

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-JANUARY 16, 2019

Commission Chair Jacob Cain called the meeting to order at 7:03 p.m. and he led the group in the Pledge of Allegiance.

Commissioners Present: Jacob Cain, Zack Barresse (arrived at 7:05pm), Logan Mayfield, Cynthia Navarro, Ryan Kreps, and Michelle Seeley

Absent: Adam Cole - Excused

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

Audience: Marty Broadbent – Boardman Fire Dept., Tonya Buys – Port View Apartments, and Gloria Schmidt

APPROVAL OF MINUTES

Commissioner Mayfield motioned to approve the minutes of December 19, 2018 as presented. Commissioner Navarro seconded the motion. The motion passed 5-0-2 absent.

OLD BUSINESS

Projects Update

- Water/Sewer Project – Community Development Director Beyeler said the 24" transmission lines are in the ground.

7:05pm – Commissioner Barresse arrived.

Water mains will be tested this Thursday or Friday. Next will be the grading. The city will meet with city engineers and contractors on Thursday, January 17, 2019 regarding this project.

- PDX 90 will be starting soon. They will hook up to an 18" water line located at Kinkade Road and Main Street.
- There has been more speculation regarding the properties located at River Ridge Estates for development. There are sixteen half-acre lots currently platted there. This may be re-platted.

NEW BUSINESS

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:10pm.
Commission Chair Cain opened the Public Hearing at 7:10pm.**

Public Hearing – Port View Apartments Phase II

Commission Chair Cain announced the purpose of the hearing was to take testimony regarding a Site Design Review of the Port View Apartments Phase II Project. He then summarized the rules of conduct for the hearing.

Commission Chair Cain called for abstentions from the commissioners – there were none.

Commission Chair Cain asked for any objections to the jurisdiction of the Planning Commission to hear the matter – there were none.

Commission Chair Cain asked for the Staff Report. Community Development Director Beyeler reviewed the staff report. He said data from Phase I still applies to Phase II. Port View Apartments has asked for a deferral of the landscaping requirement due to weather concerns. They will begin landscaping in March to

help with stormwater management. Phase II will be four buildings in the same design as buildings' 1-4, however they will not be offset like Phase I. Phase II still meets everything in the Development Code as Phase I did. The traffic study was done for the entire projected traffic flow before construction of Phase I. The study is still valid and states it does not warrant a center turn lane for the project. He said as in Phase I, Phase II does not meet the Comprehensive Plan requirement for length. It is 120', but it is not just a giant wall.

Commission Chair Cain asked for proponents to be heard – there were none.

Commission Chair Cain asked for opponents to be heard. Gloria Schmidt of 281 Marshall Loop, located south of Port View Apartments testified. She is concerned about the working hours of the contractors building the project. She said they have been working as early as 4 am, and as late as 11 pm. They play loud music and she has called police, but does not want to keep calling the police about this problem. She said there has been much noise and dust created by the project. When she talked to the contractors regarding her concerns, she was treated rudely. She also is concerned about the vibration from the heavy equipment causing cracks in walls. She also has a concern about fire safety requirements for the project. She is also concerned about how close the property sets to the road. She understands that the apartments are 60% in studio apartments, which, she says, is not good for families. She understands there has been vehicle accidents along that stretch of NE Columbia Avenue.

Commission Chair Cain said some of her concerns are not within the purview of the Planning Commission to address, but he would try to address some of them now. He asked Fire Marshal Marty Broadbent to address the fire safety concerns. Fire Marshall Broadbent said that all apartments, by code, have fire sprinklers in them. Community Development Director said the setbacks of the apartment meet city code. He also said the contractors had a lot of irrigation going during Phase I to keep the dust down. He knows of no complaints regarding noise. He encourages Ms. Schmidt to call city hall when the dust and/or noise is occurring so they can address it with the contractor as there are codes pertaining to these issues. Commission Chair Cain said he would check with the police department regarding the number of vehicle accidents along NE Columbia Avenue.

Commission Chair asked for public agencies to be heard – there were none.

**Commission Chair Cain closed the Public Hearing at 7:49pm.
Commission Chair Cain reconvened the regular meeting at 7:49pm.**

Port View Apartments Phase II Site Design Review

Commissioner Kreps said perhaps there should be another traffic study since Phase I is almost complete. Commissioner Mayfield said he thought during the Phase I Site Design Review they had required another traffic study prior to Phase II. Commission Chair Cain said the first traffic study was done in January and the planning commission had required another study for Phase II. He asked Community Development Director Beyeler how long the city had to respond to the application for Phase II. Community Development Director Beyeler said 120 days. Commissioner Kreps asked, if the new traffic study warrants a turn lane, what would that entail. Community Development Director Beyeler said engineering has not been done yet, but there would be grade changes for the shoulder width. He said the city could require the developer to sign a Waiver of Remonstrance for when the city is ready to put the turn lane in, then the developer would be responsible for helping with the cost of installation.

Commissioner Mayfield asked if Phase II would be designated for ag labor only, as a portion of Phase I was. Commission Chair Cain asked Tonya Buys of Port View Apartments what percentage of apartments are for ag laborers only. Ms. Buys said that 90 units of the 240 units are required to be ag related, per their grant. She said anyone who works at the industries at the port and even port employees qualify as ag related. Commissioner Mayfield asked how the city would know if the developers received another grant for ag labor housing. Commission Chair Cain said the planning commission's decision cannot be based upon occupancy types.

Commissioner Kreps asked if the Comprehensive Plan is the mechanism to limit types of housing such as low income, ag labor, etc. City Manager Pettigrew said that perhaps the city attorney should look into it. Commissioner Seeley said there are concerns because during the Site Design Review of Phase I, the commission was misled when asked about what type of housing Port View Apartments would provide. Community Development Director Beyeler said in the Comprehensive Plan there could be language, based on demographics for housing to fit the communities needs.

Commission Chair Cain said he was disappointed that there was not representation from the developers of Phase II in attendance at this meeting. He has questions about the project that cannot be answered, such as sidewalks, traffic studies, when the traffic studies should be done, etc. He feels the planning commission cannot act until the commission's questions are answered. There was consensus from the planning commission to table a decision until the developers of Phase II can attend a meeting of the planning commission.

Election of Officers for 2019

Commissioner Seeley reminded the commission that annually the commission elects a chairman and vice chairman to serve. Commissioner Seeley made a motion to elect Jacob Cain as chairman and Logan Mayfield as vice chairman. Commissioner Kreps seconded the motion. The motion passed 6-0-1 absent.

DISCUSSION ITEMS

Comprehensive Plan Revisions

Commissioner Kreps asked about the Comprehensive Plan update. Community Development Director Beyeler said when the Buildable Lands Inventory project is complete, the planning commission will need to update the Comprehensive Plan. Commissioner Mayfield asked if there was anything the planning commission could do in the meantime. Community Development Director Beyeler said he would be bringing the information about the Buildable Lands Inventory to the Planning Commission.

Meeting was adjourned at 8:14pm