

**WOODBURN PLANNING COMMISSION PUBLIC
HEARING/MEETING MINUTES
December 10, 2015**

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	Present
Commissioner	Corning	Absent
Commissioner	Floyd	Present

Staff Present: Jim Hendryx, Economic and Development Services Director
Vicki Spitznogle, Recording Secretary

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

Minutes

The November 12, 2015 minutes were unanimously approved.

Business from the Audience

None

Communication

The City Council will be holding a hearing on the proposed Urban Growth Boundary (UGB) expansion on Monday, December 14, 2015.

The next Planning Commission meeting is scheduled for January 14, 2016, at which time a land use application will be presented.

Public Hearing: 3001 N. Pacific Highway DR 2015-02; VAR 2015-01

Economic and Development Services Director Jim Hendryx gave the staff report. The property was previously developed with an automobile dealership. A zoning restriction limiting the property to automotive sales was removed in 2013 by Ordinance 2499. In 2014, Masters Development received a Type III Design Review for five retail and restaurant buildings totaling approximately 53,000 square feet and a Variance from screening abutting residentially developed properties on the north side of Robin Ave. The applicant then proposed

significant revisions to the approved plan, revising the site plan and proposing new buildings and architecture, thus necessitating resubmittal for Design Review and Variance approval.

The applicant now requests a Type III Design Review for five retail and restaurant buildings totaling 30,000 square feet of gross floor area, and a Variance to the requirement for a screening wall abutting residential development along Robin Avenue. The property is zoned Commercial General (CG). Abutting properties are zoned Commercial General (CG), Light Industrial Park (IL), Public and Semi-Public (P/SP), and Single-Family Residential (RS).

ODOT has given conceptual approval.

Director Hendryx reviewed the overall design of the project, noting that the overall site plan met or exceeded most standards called for in the Woodburn Development Ordinance (WDO). He noted that the applicant had requested consideration for relaxing standards with regards to the guidelines for building articulation, glazing and weather protection.

Carol Schirmer, Schirmer Satre Group, 375 W 4th, Suite 201, Eugene, OR, said that it was incongruous to put up a wall along Robin Avenue. The applicant's transportation engineer has shown that car lights and extensive intrusions have been addressed by planting several layers of shrubs, which will help mitigate the obtrusiveness of the lights and create a pedestrian-friendly area. In response to concerns that landscaping would take time to grow to maturity and block intrusive lighting, Ms. Schirmer suggested that the proposed shrubs could be planted as five gallon shrubs rather than one gallon shrubs. Plants would be lower along the sightlines near the driveway, and higher in other areas to shield nearby residential areas from obtrusive car lights. Further landscaping specifics will ultimately be addressed.

Diego Arguea, Kittelson and Associates, Transportation Engineer, 610 SW Alder Street, Suite 700, Portland 97205, told the Commission that on average, about 3 1/2 feet of plant height would be high enough to shield most car lights/oncoming vehicle lights. The applicants plan to do their best to shield any sensitive residential areas from intrusive lighting.

Director Hendryx noted that having taller landscaping would not be against the WDO.

Commission Discussion:

Vice-Chair Piper noted that the Commission gave a variance for the Robin Avenue wall requirement during the first application in 2014 and that he was in favor to approving the variance a second time. In regards to the building articulation, he felt that if both the front and back of the building (which face different streets) was significantly textured, it might cause some confusion to pedestrians as to where the front door was located.

Commissioner Comer said that shrubbery was acceptable as a substitute for the wall requirement, as long as due diligence in finding appropriate landscaping was observed.

Vice-Chair Piper moved that PC approve DR 2015-02 and VAR 2015-01.
Commissioner Grigorieff seconded the motion, which passed unanimously.

The Commission's deliberation and motion recognized that the project does not fully comply with the materials, texture and weather protection guideline of Section 3.07.06.B.5 and acknowledged those deviations.

Staff Recommendations:

The Planning Division recommends approval of cases DR 2014-02 and VAR 2014-01, subject to the following conditions of approval:

1. The property owner shall execute an acceptance of these conditions of approval.
2. The property shall be developed in substantial conformity to the preliminary plans and as described in the narrative (Exhibits A-G), except as modified by these conditions of approval.
3. Prior to issuance of a building permit, the property owner shall provide dedicated right-of-way for the sidewalk along Woodland Avenue and the SE quadrant of Woodland Avenue and Robin Avenue. The property owner shall also provide utility easements for water mains and appurtenances, and a five-foot public utility easement adjacent to all property lines.
4. All state and local permits will be required prior to work within the public rights-of-way.
5. Construction shall be subject to local and state standards.
6. All water services shall have their own dedicated line and connection at the main, including separate vaults and meter boxes.
7. Submit a revised hydraulic stormwater analysis for the proposed on-site storm sewer system. Any required on-site detention area for the runoff from this site will need to be provided in accordance with the hydraulic analysis and conform to the City Storm Drainage Master Plan and ODOT requirements. The detention system is to be maintained by the applicant.
8. The property owner shall submit a public street lighting analysis indicating that existing illumination on adjacent public streets meets minimum street lighting requirements. The applicant shall be required to install necessary street illumination that will meet minimum ANSI/IES standards.

9. All water mains and appurtenances shall comply with Public Works, Building Division and Woodburn Fire District requirements.

10. Abandonment of existing water, sanitary sewer and storm sewer facilities shall comply with City of Woodburn and ODOT requirements.

11. Required abandonment of existing water facilities at the water main shall be done by the City and paid for by the property owner.

Items for Action:

None

Business from the Commission

None

Adjournment

Vice-Chair Piper moved to adjourn the meeting and Commissioner Comer seconded it. The meeting was adjourned at 7:49pm.

APPROVED



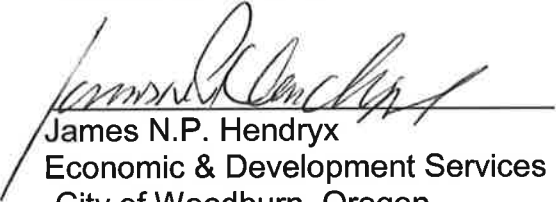
Claudio Lima, Chair



Date

1/14/16

ATTEST



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



Date

1/19/16