

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-FEBRUARY 23, 2011

Note: Meeting was postponed from February 16, 2011 to accommodate Public Notice requirements.

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, Cullen Martin, and Frankie Lezama

Commissioners Absent: Kellye Finch

Staff: Barry Beyeler-Community Development Director, Jackie McCauley-Recorder, and Karen Pettigrew-City Manager

Audience: Mindy Binder-Columbia River Community Health Services and Marc Rogelstad- Boardman Rural Fire Protection District

ELECTION OF OFFICERS

It was the consensus of the Commission to postpone the election of officers until the March meeting when the entire Planning Commission can be in attendance.

APPROVAL OF MINUTES

Commissioner Martin motioned to approve the minutes of December 15, 2010 as presented. Commissioner Lezama seconded the motion. The motion passed 3-0.

NEW BUSINESS

Public Hearing – Post Acknowledgment Plan Amendment (PAPA) 01-2011

Public Hearing opened at 7:03pm.

Commission Chair Baker announced the purpose of the Hearing was to hear testimony regarding amending the City's zoning map for construction of a medical clinic on 4N2616BC, tax lot 1901. There were no abstentions from Planning Commissioners and no objections to the Commission's jurisdiction to hear the matter.

- Staff Report – Mr. Beyeler reviewed the City Staff Report with the Commission. Currently the property where the medical clinic will be built is dual-zoned with 1.17 acres being zoned Commercial and 2.93 acres zoned Multi-family Sub-District. CRCHS's partition request was approved February 18, 2011 and only 1.08 acres would be changed. The medical clinic best fits the Commercial Zone. As a condition of the Site Design Review, the property must be re-zoned, 1.08 acres from Multi-family Sub-district to Commercial District, to create a 2.25 acre parcel where the clinic will be located. A map of the proposed partition and map/zone change was presented as Exhibit "A". It is the staff's recommendation for approval of this re-zone.
- Proponent's Case – Mindy Binder said Columbia River Community Health Services is requesting approval.
- Opponent's Case – none
- Public Agencies – none, although Mr. Beyeler has had conversations with DLCD about rezoning this property and they were in agreement.

Commissioner Martin motioned to close the hearing. Commissioner Lezama seconded the motion. The motion passed 3-0.

Hearing was closed at 7:15pm .
Regular Meeting resumed at 7:15pm.

PAPA 01-2011 – Map Amendment/Zone Change the for Medical Clinic

Commissioner Lezama motioned map amendment PAPA 01-2011, changing from Multi-family Sub-district to Commercial District 1.08 acres on the parcel to be created by partition request PAR 02-2011, be approved by the Planning Commission and forwarded to the City Council with a recommendation of the Commission for approval by the City Council and implementation by approval of an implementation ordinance.

Commissioner Martin seconded the motion. The motion passed 3-0.

Commission Chair Baker asked if the driveways for the clinic and the Castle Rock Apartments would be aligned driveways. Mr. Beyeler said at the Site Team meeting on February 10th, they worked out a lot of details on the two projects. Driveways are still being discussed.

OLD BUSINESS

Report on Status of Medical Clinic and Castle Rock Apartments

Both partitions are ready to be filed with the County. Barry received no comment regarding either of these partitions by the February 18th deadline. The parcel for the Castle Rock Apartments Project is now two parcels. The Partition for the clinic was approved as well.

DISCUSSION ITEMS

River Ridge Subdivision – Fire Department Concerns

Boardman Fire Chief Marc Rogelstad asked to discuss the River Ridge Subdivision project. He said he did not comment at the time this sub-division was being heard. After reviewing the site plan, he has concerns about access to the four large flag lots adjacent to Wilson Lane. These flag lots are zoned to allow up to a tri-plex on each of the properties. He would like two exits from those flag lots onto Wilson Lane. Allowing access onto Wilson Lane would be in conflict with the City's Transportation Plan. Chief Rogelstad is not in favor of cul-de-sacs because of access issues.

Community Development Director Beyeler said he has been in contact with the developer and their engineer regarding this issue. The developer suggested deed restrictions on those flag lots allowing for single family dwellings only. Mr. Beyeler said that would alleviate a water supply issue and maintains required fire flows. The developer also plans a fence along Wilson Lane with gates for access, although that would not be their primary access.

Chief Rogelstad did not feel that would alleviate the access issue. Mr. Beyeler reminded the Commission that this sub-division was properly noticed and approved by the Planning Commission in August of 2010 and shortly afterwards the City approved the Incentives Program for getting building started. If the City allows for access onto Wilson Lane, would they apply for a variance to their Transportation Plan? He feels the best way to address these issues are to address them at the time of development of the flag lots.

Chief Rogelstad said the site plan does not meet current Development Code. The driveways are too narrow, the roadway is too narrow, and the cul-de-sac is too small. He feels he would have a hard time getting emergency equipment in and out of those properties. Mr. Beyeler said the site plan that was approved was the original one submitted in 2000. Many of those Development Codes were not in place in 2000. This was the first the Planning Commission heard about the project not meeting the current Development Code.

Mr. Beyeler said he will work with the developer and Chief Rogelstad in an attempt to make this development work for everybody.

Meeting was adjourned at 7:45 pm