

**WOODBURN PLANNING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
March 12, 2020**

**CONVENED:** The Planning Commission met in a 7 p.m. public meeting session in the City Hall Council Chambers, Chair Charlie 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>Guerra</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Dos Reis</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Berlin</b>	<b>Present</b>

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

**Introduction**

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

**Minutes**

The minutes for the February 27, 2020 meeting were approved.

**Business from the Audience**

None

**Communication**

None

## **Public Hearings**

### **Agenda Item 6b:**

**DR 2019-12, EXCP 2019-06, PLA 2019-09, & VAR 2019-09: 2775 N Front Street (Grating Pacific Addition/Expansion):** A consolidated land use application package to consolidate lots, expand an existing industrial manufacturing facility, and through a Street Exception (EXCP) request to construct a 10-foot wide bicycle/pedestrian path in lieu of 6-foot sidewalk and all other standard street improvements (curb, stormwater gutter, and planter strip with street trees), and allow the rural road context – including a drainage swale – to remain. The proposal includes also a variance request to vary from the minimum landscaping required for parking areas.

*Ex parte* contact: Chair Piper and Commissioner Corning each performed a site visit. There were no allegations of conflict from the audience.

Associate Planner Handel presented the staff report. Commissioners Berlin and Corning asked clarifying questions regarding the variance being requested. Chair Piper inquired about the rationale behind the recommendation for a 10-foot sidewalk.

Josh Wells with WesTech Engineering (3841 Fairview Industrial Drive SE, Salem, OR), entered his name and address into the record. WesTech Engineering was an engineering firm hired by the applicant for the project. Mr. Wells stated the applicant agrees with the conditions except the sidewalk.

Ron Robertson (3033 Capri Lane, Costa Mesa, California), Co-Owner, Grating Pacific, entered his name and address into the record. Mr. Robertson presented a slideshow presentation to the Commission, providing background information on the company and arguing against construction of the sidewalk at this time. Mr. Robertson stated his support for construction of the sidewalk in the future when it would be connected to a sidewalk network as opposed to a “sidewalk to nowhere”.

Chair Piper responded by describing the City’s public process for creating a citywide transportation system plan and the role development plays in the creation of this transportation system. He went on to note the impracticality of the sidewalk, were constructed through this development project, and finished by suggesting a legal agreement to construct the sidewalk in the future, similar to Condition EX3 that requires future relocation of private equipment (utility vaults, signage, etc.) currently located in the right-of-way. Commissioners contemplated pursuing a fee-in-lieu method, but ultimately came back to the legal agreement for future construction of the sidewalk.

Commissioners briefly revisited the landscaping variance request, but raised no objections to it. Chair Piper then closed the public hearing.

To open the deliberation, Chair Piper reiterated his support for striking Condition EX2 and re-writing Condition EX3 to include the future sidewalk construction. Commissioner Corning inquired on the trigger for future sidewalk construction, and the Commissioners concluded either when sidewalk is constructed along the frontage of the adjacent property to the south or when the City comes through to widen the street into a Minor Arterial configuration.

Commissioner Corning motioned to approve the land use package with conditions recommended by staff, except to modify Condition EX2 to instead require the applicant to construct the sidewalk either when sidewalk is constructed along the frontage of the adjacent property to the south or when the City comes through to widen the street into a Minor Arterial configuration. Vice-Chair Bandelow seconded and the motion passed unanimously.

**Agenda Item 6a:**

**VAR 2019-10: 1175 Mt. Hood Avenue (Salud Medical Center Sign Variance):**

A sign variance request for permanent signage allowances for the monument sign type in the Commercial Office (CO) zoning district. The variance request consists of two parts, to increase the maximum sign face area and increase the number of signs per road frontage.

No *ex parte* contacts were declared and no challenges were made to the Commission.

Associate Planner Handel presented the staff report. Commissioners had follow-up questions about the proposed sign's size and height as it compared to WDO allowances. Commissioner Corning also voiced a concern about brightness of the electronic changing-image component.

Drew Krauss with Clark/Kjos Architecture (621 SW Alder St, Suite 700, Portland, OR) entered his name and address into the record. Clark/Kjos Architecture is the architecture firm hired by the property owner for the project. Mr. Krauss offered to answer any questions and stated the applicant's agreement with the recommended conditions of approval.

Commissioner Berlin inquired whether the electronic changing-image component would be single- or multi-colored. Chair Piper clarified that the variance request only pertains to sign size and allowance of the changing-image component, other WDO requirements associated with the changing-image component remain applicable.

Vice-Chair Bandelow voiced a concern about potential safety impacts that the changing-image sign could create due to the intersection with Park Avenue and the pedestrian crossing. Commissioner Berlin asked Mr. Krauss what the issues are with Salud's existing signage. Mr. Krauss reiterated the awareness issues that Salud has been experiencing and added his appreciation for the safety

concerns, noting the request is to receive the same changing-image sign allowance that the east and west properties have due to their zoning designation.

Chair Piper brought up the WDO criteria for reviewing variance requests, to which Mr. Krauss added several final comments. First, the subject property's topography coupled with a grouping of large mature trees along the frontage pose significant challenges to site visibility from the street, which is why the property owner is requesting the variances. Second, the recommended conditions address the concerns about brightness and distractions. Chair Piper then closed the public hearing.

Commissioner Corning opened up deliberation by stating her support for the variance requests. Chair Piper noted that the local healthcare landscape in Woodburn has changed with new providers coming to the city.

Commissioner Corning motioned to approve the land use application with the conditions recommended by staff. Commissioner Berlin seconded and the application was approved unanimously.

**Business from the Commission:**

Assistant City Attorney Granum informed the Commission of a needed correction regarding a declaration of conflict of interest during one of the public hearings at the February 27, 2020 meeting; that hearing's record will need to be corrected at the next meeting. This discussion led to a brief reminder to the Commissioners about the rules regarding conflicts of interest.

**Staff Update:**

The March 26 meeting is cancelled. Assistant City Attorney Granum provided an update to the Commission regarding the City's response to the COVID-19 pandemic. Chair Piper briefly brought up a recent conversation with Community Development Director Chris Kerr about the amount of housing activity the city is experiencing and its implications for the Woodburn School District. City officials are coordinating with the District to schedule a joint meeting to discuss long-range planning.

**Adjournment**

The meeting was adjourned at 8:44 pm.

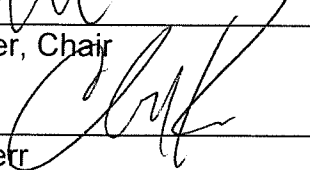
APPROVED

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

6-4-20

Date

ATTEST

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

6-5-20

Date