

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
September 14, 2017**

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 | Corning | Present |
| Commissioner | Aiken | Present |
| Commissioner | Comer | Present |
| Commissioner | Dos Reis | Present |
| Commissioner | Lassen | Present |

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

Introduction

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

Minutes

The June 22, July 27, and August 10, 2017 minutes were unanimously approved, with a minor revision to the August 10th minutes clarifying the final motion for the Woodland Crossing project.

Business from the Audience

None

Communication

None

Public Hearing:

Design Review DR 2017-02 and Variance VAR-2017-04: Senior Planner Colin Cortes narrated a slide presentation, entered the staff report and its attachments into the record, and answered a few questions of clarification by Commissioners during the presentation.

The applicant, Bryan Dickerson, P.E. of Pacland at 10135 SE Sunnyside Road, Suite 200, Clackamas, OR 97015, introduced himself and stated he was available to answer any questions.

Chair Piper solicited testimony for and then against the project from the audience. There was none from the sole audience member.

Chair Piper closed the hearing and the Commission deliberated, asking questions of staff and the applicant as needed. The applicant clarified that the building had more articulation than appeared on the elevation drawings, which included hypothetical signage obscuring where the parapet jogged.

Chair Piper mentioned he was surprised that the code [WDO Table 3.06C] prohibits plum trees. [Condition D5 required correction of a proposed but prohibited Thundercloud Plum street tree.] He expressed his belief that some official action in the indefinite past had made the plum the official tree of Woodburn.

Deliberation centered on how or whether to treat the architectural guidelines [WDO 3.07] as standards, or as something else.

The Commission unanimously approved the proposal with the conditions as recommended by staff. The foot-candle values within Lighting Conditions VL1A and B were modified by the applicant and staff as was stated during the hearing, to accommodate the intended lighting levels.

Communication, continued:

Community Development Director Chris Kerr provided news of the upcoming League of Oregon Cities annual conference in Portland and its planning Commissioner training on Thursday, September 28 from 1:00 to 5:00 p.m., encouraging any interested Commissioners to attend. He will send an e-mail with the details for the training. The City will pay the registration fee.

Commissioner Dos Reis asked Director Kerr if the Commission could receive staff reports earlier than a week before a meeting. Director Kerr stated he felt empathy for the request, but explained that the existing timeline of a week prior meets state law and is ideal for staff to perform both good and timely land use reviews and staff reports. He mentioned the 120-day statutory "clock" [ORS 227.178] as a systemic and fixed constraint on staff report timelines.

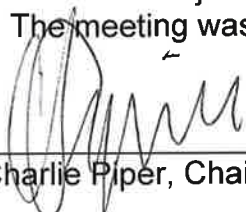
Chair Piper complimented staff on the new formatting of the staff report and particularly the Analyses and Findings [DR 2017-02 and Variance VAR-2017-04 attachment 102], as it helped Commissioners to identify issues needing their attention.

Chair Piper stated that the preference of the Commission is for staff to be at liberty to express its opinion through frank and specific recommendations of what staff believes is necessary for a project to meet code requirements.

Adjournment

Commissioner Comer moved to adjourn the meeting and Commissioner Corning seconded the motion. The meeting was adjourned at 8:10pm.

APPROVED


Charlie Piper, Chair

10-27-2017
Date

APPROVED


Chris Kerr
Community Development Director


Date