

## **BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-JANUARY 15, 2020**

Commission Chair Jacob Cain called the meeting to order at 7:00 p.m. and he led the group in the Pledge of Allegiance.

Commissioners Present: Jacob Cain, Michelle Seeley, Adam Cole, Zach Barresse and Cynthia Navarro

Absent: Logan Mayfield - Unexcused

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

Audience: Jeff McCauley, Marty Broadbent & Ethan Salata-BRFPD, Francia Rodrigues & Yoanna Lopez – RHS Students, Rajiv Malhan, Jazz Bana, Harinder Bains & Sarnjit Singh Bath-Best Western Hotel.

### **APPROVAL OF MINUTES**

Commissioner Cole motioned to approve the minutes of December 18, 2019 as presented. Commissioner Barrasse seconded the motion. The motion passed 5-0, 1 absent and 1 vacancy.

### **OLD BUSINESS**

#### Oregon Child Development Coalition Head Start Update

Community Development Directory Beyeler said this project is currently in plan review and developers are hoping to break ground in the next couple of weeks, weather permitting.

### **NEW BUSINESS**

**Commission Chair Cain recessed the regular meeting at 7:02pm**

**Commission Chair Cain open the Public Hearing at 7:02pm**

#### Public Hearing – Variance Request of Height Restrictions for the Best Western Plus Hotel Project

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding an application made by the developers of the Best Western Plus Hotel Project for approval to exceed the height restrictions for building at the property located at Morrow County Map number 4N2509 tax lot 402.

**Abstentions** – none.

**Objections to the Jurisdiction** – none.

**Staff Report** - Community Development Director Beyeler said on December 18, 2019, a Site Team Review for the Best Western Plus Hotel was held. The Hotel had previously been granted a Height Variance to 49 feet 11 inches on April 17, 2019; however, it was noted the height of the submitted drawings were to a height of 55 feet, thus requiring a new Variance Request to account for the 4 feet and 1 inch additional height. The developer submitted an application after the Site Team meeting, December 18, 2019, and Public Notice, Property Posting and Publication was accomplished on December 19, 2019, 25 days prior to the Public Hearing.

Site Team Review accomplished utility and Fire Department locations and needs with the developers, architect, and engineers. A set of the drawings submitted are attached with this packet. The Boardman Rural Fire Protection District had no problem with the addition of building height to 55 feet.

Initial application for variance of building height was Posted and Published on March 27, 2019, for a building height of 49 feet 11 inches. Initial Public Hearing before the Planning Commission, for variance of building height was heard on April 17, 2019, for a building height of 49 feet 11 inches. The variance was approved by the Commission. On December 6, 2019, the City was contacted by Baker Architecture about setting up a

Site Team Review meeting. Site Team Review took place on December 18, 2019, with the developers, architects and engineers, with utilities and emergency response agencies representation. Application for a Variance of Building Height restrictions of 35 feet, to a height of 55 feet, was received on December 18, 2019, from the developer. Public Notice was mailed, property posted, and Published in the East Oregonian on December 19, 2019, for a Public Hearing scheduled for January 15, 2020.

He also included in the planning commission packet the previous planning documentation from when the developers were approved for the initial Variance Request.

**Proponent's Case** – Mr. Rajiv Malhan said the reason for the request is they want to add five (5) feet tall solar panels to the roof of the hotel, putting them over the height limit. Committee Chair Cain asked if any commissioners had questions for Mr. Malhan. They had none.

**Opponent's Case** – None.

**Public Agencies** – None, and Community Development Director Beyeler has received no written comment from any public agencies regarding this hearing.

**Commission Chair Cain closed the Public Hearing at 7:09pm**  
**Commission Chair Cain resumed the regular meeting at 7:09pm**

#### Deliberation – Variance Request of Height Restrictions for the Best Western Plus Hotel Project

Community Development Director Beyeler said the fire department was at the site team meeting for this project on December 18, 2019. At that time, they hashed out the widths needed in the parking lot to accommodate the fire equipment. They need 26'. The city is still working with developers to correct issues with the site to meet parking and storm water requirements. Commissioner Seeley asked about the storm water requirement. Community Development Director Beyeler said they need to provide a bio-swale for storm water runoff.

Commissioner Cole made a motion to approve the Variance Request allowing the height of the project to exceed the 35' restriction to a height of 55'. Commissioner Barresse seconded the motion. The motion passed 5-0, 1 absent and 1 vacancy.

## **DISCUSSION ITEMS**

#### Upcoming Housekeeping Changes to the Boardman Development Code

Community Development Director Beyeler said the planning commission will be working on updating the Development Code in the near future. There have been Variance Requests for items such as building height and length restrictions. Parking and lot sizes need to be reviewed also. He would like to go through past variance applications to see what other codes need to be reviewed and present them to the planning commission for review. He asked the commissioners to bring their ideas also.

The process for changing the Development Code is a Type IV decision, which means the planning commission will conduct a hearing for the language changes. They will decide a recommendation to present to the city council. The city council will conduct a public hearing and decide to adopt the changes or not. Because of the process, Community Development Director Beyeler would like to review the code for several changes at once, rather than one change at a time.

Commission Chair Cain suggested a workshop to review the Development Code. City Manager Pettigrew asked if they could do the workshop at the next scheduled planning commission meeting. Community Development Director Beyeler said he may need more time to gather the information for the planning commission. Commission Chair Cain asked about a joint workshop with the city council. City Manager Pettigrew said as long as they did not have a council quorum attend. Commission Chair Cain asked about inviting stakeholders to the workshop for their input such as developers and realtors.

Commission Chair Cain asked what was on the agenda for the next planning commission meeting. Community Development Director Beyeler said the commission may hear a request from developers of the Tradewinds Subdivision. It was recently auctioned off and has new owners. They recently met with the city to discuss moving forward with development. Community Development Director Beyeler said they seem reputable and seem to want to fit into the community. The initial phase of the project will be 27 lots. They were impressed with the BCDA Homebuyers incentive program. They want to start soon. Commission Chair Cain asked if it was public who purchased the property. Community Development Director Beyeler said it was not yet public, but would be available tomorrow.

#### River Ridge Subdivision Update

Community Development Director Beyeler said there is nothing new to report. He is not sure when they want to get started on this development.

#### Tuscany II Subdivision

Community Development Director Beyeler said two (2) more homes were recently submitted to the city for review. Developers have completed the first home of Phase II.

**Meeting was adjourned at 7:25pm**