

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING  
MINUTES  
June 14, 2012**

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

**ROLL CALL:**

<b>Chair</b>	<b>Jennings</b>	<b>Absent</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>Absent</b>
<b>Commissioner</b>	<b>Lima</b>	<b>Absent</b>

**Staff Present:** Jim Hendryx, Economic & Development Services Director  
Jon Stuart, Assistant City Attorney  
Don Dolenc, Associate Planner  
Vicki Musser, Recording Secretary

**Other Staff Present:** Frank Angelo, Angelo Planning Group  
Darcy Rudzinski, Angelo Planning Group  
John Boskett, DKS Associates  
Naomi Zwerdling, ODOT

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

**Minutes**

The May 24, 2012 minutes were unanimously approved.

**Business from the Audience**

There was none.

**Communication**

There was none.

**Items for Action**

There were none.

## **Public Hearing**

CPA 2012-01 Type IV Comprehensive Plan Map Amendment, ZC 2012-01 Type IV Zone Change and CU 2012-01 Type III Conditional Use

The applicant wishes to relocate his business, Ken's Auto Body, from 220 S. Pacific Highway in Woodburn, to 2333 N. Pacific Highway. He is requesting a Comprehensive Plan Map Amendment to change the designation from Industrial to Commercial, a Zone Change from Industrial Park (IP) to General Commercial (CG), and a Conditional Use for an automobile repair facility. Two adjoining parcels, presently zoned IP, are included in the application. During review, it was found that the present property line was never officially changed (presently, it runs through the existing building). Changing this will be a condition of occupancy. Two pole signs will need to be modified prior to approval.

Planning staff recommended approval of the application, subject to conditions stated in the staff report.

Ken Cooper, 33152 High Oaks, Molalla, applicant, spoke in support of the application, emphasizing that this move will enable Ken's Auto Body to strengthen their ability to help the community (working with youth groups, sponsoring car washes) through this new location.

After some discussion amongst the Commissioners, Commissioner Piper made a motion to approve CPA 2012-01 Type IV Comprehensive Plan Map Amendment, ZC 2012-01 Type IV Zone Change and CU 2012-01 Type III Conditional Use, with changes. Commissioner Grigorieff seconded the motion, and the motion was passed unanimously.

Next, the Planning Commission reviewed CPA 2012-02 Type V Comprehensive Plan Amendment (text and map), LA 2012-01 Type V Legislative Amendment (Woodburn Development Ordinance and Transportation System Plan) and Type V Zoning Map amendment.

Frank Angelo, of Angelo Planning Group, went over a PowerPoint summary of the Highway 99E Corridor Plan. He focused on land use and design standards, as well as how the proposed plan would affect business and property owners along the 99E corridor. The purpose of the plan is to facilitate the revitalization of the corridor as a viable, safe and sustainable business district. Plan development included a number of steps, such as inviting public participation, defining a vision statement, goals and guiding principles and ultimately, developing a preferred Highway 99E corridor plan recommendation. After a number of Citizen Advisory Committee and Technical Advisory Committee meetings, as well as several community open houses, 2 business and property owner meetings and a joint Planning Commission/City Council work session, the different choices were narrowed to the preferred alternative, which includes the Mixed Use Village (MUV) option.

In the preferred alternative, the northern end of 99E will remain relatively the same, with more changes taking place as 99E goes south. The Mixed Use Village would comprise a new section in the Woodburn Development Ordinance (WDO) and would be centered at the Young Street/99E intersection. The Mixed Use Village Overlay Zone includes design and land use standards that are intended to promote pedestrian-friendly development and allows residential development, which is currently prohibited in the General Commercial Zone.

John Boskett, DKS Associates, spoke about proposed transportation improvements.

Mr. Angelo emphasized that this is a 20 year plan, a long-term vision for the 99E corridor. Adoption of this plan will generate the opportunity to set the vision in motion. This vision will help guide and shape redevelopment in the future. Change is needed along the corridor, but it recognized that present businesses should not be impacted negatively. Presently, there are no plans to make streetscape improvements along 99E.

Planning staff recommended approval.

**Discussion:**

Marc Stout, Barkley's Buy & Sell, 894 N. Pacific Highway, voiced opposition to the application. He expressed concern about any widening of the right-of-way (ROW), lest it impact his business negatively. He passed around pictures of Barkley's main room, which could be impacted if the right-of-way is improved.

Director Hendryx stated that design modifications in the ROW are always possible. At this stage, there are no definitive answers, since improvements are not scheduled nor has the design been completed.

Donald Kelley, 110 N. 2<sup>nd</sup> Street, Silverton, is an attorney representing the Bruce Packing Co. plant, located at 380 S. Pacific Highway. He pointed out that Bruce Packing Co. is an industrial business, running multiple shifts and employing about 350 people. They have made expensive upgrades to their business and the property, and are substantially committed to their location. He expressed concern that the Mixed Use Village option would allow multi-family dwelling units next door to the plant. This could easily lead to future conflict between residential and industrial interests. Mr. Kelley recommended that the Commission approve an overlay zone that would restrict multi-family dwellings south of the railroad tracks and east of 99E.

After discussion amongst the Commissioners, Vice-Chair Bandelow made a motion to approve CPA 2012-02 Type V Comprehensive Plan Amendment (text and map), LA 2012-01 Type V Legislative Amendment (Woodburn Development Ordinance and Transportation System Plan) and Type V Zoning Map amendment, with changes. Those changes – to exclude any residential development south of the railroad tracks and east of 99E; to look at right-in, right-out at Silverton Road & Birds Eye Avenue; and to request that ODOT work with 99E business and property owners accomplish their needs while

maintaining the form and function of the highway – were agreed upon and approved unanimously.

**Adjournment**

Vice Chair Bandelow made a motion that the meeting be adjourned, and Commissioner Grigorieff seconded it. The meeting was adjourned at 8:39pm.

APPROVED Ellen Bandelow 6-21-2012  
Ellen Bandelow, Vice-Chair Date

ATTEST James N.P. Hendryx 6/22/2012  
James N.P. Hendryx Date  
Economic & Development Services Director  
City of Woodburn, Oregon