

The meeting was called to order by Mayor Chet Phillips at 7:00 p.m. and he led the group in the Pledge of Allegiance. Roll call was taken:

Council members: Chet Phillips, Christie Perry, Randy Yates, Jerry Johnson, Jill Pambrun, LaVern Gertlar, and Steve Doherty

Staff: Karen Pettigrew-City Manager, Lila Killingbeck-Recorder, Lt. Loren Dieter, and Jackie McCauley

Audience: Grant Young-Department of Land Conservation and Development, Jeff McCauley (arrived at 7:30 p.m.)

Councilor Gertlar moved to approve the minutes of the May 4, 2010 meeting as presented. Councilor Doherty seconded the motion. All were in favor.

PUBLIC COMMENT

City Manager Pettigrew introduced Mr. Grant Young from the State of Oregon Department of Land Conservation and Development. His office is located in La Grande and he is our Eastern Oregon DLCD Representative. City Manager Pettigrew asked Mr. Young if he would start off with a discussion regarding Planning 101. He gave a short overview of how the State had arrived at this point with planning laws and rules. The State of Oregon, at the demand of the Agricultural and Timber industries, implemented a program called Comprehensive Planning which includes 19 Goals for Counties and Cities throughout Oregon. Five of the 19 Goals don't apply to Eastern Oregon so the City of Boardman only has 14 Goals defined in the Comp. Plan. The Goals explain how the Plan applies to development in the city regarding: land use planning, citizen involvement, natural resources, recreation, economic opportunity, public facilities, transportation, energy and urbanization. The Comp. Plan is then used to proceed with the development of Boardman. These 14 goals are defined by Boardman to the State of Oregon (DLCD). The Goals describe how the City of Boardman will apply these Comp. Plan Goals to the City for our development over time (20 years).

Councilor Johnson asked about the order of policy application on planning issues. Mr. Young explained that the ultimate authority is Federal laws/rules (especially when it comes to energy rules), State laws/rules, Comp. Plan Goals, then City Development Codes. Councilor Johnson asked how the percentages of the different zones were determined by the State for housing and commercial. Mr. Young explained that this was determined differently for each city and county by an Economic Opportunity Analysis during the Comprehensive Plan process or plan updates. If there are situations that come up during a development application and there is a need for a change to the Comp. Plan or Development Code for a requested project in the city, there is a process in which the City staff can notify DLCD of the request. DLCD is then notified and has 45 days prior to the public hearing to review the application for compliance with state planning rules. Councilor Johnson asked about the Planning Commission role, how they are formed, and if having a Planning Commission is a requirement. Mr. Young explained that Planning Commissions are formed by Comp Plans in Goal 1 and is often defined in City Charters. Planning Commissioners are appointed by the Council. There are some rules about the number of Realtors that can be on the Commission. Comp. Plans can be changed by notice to DLCD 45 days prior to the hearing process for review, but City Charter can only be changed by a vote of the citizens.

Mayor Phillips asked what could be done if the Council disagreed with a decision that was made by the Planning Commission. The City Council can make planning decisions if they take over the process at the beginning of the application process, but the appeal process changes. The appeal begins at another governing body outside the city or at a Land Use Board of Appeals hearing. It also changes the City of Boardman's planning process with the 4 types of decision making process as stated in the Development Code. Mr. Young reminded the Council that if they change and make planning decisions themselves their work will double or triple what they are doing now. Mr. Young suggested that the Council appoint an Ex-Officio Planning Representative from the Council to attend meetings and bring back a report to the Council. This would help with the communication between both groups.

Councilor Pambrun asked about what percentages are usually used for different zones. There is not a set formula, but it has to do with the 20 year land supply and a community's zoning needs. The percentages are determined by the Economic Opportunity Analysis during the Comprehensive Planning process or plan updates.

Mayor Phillips asked Mr. Young, how much local influence can go into the need for housing in the Comp. Plan. The influence comes from local justification for housing needs in conjunction with an Economic Opportunity Analysis. Federal Fair Housing Acts requires all levels of housing in communities. Mr. Young explained to the Council about Goal 10 and Federal Fair Housing Act which states there needs to be a variety of housing levels in each community, which brought up the discussion regarding the need for upper end residential zones which we need inside the city limits.

7:30 p.m. Mr. Jeff McCauley arrived.

Councilor Johnson asked about an idea of reshuffling zoning for property. Mr. Young explained that zoning changes to property could be done at the request of the property owner or by the City for the property owner if the owner agrees with the change. At the time of the request DLCD would need to review the request for compliance with State Land Use Laws. There was a discussion regarding rights of Cities to force property owners to sell their property and what circumstances that could be done. Mr. Young explained that this was what the State of Oregon Measure 31 and 47 laws were about and not recommended. Councilor Pambrun reminded the Council that the City is not a developer and probably shouldn't get into that business.

Mr. Young complimented Mr. Barry Beyeler, Community Development Director and Karen Pettigrew, City Manager as to the job they have been doing for the City of Boardman.

