

**WOODBURN PLANNING COMMISSION PUBLIC  
HEARING/MEETING MINUTES  
August 25, 2016**

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

**ROLL CALL:**

<b>Chair</b>	<b>Lima</b>	<b>Present</b>
<b>Vice-Chair</b>	<b>Piper</b>	<b>Present</b>
<b>Commissioner</b>	<b>Grigorieff</b>	<b>Present</b>
<b>Commissioner</b>	<b>Vacant</b>	
<b>Commissioner</b>	<b>Comer</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Absent</b>

**Staff Present:** Jim Hendryx, Economic and Development Services Director  
Kate Foster, Associate Planner  
McKenzie Granum, Assistant City Attorney  
Vicki Spitznogle, Recording Secretary

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

**Minutes**

The July 28, 2016 minutes were unanimously approved.

**Business from the Audience**

None

**Communication**

None

**Public Hearing: LA 2016-01**

Legislative Amendments establish policies and standards of the City and are applied citywide.

The section of the proposed amendment dealing with fences was the first item of business. Chair Lima agreed to bifurcate the rest of the amendment (Nodal Standards and Scrivener Errors) to the end of the meeting, or, depending on the time, to continue it to a date certain.

Commissioner Comer related possible ex-parte contact, but felt he could be objective. There were no challenges or concerns with his statement.

Dennis Ortega, 408 Turnberry Avenue, Woodburn provided a public comment letter and spoke to the Commission in support of the proposed fence changes. He pointed out the lack of privacy for corner lots with the current fencing standards, as well as safety concerns.

Community Director Hendryx noted that are no changes proposed for vision clearance areas.

Darren Gusdorf, Icon Construction, 1980 Willamette Falls Drive, West Linn, also strongly supported the proposed fencing changes, stating privacy concerns.

Susan-Rae Bell, 2946 Reed Ave, Woodburn, stated that she can only fence part of her corner lot property, but must maintain the whole. People walk their dogs through the unfenced portion, dropping cigarette butts in the bark mulch.

Anatoliy Gladkiy, 354 Stark St, Woodburn, bought a corner lot to provide space for children and his dog. Current fencing standards would severely limit that space.

Commissioner Piper apologized to the audience for the fence standards approved at the last WDO update in 2013. It has become clear that the proposed fence standards should be adopted.

Vice-Chair Piper moved that the Commission approve the fence portion of LA 2016-01 and send a recommendation for fence standard approval to the City Council.

Commissioner Comer seconded the motion and it passed unanimously.

### **1385 Cooley Road (ANX 2016-01) – Bodunov**

Commissioner Piper mentioned a possible ex-parte contact, as he drives by the property several times a week. He felt he could maintain objectivity and there were no questions or concerns.

Aleksey Bodunov, 1385 Cooley Road, Woodburn said that. He wishes to annex his property into the City to receive City services and is exploring different options for developing the property.

The Woodburn Development Ordinance (WDO) states that Woodburn *should not* have over a five year supply of residential land available for development. At the moment there are very few vacant residential properties available in Woodburn.

Vice-Chair Piper moved to approve ANX 2016-01 with the proviso that the Chair be allowed to sign the Final Order. Commissioner Grigorieff seconded the motion, which passed unanimously.

**1025 Park Avenue (VAR 2016-05):**

Associate Planner Kate Foster presented the variance to the Commission. The Marion County Housing Authority (MCHA) is requesting a variance to remove the balconies at 1025 Park Avenue and not replace them as the present standard requires, although they would provide a patio cover to provide first floor private space. The sliding glass door onto the upper balconies would be replaced with a wall, which would still leave adequate ingress and egress, due to an existing window on that wall in each apartment.

The Planning Division recommends that the Commission approve case VAR 2016-05, subject to the following conditions:

1. The property shall be developed in substantial conformity to the preliminary plans submitted and reviewed with these applications.
2. The owner shall ensure all applicable City and County permits for work are obtained prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction.

Vice-Chair Piper moved that VAR 2016-05 be approved and that the Chair be allowed to sign the Final Order. The motion was approved unanimously.

**LA 2016-01 continued:**

**Nodal Standards:** An attempt is being made to clarify confusing issues in the nodal standards to further encourage row houses and attached single-family and small lot single-family development. The Commission agreed that the proposed nodal standards would clarify nodal standards, which tended to discourage such building, even while allowing it.

During discussion regarding types of configuration for higher density, lower cost housing, it was pointed out that in such areas, playgrounds were not a requirement. The current proposals may need to be revised still further, pending further Commission discussion.

There was a suggestion for a future workshop to more fully explore nodal zone possibilities.

One Commission condition was to change the 20 foot setback to 0 or 20, depending on whether there was a garage. Vision clearance was not seen to be a problem, since vision clearance would still be in place on street corners. Front porches are allowed go 10 feet into the setback area.

It was decided to go to the Council with a recommendation for approval on the present proposals and address further revisions at a later date.

Commissioner Piper moved that approval of LA 2016-01 Nodal Standards and LA 2016-05 Fence Standards to be forwarded to the City Council. Commissioner Grigorieff seconded the motion, which passed unanimously.

The Commission will return to meet at the date certain of Sept. 22<sup>nd</sup>, during which time they will address LA 2016-01 Scrivener Errors.

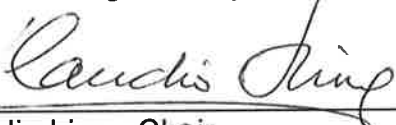
#### **Business from the Commission**

The League of Oregon Cities will be holding a workshop in Portland as well as their annual conference in Salem. Community Director Hendryx will report back to the Commission with more information.

**The next meeting will be held on Sept. 22<sup>nd</sup>**

#### **Adjournment**

Commissioner Grigorieff moved to adjourn the meeting and Vice-Chair Piper seconded it. The meeting was adjourned at 9pm.

APPROVED  9/22/16  
Claudio Lima, Chair Date

ATTEST  9/23/16  
James N.P. Hendryx Date  
Economic & Development Services Director  
City of Woodburn, Oregon