

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-MARCH 17, 2021 VIDEO CONFERENCING MEETING

Commission Chair Jacob Cain called the meeting to order at 7:03 p.m.

Commissioners
in Attendance: Jacob Cain, Ragna TenEyck, Zack Barresse, and Karla Jimenez

Commissioners Absent: Michelle Seeley, and Adam Cole

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

Audience: Marty Broadbent – Boardman Fire, Casey Zellars – Boardman Fire, Ron McKinnis - Applicant Chaparral Subdivision, and Taylor Merrill – Applicant Tuscany Subdivision

APPROVAL OF MINUTES

Commissioner Barresse motioned to approve the minutes of February 17, 2021 as presented. Commissioner TenEyck seconded the motion. The motion passed 4-0.

OLD BUSINESS

Bailey Park Update

Community Development Director Beyeler said the subdivision has the utilities in, but no street lights yet. Paving will be April 8th & 9th after they finish the final grading. The developers hope to have three units in by the first of May.

Migrant Head Start Update

Commission Chair Cain asked about the road closure on Willowfork Drive. Community Development Director Beyeler said the road is closed along Willowfork between Main Street and Tatone Street due to the new Migrant Head Start school building project. Currently modular units are parked along Willowfork Drive. The crane will be here next week to lift them into place and the street will be back open the afternoon of March 24th.

NEW BUSINESS

Public Hearing - Partition Request – A-1 Hospitality

Commission Chair Cain asked for the need to have a public hearing since this request is a Type II decision. Community Development Director Beyeler said he wanted the planning commission to hear it because it was a commercial property located along Main Street. He said the request is to partition Morrow County map and tax lot number 4N2516BC 400 into 2 parcels. The 1 acre parcel will be where the Dollar General Store will be located and the 4.14 acres will be where the new fire station will be located. Access for the Dollar General Store will be a shared access with Murray's Drug Store located to the north. He has received no public comment on the matter.

Commission Chair Cain asked if the size of the one-acre parcel would be large enough for adequate parking for the Dollar General Store. Community Development Director Beyeler said he does not know yet.

Commission Chair Cain said there is no need for a hearing, however the partition request has planning commission support. Community Development Director Beyeler said he will put together the Notice of Decision tomorrow to allow the partition.

**Commission Chair Cain recessed the regular meeting at 7:14pm
Commission Chair opened the Public Hearing at 7:14pm**

Public Hearing - Subdivision Request of Chaparral Park Phase II

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding a request to subdivide 7.46 acres into 28 single-family residential lots, with 2.30 acres being dedicated to rights-of-way and 6.0 acres committed to residential lots.

He called for any abstentions from the commissioners; there were none.

He called for any objections to the jurisdiction to hear the matter; there were none.

He asked for Community Development Director Beyeler to give the staff report.

Community Development Director Beyeler read the staff report into the record. On February 8, 2021 the city received an application requesting to Partition tax lot 4N2517A 100 into 28 lots. He said the planning commission should condition the approval of the preliminary plat with a required site team meeting to assure utility plans are appropriate to service the subdivision. He said the preliminary plat appears to meet the criteria for approval with the exception of the proposed street name, Gene Allen Drive, it will need to be changed to avoid any confusion with Allen Court located on the north side of Boardman.

Ron McKinnis, agent for the applicant said he intended to apply for all 66 lots making up Phase II, not just 28 lots.

Commission Chair Cain asked about the lots having access to Faler Road. He asked what designation Faler Road has. Community Development Director Beyeler said its currently a local road, but could be changed to a minor collector.

Commission Chair Cain asked about green space for the subdivision. Ron McKinnis said lot 66, located to the north side of the proposed Oregon Trail Boulevard, under the BPA power lines is the area they have designated for green space. This lot is non-buildable because of the BPA restrictions. Commission Chair Cain said the green space could be a condition of approval.

Commissioner Jimenez asked if the adjacent property owners to the entire 66 lots were notified of this hearing. Community Development Director Beyeler said they were not and recommended tabling the hearing until after it has been done. Ron McKinnis said the property owner is ok with waiting until the next meeting to continue the hearing.

Commissioner TenEyck motioned to recess the hearing and decision on this request until the next regularly scheduled planning commission meeting on April 21, 2021. Commissioner Barresse seconded the motion. The motion passed 4-0.

Commission Chair Cain closed the hearing at 7:30pm
Commission Chair Cain opened the next hearing at 7:31pm

Public Hearing - Subdivision Request for Tuscany at Boardman Phase III

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding a request to subdivide 15.71 acres into 51 single-family residential lots.

