



**Development Review Board-Panel A
Regular Meeting Minutes
September 9, 2024**

Wilsonville City Hall & Remote Video Conferencing
<https://www.ci.wilsonville.or.us/meetings/pc>

CALL TO ORDER - ROLL CALL

Approved

October 14, 2024

Vice Chair Candrian called the meeting to order at 6:30 pm.

Present: Clark Hildum, Rob Candrian, and Jordan Herron

Excused: Jean Svadlenka and Yara Alatawy

Staff Present: Daniel Pauly, Stephanie Davidson, Kimberly Rybold, Cindy Luxhoj, and Shelley White

CHAIR'S REMARKS

The Conduct of Hearing and Statement of Public Notice were read into the record.

CITIZEN INPUT

There was none.

CONSENT AGENDA

1. Consideration of the April 22, 2024 Planning Commission Minutes

Jordan Herron moved to approve the April 22, 2024 DRB Panel B meeting minutes as presented. Clark Hildum seconded the motion, which passed unanimously.

PUBLIC HEARING

1. **Resolution No. 436 OrePac Site Improvements.** The applicant is requesting approval of a Zone Map Amendment, Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Lot Line Adjustment, Right-of-Way Vacation, and Type C Tree Plan for site improvements at the OrePac properties located at 30160 & 30170 SW OrePac Avenue, 30445 SW Boones Ferry Road, and 9655 SW 5th Street.

Case Files:

- DB24-0001 OrePac Site Improvements
- Zone Map Amendment (ZONE24-0001)
- Stage 1 Preliminary Plan (STG124-0001)
- Stage 2 Final Plan (STG224-0001)
- Site Design Review (SDR24-0001)
- Lot Line Adjustment (ARC224-0002)

- Right-of-Way Vacation (STVC24-0001)
- Type C Tree Removal Plan (TPLN24-0001)

The DRB Action on the Zone Map Amendment and Right-of-Way Vacation is a recommendation to the City Council.

Vice Chair Candrian called the public hearing to order at 6:35 p.m. and read the conduct of hearing format into the record. Vice Chair Candrian and Jordan Herron disclosed for the record that they had visited the site, but no conflicts of interest, bias, or conclusion were declared, and no Board member's participation was challenged.

Cindy Luxhoj, AICP, Associate Planner, announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

The following exhibit was entered into the record:

- Exhibit B5: Additional Right-of-Way petition submitted by the Applicant on September 6, 2024, after the Staff report was published.

Ms. Luxhoj presented the Staff report via PowerPoint, highlighting the site's location, background, and surrounding zoning and reviewing each of the Applicant's requests as well as key conditions of approval related to the proposed site improvements.

- She did not know if the tax lot boundary change would result in a change in the tax rate or the assessed value of the property.

Vice Chair Candrian called for the Applicant's presentation.

Tom Sisul, Civil Engineer, Sisul Engineering, introduced himself to DRB and Staff.

Sid Hariharan Godt, Land Use Planner, Mackenzie, briefly provided background on the Applicant and presented the Applicant's proposal referencing Exhibit B2, a pdf of the Applicant's Drawings and Plans, with these key comments:

- The parking lot and site improvements were constructed in 2016-2017 without requisite land use approvals, so the Applicant sought to bring them into compliance with City's Development Code and engineering standards.
- Related to the Site Design Review, the driveway proposed on the eastern portion of the site would provide an additional access point on SW 5th St, which had been previously-approved for the existing use and had the appropriate radius for truck traffic.
- The seven trees slated for removal were to accommodate the new driveway and the site grading was carefully designed to avoid impacts to any other trees onsite.
- He clarified the tax rates would be addressed by the Clackamas County Assessor's Office when the land was assessed, and the assessed value would change due to rezoning from Agricultural Holding to Development. He confirmed a slightly higher land value was expected.

- He explained Exhibit B5 was the signed consent petition received from a neighboring property owner last Friday and had slightly increased the Applicant's percentage of affected property requiring consent to the right-of-way dedication.
- With approval of the requested applications, the Applicant would bring the parking lot related site improvements into compliance and would be better able to meet the operational needs of the facility and be prepared for any future growth.

Vice Chair Candrian confirmed there was no public testimony regarding the application and that the Applicant had no rebuttal. He closed the public hearing at 7:00 pm.

Jordan Herron moved to adopt the Staff report with the addition of Exhibit B5. Clark Hildum seconded the motion, which passed 3 to 0.

Jordan Herron moved to adopt Resolution No. 436. Clark Hildum seconded the motion, which passed 3 to 0.

Vice Chair Candrian read the rules of appeal into the record.

BOARD MEMBER COMMUNICATIONS

2. Results of April 24 DRB Panel B Special Meeting, June 24 DRB Panel Meeting, and August 26, DRB Panel B Meeting
3. Recent City Council Action Minutes

STAFF COMMUNICATIONS

None.

ADJOURNMENT

The meeting was adjourned at 7:04 p.m.