

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-SEPTEMBER 22, 2010

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, Kellye Finch, Paul Beagle (Left at 7:08pm) and Cullen Martin (Arrived 7:08pm)

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

Audience: Jill Pambrun – Bank of Eastern Oregon

APPROVAL OF MINUTES

Commissioner Beagle motioned to approve the minutes of August 18, 2010 as presented. Commissioner Finch seconded the motion. The motion passed 3-0.

OLD BUSINESS

None

NEW BUSINESS

Public Hearing – Post Acknowledgement Plan Amendment (PAPA) 01-2010

Public Hearing opened at 7:05pm

Commission Chair Baker announced the purpose of the Hearing was to hear testimony regarding language changes to Chapter 2.1 of the City's Development Code. 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. He explained there are six different areas of change to the language:
 1. Conditional Uses in Multi-Family Sub-district to allow for a Recreational Vehicle Park.
 2. Design Standards, specifically Building Orientation Standards, where the existing standards were inconsistent with existing Comprehensive Plan policies.
 3. Design Standards, specifically Building Form standards, where existing standards were inconsistent with existing Comprehensive Plan policies.
 4. Design Standards, specifically Garages and Carport standards, for rear-yard garages and carports to not be paved driveways within the back yard if screened from the street.
 5. Design Standards, specifically Building Materials standards, which were inconsistent with allowable Oregon Building Specialty Code criteria and Oregon Revised Statute Chapter 455.
 6. Accessory Structures Special Standards to allow placement of temporary accessory structures on lots which cannot be lot-line adjusted without re-platting as an exemption to primary structure requirements.

7:08pm Commissioner Martin arrived.

7:08pm Commissioner Beagle left the meeting due to illness.

- Staff Report Continued – Mr. Beyeler said the City received written comment from the Department of Land Conservation and Development (DLCD) regarding proposed language change #1 of the City's Staff Report. They are concerned that permitting a Recreational Vehicle Park in the Multi-Family Zone may use lands needed for permanent housing. Although the proposed language change does not violate a land use statute or administrative rule, they strongly urge the City to consider excluding that particular language.

The City also received a written request from the Bank of Eastern Oregon, rescinding their request for the proposed Conditional Use language change #1 of the proposed language changes in the City's Staff Report. They believe they have enough interest from buyers for multi-family housing, as their property is currently zoned.

Mr. Beyeler then reviewed the five decision options outlined in the Staff Report.

- Proponent's Case – None
- Opponent's Case – None
- Public Agencies – None Present, although Mr. Beyeler said DLCD did give written testimony.

Public Hearing was closed at 7:22pm.

Regular Meeting resumed at 7:22pm.

PAPA 01-2010 – Development Code Chapter 2.1 Language Changes

Commissioner Finch agreed with removing the proposed language change #1 of the City's Staff Report, which was option #2 of the five decision options outlined in the City's Staff Report.

Commissioner Finch motioned to remove the language allowing a RV Park Conditional Use in the Multi-Family Sub-district and to approve all other language changes and recommend approval to the City Council by adoption of an implementing Ordinance. Commissioner Martin seconded the motion. The motion passed 3-0.

DISCUSSION ITEMS

Portland General Electric's 2020 Plan

There was a brief discussion of the upcoming meetings and the need to sign postcards in support of PGE's 2020 Plan.

Meeting was adjourned at 7:42 pm