He called for any abstentions from the commissioners; there were none.

He called for any objections to the jurisdiction to hear the matter; there were none.

He asked for Community Development Director Beyeler to give the staff report.

Community Development Director Beyeler read the staff report into record. On February 11, 2021 the city received a request to partition tax lots 4N2516CB 400 and 4N2517DA 5000 into 51 lots for the purpose of developing single family residential. He said this request appears to meet all of the relevant criteria for approval.

Commission Chair Cain asked about the 8.25% grade. Community Development Director Beyeler said it would be okay as long as storm water management is provided. The storm water should go between the side of the sidewalk and the edge of the pavement. He said developers will be hauling in more dirt especially on the southeast corner of the property.

Commission Chair Cain asked about the future road on the south side of the subdivision. He said it would make more sense to move the road further south to allow for a row of houses down both sides of a future street with the backs of the future homes to the backs of the proposed subdivision's homes. Community Development Director Beyeler said the proposed street comes from the city's connectivity map. He said it is intended to be a through street from Main Street to Paul Smith Road someday.

Commission Chair Cain asked if there were any proponents who wanted to be heard. There were none.

Casey Zellars asked if there is a plan for parks in the proposed subdivision. Community Development Director said no, however there is a sidewalk to the school's playground via Lucca Street. Those playgrounds are accessible and the school does not lock them up. He said developers have two options when planning a development, they can build a park, or come up with a payment for a park fund for a park to be built. He said the code requires 33,000 square feet, or three quarter of an acre, for this subdivision. That would take about 3 lots away from this subdivision. In talking with realtors, currently an 8000 square foot lot sells for about \$55,000.

Commission Chair Cain asked if there were any opponents who wanted to be heard. There were none.

Commissioner Jimenez asked if a subdivision has access to a school's playground, would that relieve the developer of having to put a park in. She is concerned about the possibility of the school locking the gate to the park someday. Community Development Director Beyeler said the planning commission could make a park a condition of approval. The developer would have to re-draw the preliminary plat to add a park. Commissioner Jimenez said she wants the planning commission to make it a condition of approval to add a park.

Commissioner Barresse left the meeting at 7:56pm.

Community Development Director said the condition for a park is in the city's comprehensive plan, not in the development code. The requirement should be added to the development code because developers only read the development code and not the comprehensive plan.

Commissioner TenEyck asked how parks were handled in phases one and two of this subdivision. Community Development Director Beyeler said they used the school's playground to meet the code.

Commission Chair Cain asked if there were any public agencies who would like to be heard. There were none. Community Development Director Beyeler said he has received no comment.

**Commission Chair Cain closed the public hearing at 7:59pm.
Commission Chair Cain resumed the regular meeting at 7:59pm.**

Deliberation - Subdivision Request for Tuscany at Boardman Phase III

Commission Chair Cain is concerned about the lack of green space in the preliminary plat of the subdivision. He sees a lot of children in that neighborhood along the road. He said this is the last of the property for this subdivision and it is the last opportunity to put in a park. He said the schools could lock their playgrounds someday and the next closest playground is the one at city hall.

Commissioner TenEyck said that is how you explain it to the developer, that this is the last opportunity to put in a park.

City Manager Pettigrew agrees that developers need to make parks. She said Dune Street Park is a poor example of a park because it is at the end of a street and has used playground equipment. A park should have open space around it. She said the planning commission should not put off the park requirement.

Taylor Merrill, applicant for Tuscany at Boardman Phase III said they agree on the park requirement. He does not want to re-draw the lines in the preliminary plat to add the park. He wants to designate a park using spaces already designated for homes.

Commission Secretary McCauley said because Commissioner Barresse has left the meeting, there is no longer a quorum, and a vote on the subdivision request could not be made until such time as a quorum is available. She tried to call Commissioner Barresse to see if he could log back in to the meeting.

There was a consensus of the planning commission to continue the discussion and take a vote as soon as possible. Commission Chair Cain would like to have an email sent to all the planning commissioners polling them to see if they can meet for a brief meeting to take a vote next week.

Resignation of Commissioner Cynthia Navarro

The planning commission received a letter of resignation last week from Commissioner Navarro. She is unable to serve due to an increase of demand on her time. Community Development Director Beyeler asked the planning commission if they knew of any candidates to fill the vacancy, to let him know.

Meeting was adjourned at 8:19pm