

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-FEBRUARY 20, 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. Roll call was taken:

Commissioners Present: Jacob Cain, Logan Mayfield, Adam Cole, and Ryan Kreps

Absent: Zack Barresse – Unexcused, Cynthia Navarro-Excused, and Michelle Seeley - Excused

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

Audience: Ted Sanders–Profutt, Ron McGinnis-Port of Morrow, Marty Broadbent–Boardman Fire Department, Julie Gisi–Double T Farming, Joe Taylor–Double T Farming, and Tonya Buys–Port View Apartments

APPROVAL OF MINUTES

Community Development Director Beyeler apologized for the lateness of the packets being delivered. Commissioner Cole motioned to approve the minutes of January 16, 2019 as presented. Commissioner Mayfield seconded the motion. The motion passed 4-0-3 absent.

OLD BUSINESS

Projects Update

Community Development Director Beyeler said all projects have stopped due to the weather. He reports:

- Tuscany Subdivision – has the shallow utilities in. Should be back next week or when the snow melts off.
- PDX90 project is on hold.
- City Water/Sewer Project – when the contractors get a break in the weather, they will be working on the 18" water line.

Port View Apartments Phase II Site Design Review

Commission Chair Cain thanked Ted Sanders for attending tonight's meeting. He told Mr. Sanders during the hearing, issues were brought up by a property owner and she had several questions the commission tried to answer. Some of the concerns were pertaining to dust, and noise. Another concern was regarding traffic accidents along NE Columbia. Commission Chair Cain said he hadn't asked the police department regarding accidents yet. Mr. Sanders said he was aware of only one accident since phase I began involving a drunk driver going off the road.

Mr. Sanders said the traffic study that was done for phase I is still valid and does not indicate a turn lane for NE Columbia Avenue. He's talked to Kittelson, who conducted the study about updating the study. Kittelson told him the study was done for a projection through to 2021. It was projected at full completion of the project for over 1,600 trips a day, which calculates out to be over 6.6 trips per unit a day.

Commission Chair Cain said the commission had concerns; the traffic study being one of them. As a condition of approving phase I, the commission had required another traffic study prior to construction of phase II because the first traffic study was conducted in January. The study should be conducted, perhaps, during harvest. Mr. Sanders said during harvest, they had nothing to do with that traffic added to the road system. Commissioner Mayfield pointed out some tenants at Port View Apartments are agricultural workers, adding to the increase in traffic during that time as well as everyday travel to and from the plants. Mr. Sanders feels even with the increase in traffic due to the apartments, the study indicates no need to add a turn lane to NE Columbia Avenue. Commissioner Kreps said that the timing of the traffic study wasn't a true indication of the amount of traffic for a baseline sample prior to construction of the project. Mr. Sanders offered to schedule another traffic study when the commission feels the best time is to conduct the study.

Community Development Director Beyeler asked Mr. Sanders to talk about how they were going to handle the additional construction during phase II. Mr. Sanders said space is an issue. They will have to change their delivery schedule to a weekly or bi-weekly schedule. They will stage storage in the green space between phase I and phase II. They will be ordering their supplies to be delivered on-time of when the supplies were scheduled for construction. The construction company is already aware of the change in deliveries. Commissioner Kreps said he had already seen delivery trucks parked along NE Columbia Avenue. Mr. Sanders said he didn't know about that, and their deliveries should never be in the roadway and if it happens to let him know.

Commissioner Kreps asked when phase I would be complete. Mr. Sanders said the end of April or the beginning of May. Commissioner Mayfield asked when they expected the units to be all filled. Mr. Sanders said in May or June. Commission Chair Cain asked when they wanted to begin phase II. Mr. Sanders said they want to start right away and plan to finish in April of 2020.

Commissioner Cole asked whether phase II would have agricultural-based units. Mr. Sanders said no. Commissioner Mayfield said prior to phase I, the commission was told there wasn't going to be agricultural-based units. Mr. Sander said what they did was apply to the Oregon Agricultural Workforce Housing Grant Program. He said it wasn't just for farm workers, it was for factory workers, truck drivers, etc. He said the grant requires 90 units to be set aside for these types of tenants. Commissioner Mayfield said the grant wasn't brought up in the initial meetings of phase I. He asked how the commission would know if a grant for phase II was applied for. Mr. Sanders said the deadline to file for the grant has passed. He doesn't want any more agricultural housing and he's tried to give back the money to the state for some of the units. He didn't realize how many non-agricultural people were interested in renting apartments. They have no intention in applying for another grant. Commissioner Mayfield said, other than Mr. Sanders statements, there's nothing binding that would prevent him from applying next year. He said the issue is transparency and a lack of trust. Mr. Sanders said he thought the grant was noted in one of the project updates.

Commission Chair Cain asked Community Development Director Beyeler about the recommendations in the staff report. Community Development Director Beyeler said the conditions from phase I required another traffic study prior to phase II. It's the same time of the year as it was for the last traffic study so he doesn't believe the numbers from the first study will change much. There was discussion regarding the developments along NE Columbia Avenue and Olson Road including the SAGE Center, Early Learning Center and the mini-storages causing more traffic. Traffic will have increased due to those projects as well.

