

**WOODBURN PLANNING COMMISSION PUBLIC  
HEARING/MEETING MINUTES  
November 14, 2019**

**CONVENED:** The Planning Commission met in a 7pm public meeting session in the City Hall Council Chambers, Chair Charlie Piper presiding.

**ROLL CALL:**

<b>Chair</b>	<b>Piper</b>	<b>Present</b>
<b>Vice-Chair</b>	<b>Bandelow</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Aiken</b>	<b>Present</b>
<b>Commissioner</b>	<b>Corning</b>	<b>Present</b>
<b>Commissioner</b>	<b>Dos Reis</b>	<b>Absent</b>
<b>Commissioner</b>	<b>Lassen</b>	<b>Present</b>
<b>Commissioner</b>	<b>Berlin</b>	<b>Absent</b>

**Staff Present:**

Chris Kerr, Community Development Director  
 Dan Handel, Associate Planner  
 McKenzie Granum, Assistant City Attorney

**Introduction**

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

**Minutes**

The October 10 and 24, 2019 Planning Commission minutes were approved.

**Business from the Audience**

None.

**Communication**

None.

**Public Hearing**

- a. **GEM Equipment:** DR 2019-11 & PLA 2019-05, 2765 National Way. Proposal to build a new 70,868 sq ft industrial building with related improvements and standard street frontage upgrades, including sidewalk and street trees.

Associate Planner Handel presented the staff report and recommendation of approval with conditions. Jim Caughlin, a representative for the applicant, testified in favor of the proposal and provided background

information on the company and what kind of work they do. No parties testified in opposition.

Commissioner Corning motioned to approve the application package, Commissioner Aiken seconded. The motion passed unanimously.

**Workshop**

a. **Rent Burden / OAR 813-112:**

This was the second annual “rent burden” meeting to discuss affordability of housing as required for Woodburn and other cities by Oregon Administrative Rule (OAR) 813-112-0030. At least 25% of renter households spend more than half of their household income on gross rent.

One party, Ben Wilt with North Willamette Valley Habitat for Humanity, presented the attached letter regarding the various causes of a rent-burdened community, barriers to increasing affordable housing, and possible solutions for addressing these housing issues.

**Staff Update:**

A tentative meeting is scheduled for December 12, 2019.

**Adjournment**

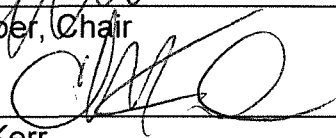
The meeting was adjourned at 7:57pm.

APPROVED

  
\_\_\_\_\_  
Charlie Piper, Chair

1-9-20  
Date

ATTEST

  
\_\_\_\_\_  
Chris Kerr  
Community Development Director  
City of Woodburn, Oregon

1.10.2020  
Date

Attachment: North Willamette Valley Habitat for Humanity Housing Letter