

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-APRIL 21, 2021 VIDEO CONFERENCING MEETING

Commission Chair Jacob Cain called the meeting to order at 7:05 p.m.

Commissioners
in Attendance: Jacob Cain, Ragna TenEyck, Karla Jimenez, Adam Cole, and Zack Barresse
(arrived at 7:17pm)

Commissioners Absent: None

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

Audience: Ron McKinnis - Applicant Chaparral Subdivision, Jennifer Leighton, Caleb
Stromstad – Applicant River Ridge Subdivision, Donna Remmick, and Tamra
Mabbott – Morrow County Planning

APPROVAL OF MINUTES

March 17, 2021

Commissioner Jimenez motioned to approve the minutes of March 17, 2021 as presented. Commissioner TenEyck seconded the motion. The motion passed 4-0 with 2 vacancies.

March 23, 2021

Commissioner Jimenez motioned to approve the minutes of March 23, 2021 as presented. Commissioner TenEyck seconded the motion. The motion passed 4-0 with 2 vacancies.

OLD BUSINESS

Public Hearing - Chaparral Estates Phase II Subdivision

Commission Chair Cain announced the purpose of the hearing was to continue a hearing from the March 17, 2021 meeting. It was recessed at the meeting because there was a concern that not all adjacent property owners were notified of the hearing since the applicant intended to apply for all 66 lots to be considered and not just the first 28 lots as listed on the application. It has been determined that all adjacent property owners were notified and the hearing can now be held.

**Commission Chair Cain recessed the regular meeting at 7:09pm
Commission Chair Cain opened the public hearing at 7:09pm.**

Commission Chair Cain said Lot 66 in the proposed subdivision was discussed as being designated as green space. Community Development Director said this could be a condition of approval. He also said a condition of approval should be to rename the proposed street, Gene Allen Road, to another street name as the city already has a street named Allen Court. It could be confusing.

**Commission Chair Cain closed the public hearing at 7:10pm.
Commission Chair Cain resumed the regular meeting at 7:10pm.**

Chaparral Estates Phase II Subdivision Deliberation

Commissioner Cole motioned to approve the application for Chaparral Estates Phase II Subdivision on the condition Lot 66 be designated as a green space as defined in city code and the condition that Gene Allen Road be renamed to a street name approved by Community Development Director Beyeler. Commissioner Jimenez seconded the motion. The motion passed 4-0 with 2 vacancies.

NEW BUSINESS

Public Hearing - River Ridge Estates Phases 4-8 Subdivision

Commission Chair Cain said he had received an email from Morrow County Planner Tamra Mabbott today at 5:01pm asking for this public hearing to be continued and her comments to be made part of the record of these proceedings. A copy of her comments are attached hereto as Exhibit "A" .

Commission Chair Cain recommended this hearing be continued based upon the county's request.

Community Development Director said the next planning commission meeting will be moved to May 26th to allow for a 35-day notice to the Department of Land Conservation and Development (DLCD) for a zone change request.

Commission Chair Cain recessed the regular meeting at 7:16pm Commission Chair opened the public hearing at 7:16pm

Commissioner Cole motioned to continue the hearing until the next regularly scheduled planning commission meeting on May 26, 2021. Commissioner Jimenez seconded the motion.

7:17pm Commissioner Barresse arrived

The motion passed 5-0 with 2 vacancies.

Commission Chair Cain resumed the regular meeting at 7:19pm

Amazon Data Services (ADS) Type II Partition Request

Commission Chair Cain said he had received an email from Morrow County Planner Tamra Mabbott today at 5:09pm asking for this public hearing to be continued and her comments to be made part of the record of these proceedings. A copy of her comments are attached hereto as Exhibit "B".

Community Development Director Beyeler said there is no hearing in this matter as it is a Type II Administrative Decision. It was on the planning commission's agenda for this evening because he wanted to obtain comments from the commissioners before he made his decision. He had received a call from Seth King of Perkins Coie, the applicant. ADS does not want a delay in the decision. Community Development Director Beyeler said a continuance of this decision is appropriate.

Commission Chair Cain asked if Community Development Director Beyeler wanted to present the staff report and get the commissions comments tonight, in the interest of time. Community Development Director Beyeler said the staff report may change based upon the meeting with the county on the subject. He will give a full report at the next planning commission meeting.

Morrow County Planner Tamra Mabbott said the county does not want to hold up this partition request and plans to work with the city to quickly resolve the issues listed in her comments.

Recommendation to Council to fill Commissioner Vacancies

Community Development Director Beyeler said there were two vacancies. Commissioners' Navarro and Seeley have resigned. The city's received two letters of interest to fill the vacancies, one from Sam Irons and one from Jennifer Leighton.

Commissioner Cole motioned to recommend to the city council both Sam Irons and Jennifer Leighton be appointed to the planning commission. Commissioner Jimenez seconded the motion. The motion passed 5-0 with 2 vacancies.

DISCUSSION ITEMS

Change of Meeting Date

Community Development Director Beyeler said the May planning commission meeting date has been moved to May 26th due to a zone change and comprehensive map amendment request. DLCD needed a 35-day notice for the hearing. The request is a Type IV Legislative Decision, meaning it will go before both the planning commission and the city council to be heard. The applicant wants to rezone property in the Port of Morrow to allow for condominiums, apartments, green space and retail for a master planned development. He plans to have the public notices out by May 5th.

