

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
May 31, 2016**

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

ROLL CALL:

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

Staff Present: Jim Hendryx, Economic and Development Services Director
McKenzie Granum, Assistant City Attorney

Vice-Chair Piper opened the meeting at 7 pm, with Commissioner Corning leading in the flag salute.

Minutes

The March 10, 2016 minutes were unanimously approved.

Business from the Audience

None

Communication

Eric Morris, speaking as a citizen and not a City Council Member, addressed the Planning Commission regarding the need to update and correct the Woodburn Development Ordinance. One of the issues he would like to incorporate is the idea of being able to build tiny houses in Woodburn, which are presently not allowed. He feels that ancillary structures on a property should not be prohibited, as long as the structures are up to date with all code requirements. Councilor Morris will bring further information before the Planning Commission in future.

Chair Piper welcomed Chris Lassen, the new Planning Commission member to the Commission. Lassen noted he previously served on Woodburn Parks Board, and has lived in Woodburn for the past 2 ½ years.

Public Hearing:

1810 Hardcastle Ave (SUB 2016-02; VAR 2016-02) Kalugin Estates

Director Hendryx provided an overview of the proposal and noted that the property is approximately two acres in size and is zoned Residential Single-Family (RS). Abutting properties are zoned Residential Single-Family and Medium Density Residential (RM).

In 2012, the owner (Laser Kalugin) was approved for 14 lot subdivision, with variances for density, lot area, width, depth, street frontage, front, side and rear setbacks, lot coverage, and street improvements. That application expired this past October and the applicant resubmitted the subdivision for reconsideration.

Hendryx stated that the application is similar to the 2012 submittal, excepting the provision for access to vacant properties to the south.

STAFF RECOMMENDATION

The Planning Division recommends approval of cases SUB 2016-02 and VAR 2016-01, subject to the following conditions;

1. The property owner shall execute an acceptance of these conditions on a form provided by the City.
2. The property owner shall develop and maintain the subject property in accordance with all provisions of the WDO, whether or not addressed in the staff review, conditions of approval, or public hearing.
3. The property shall be developed in substantial conformity to the plans attached hereto as Exhibits A through G.
4. The property owner shall enter into a non-remonstrance agreement with the City to participate in future street improvements to Hardcastle Avenue.
5. Prior to approval of the final plat, submit a revised storm drainage report for this subdivision.

Troy Plum, PO Box 374, Corvallis Oregon 97339, the applicant's representative, provided an overview of the application and indicated agreement with staff's recommendation and conditioning.

Chair Piper called for public testimony.

Sharon Perry Schmidt, 1493 Greenview Ct, Woodburn Oregon, 97071 spoke, raising concerns over the density and number of dwelling units on the property.

Anne C. Trimble, 1830 East Hardcastle, Woodburn, Oregon 97071, spoke in opposition to the request, noting the overall number of homes proposed and the lack of yards and play areas for future residents.

Joy Joy (Jaeger) 1830 East Hardcastle, Woodburn, Oregon 97071, noted that she owns the property immediately adjacent to the east. She raised concerns about the road alignment connecting east to Centennial Drive and its impact to her property. She commented about the number of small lots and reduced setbacks.

Lazar Kalugin, 11220 Portland Road NE Salem, the property owner and developer of Kalugin Estates, addressed the issues raised by Schmidt, Trimble & Jaeger. He stressed the overall quality of the proposed development and noted that he has developed similar projects in Molalla, Oregon.

Vice-Chair Piper closed the public hearing. Commissioners discussed the merits of the development. Commissioner Corning moved for approval of SUB 2016-02 and VAR 2016-01, subject to the conditions outlined in the staff report and authorizing Vice Chair Piper to sign the order. Commissioner Grigorieff seconded the motion, with all members voting approval.

Items for Action

Hendryx and Assistant City Attorney McKenzie Granum discussed future training needs envisioned by the Commission. There was consensus that the Commission would like to review the Woodburn Development Ordinance as part of the training and updating process, using the effort to better understand the Ordinance and its standards and procedures.

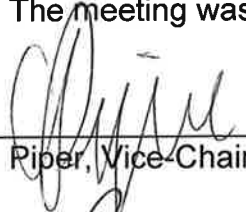
Business from the Commission

None

Adjournment

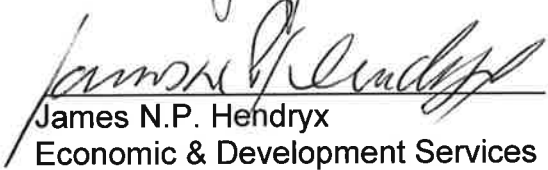
Commissioner Grigorieff moved to adjourn the meeting and Commissioner Corning seconded it. The meeting was adjourned at 8:28pm.

APPROVED


Charles Piper, Vice-Chair

6-23-16
Date

ATTEST


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

7/11/16
Date