

**WOODBURN PLANNING COMMISSION WORKSHOP/MEETING
MINUTES
July 26, 2012**

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

ROLL CALL:

Chair	Vacant
Vice-Chair	Bandelow
Commissioner	Corning
Commissioner	Grigorieff
Commissioner	Piper
Commissioner	Ellsworth
Commissioner	Lima

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

Vice-Chair Bandelow opened the meeting at 7 pm, and then led the Commissioners in the flag salute.

Minutes

The July 12, 2012 minutes were unanimously approved.

Business from the Audience

There was none.

Communication

There was none.

Items for Action

There were none.

Public Hearing

SUB 2012-01; VAR 2012-02; EXCP 2012-01, Kalugin Estates subdivision, was presented to the Planning Commission. The proposal is a 14 lot subdivision, with variances for lot standards, setbacks, lot coverage, and street cross-sections, located south of Hardcastle Avenue, between Dunn Court and Orchard Lane. The property is zoned Residential Single Family (RS), with abutting properties being zoned Residential Single Family (RS) and Medium Density Residential (RM). This proposal was submitted to the Commission and approved as a 9-lot subdivision in 2010. The applicant requested that the present 14-lot submittal be considered as a package, rather than a series of individual

actions, since each variance is a necessary element of the entire project. All of the lots are less than the standard 6,000 square feet. The owner's only option for a small-lot development, since it has less than the 5 acres required for a Planned Unit Development (PUD) and is not located in a nodal zone that would allow attached dwellings at a higher density than in the RS zone, is to apply for multiple variances. The main street in the subdivision, Kalugin Lane, was submitted as having parking on both sides, and an intersection which would align with the current Hardcastle Avenue. At the opposite end of Kalugin Lane, a temporary dead-end street (Centennial Drive) would form a "T" and contain an all-weather sign stating, "This Street is Planned for Future Extension".

Engineer Troy Plum, P.E, PO Box 374, Corvallis, OR 97337, spoke to the Planning Commission. He said that smaller lot sizes are gaining in popularity. Smaller lots make homes more affordable, and are easier to care for when there's less to maintain. Fifty to sixty percent of the median will be able to afford the houses being proposed.

Landscaping questions were raised by the Commission, and Mr. Plum assured them an architect will draw up the final landscaping plan, which will be faithfully followed. Small trees are planned between the sidewalks and the houses, with medium trees being planted where there are greater setback areas. A large tree will be planted on the northeast corner.

A teardrop area of the property was created when the drawings of Kalugin Lane was redesigned to more correctly align with Kennedy Street, located on the opposite side of Hardcastle Avenue. Mr. Plum said that the teardrop area would be donated to the City if requested.

Applicant Lazar Kalugin, 11220 Portland Road NE, Salem OR 97305, stated that these 1,300-1,450 square foot, 3 bedroom, 2 bath houses would be sold for \$169,000-\$189,000. He resubmitted the present larger number of lots in the subdivision for financial reasons, since the original 9-lot proposal would not allow him to cover the cost of building them.

Commissioner Grigorieff was concerned about the small lot sizes, and wondered where children would be able to play safely. She also voiced concern about appearing to set a precedent for homes on small lots, if this subdivision was approved.

Commissioner Piper noted that the dead-end street would help make the area safer for children. He felt that the subdivision would fit in with the surrounding area. He said that a variance is an *exception* to the Woodburn Development Ordinance (WDO) rules, and therefore would not be setting a precedent.

Vice-Chair Bandelow agreed that small, affordable housing would be consistent with the neighborhood. She felt that children playing should be reasonably safe, even once the temporary dead-end street is extended to connect with Centennial Street. This submittal reflects the exceptional need for this type of housing and use of otherwise unusable land.

Commissioner Corning felt the submittal did a good job of copying what is in the nodal zone.

Commissioner Ellsworth stated that she is not a fan of tiny lots like these, some of which are less than half of the 6,000 square foot standard. That said, this proposed subdivision would develop the land and keep it consistent with the neighborhood.

Since several Commissioners voiced concern over not setting a small lot size precedent, Vice Chair Bandelow suggested that if they were voting to approve, they might want to do so with an emphasis on not setting any precedent.

Commissioner Piper moved that SUB 2012-01; VAR 2012-02; EXCP 2012-01 be approved with the following conditions:

- That ownership of the teardrop-shaped piece of land at the northeast corner of Kalugin Lane and Hardcastle Avenue be resolved prior to final plat approval
- That this approval is given strictly on the variances in this submittal and is not promoting small lot sizes
- That the approval is subject to the conditions of approval listed in the Staff Report

The motion was unanimously approved.

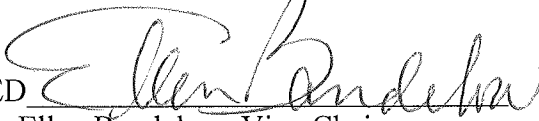
Economic & Development Services Director Jim Hendryx told the Commission that with the passing of Chair Dick Jennings, elections needed to be held at the next available meeting to appoint a new Chair and Vice Chair. Commissioner Piper proposed that they vote immediately. Vice Chair Bandelow was nominated and approved as Planning Commission Chair, and Commissioner Piper was nominated and approved as Vice Chair. These changes in office will be reflected in the "Roll Call" area of the minutes as of the next meeting.

Workshop


It was decided to continue discussing the commercial and industrial sections of the WDO at the next meeting, which is scheduled for Thursday, August 9th.

Adjournment

Commissioner Piper made a motion that the meeting be adjourned, and Commissioner Ellsworth seconded it. The meeting was adjourned at 8:03pm.

APPROVED 
Ellen Bandelow, Vice-Chair


Date

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


Date