

**CITY OF BOARDMAN  
PLANNING COMMISSION MINUTES  
MEETING AUGUST 19, 2009**

1. **CALLED TO ORDER** – Meeting was called to order at 7:10 p.m.

Commissioners Present: Chair; Glaya Baker, Kellye Finch & Kevin Gilbertson.

Staff Present: Community Development Director; Barry Beyeler, Secretary;  
Angie Hughes & City Manager; Karen Pettigrew.

Audience: Teresa Penninger ODOT, Grant Young DLCD, Darcie Rudzinski  
Angelo Planning Group, Mary Ann Allemann, Pam Docken, Joe & Sophia  
Hopkins, Vijay Patel, Art Kegler, Lee Docken, Ray Michael , Delmer Hug, and  
David Reed.

2. **NEW BUSINESS**

**FORMAL PROCEEDINGS**

**PUBLIC HEARING FOR THE INTERCHANGE AREA MANAGEMETNT  
PLAN. (IAMP)**

**The public hearing for the IAMP was called to order at 7:11 pm.**

**Abstentions:** None

**Objections:** None

**Staff Report:**

Mr. Beyeler informed the Commissioners that the IAMP was started about three years ago. The first plan was brought forth to the planning commission on May 30, 2007 for approval. The Commission approved that plan and forwarded recommendation to the city council for approval where the council voted it down and former Mayor Ed Glenn assigned a steering committee, made up of councilors and city residents, to revamp the plan. The Port of Morrow exit has been dropped from the current plan; it is only for exit #164.

Mr. Beyeler quickly went over the Comprehensive Plan Goals. Mr. Beyeler informed the commission that Goal's Number 1, 2, 9, 10 and 11 have been met. Mr. Beyeler also noted that there will need to be changes made to our transportation plan, development code and our comprehensive plan so that they match up with the proposed IAMP; these items are noted in Attachment A-E. There are a lot of street and traffic changes that will happen when the "Triggers", that are noted in the plan, happen.

Mr. Beyeler said that the staff recommends that the planning commission approve the IAMP and forward a recommendation to the Boardman City Council

to adopt the plan through an implementing ordinance which includes the conditions listed in the Condition of Approval portion of the staff report.

**Took a break at 7:43 pm**

**Came back at 7:44 pm**

**Proponent-** None

**Opponent-**

- Vijay Patel said he thought that overall the plan is a good one for the city, but was very concerned about how it was going to affect his property at the end of Southeast Front Street. Mr. Patel noted that he would like to know a set timeline for when the Southeast Front Street was going to be shut down and would require for people to take an alternate route to get to his proposed business. Mr. Patel said that Ontario Oregon implemented a plan similar to ours and it cut off easy access to the Holiday Inn, he is concerned the same thing would happen to his Proposed Hotel and restaurant here in Boardman. Mr. Patel also asked if there was a way of changing or lengthening the on and off ramps for the interchange to make more room between the east bound off ramp and Southeast Front Street.

-Mr. Beyeler told Mr. Patel that the timeline for re-routing the traffic off of Southeast Front Street depends on the growth of Boardman. The IAMP states that in five to ten years with consistent growth that street will be restricted to right turns only, and ten to twenty years the access to Southeast Front Street will be closed but only when additional access is provided. Mr. Beyeler and Ms. Penninger said that trying to change the location of the ramps or lengthening them would add an additional 5 million to the total cost of the overpass rebuild.

-Lee Docken echoed Mr. Patel's concerns about Southeast Front Street. Mr. Docken would like to know what the exact traffic numbers are that would cause the street to be shut down. Also Mr. Docken thought that the Main Street overpass should be replaced by ODOT prior to implementation of this plan, he feels like this would resolve a large number of the issues that would arise as traffic increases.

-Mr. Beyeler reinforced what he told Mr. Patel about the access changes to Southeast Front Street. Mr. Beyeler also told Mr. Docken that rebuilding the Main Street overpass was a major priority but that there were other things that needed to happen prior to ODOT being willing to put up the 15-20 million it was going to cost, as there are many other overpasses that need more immediate attention than ours.

-Mary Ann Allemann was last to speak and she informed the Commissioners that she owned the property that is on the West side of Main Street just past the car wash. She was against the proposed road that was to run thru the South side of her property; her fear was that this would decrease the ability of her property to sell. She also echoed Mr. Docken about fixing the overpass on Main Street. Ms.

Allemann also wanted to note that when she comes off of the Westbound freeway there should be caution signs posted there because you can't see the traffic coming across the overpass and it is a dangerous intersection.

-Mr. Beyeler informed Ms. Allemann that the proposed road on her property would allow her or any future developer access to that property.

**-Cross Examination-** None

**Public Agencies –**

- Darci Rudzinski spoke on behalf of the Angelo Planning Group. Ms. Rudzinski helped to write the code language and make sure that the transportation goals were met. Ms. Rudzinski noted that all the goals have been met and that they are very pleased with the way that this plan has come together. Ms. Rudzinski commended the steering committee and the staff for working so hard on this plan.

-Teresa Penninger with Oregon Department of Transportation (ODOT) Region 5 thanked the city for being able to work with us over the past few years developing this IAMP. She said that ODOT is very satisfied with the outcome. Ms. Penninger spoke very highly of the steering team members, City of Boardman staff, DLCD and Angelo Planning Group. She said that the IAMP meets and satisfies the requirements set forth by ODOT.

-Grant Young with Department of Land Conservation and Development (DLCD) echoed Ms. Penninger's praise for going thru the process. He believes that the outcome is as good as could be expected with what we have to work with. He also noted that with the approval of this plan it is a great investment for the city as well as developers, because they will know what the long range plan will be. Mr. Young also said that this plan meets the requirements of DLCD and recommends that the Planning Commission approve it.

**-Rebuttal Evidence-** None

**Public Hearing for the IAMP was closed at 8:39 p.m.**

Commissioner Finch made a motion to approve the IAMP with the conditions of approval in the staff report, including Attachments "A-F" and the revisions to chapter 5 of the IAMP. The motion was seconded by Commissioner Gilbertson and approved unanimously.

6. **ADJOURNED** – Meeting was adjourned at 9:02 p.m.