

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-DECEMBER 19, 2018

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, Zach Barresse, Adam Cole, Logan Mayfield, Cynthia Navarro, and Ryan Kreps

Absent: None – (1 vacancy)

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

Audience: None

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of September 19, 2018 as presented. Commissioner Mayfield seconded the motion. The motion passed 6-0-1 vacancy.

OLD BUSINESS

Update on Ongoing Projects

- Water/Sewer project – the streets are all paved. Two weeks ago the 24" water line under the railway was completed. The line should be in service by the middle of January.
- Morrow County Buildable Lands Inventory/Housing Study – City Manager Pettigrew and Community Development Director Beyeler attended a meeting to review draft of these reports. Community Development Director Beyeler said they are not ready to publish and have several errors in the report such as population estimates. The Planning Commission should be prepared to work on changes to the Development Code and the Comprehensive Plan to meet state statutes. One example is the state has statutes regarding accessory dwellings that will need to be addressed. Oregon Building Codes Division (BCD) is working on codes to address these types of dwellings as well, but that may be two to six months away.

There was discussion about the current permit size requirement set by BCD and the current city code size requirement for a dwelling and required foundations.

NEW BUSINESS

Tuscany Phase II

Community Development Director Beyeler reported the contractors ran into significant water while putting in the sewer. They had to dig to 22 feet and de-water to be able to put in the sewer. The sewer is done, now they are working on the water.

Port View Apartments Phase II

Community Development Director Beyeler said building 2 is not yet ready to rent. The city received application for Phase II of the project just last week, leaving no time for public noticing requirements before tonight's meeting. The application will be on January's planning commission agenda. Commissioner Cole asked if representatives from Port View Apartments would be in attendance at that meeting because he has questions for them regarding the agricultural labor requirements for phase II. He has co-workers who could not get an apartment there. Also, he found out that agricultural truck drivers do not meet the ag-labor requirements. He said they are nice apartments. Community Development Director Beyeler said representatives from Port View will be in attendance.

City Manager Pettigrew said buildings 1 through 3 are ag-labor only, but buildings 4 through 8 are market-rate rentals. She said she felt the city was misled about what this apartment complex would be. Commission Chair said the grant Port View Apartments received was used on buildings 1 through 3.

Community Development Director Beyeler said they will start the landscaping in March.

DISCUSSION ITEMS

Comprehensive Plan Revisions

Community Development Director Beyeler said with the ongoing Buildable Lands Inventory project, the planning commission will use the data from it to revise both the Comprehensive Plan and the Development Code. Goals 9 & 10 and goals 11 & 12 in the Comprehensive Plan will need to be revised. By March the Buildable Land Inventory should be finalized.

Community Development Director Beyeler said Boardman does not have the same problems as other cities in the county. The information in the Buildable Lands inventory regarding population are skewed and will need to be corrected. City Manager Pettigrew said she also did not agree with the information in the report, it needs corrected.

Community Development Director Beyeler said his next step is to look at the maps to see what is actually buildable. Both Morrow Estates and Chaparral Subdivision have lots available. Chaparral may be re-platting. Chaparral Subdivision developers' next phase will be to build single-family dwellings.

Broadband Study

The city has hired a consultant to conduct a broadband study for Boardman. The report should be ready by the end of January. Community Development Director Beyeler said it may impact how the city puts in new subdivisions. Centurylink has not been too involved in the process, however Eastern Oregon Telcom and Mach Media seem to be interested in improving broadband in Boardman. City Manager Pettigrew said the meetings has spurred a wiliness between the providers to work together to accomplish this goal. The concern is to know what direction to go long-term.

Community Development Director Beyeler said there was discussion at the last meeting of working with Umatilla Electric to utilize their light poles to provide service.

Commission Chair Cain said fiber optics is not cost effective. He has had great service from Mach Media. There are new technologies all the time for broadband. Commissioner Barresse said he would move to have better service, it is important it is to him. Commissioner Cole would like to have better service.

Safe Routes to School Application

Commission Chair Cain asked about the status of the Safe Routes to School grant application. Community Development Director Beyeler has not heard anything. He will check on the status. The city has applied for a grant to provide pedestrian paths from Main Street to Olson Road on NE Columbia Avenue.

City Manager Pettigrew mentioned the city was awarded a \$100,000 Small Cities Allotment Grant for improvements on NE Columbia Avenue.

Commission Chair asked if City Manager Pettigrew had attended the NEACT Meeting. She had not. He understood the ODOT I84 mile post 165 interchange project was way down on the state's priority list.

Meeting was adjourned at 7:36pm