

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
June 28, 2018**

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

ROLL CALL:

Chair	Piper	Present
Vice-Chair	Bandelow	Present
Commissioner	Aiken	Present
Commissioner	Corning	Present
Commissioner	Dos Reis	Present
Commissioner	Lassen	Present
Commissioner	Vacant	

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

Introduction

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

Minutes

None

Business from the Audience

None

Communication

None

Public Hearing:

- A. Brown Street Properties / Icon Annexation (ANX 2018-01)** A request to bring County property into City jurisdiction.

Senior Planner Cortes gave the staff presentation.

Commissioners Bandelow and Dos Reis disclosed *ex parte* contact, but stated that it would not affect their decision.

Proponent Testimony:

Rick Givens, Planning Consultant for Icon Construction and Development, 18680 Sun Blaze Drive, Oregon City, stated that the primary reason for annexing at this time is to install a regional pump station facility on this property. Eventually, Boones Crossing 4, 5 and 6 will file subdivision applications.

Opponent Testimony:

No testimony given by direct opponents of the proposed application.

Commission Deliberation:

Commissioner Bandelow stated that the proposal fit right in.

Chair Piper entertained a motion to approve recommendation to the City Council regarding the Brown Street properties request for annexation, ANX 2018-01.

Commissioner Bandelow seconded the motion. It passed by a unanimous vote of the Commission (6-0).

The recommendation will go before the City Council on August 13, 2018.

- B. Salem Health Clinic (DR 2018-03 & VAR 2018-01)** Proposal to build a two-story medical clinic of 30,700 square feet for Salem Health at the west side of the Woodburn Station strip mall.

Senior Planner Cortes gave the staff presentation.

Commissioner Bandelow asked for clarification as to whether the temporary modular clinic has the option of remaining permanently. Senior Planner Cortes said that it might remain. Staff has a list of conditions to comply with if it becomes permanent. It is significantly better than most modular buildings and not radically different from other strip malls.

Chair Piper asked if the modular has fire sprinklers and Senior Planner Cortes responded that it does not, but if it becomes a permanent structure, fire suppression would be required.

Chair Piper questioned the variance requirement for exceeding maximum exterior lighting, as long as the light is fully shielded from bleeding outwards. Director Kerr agreed that a Woodburn Development Ordinance (WDO) modification allowing maximum lighting requirements could avoid being a variance trigger in the future, if the focus was on the shielding instead.

Commissioner Aiken asked if there would be overnight patients in the either medical clinic, expressing concerns about fire hazards.

Applicant Testimony:

Alden Kasiewicz, 5405 NE 29th Ave, Portland, OR 97211, architect on the project, stated that no patients would be staying overnight. The permanent medical clinic is meant for primary care, urgent care, lab and imaging equipment clinic. The modular is a modern medical facility built to a very high standard, meeting all codes. It is meant for primary care and determining the community's needs.

Proponents/Opponents:

No testimony given by direct proponents or opponents of the proposed application.

Hearing Closed

Commission Deliberation:

Chair Piper noted his understanding that the Certificate of Occupancy would not be issued for the permanent medical clinic until the modular is removed. If the modular becomes permanent, both right-of-way and sprinkler system issues must be resolved.

Senior Planner Cortes said that there is a three-year approval expiration date for the design review on the new building. One condition for final approval is that issues with the modular must be resolved prior to occupying the new building.

The Chair entertained a motion for approval of DR 2018-03 and VAR 2018-01, subject to the amended conditions of approval and allowing the Chair to sign the Final Order. The motion was moved by Commissioner Bandelow and seconded by Commissioner Corning. The motion passed by unanimous vote of the Commission (6-0).

Business from the Commission

Chair Piper complimented Senior Planner Cortes for his clear and concise work in resolving land use application obstacles prior to his Planning Commission presentations.

Updates to Staff - Director Kerr

There is no Planning Commission meeting on July 12, but possibly on July 26.

Director Kerr gave a presentation to the City Council regarding LA 2018-01 (PUD's) and LA 2018-02 (ADU's), including the Planning Commission's recommendations. The July 9 Council meeting will be a formal public hearing.

Development activity includes the self-storage on Hwy 214, Success High School, which may open in the fall, Fazzoli's Restaurant, the Lincoln St Apartments, and Colonia Unidad, a farmworker-supported 44 unit, four building

development, which should begin construction in the fall. There is no further information regarding the Young Street Market.

Commissioner Corning said that she heard that the County finalizing their foreclosure on the property with the burned house that was recently cleared away.

Modifications to the WDO, including lighting standards, will be discussed in a future Planning Commission meeting at the end of the summer.

Adjournment

The meeting was adjourned.

APPROVED




Charlie Piper, Chair



Date

9-27-18

ATTEST



Chris Kerr
Community Development Director
City of Woodburn, Oregon



Date

10-1-18