

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-APRIL 17, 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: Jacob Cain, Adam Cole, Ryan Kreps, and Zack Barresse

Absent: Cynthia Navarro-Excused, Logan Mayfield – Excused, and Michelle Seeley - Excused

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

Audience: Katie Dawson, Carol Jones, Rajiv Malhan, Samjit Singh Bath, Emily Diaz, Rosa Norwood, and Marty Broadbent-Boardman Rural Fire Protection District

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of February 20, 2019 as presented. Commissioner Kreps seconded the motion. The motion passed 4-0-3 absent.

OLD BUSINESS

Port View Apartments Phase II

Contractors are doing the earth work for phase II. They are trying to meet the conditions of their DEQ C1200 permit by having a designated, graveled, driveway to keep mud off of the city streets. They are also working on foundations.

Tuscany Subdivision Phase II

This phase is 34 lots. The streets and utilities are in. Umatilla Electric will be setting street lights and turning them on next week. Prior to recording of the final plat of this phase, Community Development Director Beyeler has been working with developers and the schools to designate a pathway from this subdivision to the two grade schools. The school principals would prefer to have only one monitor, and the developers would like to impact as few lots as possible, so the decision was made to make a straight pathway located in the middle of the subdivision to the schools. Addressing of the lots will need to be done before the final plat will be ready for recording. The developers plan to begin marketing the homes in one or two weeks.

Commissioner Kreps asked about a future road noted on the plat map, if it will have access to Main Street. Community Development Director Beyeler said yes, eventually.

Commission Chair Cain asked what the timeframe for completion was. Community Development Director Beyeler said it would depend on the market, however they already have some buyers on a waiting list.

NEW BUSINESS

PUBLIC HEARING

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:09pm.
Commission Chair Cain opened the Public Hearing at 7:09pm.**

Public Hearing – Best Western Plus Height Variance Request

Community Development Director Beyeler said he did not prepare the staff report yet. He will prepare it after the public hearing on the variance.

Commission Chair Cain announced the purpose of this hearing is to hear testimony regarding a height variance request from the developers of the Best Western Plus to be located on NE Front Street, just east of America's Best Value Inn on 1.92 acres.

Call for abstentions – none.

Call for objections to the jurisdiction – none.

Staff Report – Community Development Director Beyeler said the request is for a 4-story hotel, 49' 11" tall, which exceeds the city's development code restriction of 35'. He explained the code was adopted in 2002, when the fire department's capabilities were limited for fire protection. They have a ladder truck now for tall buildings. The code allows for up to 50' tall buildings in the industrial zone, but was not adopted in the commercial zone.

There has been no site team evaluation on this project yet, so the project will be coming back before the planning commission for a decision should the developers decide to proceed. The developers needed to obtain a height variance approval before they could proceed with the project. In the preliminary site drawings, the parking is in question. The fire department has not had a chance to go over the site plan yet.

Commissioner Kreps asked if the variance would need to be approved before the fire department could evaluate the site plan. Community Development Director Beyeler said no, but the developers needed to obtain a height variance approval in order to proceed.

Proponent's Case – Rajiv Malhan introduced himself as the owner and builder of this project. He said if they cannot obtain a height variance approval, they would not be able to proceed with the project because of the parking requirements. There is not enough room on the property otherwise. He and his partner are excited to bring the hotel to Boardman. They want to start construction this October and open in June of 2020. He and his partner already own four hotels.

Opponent's Case – none.

Public Agencies – Marty Broadbent of the Boardman Rural Fire Protection District said the fire department has no issues with the project as long as they have access. Community Development Director Beyeler said they want a 26' width access.

**Commission Chair Cain closed the Public Hearing at 7:17pm.
Commission Chair Cain reconvened the regular meeting at 7:17pm.**

Discussion - Best Western Plus Height Variance Request

Commission Chair Cain said the planning commission has approved three or four height variances in the past year already. He believes it should be approved.

Commissioner Kreps said his only concern was for the fire department. Fire Marshall Broadbent said they have a 100' ladder truck, which is ample enough to meet that height.

Katie Dawson asked how many rooms would there be at the hotel. Mr. Malhan said there would be 62 rooms, a restaurant and a bar.

Commissioner Cole motioned to approve the height variance of 49' 11" for the Best Western Plus Hotel. Commissioner Barresse seconded the motion. Motion passed 4-0-3 absent.

Community Development Director Beyeler said he will call a site team meeting.

DISCUSSION ITEMS

Project Updates

- The city is in the middle of a punch list for the water/sewer project.
- The city had a meeting for the PDX 90 project for relocation of the 18" water line on the south side. Both the 18" and the 24" water lines will be on at the same time.

Upcoming Projects

- There may be another hotel project on the south side of Main Street.
- One of the existing hotels may be doing an expansion.
- Developers will be starting five modular homes on Marshall Loop.

Possible Changes to Boardman Development Code

Community Development Director Beyeler wants the planning commission to think about possible changes to the development code regarding height restrictions.

Commission Chair Cain said the height restriction should be changed. Community Development Director Beyeler said the commission might look at the length restrictions also.

Commission Chair Cain asked if the Buildable Lands Study is done. Community Development Director Beyeler said he had not seen a final report. He will get copies of the draft report to the planning commissioners.

CLOSING COMMENTS AND AUDIENCE PARTICIPATION

Katie Dawson asked to be recognized. She said she's lived in Boardman since 1978 and taught schools here for 26 years. She said Boardman has grown into an amazing place, however she said the roads at West Glenn are a disgrace. She said perhaps if the city, county and port work together they could fix the roads in that neighborhood.

Commissioner Kreps asked if the neighborhood was in the county. Community Development Director Beyeler said yes, they are county roads. Ms. Dawson said she intends on talking to the county and port also about the roads.

Commissioner Kreps asked if she saw any other areas around Boardman that are in need of improvement also. It might be easier to sell the idea if there were other areas involved. She referred the question to Community Development Director Beyeler. He said Wilson Road Trailer Park and Frontier Trailer Park might be areas for improvement.

Carol Jones wants the city to address the problem of some of the apartment complexes and trailer parks being unsightly. She said we need to sell the community.

Commissioner Cain said upkeep is important in a community. He told Ms. Dawson he appreciated her addressing the commission on this matter.

Commissioner Kreps asked if Ms. Dawson would give the planning commission feedback after she talked to the county and port about this issue. He'd like to know what they say about it. She said she would be back to report.

City Manager Pettigrew asked Ms. Dawson if she was able to attend the county meeting today. She did not. City Manager Pettigrew said it is the perfect time to talk to the county as they are getting ready to do their budget for the year.

Meeting was adjourned at 7:41pm