

**WOODBURN PLANNING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
January 14, 2021**

**CONVENED:** The Planning Commission met in a 7 p.m. virtual public meeting session via GoToMeeting, 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>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Dos Reis</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Present</b>
<b>Commissioner</b>	<b>Berlin</b>	<b>Present</b>

**Staff Present:**

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

**Introduction**

Chair Piper opened the meeting at 7:02 pm.

**Commissioner Elections**

Chair Piper and Vice-Chair Bandelow were re-appointed to their positions.

**Minutes**

November 12, 2020: Vice-chair Bandelow made a motion to approve the minutes as written. Commissioner Berlin seconded. The motion passed unanimously.

**Business from the Audience**

None.

**Communication**

None.

**Public Hearings  
Agenda Item 7a:**

**SWIR Annexation – Weisz Properties: Annexation ANX 2020-04 & Zoning  
Map Change ZC 2020-03:**

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

Associate Planner Handel entered the staff report into the record.

Commissioner Berlin asked how we could make sure that the property would be used for high-paying jobs.

Peter Skei, Project Manager at Specht Development (10260 SW Greenburg Rd. Ste 170, Tigard, OR 97223) entered his name and address into the record. Mr. Skei stated his appreciation for staff's guidance in this project, shared that Specht Development are strong believers in the City's Economic Development efforts, and continues to make investments in SWIR properties. Mr. Skei stated that the proposed annexation is a critical step in making the land as marketable as possible, as well as attracting development to the city.

Lee Leighton, Planner with Mackenzie (1515 SE Water Ave. Ste. 100, Portland, OR 97214) entered his name and address into the record. Mr. Leighton addressed Commissioner Berlin's initial question regarding high-paying jobs, and mentioned that they do not have a user of the property yet. When a user is identified, the Planning Commission will have an opportunity to have a public hearing. Lastly, Mr. Leighton assured the Commission that the application for annexation for the property is appropriate based on the SWIR's intended function.

Chair Piper opened the floor to public testimony by proponents of the project: None.

Chair Piper opened the floor to public testimony by opponents of the project:

Stephen Rippeteau (562 Prairie St. Woodburn, OR, 97071) entered his name and address into the record. Mr. Rippeteau shared concerns that the property is not industry specific and is concerned how the adjacent residential properties will be protected from noise, heavy truck traffic and other disturbances generated.

Associate Planner Handel explained that staff will look at such concerns at the time that a proposal for land-use and development is received, which will include a public hearing and a review of the City's nuisance ordinance.

Commissioner Berlin asked if it will be an industrial park or a single business. Associate Planner Handel clarified that it will be up to the property owner, but the WDO includes allowed uses and development standards.

Mr. Skei reiterated that there is no proposed development at the time, and wants to attract future development and believes the annexation will help. Mr. Leighton shared appreciation for Mr. Rippeteau's concerns and assures that the City's nuisance code is a performance standard for any future users of the property. Mr. Leighton also mentioned that any necessary updates to the property would happen in conjunction with the property being used.

Chair Piper closed the public hearing.

Commissioners deliberated briefly. Chair Piper motioned to approve the application. Commissioner Bandelow seconded and the motion was approved unanimously.

### **Agenda Item 7b:**

#### **Workshop: Rent Burden / OAR 813-112:**

Community Development Director Kerr introduced the topic and described the history, purpose and necessity of discussing the topic. Director Kerr mentioned that this agenda item was noticed to various groups and community members to hear concerns and potential solutions. One piece of written testimony was submitted by the Wishcamper Development Partners.

Chair Piper opened the floor to public testimony: None.

Commissioners discussed the topic.

Commissioner Bandelow stated that there simply is not enough housing in Woodburn. Commissioner Berlin asked what makes affordable housing "affordable". Commissioner Bandelow shared that simply what is being built does not meet the criteria or the needs of affordable housing.

Chair Piper made two points: 1) there is simply not enough supply to meet the demand, which causes the price of housing to go up; 2) the average wage of wage earners is the lowest in the state for household income; therefore, it is easy for our residents to fall into the burdened category. Chair Piper shared hopes that the projects through the Planning Commission the last 12 months will help stabilize the demand, increase the supply, and see the prices of housing come down. Chair Piper also commented that the production cost for housing will always be a variable in considering the affordability of housing.

Commissioner Berlin commented that 25% is possibly a low estimate and that most people spend more than 30% of their income on housing monthly.

Commissioner Guerra shared her involvement with the Farmworker Housing Development Corporation (FHDC) in Woodburn and concurred with Commissioner Berlin, stating that sometimes people pay more than 50% of income is spent on housing, even in affordable housing units. Commissioner

Guerra continued, saying that even while partnerships with government agencies and housing authorities help with rental assistance, there is simply not enough to meet the need. The current waiting list for the five FHDC properties in Woodburn is approximately 50 people per property and it usually takes approximately 2-3 years for someone on the waiting list to get into an apartment. The average cost to develop multifamily housing is between \$250,000 and \$300,000 per unit, and the biggest expense is purchasing the land. She believes that part of the problem is that private developers are buying land and not building affordable housing to rent or to own. FHDC is looking for accessible loans available to non-profits to buy land. Commissioner Guerra said that she appreciates the topic being discussed and helped her clients respond to the survey that staff shared in the community, and thanked staff for their efforts in the matter.

Chair Piper stated that if the supply for housing were at \$250,000 per unit, it would be difficult to bring down the price of rent. He stated the only options would be to raise the total household income per unit, which is problematic during the COVID pandemic, or find government subsidies.

Steve Rippeteau (562 Prairie Street, Woodburn, OR 97071) shared his experience living in Midwest cities. He stated that those who did not have high enough household incomes and met certain qualifications were able to live in subsidized housing. Mr. Rippeteau suggested state and federal incentives for builders to provide mixed housing that accommodates both low-income housing needs and market-rate options to avoid isolating low-income families to one area of a community.

Associate Planner Handel added that what Mr. Rippeteau described is called inclusionary zoning, and while it is more common in larger cities as a part of local zoning ordinances, cities of any size can pursue this concept on their own.

Chair Piper shared concerns that inclusionary zoning would only place burden on those not low-income and raise their monthly mortgage to alleviate the deficit from providing low-income housing.

Chair Piper closed the public hearing.

**Business from the Commission:**

None.

**Staff Update:**

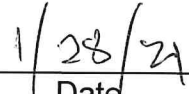
Commissioner Guerra and Commissioner Bandelow have been re-appointed to their positions by City Council. The next planning commission meeting is Thursday January 28, 2021. The Eastside Apartments project is going to be presented at the January 25, 2021 City Council Meeting. The Cell Tower project approved by the Planning Commission was not appealed. Chair Piper will be gone from January 29 to March 5, 2021.

**Adjournment**

Commissioner Lassen made a motion to adjourn the meeting. Commissioner Bandelow seconded. The meeting adjourned at 8:07pm.

APPROVED

  
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Charlie Piper, Chair

  
\_\_\_\_\_  
Date

ATTEST

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

  
\_\_\_\_\_  
Date