

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING  
MINUTES  
June 23, 2011**

**CONVENED:** The Planning Commission met in a public meeting session at 7:00 p.m. in the City Hall Council Chambers, with Chair Jennings presiding.

**ROLL CALL:**

<b>Chair</b>	<b>Jennings</b>	<b>Present</b>
<b>Vice-Chair</b>	<b>Bandelow</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Grigorieff</b>	<b>Present</b>
<b>Commissioner</b>	<b>Piper</b>	<b>Present</b>
<b>Commissioner</b>	<b>Ellsworth</b>	<b>Present</b>

**Staff Present**      Don Dolenc, Associate Planner  
                               Jon Stuart, Assistant City Attorney  
                               Vicki Musser, Recording Secretary

Chair Jennings opened the workshop/meeting at 7:00pm, and Commissioner Piper led the Commissioners in the flag salute.

**Minutes**

The June 9, 2011 minutes were unanimously approved.

**Business from the Audience**

There was none.

**Communication**

There was none.

**Public Hearing**

A public hearing was held regarding Modification of Design Review Conditions: DR 2010-03. A year ago, the Planning Commission approved a Type III Design Review for a 3,000 square foot office and multi-use building at the corner of Young Street and C Street. Now, the applicant wishes to change some aspects of the design: changing it from a two-pitched roof to a shed roof; replacing the “living roof” over the entry with a translucent roof; and finally, changing the window configuration in the western portion of the north (Young Street) façade. The WDO states that if the Planning Commission approved the original Design Review, they must also approve any modifications to the originally approved conditions.

Associate Planner Don Dolenc discussed the modification of conditions that the applicant, Larry Kleinman of the Willamette Law Project, wishes to make. The window configuration is proposed to decrease from 12% of the exterior wall to 8 %. Although the WDO, Section 3.107.06B.2.b provides that “The appearance of exterior surfaces *should* be enhanced by incorporating the following: 1) At least 30% of wall surface abutting a street *should* be glass...”, Dolenc noted that these are guidelines, not hard and fast rules. The applicant has indicated that additional glazing can be provided to the small window.

Guidelines versus mandatory requirements were pointed out again with the other proposed changes, neither of which would come up against a mandatory requirement.

The Planning staff recommended approval of the modification.

### **Public Testimony**

Larry Kleinman, 790 Landau Drive, Director of the Willamette Valley Law Project, spoke to the Commission on behalf of the proposed modifications. The applicant has always meant to achieve “passive house standards”, feeling it would be better for the building and better for the City of Woodburn in terms of innovation and design. Passive house standards produce low-to-no energy usage in buildings. Mr. Kleinman said that passive house standards would reduce heating and cooling energy use in the building by 90%. He noted that by changing the window’s configuration from the original design, they would achieve a 15% energy savings from the window alone. He pointed out that the Planning Commission should approve the modification of conditions due to the increased energy savings that the modifications would produce. Increased architectural interest in this first commercial office building in the country to use passive house standards, would bring more people to Woodburn. Mr. Kleinman showed the Commission an article about passive house standards from the New York Times, and stated that the editor is interested in this project, and is likely to promote it in a national article.

The two-pitched “butterfly” roof is proposed to be changed to a shed roof. Mr. Kleinman said that the change would save \$30,000 in direct and indirect constructions costs, and up to \$50,000 in future repair cost exposure.

Commissioner Bandelow asked whether the Willamette Valley Law Project had taken into account the higher roof costs in the original proposal. Mr. Kleinman replied that the full import of the passive house standards were not clear to them at the time. He went on to tell the Commission that the life expectancy of this building will be 100 years, and that it has been decided to plant the “living roof” with sedum. Ultimately, it is hoped that solar panels can be installed, which will cut energy costs to the point where electricity can be resold to PGE, thus become even more self-sustaining.

## Planning Commission Discussion

Commissioner Ellsworth preferred the butterfly roof design to the modified version. However, after receiving confirmation that the butterfly roof would not meet passive house standards, she approved the roof modification. She agreed with the sustainability principle, and was impressed by the overall design.

Commissioner Corning also liked the butterfly roof design, but agreed with the proposed modifications, and felt it was an important project that would draw increased attention to Woodburn.

Commissioner Bandelow loved the angled design of the building. She received confirmation that after further calculations, the window glazing at the original proposed 12% of wall space would not meet passive house standards. She voiced concerns about the need to stay within the standards set by the WDO, in regards to the smaller window, and especially, in considering the roof design modification. The goal should be to stay true to the WDO design standards.

Commissioner Piper felt that the WDO was not written for cutting-edge designs such as the proposed building. When the standards were set, this design had not been created. The structure of the roof calls for a very distinctive top to the building. Commissioner Piper would like to see the best opportunity given for this building to exist. This advanced technology is expensive; if \$30,000 and possibly more in future costs could be saved, the Planning Commission should be sensitive to that.

Commissioner Grigorieff saw the building design as new technology that would be used extensively in the future, and also felt that the modified proposal's savings would be extensive. She was strongly in favor of approving the applicant's request.

Chair Jennings agreed with Commissioner Bandelow that WDO design standards should be upheld, but also agreed with Commissioner Piper that the WDO never foresaw the technology and design that is being proposed for this building.

Commissioner	Voted
Chair Jennings	Yes
Vice-Chair Bandelow	No
Commissioner Grigorieff	Yes
Commissioner Piper	Yes
Commissioner Corning	Yes
Commissioner Ellsworth	Yes

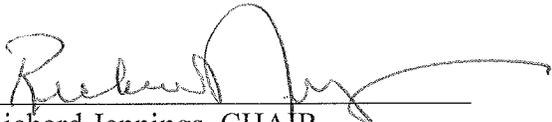
The Commission took a vote as to whether to approve Modification of Design Review Conditions 2010-03, and to sign the Final Order. It was approved, with a vote of 5 for, and 1 against.

**General Discussion**

The Commissioners asked Mr. Kleinman a few questions about the proposed building. He told them that the insulation would be composed of cellulose, and that there would be a great deal of insulation, all of it in the ceiling. The walls are in fact, double walls – one wall with another around it – which are joined together by the windows and create a thermal wall envelope. Run-off water will be absorbed the living plant roof and the property itself, and will not impact the City’s waste-water system.

**Adjournment**

Commissioner Bandelow made a motion to adjourn the meeting. Commissioner Grigorieff seconded the motion, and the meeting was adjourned at 7:45 pm.

APPROVED  7-14-11  
Richard Jennings, CHAIR Date

ATTEST  7/15/11  
James N.P. Hendryx Date  
Economic & Development Services Director  
City of Woodburn, Oregon