Project Updates

Commission Chair Cain asked if the commission could get updates on projects around Boardman. City Manager Pettigrew said the Migrant Head Start needs to be done by the end of June as that is when the funds run out. Currently they are working on the kitchen area.

Community Development Director Beyeler said Tuscany III will begin dirt work around May 5th or 6th. Bailey Park has transformer bases set. They still need street lights put in. The streets are paved. He doesn't know which internet company has put conduit in for internet service in the area. River Ridge Phase III has homes going in.

City Manager Pettigrew said driving down Oregon Trail to Bailey Park gives a new perspective on the Amazon facility. Community Development Director Beyeler said developers plan to put in a line of trees on the north side of Oregon Trail to block the view somewhat.

Community Development Director Beyeler said River Ridge Estates Phases 4-8 plans to put in four parks.

City Manager Pettigrew said the Dune Street Park is looking nicer. The public works department has been clearing out trees and cleaning it up.

Community Development Director Beyeler explained to the commission the county has been taking longer to get new maps made with the new map and tax lot numbers. The county contracts with the State of Oregon to perform the work. Currently the State of Oregon has a two-month back log.

Meeting was adjourned at 7:41pm

EXHIBIT "A"

Barry Beyeler

From: Tamra Mabbott <tmabbott@co.morrow.or.us>
Sent: Wednesday, April 21, 2021 5:01 PM
To: Barry Beyeler; Karen Pettigrew; 'Jacob Cain'
Cc: Matt Scrivner; Darrell Green; Don Russell; Stephanie Case; 'Debbaut, Anne'
Subject: River Ridge Estates Subdivision

Hello Barry – Please enter this email into the record of the Planning Commission for the River Ridge Estates Subdivision.

Morrow County requests the Planning Commission continue the hearing for this subdivision replat based on the following:

1. County did not receive notice as either an adjacent property owner (Kunze Road) or as a local agency (per State Agency Coordination Program requirements ORS 197.180 and OAR 660-030 and 660-031).
2. Meeting materials were not available 7 days prior to the hearing. By law materials must be made available 7 days prior to the first hearing. Materials were posted on the website on Tuesday, April 20th.
3. County would like to review the access requirements that may apply to the intersection of the new subdivision road and Kunze Road as defined in county Public Works Standards and applicable standards of the County Transportation System Plan (TSP).
4. The application materials do not address traffic impacts, including the traffic impact analysis required in the City TSP. Based on ASHTO standards, the 154 lots would generate 1,540 trips per day, a sizeable increase in traffic at both the intersection of Kunze Lane (a county road) and Wilson Road (a city street where it abuts the proposed subdivision and a county road beyond city limits).
5. The Joint Management Agreement (JMA) between city and county requires notice and collaboration of projects inside the urban growth area and development that abuts county-owned facilities.

County staff would like to meet with city staff and the developer to discuss steps forward, including documentation to show the subdivision meets county road and TSP standards.

We apologize if this delays the project however, it is in the interest of the county to insure development complies with regulatory and design standards that have been adopted by Morrow County. Please contact Matt Scrivner and myself to schedule a time to meet so we can prevent any further delays.

Cordially, Tamra

Tamra Mabbott
Planning Director
Morrow County
PO Box 40
205 Third Street NE
Irrigon, OR 97844
(541) 922-4624 X5505

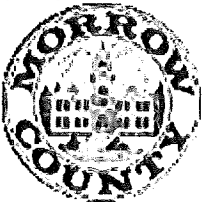


EXHIBIT "B"

Barry Beyeler

From: Tamra Mabbott <tmabbott@co.morrow.or.us>
Sent: Wednesday, April 21, 2021 5:09 PM
To: Barry Beyeler; Karen Pettigrew; 'Jacob Cain'
Cc: 'King, Seth J. (Perkins Coie)'; Matt Scrivner; Darrell Green; Stephanie Case
Subject: ADS preliminary plat

Barry – Please continue the hearing for the Preliminary Plat Partition Request for Amazon Data Services. The application is listed on the Planning Commission Agenda which I believed allowed for public comment. If that is not the case and this is NOT a decision of the Planning Commission, please enter these comments into the record.

Morrow County requests the city not issue final approval of the plat until we can resolve the access requirements. At a minimum, please add conditions of approval requiring ADS to comply with appropriate access standards of Morrow County Public Works and the Morrow County Transportation System Plan and the Interchange Area Management Plan.

Please note:

1. County did not receive notice as either an adjacent property owner (Kunze Road) or as a local agency (per State Agency Coordination Program requirements ORS 197.180 and OAR 660-030 and 660-031).
2. Application and preliminary decision materials were not provided to Morrow County to review and therefore county would like the opportunity to meet with the applicant and city staff to understand impacts to county roads, Olsen Road and Wilson Lane and identify conditions that may be appropriate.
3. The Joint Management Agreement (JMA) between city and county requires notice and collaboration of projects inside the urban growth area and development that abuts county-owned facilities.

County staff would like to meet with city staff and the developer to discuss steps forward, including documentation to show the subdivision meets county road and TSP standards.

We apologize if this delays the project however, it is in the interest of the county to insure development complies with regulatory and design standards that have been adopted by Morrow County. Please contact Matt Scrivner and myself to schedule a time to meet so we can prevent any further delays.

Cordially, Tamra Mabbott

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