

## **BOARDMAN PLANNING COMMISSION MINUTES – November 16, 2016**

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

Commissioners present: Toni Connell, Adam Cole, David Gray, Cynthia Navarro and Jacob Cain.

Commissioners absent unexcused: Zack Barresse. One Vacancy.

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

Audience: Kyle Wright. Art Kegler. Rob Tooley – Eastern Oregon Telecom

### **APPROVAL OF MINUTES**

Commissioner Gray motioned to approve the minutes of July 20, 2016 as presented. Commissioner Cain seconded the motion. The motion passed 5-0 with 1 absent and 1 vacancy.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Commission Chair Cole recessed the Planning Commission Meeting at 7:06 P.M.

Public Hearing opened at 7:06 P.M. on variance request on VAR 01-2016 at 647 Mt. Hood Avenue. He called for abstentions or objections. There were none.

Staff Report:

Community Development Director Beyeler reads from staff report regarding Public Hearing Variance 01-2016 fence height variance for 4N 25 17 AC, 2400, 647 SW Mt. Hood Avenue, Boardman requested by Art Kegler. Director Beyeler stated that this particular fence abuts up to Herrera's Mobile Home Park and there is already a 6 foot fence a retaining wall of 3 feet and still doesn't obscure the backyard neighbors view. Adding the additional height to fence will bring it to 11 feet. Director Beyeler then reads from the City of Boardman development code.

Proponents: Art Kegler of American West Properties states his name and he is the relator for the home affected in the variance. He stated that he plans on having the developer request more variances for the future homes built that runs along the back side of the mobile home park if they are willing to do so. Director Beyeler suggests to Art Kegler to have the developer request the variances for the subdivision at one time to ensure the entire fence line will be one height.

Opponents: None.

Public Hearing closed at 7:26 P.M. on VAR 01-2016 at 647 Mt Hood Avenue.

Commission Deliberation:

Commission Chair Cole asks if the planning commission should wait for all the variance requests to be filed to ensure the fence height will be the same before approving or denying. Commissioner Connell adds also who is responsible for filing each variance request and if they can request that the entire wall match. Director Beyeler stated that they cannot require the developers to file variances and it would be up to each new buyer to do so. And that they cannot dictate what approved materials are used. The same would apply to the entire city limits. Commissioner Connell stated that she would prefer consistent materials used for the entire subdivision's back line for aesthetics. Commissioner Cain said it didn't matter to him if they change up materials as it would still be one of the nicest fences in Boardman.

Commissioner Connell motioned to approve Variance 01-2016. Commissioner Cain seconded the motion. The motion passed 5-0 with 1 absent and 1 vacancy.

Commission Chair Cole recessed the Planning Commission Meeting at 7:37 P.M.

Public Hearing opened at 7:37 P.M. on variance request on VAR 02-2016 at Telecommunication Tower SW Mt. Hood Avenue and SW Faler Road. Commission Chair Cole called for abstentions or objections. There were none.

#### Staff Report:

Community Development Director Beyeler reads from staff report regarding Public Hearing Variance 02-2016 special use permit request for a temporary cell tower located near 4N 25 17 AC, SW Faler Road and SW Mt. Hood Avenue, requested by Paul Keeler, Eastern Oregon Telecom, to erect a temporary tower to provide wireless internet to Chaparral Estates Subdivision with a 5-year limit to complete the permanent fiber optic lines to provide service in which time the tower will be removed. This would include a possible extension to complete tower if needed. Director Beyeler then reads from the City of Boardman development code.

Proponents: Rob Tooley representing Eastern Oregon Telecom stated that they currently have two towers up located near the Port of Morrow and one near Kunze Lane. This additional temporary tower will improve service until they can complete their current projects.

Opponents: None.

Public Hearing closed at 7:42 P.M. on VAR 02-2016 on special use land use request located near SW Faler Road and SW Mt Hood Avenue.

#### Commission Deliberation:

Commissioner Cain asked if the new tower will provide service to all residents of Boardman or just the Chaparral subdivision. Mr. Tooley answered that the new tower will improve service to all Boardman residents using EOT wifi. Art Kegler, a homeowner near the proposed erection site, requested that construction be limited to a 5-year term of construction with no possibility of extending the time frame. Commissioner Connell adds she would also like to enforce a 5-year term only with no renewal. Commissioner Cain asks if the extension after the 5 years would require resubmitting an application. Director Beyeler stated yes.

Commissioner Connell motioned to approve Variance 02-2016 with the exception of not offering the option to extend the placement of the tower beyond five years. Commissioner Cain seconded the motion. The motion passed 5-0 with 1 absent and 1 vacancy.

#### UPDATES:

Director Beyeler stated Blue Mountain Community College has pavement on the ground and the recreation center should be enclosed before it snows. The new apartment complex will not break ground until after the first of the year. Director Beyeler also has word that another trailer park may be placed next to Tradewinds using double wide mobile homes. Commissioner Cain asked what the zoning is on the bare lot where the new trailer park may be place. Director Beyeler answered it is zoned Mobile Home Park Sub-District. Commissioner Cain asked if it's possible to change the zoning as Boardman has its fair share of Mobile Home parks and Boardman could benefit from moving in a site built direction. Director Beyeler stated the owner of the lot would have to apply for a zoning change.

Commissioner Cain inquired about updating the comprehensive plan. Director Beyeler said they can visit that in the future. Director Beyeler stated he has also been working on bank restoration on the Columbia River to repair damage caused by wind and water erosion to the second collector. City Manager Pettigrew gave an update on the land leased by the river and said the Indian Tribe is invoking their first right of refusal to keep the land.

**AUDIENCE COMMENTS:**

None.

**Meeting was adjourned at 7:53 PM**