

## **BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-NOVEMBER 20, 2019**

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, Logan Mayfield, Adam Cole, and Michelle Seeley

Absent: Zack Barresse-Unexcused and Cynthia Navarro-excused

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

Audience: None

### **APPROVAL OF MINUTES**

Commissioner Cole motioned to approve the minutes of August 21, 2019 and October 16, 2019 as presented. Commissioner Mayfield seconded the motion. The motion passed 4-0, 2 absent and 1 vacancy.

### **OLD BUSINESS**

#### River Ridge Phase II Subdivision Update

Community Development Director Beyeler said the city should be getting the civil drawings in a week or so. The developers have hired Tapani as their contractors. Tapani is anxious to get started and want to be done by June 2020 with the utility infrastructure.

Commissioner Mayfield asked if developers are still proposing lots that are too small to meet the development code. Community Development Director Beyeler said he does not know but will be able to get that information from the civil drawings. He said they may be able to meet code if they have offset garages and driveways.

#### Tradewinds Subdivision Update

Community Development Director Beyeler said the planning approvals for this project have expired. New property owners will need to start over with planning to develop this subdivision. The 27-acres of land went up for auction by the bank on November 13, 2019. He's not seen property change hands this way, except by a government agency. He does not know who bought the property, however he's had three prospective buyers asking him about utilities. When he finds out who owns the property, he will let the planning commission know.

### **NEW BUSINESS**

#### Amazon Type II Land Partition Request

Community Development Director Beyeler said he will be making a Type II Decision on November 27, 2019 regarding a partition request made by Amazon Data Services to partition their property on Morrow County Tax Map 4N2509 411. Currently the lot is 80.19 acres. They want to partition it into 3 parcels, a 62.02-acre parent parcel, a 6.37-acre parcel, and a 9-acre parcel. The 9-acre parcel will be for a Umatilla Electric Substation. It will serve a 40-kva line which is large enough to serve the south side of Boardman. He's not sure if the third acre is for sale, but he knows a buyer who would like to put a manufactured home park on it.

There was discussion about the roadway being wide enough and how it could be routed between the BPA towers. This Type II Decision is made by city staff, however should the property be developed, or require a zone change it would need to come before the planning commission for a decision.

Commission Chair Cain asked if the Type II Decision was the right time to ask for a widening of the dedicated roadway to the west of the property. From the map it looks like the roadway dedication narrows to the south. He thinks they should widen it by ten or fifteen feet. Community Development Director

Beyeler said it looks to be 60 feet, but will follow-up and make sure there is enough dedicated roadway width for future development.

#### Geographical Information System Purchase & Capabilities

Community Development Director Beyeler reported the city has purchased a GIS system. It will provide online mapping of what is available for utilities. Currently he is working on mapping the manholes alphanumerically within the city. Public works will be adding other information into the system such as grades, pipes, rim elevations. He said it will be easier to send information to engineers when they are preparing projects within the city. He is excited about this.

#### Application OCDC

The city has received application for a Conditional Use request for the Oregon Child Development Coalition's Migrant Head Start project the city is sponsoring. In May of 2017 the planning commission approved a Conditional Use Permit for the project, which expired. Developers of the project were unable to come up with the funding to proceed. Community Development Director Beyeler said it will come before the planning commission in December.

City Manager Pettigrew said the city received a 2 million dollar grant for the project and the developers have about 1.5 million in matching funds. They had to scale back some of the project such as changing the playground for budgetary reasons. The building will be made of modular units.

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