

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-NOVEMBER 18, 2020 VIDEO CONFERENCING MEETING

Commission Chair Jacob Cain called the meeting to order at 7:00 p.m.

Commissioners
in Attendance: Jacob Cain, Adam Cole, Ragna TenEyck, Karla Jimenez, Cynthia Navarro,
Michelle Seeley, and Zack Barresse

Commissioners Absent: None

Staff: Barry Beyeler-Community Development Director, Karen Pettigrew-City
Manager, and Jackie McCauley-Recorder

Audience: David Jones, Marty Broadbent-Boardman Rural Fire Protection District,
Tamra Mabbott- Morrow County, Toni Connell and Jose Fernandez

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of October 21, 2020 as presented. Commissioner Barresse seconded the motion. The motion passed 7-0.

OLD BUSINESS

Commission Chair Cain questioned why the public hearing for PAPA 02-2020 was not listed under Old Business on the agenda. Community Development Director said the applicants for that hearing are requesting to continue the hearing, so it will be New Business. The hearing will need to be resumed in order to continue it.

Commission Chair Cain recessed the regular meeting at 7:05pm.

At 7:05pm Commission Chair Cain reconvened the Public Hearing for PAPA 01-2020, which was continued during the October 21, 2020 meeting.

Public Hearing – PAPA 01-2020 – Zone Change Request

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding an application made by David Jones on behalf of Columbia River Development requesting a zone change for tax lot 1600 of Morrow County Tax Map 4N2509CC. This property is currently zoned Tourist Commercial and is a parcel of 9.24 acres. The proposed request would create 7.41 acres of Manufactured Home Park Sub-District zoned land and 1.83 acres of Light Industrial zoned land.

The planning commission's role is to make a recommendation to the city council for them to approve or deny the zone change request. The decision is a Type IV decision.

Commission Chair Cain summarized the rules of conduct of the hearing.

Call for Abstentions. - Commissioner Seeley abstained due to being approached by the applicant prior to the hearing to explain his proposed project. She feels she has been prejudiced because of this and would have to vote no.

The applicant, David Jones, said he talked with all planning commissioners ahead of time about his proposed project to make sure they had access to answers from him and an understanding of the project.

There was some discussion if Commissioner Seeley could abstain for that reason. City Manager Pettigrew felt Commissioner Seeley was required to vote. Commission Chair Cain said he would allow the abstention for Commissioner Seeley's stated reason. He does not feel there is any way the commission can tell her she has to vote on this. He asked Commissioner Seeley if she still wanted to abstain. Commissioner Seeley said yes,

she wanted to abstain. He, himself, said he had not been approached by the applicant, and asked if any of the other commissioners wanted to abstain. There were none.

Objections to the Jurisdiction – None.

Staff Report – Commission Chair Cain said there were changes to the original staff report and asked Community Development Director Beyeler go through changes that were in response to any of the letters of comment received. Community Development Director Beyeler said most of changes were in Goal 10 – Housing. He read from the November 12, 2020 Amended Staff Report. He said the application could provide an additional single-family housing alternative should it be approved through the hearings and approval. Review of Chapter 10 Housing Policies #11 states, "The City shall encourage residential development within the city limits in areas which are appropriate for urban development." The requested Manufactured Home District is residential, which is usually located in the Residential District. In 2010 the city identified all of the vacant lots within the city and updated it in 2018. It does not include the count for the Manufactured Park Sub Districts, or Future Urban. The City has in excess of 200 acres of Residentially zoned land and nearly 200 acres of Future Urban zoned land, which Residential is the underlying preferred use.

The city has three manufactured home parks and all of them are full. Currently there are 7.79 acres of manufactured home park available for development.

Community Development Director Beyeler said Goal 12 – Transportation is another section in the staff report amended. He said the application will be subject to traffic studies and is projected to trigger actions in the Interchange Area Management Plan (IAMP). The estimated number of trip ends at buildout is approximately 880 trip ends per day. This was taken from the Boardman Development Code Chapter 4.7. He thinks the calculation is pretty high compared to the International Transportation Engineers (ITE) manual where he calculated approximately 550 trip ends per day. This application will be subject to the IAMP provision for connector streets to provide adequate access and egress alternatives to SW Front Street. This request will also be subject to the Transportation Planning Rules of the State. The valuations listed in the Goal 9 section of this report indicate the revenues of the requested Manufactured Home and Light Industrial Districts would fall short of meeting the required mitigations of streets needed.

