

## **BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-AUGUST 21, 2019**

Commission Chair Jacob Cain called the meeting to order at 7:02 p.m. and he led the group in the Pledge of Allegiance.

Commissioners Present: Michelle Seeley, Jacob Cain, Logan Mayfield, Adam Cole, and Ryan Kreps

Absent: Zack Barresse-Unexcused and Cynthia Navarro-Excused

Staff: Barry Beyeler-Community Development Director, Jackie McCauley-Recorder and Rick Stokoe-Acting City Manager

Audience: Marty Broadbent-Boardman Rural Fire Protection District, and Jeff McCauley

### **APPROVAL OF MINUTES**

Commissioner Cole motioned to approve the minutes of July 31, 2019 as presented. Commissioner Mayfield seconded the motion. The motion passed 5-0-2 absent.

### **OLD BUSINESS**

#### River Ridge Estates Phase III Civil Drawings

At the July 31, 2019 Planning Commission Meeting, commissioners approved the Preliminary Plat request for River Ridge Estates Phase III. At the time the civil engineering was not yet complete. In this meeting's packet was the completed civil engineering for commissioners to review. Community Development Director Beyeler asked the commission if they had seen any issues.

Commissioner Mayfield said the lot widths were too narrow. City code requires lot widths to be at least 70 feet. Community Development Director Beyeler said he was already aware of the issue and had planned on letting the developer know right away.

### **NEW BUSINESS**

#### Public Hearing

**Commission Chair Cain recessed the regular Planning Commission Meeting at 7:07pm.  
Commission Chair Cain opened the Public Hearing at 7:07pm.**

#### Public Hearing – Partition Plat Request – New Sleep Inn Site

Commission Chair Cain announced the purpose of this hearing is to hear testimony regarding a Partition Plat request for the new Sleep Inn Hotel Site.

Call for abstentions – none.

Call for objections to the jurisdiction – none.

Staff Report - Community Development Director Beyeler received application for a preliminary plat request for the Sleep Inn project on SE Front Street. The developers have decided to move a portion of the hotel project on another piece of property they had originally planned to put a restaurant on. They want to merge the two tax lots into one tax lot, giving them enough room for the hotel. If they decide in the future to build a restaurant, they will use another piece of property located adjacent to this parcel, which they already own.

Commission Chair Cain asked if there was a way the roadway could wrap around the east end of the property to the south. Community Development Director Beyeler said the developers would need to change the radius of the corner, but it would benefit the hotel by giving it two accesses. The roadway would need to go between two of the BPA towers, but it would work.

Proponent's Case - None

Opponent's Case – None

Public Agencies - No agencies have contacted the city for this hearing.

**Commission Chair Cain closed the Public Hearing at 7:13pm.  
Commission Chair Cain reconvened the regular meeting at 7:13pm.**

Deliberation – Partition Plat Request – New Sleep Inn Site

Commission Chair Cain asked if a site team meeting had been held yet. Community Development Director Beyeler said not yet.

Commission Chair Cain said he would like to make sure there is an adequate radius to make the corner for putting in a roadway. He also said there needs to be a combined access agreement between owners of the Subway building and the Sleep Inn Hotel for access to the back parking lot. Currently they are owned by the same people, but in the future that may not always be the case.

Commissioner Kreps motioned to approved the Partition Plat request for the new Sleep Inn site, noting additions as part of approval to design an appropriate radius on the northeast corner of the property for a future street and to record a combined access agreement with the Subway property for access to the back-parking lot. Commissioner Mayfield seconded the motion. The motion passed 5-0-2 absent.

**DISCUSSION ITEMS**

Tuscany II Subdivision Progress

Community Development Director Beyeler reported the first five permits have been pulled for the Tuscany Phase II project. He plans on meeting with the grade school maintenance man to discuss when a gate for the walkway to the subdivision will be placed.

**Meeting was adjourned at 7:19pm**