Commissioner Mayfield asked if the addition of a center turn lane would affect the construction of phase II; would there be any changes in placement of buildings and/or sidewalks. Mr. Sanders said no, he felt there was enough room. Community Development Director Beyeler said the city doesn't have a design for making that transition yet. It would require a large amount of grading and relocating a power pole that was placed for the apartments.

Commission Chair Cain said sidewalks were a condition of approval for phase I and it is the same for phase II. He asked if the commission could require a waiver of remonstrance for participation, if a traffic study on completion of phase II demonstrates a need for improvements. Community Development Director Beyeler suggested, instead, signing a written agreement, because a waiver of remonstrance is generally used for funding a local improvement district. Commission Chair Cain felt the traffic study should be done when phase II is completed. The commission does not want to hold up construction of phase II. Mr. Sanders said he appreciated that, and they would be agreeable to participating in improvements should the traffic study indicate it. He would prefer the agreement to state they will help fund improvements rather than they would be responsible for the construction of improvements. The money could be added to a bigger project, as in the case of the sidewalks along all of NE Columbia Avenue, rather than just constructing their portion of NE Columbia.

There was discussion regarding item seven in the staff report pertaining to building length. The staff report suggested one of three options to meet the provisions of the city's comprehensive plan. Option 7b would require the city to amend the comprehensive plan revising the maximum building length criteria.

There was discussion regarding the other recommendations in the staff report. Commission Chair Cain suggested item six of the staff report, requiring a turn lane on NE Columbia Avenue, should be in the form of a written agreement requiring participation in funding improvements should a second traffic study indicate improvements. They discussed the second traffic study be done no later than August after completion of phase II.

Commissioner Mayfield made a motion to approve Port View Apartments Phase II with the conditions itemized in the City of Boardman Community Development Staff Report dated January 14, 2019 as follows:

- Conditions 1-5 unchanged.
- Condition 6 will be changed to require the applicant sign a written agreement to participate in funding improvements if indicated by a new traffic study; to perform a new traffic study between June and August of 2020.
- Condition 7 option b, as written.

The motion was seconded by Commissioner Cole. Motion passed 4-0-3 absent.

NEW BUSINESS

PUBLIC HEARINGS

Commission Chair Cain said the commission will conduct two hearings for partition requests. These are Type II decisions made by the Community Development Director. Public hearing notices were published in the newspaper.

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:35pm.
Commission Chair Cain opened the Public Hearing at 7:35pm.**

Public Hearing – Port of Morrow Partition Request

Commission Chair Cain announced a potential conflict of interest because the Port of Morrow is his employer. Due to the nature of a hearing, where no decisions are made, the commission agreed to allow Commission Chair Cain to facilitate the hearing.

Commission Chair Cain announced the purpose of this hearing is to hear testimony regarding a partition request from the Port of Morrow, for tax lot 101 of Morrow County Tax Map 4N 25 4.

Call for abstentions – none.

Call for objections to the jurisdiction – none.

Staff Report – Community Development Director Beyeler said this is an 86.01-acre parcel. The request is to partition 21 acres. The property is zoned Light Industrial and the applicant is not asking for a zone change.

Proponent's Case – none.

Opponent's Case – none.

Public Agencies – none.

**Commission Chair Cain closed the Public Hearing at 7:39pm.
Commission Chair Cain reconvened the regular meeting at 7:39pm.**

There was commission consensus to refer the decision on this partition request to the Community Development Director.

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:41pm.
Commission Chair Cain opened the Public Hearing at 7:41pm.**

Public Hearing – Double T Farming Partition Request

Commission Chair Cain announced the purpose of this hearing is to hear testimony regarding a partition request from Double T Farming, for tax lot 402 of Morrow County Tax Map 4N 25 11.

Call for abstentions – none.

Call for objections to the jurisdiction – none.

Staff Report – Community Development Director Beyeler said this parent lot is 28.33 acres in size and the application is to partition two 2.0 acre lots from the parent lot. The property is zoned Service Center Sub-District of the Commercial District. They are not asking for a zone change. This partition is to facilitate future commercial development. The only concern in this decision will be the easement designated in the Interchange Area Management Plan will have to be re-designated to perhaps to the south of Ed Glenn's property.

Proponent's Case – none.

Opponent's Case – none.

Public Agencies – none.

**Commission Chair Cain closed the Public Hearing at 7:45pm.
Commission Chair Cain reconvened the regular meeting at 7:45pm.**

There was commission consensus to refer the decision on this partition request to the Community Development Director.

DISCUSSION ITEMS

Partition Request – NW Boardman Avenue & NW Third Street

Community Development Director Beyeler said the city has received a request to partition a large residential lot on the corner of NW Boardman Avenue and NW Third Street to allow for another living unit. This may be a Type II decision.

Meeting was adjourned at 7:47pm