

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
June 23, 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:

Chair	Lima	Present
Vice-Chair	Piper	Present
Commissioner	Grigorieff	Present
Commissioner	Vacant	
Commissioner	Comer	Absent
Commissioner	Corning	Present
Commissioner	Lassen	Present

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 May 31, 2016 minutes were unanimously approved.

Business from the Audience

None

Communication

Letters encouraging marijuana dispensaries and addressed to various Commissioners were handed out at the meeting.

Public Hearing: Two lots on Hardcastle Avenue, between 1399 Hardcastle Ave and 1409 Hardcastle Ave (Tax lots 051W08CB05101 and 051W08CB05102):

The subject properties are currently vacant and are comprised of 0.62 acre and 0.27 acre in size for total of 0.89 acre. The properties are zoned medium Density Residential (RM). Abutting properties in the City are zoned Residential Single-Family (RS) and RM. No known wetlands or floodplains exist on the site. The owner requests approval for four lots to be used to build three duplexes and one single-family home, using a shared private, 24' access easement. A zoning

adjustment accompanies the subdivision application, requesting approval of up to a 5% deviation from the lot size requirement of 8,000 square feet for the three duplex lots and for a 2' front setback and a 6' rear setback reduction for the future single-family home on Lot 2.

Concern was expressed as to whether the proposed single house driveway (Lot 2) leading onto the fire truck turnaround area might interfere with emergency fire response, should the private driveway access encourage vehicle parking in the turnaround.

Additional testimony in e-mail form was submitted prior to the public hearing.

Mark Dane, 12725 SW Glenhaven Street, Portland, representing the owner, said that Lot 2's single house driveway will be physically separated from the fire truck turnaround.

He went on to address possible flooding concerns. The plan is for storm drainage to tie into a storm line, so that at least 50% of rain onto the property will be drained away from the property. Rain drains and foundation drains will go into a central drain catch basin. In response to the comment that flooding is a yearly occurrence, he said that final construction drawings that will show rain drain runoff in detail, not only for this proposed property but adjacent properties as well.

Mr. Dane also promised to put up a fence around the homes on the property.

Kate Foster, Associate Planner, said that the issue of renting versus owning is not being addressed at this time.

Opponent:

Dan Berreth-Baldoni, 1080 Tierra Lynn Drive, Woodburn, says that he is in favor of one-story single-family dwellings only on the proposed property. He also expressed concerns about flooding spreading to existing homes.

Commissioner Piper said that water drainage on surrounding properties will be helped by the proposed plans. He also pointed out that the land is zoned for multi-family dwellings, and though single-families surround it, it has been zoned this way for some time.

Chair Lima addressed e-mailed concerns of Kim Berreth-Baldoni, and said that the stated concerns had no real significance in connection with the decision to be made by the Planning Commission. He thanked people for writing and voicing their concerns and objections.

Vice-Chair Piper made a motion that SUB 2016-01; ZA 2016-01 be approved, with the additional condition that the fire turnaround is not be used as part of Lot

2's private driveway access. As part of that condition, vehicles may not park in the turnaround at any time, and signs will be posted, stating "Fire Lane – No Parking". Commissioner Grigorieff seconded, and the motion was passed unanimously.

STAFF RECOMMENDATION

The Planning Division recommends that the Commission approve case SUB 2016-01 and ZA 2016-01 subject to the following conditions:

1. The property shall be developed in substantial conformity to the preliminary plans submitted and reviewed with these applications, except as modified by these conditions of approval.
2. The applicant or owner shall ensure all applicable City, state, and federal permits for work are obtained prior to the start of work and that the work performed meets the satisfaction of the permit-issuing jurisdiction.
3. This approval constitutes preliminary approval for the subdivision only, and not final approval. Subdivision final approval must be applied for separately with the City. The final subdivision must comply with the standards of Section 5.03.10 and ORS Chapter 92.
4. Prior to issuance of any building permits, the private access easement shall be constructed to the minimum standards set forth by the Oregon Fire Code and the WDO and the materials and construction shall comply with the City's specifications.
5. Prior to subdivision final approval, the street light, utilities, and fire hydrant impacted by development of the lots must be relocated, or bonded for said relocation, to meet the standards of WDO 3.02. All permanent utility services to and within the development must be located underground.
6. Prior to subdivision final approval, the applicant shall show that the 24-foot access easement and maintenance agreement exists for these new lots.

Workshop:

Director Hendryx discussed present fence standards. After some discussion, there was consensus that the City's fence standards should be revised to allow corner and through lots more options. Commercial and industrial standards should reflect the security needs of the business community.

Assistant Attorney Granum stated that further steps can be taken if code infractions continue after the first notice is sent.

The question of aesthetics was addressed and can be made part of the Commission's future decisions if aesthetics is deemed a priority.

Nodal standards were discussed, and a decision was made to revise the standards to include single-family homes.

A buffer zone for different types of residential properties was recommended to provide a transition from one type of housing to another, rather than an abrupt change that can cause concern and conflict.

Typographical errors are to be corrected during the WDO amendment process.

Chair Lima said that Eric Morris, as a Woodburn citizen, had brought up the idea of tiny houses becoming an allowed Woodburn housing option. It was decided that further research and discussion was needed.

Items for Action: Chair Lima received letter from American Planning Association about Planning Commissioner two day training being offered for \$100. Several Commissioners expressed an interest in attending.

Business from the Commission

None

Adjournment

Commissioner Grigorieff moved to adjourn the meeting and Commissioner Corning seconded it. The meeting was adjourned at 8:49pm.

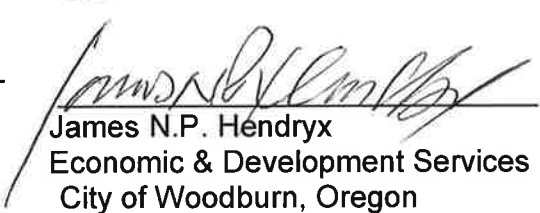
APPROVED



Claudio Lima, Chair

7/28/16
Date

ATTEST



James N.P. Hendryx
Economic & Development Services Director
City of Woodburn, Oregon

7/28/16
Date