The proposed would need to have a dedicated right-of-way on the east side of the property to make a connector road, however it would need to include another property owner to provide the extension to Oregon Trail Boulevard.

Development Code Chapter 4.10 requires a traffic impact study. Before any building could begin, it would need to be taken care of along with any other conditions at that time.

Commission Chair Cain pointed out if the 9.24 acres is rezoned as requested, Tourist Commercial would be down by 24.5%.

Commissioner Seeley mentioned the requirement for a park for children. Community Development Director Beyeler said that would be a requirement of the Oregon Specialty Code, which is administered by the building department. On manufactured home parks, the city can designate access and egress, however all else is administered by the building codes.

Community Development Director Beyeler read the rest of the November 12, 2020 Amended Staff Report.

Commission Chair Cain asked about the trip ends. He asked how the proposed trip ends compare to the current trip ends. Community Development Director Beyeler said the property has been bare land as long as he can remember. Commission Chair Cain asked about triggers laid out in the IAMP and what that would mean. Community Development Director Beyeler said the city is at a point right now where it will have to get the loop roads in as soon as possible because of the traffic created by the new residential subdivisions. He ran trip end calculations for the current trip ends using the ITE data base and currently inside the IAMP

he calculated 8,511 trip ends a day because of the businesses on Main Street. If the traffic outside the IAMP is added, he would expect it to be somewhere around 12,000 trip ends per day.

Proponent's Case – David Jones, the applicant, introduced himself. He owns Frontier Trailer Park. In the last 5 years he has notice an uptick in the demand for housing. He has 4 or 5 people a week asking for housing. Currently the cheapest housing in Boardman is within the \$200,000 to \$250,000 price range. He wants to bring in manufactured homes in the \$18,000 to \$25,000 price range. He pointed out the new Port View Apartment's one-bedrooms are \$850 a month. His residents would be able to rent space for about \$350 a month. His customers could make payments on the price of the home for about \$300 per month, bringing the total monthly cost to \$600 per month, plus electrical.

There is a need in Boardman for affordable housing. His proposed manufacture home park would have a park area, double the size of the required area. The spacing between the trailers would be 30 feet. The lots would be 3,000 to 3,500 square feet in size, big enough for double or triple-wide's. He believes he meets Goals 9, 10 and 12 of the Comprehensive Plan. Bringing more housing will bring more jobs for the economic development. His preliminary plans show a 60-foot easement on the north and south sides for the loop road. To the north would be storage units, which would act as a buffer between the freeway and the homes. The proposed manufacture home park would be very well maintained and would be 100% up to code and meet all fire codes. There will be between 58-62 spaces in the park.

He has looked all around Boardman for land to develop a manufactured home park, but he has been unable to find it. He has put bids in on land and the sellers will not sell, or will not sell right now.

Opponent's Case – None.

Community Development Director Beyeler said he has not received any additional comments.

Commission Chair Cain listed the letters in response to this hearing:

- Oregon Department of Transportation – concerns over IAMP, traffic study and impacts. Not proponent or opponent.
- Fair Housing Council of Oregon – 1st letter asking to defer approval for lack of information.
- Fair Housing Council of Oregon – 2nd letter asking to approve for lack of information regarding housing needs.
- DLCD – Not sure if they are a proponent or opponent, but they strongly advised to consider Goal 9 – Economic Impact.

Public Agencies – None

Commission Chair Cain closed the Public Hearing at 8:00pm.

Commission Chair Cain reconvened the regular meeting at 8:00pm.

Deliberation – PAPA 01-2020 – Zone Change Request

Commissioner TenEyck asked when a traffic study would be required. Commission Chair Cain said it would be at the time of the development application. He reminded the commissioners that the application under consideration is for rezoning the property. No application for development has been received.

Commissioner Barresse said his decision boils down to what the city would be missing out on future development and revenues in the current zone versus housing needs. The property is well suited for its current zoning. The loss of land value is substantial in a zone change; however, it could be worth it if it brings more affordable homes. He has concerns of a residential zone being so close to the freeway.

Commission Chair Cain said the 25% loss of Tourist Commercial zoning in a key location is hard to imagine, especially when the property to the east on SE Front Street has been rezoned Light Industrial. Boardman would be losing jobs and businesses on the freeway frontage. He said it has been nice in the last 4 or 5

years seeing the housing being developed. The need for affordable housing is critical. The new apartments are a step in the right direction. He hopes that it pushes development for commercially zoned properties next to the freeway. He said it is risky to lose 25% of that zoning in such a key location.

