

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING
MINUTES
March 28, 2013**

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	Absent
Commissioner	Valladares	Present
Commissioner	Bandelow	Present
Commissioner	Corning	Present
Commissioner	Carney	Absent

Staff Present: Jim Hendryx, Economic & Development Services Director
Don Dolenc, Associate Planner
Vicki Musser, Recording Secretary

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

Minutes

The March 14, 2013 minutes were unanimously approved.

Business from the Audience

There was none.

Communication

There was none.

Public Hearing

This meeting is a continuance of the January 24th, February 7th, and February 28th, 2013 public hearings, all of which have been held to discuss sections of the Woodburn Development Ordinance (WDO) rewrite (LA 2012-01). The public hearing portion of the meeting was officially closed during the March 14th meeting, and the Commissioners requested the meeting tonight to further discuss Section 3.110, *Signs*.

With the conclusion of the March 14th meeting, the Commission asked for further clarification of sign materials in the sign ordinance. The Planning staff researched a number of Oregon jurisdictions, ranging from cities the size of Woodburn to larger cities, such as Portland. They found that some jurisdictions had specific language in their code that specified sign materials. Others, such as West Linn, Portland and Lake Oswego did

not. Instead, they make it an administrative decision. In Lake Oswego, signs have to be designed by an architect and are required to be compatible with the building. None of these jurisdictions allow cardboard signs. Economic and Development Services Director Jim Hendryx said that the best approach is to give clear direction in the sign ordinance, so that a customer will be able to follow its guidelines accurately. The Commission had spent some time in the previous meeting on March 14th discussing sign materials listed in the ordinance. They requested more specificity, and at the meeting tonight, Director Hendryx went over Section 3.110.06 *General Requirements*, sub-section C, as it reads with the new materials listing. It now states:

“Signs shall be constructed of weather-resistant material, **such as combinations of metal, plastic, natural wood and glass. Plywood, oriented strand board (OSB) and fiberboard are not considered weather-resistant materials.** Paper products such as construction paper, poster board, and cardboard are not considered weather-resistant materials and are not allowed. **Vinyl and cloth materials may be used only for temporary signs and awnings.**”

Director Hendryx noted that the new sign materials listing also includes vinyl and cloth materials, since there are a number of nonconforming vinyl signs in Woodburn, which are only compliant as temporary signs. The text of vinyl and cloth signs is considered the same as wall signs, and therefore they are limited by the dimensions allowed for such signs. He also brought up the topic of hand-painted signs, as that had formed a large part of the previous meeting’s discussion. Assistant City Attorney Stuart stated at the March 14th meeting that sign materials can be regulated, but that the content cannot. In the past, painters hand-lettered signs on doorways of businesses, with appropriate and professional results, though that tradition is seldom practiced now.

Chair Lima observed that the wording in sub-section D in Section 3.110.06 has been changed to read, “The use of fluorescent colors or highly reflective materials is prohibited”. He felt that prohibition is a better choice than the original rule simply discouraging such colors and materials.

A member of the WDO focus committee, Dave Christoff, sent the Commission an e-mailed comment regarding the WDO rewrite. Jim has prepared a response, and both Mr. Christoff’s e-mail and the Director’s response were given to the Commission. Director Hendryx told the Commission that they could open the hearing again for public discussion if they wished. No audience was present, and the Commission did not reopen the public portion of the hearing.

Mr. Christoff commented in his e-mail that “I think that when you have an industrial building in a commercial zone that was used for a specific business that any type of similar use should be allowed.” Director Hendryx noted that presently, the WDO goes to great length to specify uses. Currently, the proposed use doesn’t meet the standards in the example that Mr. Christoff mentioned in his e-mail (a pallet store versus a lumber supply store), and would not be allowed under the current code. There is more leeway in the proposed rewrite, and in Director Hendryx’s opinion, it would be allowed today. The

proposed ordinance has more flexibility, and doesn't rely on the North American Industry Classification System (NAIF), which has very strict guidelines.

Overall, Director Hendryx feels that the rewrite addresses the issues in this section of Mr. Christoff's e-mail.

Mr. Christoff made further comments regarding recreational businesses. Under the proposed ordinance, recreational businesses are allowed in all zones except the industrial zone. He thinks that the industrial zone should allow these businesses as well. Director Hendryx recommended approval of this, pointing out that aquatics centers are presently allowed in industrial zones, and that Mr. Christoff's comments gave the Planning Commission an opportunity to change the ordinance to include recreational and fitness sports in the industrial zones.

Vice-Chair Piper stated that the important thing is to find uses for the empty buildings instead of letting them standing empty, and the rest of the Commissioners agreed.

Director Hendryx pointed out that in Beaverton, an industrial building contains 12 basketball courts called The Hoop, and is very successful.

Vice-Chair Piper spoke about variance fees, which can be so expensive as to be restrictive. One reason for business owners to move into an industrial area is the lower cost, but if a variance is needed for permission, along with the accompanying fee, it can become infeasible. He wondered if there could be a lower-cost variance fee for buildings in certain areas, such as the downtown, rather than having those buildings stand empty.

Director Hendryx noted that the variance fee at this time is about \$2,400. It would be up to the City Council to set new fees. He also observed that technology is changing so quickly that it's hard to make rules that will encompass changes in the future. There will always be people who come up with new ideas for signage or materials, and it will be the City's job to figure out what best meets the need of the times.

Commissioner Piper made a motion for the acceptance the rewrite, and to recommend approval of LA 2012-01 to the City Council, with the addition of the items discussed tonight - including recreation and fitness sports into the industrial zone, and listing specific materials for signage. Commissioner Corning seconded the motion. The Planning Commission unanimously passed the motion.

Chair Lima wanted to congratulate everyone for all their hard work over this 3 ½ year process. Commissioner Piper added his congratulations to the Planning staff for their efforts.

Items for Action

Director Hendryx told the Commission that there are no land use applications to be brought before the Commission in April. The next meeting date will be announced.

Business from the Commission:

None.

Adjournment

Commissioner Valladares made a motion that the meeting be adjourned, and Commissioner Piper seconded it. The meeting was adjourned at 7:44pm.

APPROVED

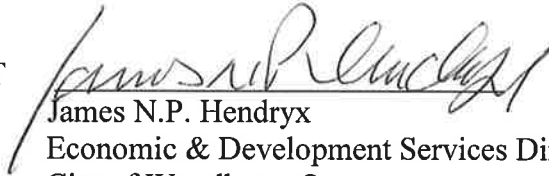


Claudio Lima, Chair

5/23/13

Date

ATTEST



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

5/24/13

Date