

BOARDMAN PLANNING COMMISSION MINUTES - REGULAR MEETING – MAY 10, 2023

Commission Vice Chair Barresse called the meeting to order at 7:00 p.m. He led the flag salute and asked for roll call:

Commissioners
in Attendance: Jennifer Leighton, Sam Irons, Zack Barresse, Ethan Salata, and Mike Connell

Commissioners Absent: Jake Cain – Excused, Ragna TenEyck – Unexcused

Staff: Carla McLane - Planning Official, Jackie McCauley- Acting Recorder/Building Clerk, Rolf Prag – Special Projects Coordinator, and Toni Connell – Utility Clerk

Audience: Kristen Bates, Dave Krumbein-Willowfork Investments, Ramandeep Malhi-Willowfork Investments, Gurmit Gucman-Willowfork Investments, Karen Pettigrew, Alberto Vaca, Adalberto Vaca, Eloise Alvarez, and RHS Students: Tyrese Boyd, Eloy Ramos, Dayania Noriega, and Daniela Jimenez

APPROVAL OF MINUTES

March 22, 2023 – Regular Meeting

Commissioner Irons made a motion to approve the March 22, 2023 minutes as presented. Commissioner Salata seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Irons-yes, Commissioner Salata-yes, Commissioner Connell-yes, and Commission Vice Chair Barresse-yes. The motion passed 5-0 with 2 absent.

PUBLIC HEARINGS

Public Hearing - SDR3-23-003 Site Design Review – Manufactured Home Park

Commission Vice Chair Barresse opened the Public Hearing at 7:02pm.

Commission Vice Chair Barresse read the purpose of the hearing: SDR3-23-003 Site Design Review. Willow Fork Investment, LLC, applicant and owner. The subject property is described as tax lot 6600 of Assessor's Map 4N 25E 17CD and is zoned Residential – Manufactured Home Park. This request is to approve a Manufactured Home Park development. Criteria are found in the Boardman Development Code Chapter 4.2 Development Review and Site Design Review along with provisions found in Chapter 2.1 Residential District and is being processed as a Type III decision.

Commission Vice Chair Barresse read the rules of conduct of the hearing and asked the commissioners if they wished to abstain from this hearing. There were none.

Commission Vice Chair Barresse asked if anyone in the audience wished to challenge any of the commissioners' impartiality. There were none.

Commission Vice Chair Barresse asked if there were any objections of the commission to hear the matter. There were none.

Staff Report – Planning Official McLane reviewed the staff report provided in the commissioner's packets. The proposed manufacture home park would have 55 new units and be located along Kunze Lane to the east of Driftwood RV Park. She reviewed all of development code standards the park would need to meet. She read her recommendations of approval for the project. She asked if there were any questions.

Commission Vice Chair Barresse asked how the utilities would connect to the project. It will connect from line coming through Bella Vista Estates.

Commissioner Connell asked if the surrounding property owners were made aware of the project. Yes, they received public notice.

Commissioner Salata asked about how water metering would work. There will be individual water meters for each space.

Correspondence – None, however Morrow County did express interest, but made no comments.

Public Testimony

Applicant - David Krumbein – Engineer for Willowfork Investments said the streets would be dedicated to the city by plat. The size of the units would be all a bit different, roughly a 20' x 50' size. There will be landscaping along Kunze Lane. He would like to get the city and the county together to make sure everyone is on board with this project and to sign an agreement. The developers of this project have signed an agreement with Bella Vista Estates Cooperative for an easement to tie into water and sewer on the south side of Bella Vista Estates. They plan to loop an 8" water line out to Kunze Lane.

Commissioner Salata asked if the manufactured homes would be new or used. They will be new.

Commissioner Connell asked if they would be for sale or rent. They will be for rent. The manufactured homes could be owned by the renters however. There will be a mix of both in the park.

Commissioner Salata asked what constitutes a unit, to meet the 10' setback between units. A unit is any structure, the manufactured home or the carport. Mr. Krumbein said in some instances, they may place carports in front of the homes because the lots are long and narrow.

Testimony In Favor – Alberto Vaca – Parents live at space 55 in Bella Vista Estates. Is not speaking in favor or against the project, just wanted more information about the project because his parents had received the hearing notice.

Testimony In Opposition – There were none.

Neutral Testimony – There were none.

Commission Vice Chair Barresse closed the public hearing at: 7:42 pm.

Deliberation by Commission of SDR3-23-003 Site Design Review – Manufactured Home Park

Commissioner Salata asked about the allowable age of manufacture homes in the park. Planning Official McLane said the city cannot require the age of a manufactured home inside of a manufactured home park, however the developers will be placing new homes.

Commissioner Salata made a motion to approved SDR3-23-003 as presented by applicant with all Precedent Conditions of Approval and all Subsequent Conditions of Approval from the staff report. Commissioner Leighton seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Irons-yes, Commissioner Salata-yes, Commissioner Connell-yes, and Commission Vice Chair Barresse-yes. The motion passed 5-0 with 2 absent.

Commissioner Connell asked if the homes would be single or double-wide. Planning Official McLane said there will be a mix of both. She believes they will look much like the cabins River Lodge & Grill has placed at their hotel. She said Boardman's housing needs a little of everything. These types of project will be helping to meet the housing demand.

Commissioner Leighton asked if the developers will be putting in an 8" water line or a 12" water line; a 12" line would save money in developing in the long run. Planning Official McLane said the city and developers are still in discussion about this. It is hard to tell the future and where the city will need more water.

Discussion Items

Planning Official McLane said many of the city's plans such as the Boardman Development Code need a comprehensive review. The city has been updating the website to include the old comprehensive plans. There is also information on the website regarding update of the Natural Hazard Mitigation Plan. Next she would like to see the transportation plan and the Port Interchange Area Management Plan put on the website. Currently ODOT is offering grants for transportation projects. The city plans to apply for the transportation system plan and the Main Street IAMP.

Commission Vice Chair Barresse asked about a traffic study for the SAGE Center expansion project. Planning Official McLane said ODOT is involved because the SAGE Center is on Light Industrial Zoned property that falls within the Port IAMP. She said the SAGE Center will need to have a mitigation plan in place for when a large event is let out to direct traffic to right only from one parking lot and left only from another. Eventually all four off ramps at both interchanges will be right only.

Commissioner Connell asked about the crosswalk requirement at the SAGE Center. Planning Official McLane said nothing has been resolved yet, however discussion on this will happen before completion of the expansion.

Public Comment

None.

Commissioners Comments

None.

Meeting was adjourned at 8:11 p.m.