

## **BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-JUNE 16, 2010**

Commission Chair Glaya Baker called the meeting to order at 7:05 p.m. and she led the group in the Pledge of Allegiance.

Commissioners Present: Glaya Baker, Paul Beagle, Kellye Finch, and Cullen Martin

Staff: Barry Beyeler-Community Development Director, and Jackie McCauley-Recorder

Audience: none

### **APPROVAL OF MINUTES**

Commissioner Finch motioned to approve the minutes of April 21, 2010 as corrected. Commissioner Martin seconded the motion. The motion passed unanimously.

Commissioner Beagle motioned to approve the minutes of May 26, 2010 as corrected. Commissioner Finch seconded the motion. The motion passed unanimously.

### **OLD BUSINESS**

#### Request from American West Properties Representing the Bank of Eastern Oregon

They are asking for a conditional use to be added to Chapter 2.1 of the Development Code to allow a RV park in a manufactured home sub-district on property located on NE Columbia Avenue, north of Riverside High School and Morrow Estates. Barry Beyeler explained the City's Development Code would need to be changed to address this request.

Barry suggested language changes to Chapter 2.1 for the Commission's consideration. He said the Code should be written so that it is applicable to all property instead of one specific property. He said Chapter 4.4 of the Development Code already addresses Conditional Use criteria, so that portion of the code could be cross-referenced in Chapter 2.1.110; the Commission was in agreement with this. Barry will be talking with the State for possible additional conditions as they are responsible for regulating RV Parks.

Commissioner Beagle said the Commission's main concern in allowing an RV Park in that area was the access; turning in and turning out would be difficult due to amount of traffic on that road.

### **NEW BUSINESS**

#### Language Changes Chapter 2.1 of the City's Development Code

Barry Beyeler explained the need for the language changes in Chapter 2.1 of the City's Development Code. The language changes would add a conditional use, and correct conflicts with the City's Comprehensive Plan regarding building orientation and building length. He passed out copies of other cities development codes for the Commissions information.

Currently the code allows for building lengths up to 80 feet. Requests for apartment complexes may be longer than that. Commissioner Beagle feels this number should be no longer than 200 feet and 4 units.

Community Development Director Beyeler asked the Commission to consider language changes regarding Chapter 2.1.180 Building Materials. He said the City has received some requests for metal roofs on residential buildings. The Code currently does not outline building materials for non-manufactured homes. Commissioner Beagle felt using the building materials language from the Manufactured Home section of Code would be a good starting point. He suggested removing the

portion of language regarding "superior" building materials. Mr. Beyeler asked for guidance from the Commission as to what language to add to the code to address this.

Community Development Director Beyeler wants the Commission to consider language changes to Chapter 2.1.180 to address criteria for high-end housing. Commissioner Martin asked for the need to create the language since Boardman has one type of residential zone. Mr. Beyeler said the City could create residential sub-districts with criteria to allow for different levels of housing to protect the property values of the homes. Commissioner Beagle would like the sub-districts named in a way that would attract high-end builders. Barry will find out what other communities are naming these types of sub-districts.

#### Pursuit of Post Acknowledgement Plan Amendment (PAPA) – Chapter 2.1

Barry Beyeler asked the Commissioners to bring their language change ideas for chapter 2.1 to the next meeting so the City can proceed with the post acknowledgment plan amendment.

### **DISCUSSION ITEMS**

#### Angie Hughes' Resignation

The Planning Commission's Recorder and the City Building Clerk, Angie Hughes, has taken a job with the City of Umatilla. Her last day will be Friday June 18, 2010. The City is hosting a goodbye lunch on Friday the 18<sup>th</sup> at 11:30am. The Planning Commissioners are invited to attend. Jackie McCauley, the City's Utility Clerk, will be the Planning Commission Recorder from now on.

#### South Main Street and Overpass Update

Community Development Director Beyeler gave the Commission an update on the two street projects on Main Street. ODOT hopes to have the overpass open by noon on Friday June 18<sup>th</sup>. This is ahead of the June 30<sup>th</sup> schedule they had originally announced. The south Main Street curbs and sidewalks project will be finished sometime next week.

Commissioner Beagle motioned to adjourn the meeting. Commissioner Finch seconded the motion. The motion passed unanimously.

**The meeting was adjourned at 8:25pm**