

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

**Development Review Board – Panel B
Minutes–April 27, 2015 6:30 PM**

Approved

June 22, 2015

I. Call to Order

Chair Aaron Woods called the meeting to order at 6:30 p.m.

II. Chair's Remarks

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

III. Roll Call

Present for roll call were: Aaron Woods, Dianne Knight, Cheryl Dorman, Richard Martens and Shawn O'Neil. Council Liaison Julie Fitzgerald was absent.

Staff present: Blaise Edmonds and Barbara Jacobson

IV. Citizens' Input This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

V. City Council Liaison Report

No Councilor liaison report was given due to Councilor Fitzgerald's absence.

VI. Consent Agenda:

A. Approval of minutes of the March 23, 2015 DRB Panel B meeting

Shawn O'Neil moved to approve the March 23, 2015 meeting minutes as presented. Richard Martens seconded the motion, which passed 3-0-2 with Cheryl Dorman and Aaron Woods abstaining.

VIII. Public Hearing:

A. Resolution 303. Wilsonville Audi Building Addition: REBCO Properties LLC – owner. The applicant is requesting approval of a Stage II Final Plan and Design Review Plan for a building addition to Wilsonville Audi. The site is located at 95th Avenue on Tax Lot 800, Section 11A, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds

Case Files: DB15-0009 – Stage II Final Plan
DB15-0010 – Site Design Review

Chair Woods called the public hearing to order at 6:36 p.m. and read the conduct of hearing format into the record. All Board members, except Cheryl Dorman, declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Blaise Edmonds, Manager of Current Planning, announced that the criteria applicable to the application were stated on pages 2 and 3 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

Mr. Edmonds presented the Staff report via PowerPoint for the building expansion to the existing Wilsonville Audi dealership and noted the following:

- The Master Plan for the site was approved over a decade ago and created a Phase II site where the existing Audi Dealership is. Nissan occupied Phase I of the site with a large vehicle storage yard which was screened and buffered from offsite view. Phase III would be a future dealership which was undetermined.
- The code had changed since the Master Plan was approved. The Planned Development Industrial (PDI) zoning used to allow for up to 20% of the acreage for Commercial. It was also determined that if you stored vehicle inventory and screened and buffered it from offsite view it was determined to be industrial storage. The code had now swung completely around. Metro, the governing body, saw the issue as an inappropriate use of industrial land, but not before several dealerships had been approved.
- Audi had a vested right to add on to the buildings as part of this phased project and proposed a 7,075 square foot additional service space for servicing customer cars.
 - It would be built over and upon existing asphalt parking and would not require any additional landscaping on the site.
 - An e-mail had been received from NW Natural Gas, stating a need to relocate a gas meter in the corner of the building as part of the addition.
 - The proposed building additions would be for service bays and would be very similar in color and architectural manner to the existing building.
 - Staff initially thought that the proposal might be short on shade tree planting islands, but on visit to the site found that it actually exceeded the code for planting islands. A condition had been added to the staff report for the replacement of dying/dead shrubs that had been planted along the berm over the years, but the screening provided was very effective.

Mr. Edmonds asked if there were any questions.

Dianne Knight asked what the condition for additional landscaping was.

Mr. Edmonds answered that the condition for replacing the dead and dying shrubs in the landscaping was Condition PDB3.

Richard Martens asked if it would be necessary to amend the recommendation based upon the movement of the gas meter.

Mr. Edmonds stated that he thought that would be picked up with the Building Division as they ask for all easements and utilities to be relocated before issuing a foundation permit.

Barbara Jacobson asked Mr. Edmonds if he wanted to enter the e-mail into the record.

Mr. Edmonds stated that he did not have the e-mail on hand but wanted to verbally state the request for the record.

Chair Woods asked for any further questions. There were none. He then called for the Applicant's testimony.

Derek Wilson, Rubicon Design Group, 100 California Avenue Suite 202, Reno, NV 89509 complimented Mr. Edmonds on doing a good job and said he would keep it brief.

- The major point was that they would be doing a building addition within the building allotment approved in the Stage I review. The addition would allow Audi to contain more of their expanding operation inside the building.

- He complimented Wilsonville on coming up with a landscape system that provided very effective screening. The building was well-hidden from 95th Avenue and the landscaping was very attractive.
- He agreed that there were some dead/dying shrubs that needed to be replaced.

Chair Woods called for public testimony in favor of, opposed and neutral to the application. Seeing none, he closed the public hearing at 6:49 pm.

Richard Martens moved to approve Resolution No. 303 as recommended by Staff. The motion was seconded by Shawn O'Neil and passed unanimously.

Chair Woods read the rules of appeal into the record.

IX. Board Member Communications

A. Results of the April 13, 2015 DRB Panel A meeting

X. Staff Communications

Barbara Jacobson announced that Mr. Downs had decided to forgo his LUBA appeal regarding Case Files AR14-0077 and DB15-0006.

XI. Adjournment

The meeting adjourned at 6:52 p.m.

Respectfully submitted,

Shelley White, Planning Administrative Assistant