There was a discussion regarding the expansions of the Ontario and Pendleton Industrial lands, infrastructures and special cost to their cities, which may become a gamble if the industrial development plan does not come together.

There was a discussion regarding the removal of property off of the Buildable Lands Inventory. Mr. Young explained that they can only be removed as development occurs and if there is a current Economic Opportunity Analysis.

Mr. Young told the Council that if they have any questions regarding planning, zoning, or comprehensive planning to call him or anyone at the DLCD offices. Another resource is Mr. Scott Fairly, Eastern Oregon Rep. for the Economic Revitalization Team with the Governor's Office, who is always available for help.

Mayor Phillips thanked Mr. Young for attending and answering questions. Mayor Phillips announced there would be a break at 8:30 p.m.

Council meeting reconvened at 8:45 p.m.

ACTION ITEMS

Resolution 7-2010-Free Tree

There was a discussion regarding the implementation of this incentive suggested by the Economic Development Committee. It was determined that the incentive would begin July 1, 2010 for a period of 1 year. The qualification would be: must be a 1st time homeowner and property owner must complete an application process with the City. Councilor Yates moved to approve Resolution 7-2010 a resolution establishing a temporary free tree incentive to homebuyers purchasing their primary residence within the City of Boardman for the first time, as corrected. Councilor Doherty seconded the motion. All were in favor.

Resolution 8-2010-3 month suspension of Water/Sewer rates

There was a discussion regarding the implementation of this incentive suggested by the Economic Development Committee. It was determined that the incentive would begin July 1, 2010 for a period of 1 year. The qualification would be: 1st time Boardman homeowner, garbage service would not be included in this incentive, and the property owner completes an application process with the City. Councilor Yates moved to approve Resolution 8-2010 a resolution establishing a temporary three month suspension of City water/sewer utility rates, up to \$150.00 for homebuyers purchasing their primary residences within the City of Boardman for the 1st time. Councilor Perry seconded the motion. All were in favor.

S. Main Construction Contract

Councilor Yates moved to authorize the Mayor to execute and sign the construction contract with Crestline Construction Company of The Dalles, Oregon for the Curbs and Sidewalks along S. Main from the freeway overpass south to the BPA easement and to authorize the City Manager to complete any necessary paperwork for the project. Councilor Perry seconded the motion. All were in favor.

The pre-construction meeting will be on May 20th at City Hall.

REPORTS, CORRESPONDENCE AND DISCUSSION

Youth Advisory

There were no students in attendance because tonight was the Riverside High School Sports Award presentations. Mayor Phillips stated that the Track and Tennis teams would be leaving for the State competitions on Thursday morning and the school was having a send off at the bus departure. Mayor Phillips encouraged everyone to be there to cheer them on. Girls Softball team will be leaving on next Tuesday and there will be a send off for them.

City Manager

- ZeaChem RSVPs need to be made for attendance to their ground breaking event.
- Had been on the RHS Portfolio review team-it was interesting the City Council paper that had been included. Most had thought the meeting was interesting and enjoyed it more than they thought they would.
- Opportunity for learning-SDC at Anderson Perry & Assoc. Office in LaGrande on May 27.
- Mayors & Managers meeting will be in Boardman on May 26th
- Planning Commission meeting has been changed to May 26th-note the agenda items. There will be discussion regarding changes that may need to be made to Residential Zoning. There has been some interest for a conditional use change for a property near the High School.
- There will be a meeting on June 8th with Tawni Bean, Community Block Grant representative, to assess the pre-application for the Tatone Street extension from Willowfork Drive through to Wilson Road. Councilor Pambrun asked if the City would have a list of other projects available if the Tatone Street project doesn't fit. City Manager explained that the assessments are specific to pre-application.
- Asked Council to think about appointing an Ex-officio Planning Representative as was discussed with Grant Young earlier in the meeting.
- Carol Michael had sent email regarding her contact with refugees from Nepal and their interest in the Community Garden and the availability of the greens (weeds) that were growing in the garden area. They were interested in harvesting.

Council

Councilor Yates expressed concern about the color of metal roofing that was being considered as an option in the Residential Zoning changes. He would prefer that corrugated galvanized roofing not be allowed.

Councilor Pambrun complimented RHS Track Coaches and team members for the great job that was done for the District Track Meet that was hosted by RHS on May 15th.

Mayor

Mayor Phillips had introduced Senator Merkley at the Port of Morrow meeting. Even though there was a small attendance for the meeting it was still the largest in Eastern Oregon. Mayor Phillips has expressed the concern of capturing residence from the large employment base at the Port of Morrow Industries. He has received a template from a study done at Yale University and used to develop housing for Emmanuel Hospital employees in Portland. Mayor Phillips has arranged a meeting with Mr. Bruce Buchanan, Mr. Scott Fairly, and Management representatives from Boardman Foods, Conagra, Three Mile Canyon Farm, and others. It will be to discuss ideas to get their employees to live in Boardman. The meeting will be on May 25th at 1:00 p.m.

Council Meeting was adjourned at 9:35 p.m.

Chet Phillips-Mayor

Lila Killingbeck, Recorder