

BOARDMAN PLANNING COMMISSION MINUTES – May 16, 2018

7:00 P.M. Commission Vice Chair Mayfield called the meeting to order. He led the group in the Pledge of Allegiance.

Commissioners present: Logan Mayfield, Adam Cole, David Gray, Ryan Kreps, Zack Barresse and Cynthia Navarro.

Absent: Jacob Cain.

Staff: Barry Beyeler - Community Development Director, Karen Pettigrew – City Manager and Michelle Seeley - Recorder

Audience: None

APPROVAL OF MINUTES

7:01: Commissioner Barresse arrived.

Commissioner Cole motioned to approve the minutes of January 16, 2018 as presented. Commissioner Gray seconded the motion. The motion passed 5-0, with 2 absent.

OLD BUSINESS

Port View Apartments Update:

Community Development Director Barry Beyeler stated they have started the framing for phase one.

Sleep Inn Hotel:

Director Beyeler stated that the Sleep Inn still has plans to build east of the Subway, but they are still trying to secure financing.

Water / Wastewater Upgrades:

Director Beyeler stated the City is still waiting on a permit from the Union Pacific Railroad to finish up a section. He stated that the roads should be patched up within the next two weeks. Vice Chair Mayfield asked if the City will be replacing the posts and cables along the walking paths. Director Beyeler stated yes. Commissioner Cole asked if the boring underneath the freeway was complete. Director Beyeler stated yes. He stated the City also placed carrier conduit so that it may be used in the future if needed.

In General:

Director Beyeler stated there is a mini storage going up near the CSS farms office on Columbia Avenue and Eldrige Drive.

Director Beyeler said he is working on two sign permits that were recently submitted.

Director Beyeler stated that the City of Boardman put in a change order with the construction company that is doing the water project to include piping down on Laurel Road and Yates Lane for an increase of around \$135,000.00. They did not bid the work out; they added it as a change order to take advantage of the quoted rate. This will serve for better fire protection to the new truck shop/tractor sales and the new coffee shop that is located there.

Commissioner Navarro arrived at 7:15 P.M.

NEW BUSINESS

Oregon Senate Bill 1051 (Accessory Dwelling Units)

Director Beyeler read from the Oregon Senate Bill 1051. Commissioner Mayfield said the bill is subject to reasonable local regulations and asked if the city could set a lot size minimum for the ADU's. Director Beyeler answered he is looking for input from the commissioners. Director Beyeler stated that our water/waste water systems are not set up to handle this in certain areas. Commissioner Kreps stated he didn't think the city should try to limit what people do on their own property especially if legally, they are allowed to do it. Commissioner Cole stated that adding more buildings to properties increases the difficulty of fighting fires and access for emergency services.

Morrow County Zoning Ordinance Aggregate Mining - Mineral Rights.

Director Beyeler read from section 3.015 Morrow County Zoning Ordinance Article 3. Commissioner Barresse asked what the question or concern was in regards to mineral rights. Director Beyeler answered that a couple individuals were having trouble with a property transaction because a previous owner doesn't want to give up the mineral rights and he ended up writing a letter stating that he didn't know where we would allow it based on the well head protection.

Fence Variance Request:

Director Beyeler stated that there was a fence variance request because the neighbor had put up a surveillance camera that was looking directly in to his backyard and hot tub. Commissioner Kreps suggested finding out if recording your neighbor is legal before granting the variance. Commissioner Cole stated they already had granted allowance for a fence extension over in Chaparral so the precedence has been set.

Port of Morrow Industrial Annexation:

Director Beyeler stated the Port of Morrow has requested to rezone a parcel of land to approximately 65 acres general industrial, approximately 2 acres that will remain zoned for manufactured home park subdistrict and 5.75 acres will be tourist commercial.

Meeting was adjourned at 7:52 P.M.