

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-JULY 31, 2019

Commission Chair Jacob Cain called the meeting to order at 7:00 p.m. and he led the group in the Pledge of Allegiance.

Commissioners Present: Michelle Seeley, Jacob Cain, Logan Mayfield, and Adam Cole

Absent: Zach Barresse-Excused, Cynthia Navarro-Excused, and Ryan Kreps-Excused

Staff: Barry Beyeler-Community Development Director, and Jackie McCauley-Recorder

Audience: Marty Broadbent-Boardman Rural Fire Protection District, Scott Espedal-Northstar Development Corp., and Jeff McCauley

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of April 17, 2019 as presented. Commissioner Mayfield seconded the motion. The motion passed 4-0-3 absent.

Commissioner Cole motioned to approve the minutes of June 12, 2019 as presented. Commissioner Mayfield seconded the motion. The motion passed 4-0-3 absent.

NEW BUSINESS

Public Hearing

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:02pm.
Commission Chair Cain opened the Public Hearing at 7:02pm.**

Public Hearing – River Ridge Estates Phase III Preliminary Plat Request

Commission Chair Cain announced the purpose of this hearing is to hear testimony regarding a preliminary plat request for River Ridge Estates Phase III.

Call for abstentions – none.

Call for objections to the jurisdiction – none.

Staff Report – Community Development Director Beyeler said the city received the application on June 28, 2019 by Northstar Development Corp. This preliminary plat request will be re-platting Moore Ranch Estates Subdivision, which was platted in 1996 into 2-acre parcels. In 2000 this property was annexed into the city limits.

The application is for 30 single-family residential lots. The total area of this phase is 8 acres, with 2 acres being dedicated to rights-of-way and 6 acres committed to residential lots. The average lot size is 8,678 square feet. The largest lot will be 11,299 square feet and the smallest lot will be 8,000 square feet, which meets Development Codes standards. There will be two cul-de-sacs and one knuckle turn street.

Civil engineering is not yet completed. Once the civil engineering has been completed, a Site Team Review will be needed to assure utilities and other agencies criteria are met prior to approval of the final plat and construction. There will be a water and sewer line cross over on lots 1, 2, 29 and 30. An easement will be needed.

Commissioner Cole asked if the preliminary plat is approved, should utility easements be included in the motion to approve. Community Development Director Beyeler said yes.

Community Development Director Beyeler said the public notice for this hearing was published in the East Oregonian on July 11, 2019. A notice was placed on the property on July 10, 2019 and notices were mailed to surrounding property owners within 250 feet on July 10, 2019.

In summary, this preliminary plat appears to meet the criteria for approval with the exception of the streets not yet being named. The other streets in the subdivision are bird names, so it would be appropriate to continue with that theme.

Proponent's Case – Scott Espedal of Northstar Development Corp. said the Master Plan on the property was done very well. He asked if the Master Plan would be expiring. Community Development Director Beyeler said yes, but it can be changed around.

Commissioner Mayfield asked for a timeline for developing future phases. Mr. Espedal said about 18 months after completion of phase three.

Mr. Espedal said he is currently developing five lots on Marshall Loop with modular homes. This project will be the same, modular homes with stick-built garages. He plans to sell the homes for \$225,000 to \$250,000 each. He clarified these were modular homes, not manufactured homes. They will look like stick-built homes with higher-end upgrades inside and a 5 to 1 pitched roofs.

Opponent's Case – none.

Public Agencies – Community Development Director said no agencies have contacted him for this hearing.

**Commission Chair Cain closed the Public Hearing at 7:15pm.
Commission Chair Cain reconvened the regular meeting at 7:15pm.**

River Ridge Estates Phase III Preliminary Plat Request

Commissioner Mayfield asked the size of phases one and two of this subdivision. Community Development Beyeler said phase one is 21 lots and phase two is 20 lots. In phase one there are four undeveloped lots zoned for duplexes or tri-plexes and cannot be further subdivided.

Commissioner Mayfield motioned to approved the Preliminary Plat request for River Ridge Estates Phase III based upon needed utility easements and the naming of the streets to bird-themed names. Commissioner Cole seconded the motion. The motion passed 4-0-3 absent.

Upcoming Public Hearing for Partition Plat Request on SE Front Street

Community Development Director Beyeler received application for a preliminary plat for the Sleep Inn project on SE Front Street. They have decided to move a portion of the hotel project on another piece of property they had originally planned to put a restaurant on. If they decide in the future to build a restaurant, they will use another piece of property. They want to merge the two tax lots into one tax lot. The hearing for this preliminary plat will be at the August 21, 2019 meeting.

DISCUSSION ITEMS

Mobile Vendors

Community Development Director Beyeler told the commission about the city council's discussion regarding mobile food vendors on Monday night at their special meeting. Currently the city does not have codes pertaining to mobile vendors. He wanted to get the planning commission's input, if any, regarding the subject. He said parking was the primary issue needing addressed.

Commissioner Mayfield said if the problem is on private property, then it should be up to the property owners to address.

Fire Marshall Marty Broadbent said the new Oregon State Fire Code will include language for mobile vendors. He said it does not address parking, however will have language regarding the spacing of the mobile vendor's vehicles. He said they will need to be placed at least 5 feet apart from each other.

Interchange Area Management Plan (IAMP)

There was a brief discussion regarding the I-84 eastbound exit at mile post 165 (Port of Morrow exit). Because of the development in that area, the city feels it will soon trigger an IAMP requirement for right turns only. To be proactive, they will be creating a new intersection at the top of the hill, south of the freeway for those properties developing along there. The city recently heard from Bonneville Power Administration stating the plan meets the standards for their transmission lines in that area.

Meeting was adjourned at 7:35pm