

BOARDMAN PLANNING COMMISSION MINUTES – April 19, 2017

7:00 P.M. Commission Chair Cole called the meeting to order. He led the group in the Pledge of Allegiance.

Commissioners present: Zack Barresse, Ryan Kreps (arrived at 7:20 P.M.), Logan Mayfield, Adam Cole, David Gray, Cynthia Navarro and Jacob Cain.

Staff: Barry Beyeler - Community Development Director, and Michelle Seeley - Recorder

Audience: John Gest representing Tradewinds. Aaron Hoeft representing Tradewinds. Laura Ryun representing Tradewinds. Art Kegler representing Tradewinds. Aiden Barresse. Riverside High School Senior Students: Adam Slayter, Marine Pena, Andrew Martinez and Giovanni Hernandez.

APPROVAL OF MINUTES

Commissioner Gray motioned to approve the minutes of January 25, 2017 as presented. Commissioner Barresse seconded the motion. The motion passed 6-0. (1 absent)

OLD BUSINESS

Port View Apartment Project. Director Beyeler stated that he had spoken to Ted Sanders with PROffutt Limited Partnership and the applicant wishes to postpone the process of approval as they are now encountering funding issues associated with Oregon Community Housing Services. Director Beyeler stated the traffic study is complete but the hearing will probably be closed and reopened at a future date when PROffutt is ready to proceed.

NEW BUSINESS

Public Hearing

Commission Chair Cole recessed the Planning Commission Meeting at 7:07 P.M. Commission Chair Cole opened the public hearing at 7:07 P.M. for public comment on a preliminary plat for a 4-phase subdivision of 87 lots called the Tradewinds Subdivision.

Commission Chair Cole asked for abstentions or objections from commissioners. There were none.

Staff Report:

Director Beyeler read from the staff report regarding property located at 4N 25 16 AB, 100 and 126, and 4N 25 16, 207, totaling 27.78 acres. A proposed subdivision for development, named Tradewinds, consisting of Palm Harbor manufactured and/or modular homes will be completed in four phases. Phase 1 will consist of 27 lots, Phase 2 will consist of 18 lots, Phase 3 consists of 21 lots and Phase 4 will consist of 21 lots.

Director Beyeler stated the post office would like a street name amendment of Yuma Court, because there already is a Yuma Street and felt that would be confusing to have two streets containing the name Yuma. The applicant decided on Yucca Court to keep with the desert themed street names. He also stated the Boardman Rural Fire Department requested a relocation of a fire hydrant as well as adding an additional fire hydrant. And there has been a circular traffic pattern added to each phase to allow an in and an out for emergency services and utility routing.

Proponents: Aaron Hoeft with ACH Engineering stood up and stated he felt that Director Beyeler did a good job with the Staff Report and offered to answer any questions.

Opponents: None.

Commission Chair Cole closed the public hearing at 7:16 P.M. Commission Chair Cole resumed the Planning Commission Meeting at 7:16 P.M.

COMMISSION DELIBERATION FOR PROPOSED TRADEWINDS SUBDIVISION:

Commission Chair Cole asked if the homes will be placed prior to the sale of lots or if the purchaser can buy the lot without a home pre-placed. John Gest answered they will do both. He said they will place a few "model homes" and the subdivision will be a manufactured home park. He also stated the garages will be provided and in most cases the garages will be attached to the mobile home.

Commissioner Mayfield stated that he had concerns with the lot sizes as the property is zoned as residential and residential lots are required to be a minimum of 8,000 square feet. Director Beyeler said that minimum can be reached by averaging all lots in the sub-division and there are oversized lots in the development. Commissioner Mayfield stated he prepared a spreadsheet for the Planning Commission of each lot size and averaged them out with an average actually being under 8,000 square feet. He then stated the total acreage of the development is 21.89 acres which would put the development under the Master Development Plan guidelines. Director Beyeler stated having all four phases laid out you can see the functionality of being able to place the homes on the lots with the sizes of the homes is part of the reason for recommendation of approval. Mr. Hoeft stated that there is a large lot that has the BPA transmission line running through it, that won't be developed, and that is where they got the average of the lot sizes. Commissioner Mayfield stated that wouldn't be included as it states it has to be developed land to include in the averaging. Mr. Hoeft stated it's technically a lot according to surveying laws. Commissioner Mayfield asked if it's not part of the development, how is that offsetting the average lot sizes. Mr. Hoeft stated they are putting a road along it, so the lot is there and could be developed in a number of ways as a single lot but being under the BPA power lines, there are restrictions. They included it because they can put a ball field or a park on the lot. He also said that they would have made the lots smaller, but they wanted the homes to have two car garages. Commissioner Mayfield said that nothing in the staff report actually stated that the large lot is part of the development other than the lot is shown on the map and that the report doesn't say that the lot will be developed into public space. He said that brings up the concern that all four phases will be completed and sold and the large lot still could remain undeveloped. Mr. Hoeft replied yes, unless somewhere along the way a need arises to develop the large lot, they have that option.

7:20 P.M. Commissioner Kreps Arrived.

Commissioner Mayfield stated that if the large lot is included with the development, it puts the acreage above 20 acres, in which case the guidelines of the Master Development Plan would need to be followed which requires a common open space. Mr. Hoeft stated they could certainly put in a common open space if that would lead to approval. Mr. Gest stated that they have been thinking about an open space, but haven't talked to anybody about the needs of the community yet. Commissioner Mayfield asked if they have an estimated completion date of the subdivision. Mr. Hoeft answered it would depend on how quickly the lots sell, but the developer would like it to be fairly quick. He said two to three years. Commissioner Mayfield said that with the development being over 20 acres, the Master Development Plan requires the project to be completed within two years. Mr. Hoeft stated they would ask for an extension if they couldn't meet the time frame. Director Beyeler suggested requiring the open space be developed before the second phase of the development starts, as it's more reasonable to offset costs.

Commissioner Mayfield motioned to approve the development with the condition that the developer develops the open space prior to the second phase of development. Commissioner Cain seconded the motion. Motion passes 7-0. Roll Call: Commissioner Barresse: Yes. Commissioner Kreps: Yes. Commissioner Mayfield: Yes. Chair Cole: Yes. Commissioner Gray: Yes. Commissioner Navarro: Yes. Commissioner Cain: Yes.

DISCUSSION ITEMS:

Oregon Child Development/ Migrant Head Start will be located to the north on the strip of land in front of Castle Rock Apartments. They have submitted a Burden of Proof – Conditional Use which will be discussed at the next Planning Commission meeting.

Meeting Adjourned at 7:27 P.M.