

## **BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-DECEMBER 16, 2009**

Commission Chair Glaya Baker called the meeting to order at 7:00 p.m. and she led the group in the Pledge of Allegiance.

Commissioners Present: Glaya Baker, Paul Beagle, Kellye Finch, and Kevin Gilbertson

Commissioners Absent: Steve Taylor

Staff: Barry Beyeler-Community Development Director, Jackie McCauley-Acting Recorder, and John Russell-Code Compliance Official

Audience: Cullen Martin

### **INTRODUCTIONS**

Mr. Beyeler introduced Jackie McCauley-Acting Recorder for the meeting. Angie Hughes is unable to attend due to an injury. He also introduced Cullen Martin, who has expressed an interest in serving on the Planning Commission, and Code Compliance Official John Russell.

### **APPROVAL OF MINUTES**

Commissioner Beagle motioned to approve the minutes of October 21, 2009 as presented. Commissioner Finch seconded the motion. The motion passed unanimously.

### **NEW BUSINESS**

#### Consideration of New Commission Member

Cullen Martin had submitted a letter of interest to serve on the Planning Commission. Mr. Beyeler said Mr. Martin meets all the requirements to serve and is eligible.

Commission Chair Baker asked Mr. Martin if he is attending school. He is studying with PSU online and is studying business science. He will graduate in a year and a half.

Commissioner Finch asked about his ability to attend the meetings. Mr. Martin said the meetings fit around his work schedule and he would be able to attend.

Commissioner Beagle asked about his reason for wanting to serve on the Commission. Mr. Martin has been reviewing the City's Comprehensive Plan and Strategic Plan online, and likes them. He sees an opportunity to be involved in the direction, growth, and economic stability of the City. He feels it is important to develop the City's commercial centers, housing, and more expensive housing. He believes more expensive housing would bring retail. He said serving on the Planning Commission would give him a feel for community service before deciding to volunteer in other areas of the City such as City Council.

Commissioner Gilbertson asked about Mr. Martin's plans after graduation. Is he planning on staying in Boardman? Mr. Martin would like to start a business in Boardman.

Commissioner Finch motioned to recommend, to the City Council, appointment of Cullen Martin to the Boardman Planning Commission. Commissioner Gilbertson said he would not second the motion because he is concerned if Mr. Martin leaves Boardman in a year and a half, the Commission would lose out. Commissioner Beagle seconded the motion.

Commissioner Beagle asked about the length of a Planning Commissioner's term. It is three years. Commissioner Gilbertson would recommend appointment to the Commission if Mr. Martin were filling a vacancy with a shorter term. Commissioner Finch has talked to several community members about serving on the Planning Commission with no success. Since no one else has stepped forward to fill the Commission's vacancies, she feels it would be okay to appoint Mr. Martin to a full term, even if he is unable to serve it through to the end.

Mr. Martin said he could not guarantee the Commission longer than a year and a half, but he would give 100% if appointed.

The motion passed unanimously.

#### Staff Approved Lot Line Adjustment as per Chapter 4.3.210

Mr. Beyeler explained he approved a Lot Line Adjustment in November, per the City's Development Code, for 700 Mt. Everest. The property owners bought the lot adjacent to their home and want to place a shop on the property, which required a lot line adjustment.

Mr. Beyeler explained the property owners wish to place a six foot fence, which matches the height of their existing fence, across the front of the vacant area of their lot. Mr. Beyeler told them the tallest it could be is four feet. The existing six foot fence is not allowable under the City's Development Code and the City can enforce making the property owner change the height to a four foot limit. Mr. Beyeler has already spoken to the property owner about this issue.

Planning Commissioners reached a consensus that the existing six foot fence be reduced to the four foot limit. This consensus may help the property owner decide if he would like to apply for a variance or not.

#### Boardman Comprehensive Plan Chapter 11 Amendment Process

Mr. Beyeler said in the coming Planning Commission meetings, the Commission will be working on language to the City's Comprehensive Plan (Comp Plan), Chapter 11. The Comp Plan is the legal policy for the City's decision-making. It meets the State's Planning Goals and Guidelines.

The language changes are necessary to make the Comp Plan consistent with the City's new Interchange Area Management Plan (IAMP). When the City approved the IAMP, they approved it with the condition that they set up financing mechanisms. Included in Chapter 11 is the City's existing Capital Improvement Plan (CIP). The CIP needs updated to address how the City will finance its projects.

Mr. Beyeler will have a first draft of those changes at the January 2010 meeting. It may take several meetings to write the final language changes and then it goes to City Council for approval.

#### Goal 9 and 10 Economic Opportunity Analysis (EOA) Grant

The City has applied for an Economic Opportunity Analysis Grant to re-write Chapters 9 and 10 of the City's Comp Plan. These chapters pertain to Economic Development and Housing. The grant will allow the City to hire a consultant, with economic development experience, who will prepare a report providing the City with the data necessary to re-write Goals 9 and 10. Mr. Beyeler said there is a possibility that the Planning Commission will be re-writing Chapters 9, 10, and 11 at the same time.

Mr. Cullen Martin asked what would happen if the City did not get the grant. Mr. Beyeler said the City could continue as usual, but he feels hopeful the City will be awarded the grant.

There was a brief discussion about the City Council looking at offering incentives to developers to stimulate economic development. Commission Chair Baker said the City needs to be careful in giving incentives that could result in loss of tax dollars.

### **DISCUSSION ITEMS**

#### Communication Techniques for Reviewing Planning Commission Documents

Mr. Beyeler asked the Commission how they would prefer to receive the many pages of documents they will need to review in the coming months. It was the Commission's consensus to receive those documents in paper.

Commission Chair Baker asked if the other Commissioners had received the most recent packet from Kal Garton. They had not. However Commissioner Gilbertson has seen it.

**The meeting was adjourned at 8:40pm**