City Manager Pettigrew pointed out the 200 acres of buildable land is McCarty's circle on Main Street and Wilson Lane. Its zoned Residential but is being used as farm ground probably for a long time to come.

Commissioner Cole mentioned the first five buildings at Port View Apartments are subsidized based upon income for agricultural labor.

Commissioner Jimenez said the location is not ideal for a manufactured home park. She works in the agricultural industry and sees how hard it is to find housing when they are recruiting new people. Some of their employees live at Port View Apartments and families are doubling up because of lack of housing. If the ag-exempt units are full, workers are forced to rent the full-price units.

City Manager Pettigrew asked if the Port View Apartments agricultural exemption has a time limit. Community Development Director did not know.

Commission Chair Cain said there is also a need for \$200,000 plus housing. A new home sell as soon as their built. The county's average wage is consistently the 3rd or 4th highest in the state. There is also need for expensive housing. Tourist Commercial zones provide a lot of tax income to the city, which is needed to provide housing.

Commissioner Navarro said the tenants at Port View Apartments have other agencies that subsidize their rent also. She's seen several families move out because the rent is way too expensive. Boardman needs the affordable housing.

David Jones said with the loop road, there is a potential for property to act as Tourist Commercial as well. If there is a need for Tourist Commercial, there is still places to put it. He agrees it is not the ideal location, however he has tried everything possible to find property large enough to develop.

Commission Chair Cain said if the commission were to have the same discussion in reverse, trying to put Tourist Commercial on a Residential lot, it would not be approved.

Community Development Director Beyeler said in his interpretation of the Comprehensive Plan, the policy is to prioritize the stuff around the freeway into Tourist Commercial. It is a pretty clear direction. If the city wants to change the Comprehensive Plan, that is a whole other process that has to be done. He agrees the city need the additional space for a manufactured home park.

Commissioner Navarro made a motion to recommend to the Boardman City Council to approve Post Acknowledgement Plan Amendment 01-2020 zone change request, following all required conditions. Commissioner Barresse seconded the motion. A roll call vote was taken: Commissioner Jimenez-yes, Commissioner TenEyck-no, Commissioner Barresse-yes, Commissioner Navarro-yes, Commissioner Cole-no, Commission Chair Cain-no. Motion failed with a 3 – 3 tie vote and with 1 abstention.

Commission Chair Cain asked about the rules regarding a tie vote. Recorder McCauley could find nothing in the city charter or city ordinances regarding a planning commission tie vote. She believes if it is a tie vote, the motion does not pass due to a lack of a majority vote.

Morrow County Planner Mabbott reminded the planning commission that the vote is for a recommendation to the city council. The city council will make a legislative decision on the request. She feels it is safe to forward the planning commission's tie vote conclusion to the city council.

There was consensus to forward the planning commission's tie vote to the city council.

NEW BUSINESS

Commission Chair Cain recessed the regular meeting at 8:31pm.

At 8:31pm Commission Chair Cain reconvened the Public Hearing for PAPA 02-2020, which was continued during the October 21, 2020 meeting.

Public Hearing – PAPA 2-2020 – Zone Change Request

Community Development Director Beyeler said the applicants of PAPA 02-2020 have requested a continuation on this hearing.

Commissioner Barresse made a motion to continue the hearing for Post Acknowledgement Plan Amendment 02-2020 to the December 16, 2020 Planning Commission meeting at 7:00pm. Commissioner Jimenez seconded the motion. All were in favor. The motion passed 7-0.

Commission Chair Cain recessed the Public Hearing at 8:32pm for continuation at the December 16, 2020 meeting.

Commission Chair Cain reconvened the regular meeting at 8:32pm.

DISCUSSION ITEMS

Updates from the Community Development Director

Community Development Director Beyeler said River Ridge Subdivision's new streets were paved today. Electric and gas will go in next. Covid has slowed up the project a lot, but developers are hoping to build houses starting in December.

Windwave and PD Fast are getting new towers in. Next will be for the fiber to go into the conduits. There should be faster internet because of it. They have to be finished by December 31, 2020.

There have been a few retail projects he has been approached about, but nothing serious.

Meeting was adjourned at 8:37pm