

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-FEBRUARY 17, 2021 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, and Karla Jimenez

Commissioners Absent: Cynthia Navarro, Michelle Seeley, and Zack Barresse

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

Audience: None

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of November 18, 2020 as presented. Commissioner Jimenez seconded the motion. The motion passed 4-0.

OLD BUSINESS

PAPA 01-2020 and City Council Decision

Community Development Director Beyeler reported the results of this zone change request. The city council held a hearing at their January 5, 2021 meeting. They voted 6-1 to not allow this request. The appeal deadline is almost over and no appeals have yet been received.

Partition of Tax Lot 4N2511 201

On December 18, 2020 the Port of Morrow requested this tax lot be partition into two parcels, along with a request for Preliminary Plat to create a 36.21-acre parcel and a 12.11-acre parcel. Both are zoned General Industrial. The decision was a Type II Decision. Public notice was sent out and as of the deadline to comment on January 25, 2021, no comments were received. This partition request was approved on January 26, 2021 pending Final Plat review.

Partition of Tax Lot 4N2502 100 and 4N2511

Once December 18, 2020 the Port of Morrow requested these tax lots to be partitioned, along with a request for Preliminary Plat to create one 8.04-acre tax lot fully within the city limits of Boardman. These tax lots are zoned General Industrial. The decision was a Type II Decision. Public notice was sent out and as of the deadline to comment on January 25, 2021, no comments were received. This partition request was approved on January 26, 2021 pending Final Plat review.

Port of Morrow Dedication of Public Roadway and Access - Port Drive and Marker 40 Drive

On December 22, 2020 the Port of Morrow requested dedication of two roadways for public access to allow for future development's roadway connectivity. One roadway is the shared driveway to the Port's offices/River Lodge & Grill (Port Drive) and the roadway to Marker 40 Beach (Marker 40 Drive). Both of these public roadways would be owned and maintained by the Port of Morrow. This dedication was approved on January 22, 2021.

Boardman's Baily Park Subdivision Progress

This 29-unit subdivision has the water and sewer utilities in. They have no electricity or gas in yet.

River Ridge Subdivision Progress

Umatilla Electric is working on installing the electrical. The pads are set and they are currently pulling wire.

NEW BUSINESS

Partition Request – A-1 Hospitality

On January 27, 2021 the city received a request to Partition tax lot 4N2516BC 400. This is the same tax lot the new fire station will be built on. They are requesting to divide the property into two lots, one to be 4.14 acres and the second to be 1.00 acre. This property is zoned Commercial. Because it is a commercial property and it has Main Street access, this request will come before the Planning Commission at their next meeting, March 17, 2021. A Hearing will be schedule for that date.

Subdivision Request of Chaparral Park Phase 1

On February 8, 2021 the city received a request to Partition tax lot 4N2517A 100 into 28 lots for the purpose of developing single family residential. This will require a site team review and will come before the Planning Commission at their next meeting, March 17, 2021. A Hearing will be schedule for that date.

Subdivision Request for Tuscany Phase III

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. This will require a site team review and will come before the Planning Commission at their next meeting, March 17, 2021. A Hearing will be schedule for that date.

Commission Chair Cain asked about the proposed future road to the southeast of the subdivision. It looks as if a portion of the subdivision's boundaries are within the future roadway. This might create a problem in the future. Community Development Director Beyeler said that is why subdivisions are brought before the Planning Commission to work through these types of issues beforehand.

DISCUSSION ITEMS

Upcoming Tasks and Activities

Community Development Director Beyeler said the city will be hiring a planning consultant to help with the Comprehensive Plan and Development Code updates. They will hire former Morrow County Planner, Carla McLane to work on the new language. He encouraged planning commissioners to be thinking of changes to add to a list he's already created. One such change he will add to the list is Chapter 8 of the Development Code pertaining to the park requirements.

Commission Chair Cain asked if any parks are currently located on the south side of the freeway. He said with all of the development happening in the city, there is a need for more. Community Development Director Beyeler said there is one at City Hall and one on Dunes Street. There is also access to the school's playgrounds. When Tuscany Subdivision was planned, it included access to the schools.

Commission Chair Cain asked who was working on the dog park project. Community Development Director Beyeler said Torrie Griggs of the Boardman Chamber of Commerce is heading up that project.

Meeting was adjourned at 7:36pm