chase of FCS Group, and staff were on hand to guide discussion and answer questions. Senior Planner Cortes led the Commissioners through the 38 recommended measures of the HNA.

Senior Planner Cortes confirmed that the Commission is to recommend to the City Council to adopt the HNA (Attachment 107 to the July 25 memo) and to recommend also what specific measures the Council should direct staff to pursue. After Council action, measures in the form of Woodburn Development Ordinance (WDO) and Comprehensive Plan amendments would return to the Commission for public hearing. Senior Planner Cortes assuaged concerns, indicating “yes” to a measure would neither make it happen immediately, nor preclude further Commission influence.

Rebecca Hayes, 950 Evergreen Rd (Panor Condominiums), a retired resident, commented on various measures including Measure 1 as they were discussed.

Bret George, WishCamper Development Partners LLC (10260 NW Greenburg Rd, Ste. 400, Portland, OR 97223), an affordable housing developer, joined in the discussion as well including on Measures A and B.

The Commissioners polled themselves on each of the 38 proposed measures with 21 no’s, 10 yes’s, and 7 deferred:

<i>Poll Results</i>	<i>Totals</i>	<i>Measures</i>
No	21	2, 3, 7, 10, 12, 13, 14, 16, 20, C, E, F, G, I, J, & K2-K7
Yes	10	1, 4, 5, 6, 9, 15, A, B, D, H, & K1
Deferred	7	8, 11, 17-19, & 21

The deferrals of 8, 11, & 21 were prompted by the pending results of House Bill 2001 (item c. below) and Commission indication to consider parking holistically and consider further Measures 17-19 & K1 in concert with Measure 1.

The Commission desired more time to review the proposed Comprehensive Plan policy amendments (from pages 9-12 of the consultant’s May 15, 2019 memo “Woodburn Housing Needs Analysis (HNA) Recommended Measures, Task 5 deliverable” that was Attachment 101 of the May 23 staff memo to the Commission and re-attached to the July 25 memo). Therefore, the Commission opted for a third workshop

and requested that the proposed amendments tied to declined measures be revised or removed prior to staff redistributing the amendments to the Commission.

The tentative date for the next workshop is either August 22 or September 12.

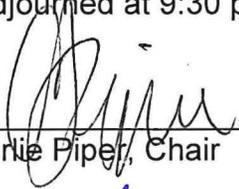
**Updates from staff:**

- c. **Oregon House Bill (HB) 2001 (2019):** Assistant City Attorney Granum presented the Commission with copies of her memo found in the July 25 Commission packet that described the bill, yet to be signed by the governor, that would require that zoning districts that allow detached single-family houses allow also duplexes, triplexes, quadplexes, and cottage clusters. She stated that it appears the bill also requires that cities not require either owner occupancy or off-street parking for accessory dwelling units (ADUs).

**Adjournment**

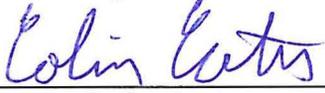
The meeting was adjourned at 9:30 pm.

APPROVED

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

8-15-19  
Date

ATTEST

  
\_\_\_\_\_  
Colin Cortes  
Senior Planner  
City of Woodburn, Oregon

8/15/2019  
Date