

**CITY OF BOARDMAN
PLANNING COMMISSION MINUTES
MEETING APRIL 21, 2010**

1. **CALLED TO ORDER** – Meeting was called to order at 7:03 p.m.

Commissioners Present: Chair; Glaya Baker, Kellye Finch, Cullen Martin and Paul Beagle arrived at 7:17 pm.

Staff Present: Community Development Director; Barry Beyeler, Secretary; Angie Hughes, City Manager; Karen Pettigrew, Code Compliance Official John Russell.

Audience: Joel Chavez Morrow County School District, Chet Phillips City of Boardman Mayor, Debbie Radie Boardman Foods Inc., Jane Esterbloom Boardman Foods Inc., Mark Rossi Pinnacle Architecture, Martha Taylor Attorney for Umatilla Housing Authority, Claudia Cantu Umatilla Housing Authority and Stan Stradley Umatilla Housing Authority.

2. **APPROVAL OF MINUTES -**

-Minutes from February 24, 2010- Commissioner Finch made a motion to approve the minutes as written. Commissioner Martin seconded the motion and it was approved unanimously.

3. **NEW BUSINESS**

FORMAL PROCEEDINGS

PUBLIC HEARING FOR CASA

The public hearing for the CASA was called to order at 7:13 p.m.

ABSTENTIONS:

None

OBJECTIONS:

None

Commissioner Beagle arrived at 7:17 pm

STAFF REPORT:

Mr. Beyeler read through the staff report, findings of fact and the summary.

PROPOSERS CASE:

-Martha Taylor the attorney for Umatilla Housing Authority submitted a letter to the planning commission in favor of the applicants' request. She asked that the Boardman Rural Fire Department's letter be removed from the record as their comments did not pertain to the applicants' application. Ms. Taylor introduced Mr. Stradley to speak on behalf of the Umatilla County Housing Authority.

- Stan Stradley who attended on behalf of Housing Authority of the County of Umatilla, Oregon submitted two separate letters; he asked that the City of Boardman approve the application with conditions 3 and 8C in the staff report. Condition 3 pertains to the extension of Tatone Street and asked that the City of Boardman assist them by obtaining a Community Development Block Grant. Condition 8C asks that the Commission approve the site design with current building length that exceeds the allowable length in the Boardman Development Code.

- Ms. Taylor introduced Mr. Mark Rossi with Pinnacle Architecture. Mr. Rossi submitted a letter on behalf of Pinnacle Architecture and asked that the City choose option 8C in the staff report which states that the commission approve the development citing the conflicts of Development Code Section 2.1.180(C)(1) and Boardman Comprehensive Plan Chapter 10, Policy #9 and the Comprehensive Plan supersedes the provision of the development code. Mr. Rossi also briefly spoke about why the apartments are facing away from the street, it is due to the fact that the parking lot will be on the inside of the complex and this will keep it looking nice.

-Mr. Joel Chavez spoke on behalf of the Morrow County School District in favor of the project.

- Debbie Radie spoke on behalf of the Boardman Foods Onion Plant in favor of the project.

OPPOSERS CASE:

-Mr. Beyeler entered a letter written on April 7, 2010 by George I. Hansen in opposition of the apartment complex. Mr. Hansen states that he is a current owner of a subsidized apartment complex with high vacancy rates and does not believe there are enough people in Boardman to require a new apartment complex to be built as the new apartments would not be filled.

CROSS EXAMINATION:

- None

PUBLIC AGENCIES:

- Boardman Rural Fire submitted a letter to the city expressing their concerns regarding this project.

REBUTTAL EVIDENCE:

None

The Public Hearing for the Site Design Review request was closed at 8:48 p.m. Kellye motioned, seconded and approved

Commissioner Finch was concerned about the maximum 80 foot building length in the code requirements; she said that it would be almost impossible to have a 4 bedroom apartment complex that is only 80 feet in length.

Commissioner Baker asked how long the 80 foot building length requirement has been in affect. Mr. Beyeler said since October of 2002.

Commissioner Beagle is concerned about the request to extend Tatone Street. The Commissioners would like to see the cost and land that is being required to be given up for the road extension to be shared by property owners. However to keep the extension of Tatone in line with the current street it will be completely on Umatilla Housing Authority's property.

Ms. Taylor asked that the City of Boardman help by applying to get a Community Development Block Grant for the road, or put a stipulation on the adjoining property that when it is developed that the Umatilla County Housing Authority will need to pay half of the road development cost.

Commissioner Finch made a motion to approve the site design review for the Umatilla Count Housing Authority's apartment complex with the identified conditions of approval in the staff report; with options 8C and an additional condition to read: as a funding source the City of Boardman will apply for a Community Development Block Grant and if that isn't available then the applicant will construct at it's own cost the Tatone Street extension and the City of Boardman will impose the obligation on the adjacent property owner for repayment of half the road extension cost at their time of development. Commissioner Martin seconded the motion and it was approved unanimously.

The Commissioners agree that they need to begin the Post Acknowledgment Plan Amendment process to change the 80 foot length requirement.

4. DISCUSSION ITEMS

- **ODOT-** They will resurface the overpass and will completely shut down the overpass with incentives of \$5,000 a day up to 7 days if finished earlier than one month. Ramps are still open, just no crossing the bridge. This will happen starting June 1.

- **S. Main Street Project**- City got a small city allotment grant of \$94,000 to upgrade South Main from ODOT right of way. The City of Boardman will be putting in curbs and driveways to the BPA power line easement. Bids are to be open on the 4th of May to determine a contractor. ODOT will open their bids on the 29th of April for the bridge project.

5. **ADJOURNED** – Meeting was adjourned at 9:19 p.m.