

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING
MINUTES**

September 13, 2012

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

ROLL CALL:

Chair	Bandelow	Present
Vice-Chair	Piper	Present
Commissioner	Corning	Present
Commissioner	Grigorieff	Present
Commissioner	Lima	Present
Commissioner	Ellsworth	Present
Commissioner		Vacant

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

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

Minutes

The August 9, 2012 minutes were unanimously approved.

Business from the Audience

There was none.

Communication

There was none.

Items for Action

There were none.

Meeting

The applicant for McDonalds requested a variance (VAR 2012-04) to reduce the amount of landscaping required in the front yard of their proposed restaurant site, located at 1542 Mt. Hood Avenue. McDonalds initially received variance approval to reduce the landscaping from the required 924 plant units to 636 plant units (PU). The applicant requested further variance approval during this meeting to reduce the landscaping from 636 PU to 278 PU in the yard abutting Mt. Hood Avenue. Additionally, the applicant requested variance approval to establish an additional pole sign to the one already present, or, as a backup plan, to erect a 48 square foot monument sign in the northwest

corner of the property. The existing pole sign is non-conforming. Under the WDO, only 1 pole/monument sign is allowed per commercial property. The proposed pole sign is larger than allowed, and would not have a pole wrap.

Planning staff recommended decreasing the required PU to 278 PU, but did not support a second pole sign on the property. Staff would support a 32 square foot monument sign, rather than the 48 square foot monument sign backup plan being requested.

Doug Bates, 12131 113th Ave NE #103, Kirkland, WA 98034, spoke to the Commission in support of both aspects of the variance. Mr. Bates is the area construction manager for McDonalds. He felt that the landscape architect, who has had a lot of experience, would do a great job with the landscaping. Mr. Bates addressed the pole sign section of the variance, stating that he was concerned about using a smaller sign as part of the existing pole sign on the property, due to lack of visual clarity and driver safety issues. He felt that even the proposed 48 square foot monument sign would not be easily seen, as it would be partially blocked by the bushes and trees on the abutting property. The 16 square foot digital reader board at the bottom of the proposed 48 square foot monument sign would have color graphics to display current promotions.

The public portion of the meeting was formally closed, and the Commissioners discussed the variance request. The Commission voted unanimously to approve the reduction in landscaping PUs, and turned their attention to the sign question. Several Commissioners felt that a 48 square foot sign (16 square feet of it digital) was too just too large to be aesthetically pleasing or appropriate in the community. Chair Bandelow pointed out that both the Sign Focus Group and the Planning Commission had worked hard to formulate and approve new signage rules, and felt that constant exceptions would send the wrong message. Vice-Chair Piper spoke in support of the 48 square foot monument sign, feeling that in consideration of the investment that McDonalds is making in the Woodburn community, it would be appropriate to approve the sign.

The Planning Commission voted on the 48 square foot monument sign; 3 in favor and 3 against. The motion failed.

They discussed the matter further, going back to the 32 square foot monument sign as being perhaps the best option. The motion to approve a 32 square foot monument sign passed; 4 in favor and 2 against. A Final Order was requested to be presented at the next meeting on Thursday, September 27th.

Workshop

The last Planning Commission workshop on the Woodburn Development Ordinance (WDO) was held in July. The Planning Commission has been going through the WDO to simplify and clarify the ordinances. Don Dolenc, Associate Planner, drew the Commissioners' attention to a chart (Chart 2 – WDO Recommendation 8/22/2012) which combined the Commercial and Industrial zones, revising terminology, broadening allowed uses in the 2 zones, while clarifying development standards. It was decided to further study the chart and discuss it at the next meeting.

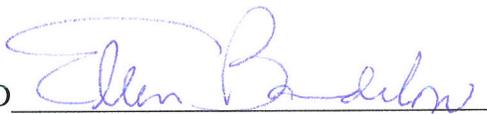
Items For Action

Mr. Dolenc told the Commission that City Council has called up the Planning Commission's the Kalugin Estates Subdivision variance decision. Several members of the City Council expressed concern with the number of variances, the sizes of the lots, as well as the fact that the City would not receive any remuneration, as they would if this subdivision was a PUD. The Councilors plan to review all materials at a *de novo* hearing, beginning all over again, with the City Council as the final decision-maker. Chair Bandelow offered to go to the Council meeting and discuss the Planning Commission's reasoning in approving the subdivision. It was noted that the City Council has the Planning Commission minutes and can review them if they have questions. It is a public meeting, however, and anyone can attend.

The next Planning Commission meeting is scheduled for Thursday, September 27th.

Adjournment

Commissioner Piper made a motion that the meeting be adjourned, and Commissioner Lima seconded it. The meeting was adjourned at 8:19 pm.

APPROVED  9-27-12
Ellen Bandelow, Vice-Chair Date

ATTEST  9/28/12
James N.P. Hendryx Date
Economic & Development Services Director
City of Woodburn, Oregon