

**WOODBURN PLANNING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
March 11, 2021**

**CONVENED:** The Planning Commission met in a 7 p.m. virtual public meeting session via GoToMeeting, Vice Chair Bandelow presiding.

**ROLL CALL:**

Chair	Piper	Absent
Vice-Chair	Bandelow	Present
Commissioner	Guerra	Absent
Commissioner	Corning	Present
Commissioner	Dos Reis	Present
Commissioner	Lassen	Present
Commissioner	Berlin	Present

**Staff Present:**

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

**Introduction**

Vice Chair Bandelow opened the meeting at 7:04 pm.

**Minutes**

None.

**Business from the Audience**

None.

**Communication**

None.

**Public Hearings**  
**Agenda Item 6a:**

**Annexation ANX 2020-01 Trillium Reserve:**

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

Senior Planner Cortes entered the staff report into the record.

Chris Goodell with AKS Engineering (12965 SW Herman Rd. Ste. 100, Tualatin, OR 97062) entered his name into the record. Mr. Goodell addressed written concerns and testimony received by staff. Kelly Hossaini of Miller, Nash, Graham and Dunn LLP (111 SW 5<sup>th</sup> Ave., Ste 3400, Portland, OR 97204) entered her name into the record and addressed further concerns regarding staff's conditions of approval.

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:

Griff Lindell (494 Tukwila Dr., Woodburn, OR 97071) introduced his name into the record and asked how construction traffic would be mitigated. Mr. Lindell also shared concern that the proposed project does not include a swimming pool and homeowners will use existing amenities from neighboring HOA's.

Dylan Wells (10408 Crosby Road, Woodburn, OR 97071) entered his name and address into the record. Mr. Wells asked if the proposed green spaces would be managed by HOA's or by the city.

Mr. Goodell addressed the questions raised from Mr. Lindell and Mr. Wells. Mr. Goodell stated that the applicant and the city could work together and write up an agreement regarding traffic mitigation. Additionally, Mr. Goodell stated that a market study did not show that a swimming pool was not desirable at the proposed location. Finally, Mr. Goodell shared that the plan for the open space is for the developer to initially maintain the open space, and then ultimately the homeowners association will be responsible for maintaining the space.

Rick Haskel (2832 Olympic Street) entered his name into the record. Mr. Haskel asked if there was any consideration in keeping the dead end street a dead end. Community Development Director Kerr explained that local code and the transportation plan requires street connections, as well as the fire code, and a connection would be required to meet the fire code for public safety.

Dylan Wells shared that he is for the proposed project.

Director Kerr addressed the applicant's disagreements with conditions of approval proposed by staff.

Vice Chair Bandelow closed the public hearing.

Commissioners deliberated briefly. Commissioner Corning motioned to approve the application as described in the staff's recommended conditions of approval, except removing conditions regarding the signal timing studies and the pedestrian improvements at the high school. Staff is rescinding the condition PUD-3b-2 regarding upgrading the golf cart crossing. Commissioner Bandelow seconded and the motion was approved unanimously.

**Business from the Commission:**

None.

**Staff Update:**

Director Kerr reminded the commission of the upcoming meeting on March 25.

**Adjournment**

Commissioner Bandelow made a motion to adjourn the meeting. Commissioner Corning seconded. The meeting adjourned at 8:15pm.

APPROVED \_\_\_\_\_

Charlie Piper  
Chair of Planning Commission  
City of Woodburn, Oregon

\_\_\_\_\_  
Date

ATTEST \_\_\_\_\_

Chris Kerr  
Community Development Director  
City of Woodburn, Oregon

\_\_\_\_\_  
Date