

**WOODBURN PLANNING COMMISSION
PUBLIC HEARING/MEETING MINUTES
October 22, 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	Absent
Vice-Chair	Bandelow	Present
Commissioner	Guerra	Present
Commissioner	Corning	Present
Commissioner	Dos Reis	Absent
Commissioner	Lassen	Present
Commissioner	Berlin	Absent

Staff Present:

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

Introduction

Vice-Chair Bandelow opened the meeting at 7:02 pm.

Minutes

October 8, 2020: Commissioner Corning motioned to approve the minutes and Commissioner Lassen seconded. The minutes were approved unanimously.

Business from the Audience

None

Communication

None

Public Hearings

Agenda Item 6a:

MOC 2020-01 “Mid Valley Community Church Modification” at 591 Gatch Street:

Declaration of *Ex parte* contacts, personal site observations, conflicts of interest, or bias: None.

Associate Planner Handel presented the staff report.

Commissioners shared concerns for the driveway hanging over the edge of the cliff, as well as potential for erosion due to the prolonging of the project. Commissioner Guerra inquired about the reason for the delay in completing the project. There was no one present to testify on behalf of the applicant. Director Kerr clarified that the project’s progress involves volunteers from the church and help from the public, and COVID-19 has affected the progress.

Vice-Chair Bandelow closed the public hearing.

Commissioner Corning made a motion to approve the application for a modification of conditions, allowing a delay in the completion of the project to no later than July 1, 2021. Commissioner Lassen seconded. The motion passed unanimously.

Agenda Item 6b:

ANX 2019-01, CU 2019-04, DR 2019-06, & VAR 2020-05 “Woodburn Eastside Apartments” at 2145 Molalla Road NE:

Declaration of *Ex parte* contacts, personal site observations, conflicts of interest, or bias: None.

Senior Planner Cortes presented the staff report.

Mark Grenz (1155 13th St. SE, Salem, OR, 97302) addressed the Planning Commission on behalf of the applicant. Mr. Grenz stated that the project includes many elements that are intended to support the residents of Woodburn to be less dependent on vehicles, or to support those who are less dependent on vehicle transportation. The applicant has no objections to the conditions set forth by staff.

Vice-Chair Bandelow opened the floor to public testimony by proponents of the project. None.

Vice-Chair Bandelow opened the floor to public testimony by opponents of the project. None.

Vice-Chair Bandelow closed the public hearing.

Commissioner Corning made a motion that the Planning Commission recommend to the City Council approval of the project with conditions of approval as outlined in the staff report. Commissioner Guerra seconded. The motion passed unanimously.

DR 2020-05 & PLAN 2020-03 “La Morenita Tortilla Bakery” at 2230 & 2400 N. Pacific Highway:

Declaration of *Ex parte* contacts, personal site observations, conflicts of interest, or bias: None.

Associate Planner Handel presented the staff report.

The applicant’s representative, Ed Christensen (25260 SW Parkway Ave, Wilsonville, OR, 97070) addressed the Planning Commission. Mr. Christensen declared that the applicant is not against the condition regarding the easement; however, they are against dedicating the easement. Mr. Christiansen argued that the PUE dedication is not fair or proportional, and proposed that condition DR-3b be modified to state that the applicant would be compensated if the PUE were used by the City in the future. Mr. Christensen also raised concerns about a Public Works condition regarding street lighting along the highway. He believes the applicant has already proposed sufficient lighting and they would be the only development that would be required to provide streetlights at a location other than at an intersection. Mr. Christensen stated that the applicant would like to see the condition removed, and condition DR-3b of the planning review modified.

Commissioner Guerra asked for understanding why the streetlight was a condition if ODOT stated that it was not necessary. Associate Planner Handel clarified that the WDO has development standards for street lighting, which is a standard condition that new development and redevelopment must meet. An example of this condition was in the Pacific Valley Apartment application. Director Kerr explained that while it is a standard Public Works requirement for new development and redevelopment, since the property is abutting the state highway, which ODOT maintains, ODOT ultimately can determine if the streetlight should be put in or not. Director Kerr also explained that it has always been the City’s understanding and a fact of law that if the City should condemn property, it would compensate the property owners. Assistant City Attorney Granum confirmed that while the City has no current plan to construct a roadway or public access in the specified area, if it were to fall into the city’s long-term CIP plan, the City would be required to compensate the property owner.

Vice-Chair Bandelow asked for testimony from proponents or opponents of the project: None.

Vice-Chair Bandelow closed the public hearing.

Commissioner Corning motioned to approve the application in accordance with the staff report, with changes to condition DR-3b to include that if the City

ultimately uses the PUE for public access purposes, the owner will be compensated appropriately. The Public Works street lighting condition was also modified to be dependent upon ODOT requirements. Commissioner Lassen seconded. The motion passed unanimously.

Business from the Commission:

None

Staff Update:

Director Kerr reminded the commission that the next meeting is on October 29, which is a continuation of the AT&T tower land use hearing, and the meeting will include new testimony regarding the project. There is a Planning Commission meeting on November 12, which will include at least one quasi-judicial item, and potentially include a state required public survey regarding affordable housing issues.

Adjournment

The meeting adjourned at 8:51pm.

APPROVED _____
Charlie Piper, Chair Date

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