

BOARDMAN PLANNING COMMISSION MINUTES – January 25, 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, Logan Mayfield, Adam Cole, David Gray, Cynthia Navarro and Jacob Cain.

Staff: Barry Beyeler - Community Development Director, Karen Pettigrew – City Manager, Pam Neal – City Clerk and Michelle Seeley - Recorder

Audience: John Jones of Bakken Contracting

INTRODUCTION OF NEWLY APPOINTED COMMISSIONERS AND REAPPOINTMENTS

Community Development Director Beyeler introduced new planning commissioners Ryan Kreps and Logan Mayfield and said David Gray and Jacob Cain had been reappointed at the City Council Meeting held the night before.

ELECTION OF OFFICERS

Commissioner Barresse nominated Commissioner Cole to remain serving as Commission Chair and for David Gray to continue serving as Vice Chair. Commissioner Navarro seconded the nomination. All were in favor.

APPROVAL OF MINUTES

Commissioner Gray motioned to approve the minutes of November 16, 2016 as presented. Commissioner Cain seconded the motion. The motion passed 7-0.

OLD BUSINESS

None.

NEW BUSINESS

Public Hearing

Commission Chair Cole recessed the Planning Commission Meeting at 7:11 P.M. Commission Chair Cole opened the public hearing at 7:11 P.M. for the Type III – Quasi-Judicial Hearing for Site Design Review on the application submitted by John Jones of Bakken Contracting on behalf of Proffutt Limited Partnership.

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 09, tax lots 100 and 500, which will be combined into one tax lot after completion of a lot line adjustment which is being completed concurrently with the site design review, for a proposed development of a 240-unit apartment complex constructed in two phases of 120 units at a time.

Proponents: None.

Opponents: None.

Commission Chair Cole closed the public hearing at 7:52 P.M. Commission Chair Cole resumed the Planning Commission at 7:52 P.M.

Commission deliberation for proposed Port View Apartments:

Commissioner Barresse asked if the Development Code can be updated since there will be several more projects that will exceed the current building height restriction so that the allowances wouldn't have to be made for each project. Director Beyeler stated that they did update it after the Castle Rock Project but it didn't work like they had wanted because the Comprehensive Plan superseded the Development Code which is a longer and more involved process to update as well. Commissioner Kreps asked how often the comprehensive plan is updated. Director Beyeler stated it's due for an update but there is no specific time frame to do so. He stated it's much more in-depth to update than the development code and it could take a year to a year and a half to accomplish it.

Commissioner Kreps asked if the apartment complex would be responsible for providing some sidewalk running along Columbia Avenue. Director Beyeler stated not on Columbia Avenue, but they could look into a mitigation method called a waiver of remonstrance. Commissioner Kreps asked if the city of Boardman would solely be responsible for the financing. If the sidewalks are poured at the same time the street is widened to accommodate the center turn lane, and a Local Improvement District could be formed to help with costs. Director Beyeler also stated sidewalks will be hard to provide along Columbia Avenue because of the terrain and the width of the road. Commissioner Cain asked if multi-modal-use pathways could follow existing terrain rather than the existing road terrain. Director Beyeler stated that could be a condition but it hasn't been discussed so far and it would end up with several street crossings and he thinks the multi-use path would be better on the south side of Columbia Avenue. Commissioner Kreps asked if that issue would be adjusted if the entire road was widened. Director Beyeler stated that there are several utilities on both sides of the road, and adding the turn lane would leave little room for a sidewalk. There will be another Site Review after grading begins. Commissioner Cain stated that they are calling the project an energy efficient site for allowing bicycles, but the plan does not have any plans for sidewalks or intermodal trails. He also stated the building layout is so tight to existing utilities on the property on the southwest corner of the property, it limits ever adding any sidewalks or intermodal paths. Commissioner Cain also stated there will be a lot of families living in the apartments which means kids will be walking to school; there needs to be a sidewalk plan. Director Beyeler stated that can be added to the conditions. Commissioner Mayfield said he would prefer that intermodal paths be required so there is an option for bicycles to stay off of the road. Commissioner Cain asked if the traffic control study is in the works. Director Beyeler answered yes. Commissioner Kreps asked if that study includes bicycles. Commissioner Cain answered it includes all modes of transportation including pedestrian. Commissioner Cain said without seeing the traffic study ahead of time, there is no way to know if there will even be a center turn lane. Commissioner Barresse stated that his concern is the kids walking up Columbia Avenue to school and the recreation center. Director Beyeler said if the intermodal path is wanted on the south side of Columbia Avenue, there isn't room. Commissioner Cain asked if the intention is to have a three-lane road, will they widen it on the south side or the north side. Director Beyeler said that hasn't been engineered yet. Commissioner Cain suggested following the grade with the multi-use path. Commissioner Kreps asked to consider looking at it from a whole community perspective rather than just focusing on Columbia Avenue. Commissioner Barresse asked how many new crosswalks will be set. Commissioner Chair Cole stated that would be included in the traffic study. Director Beyeler said he had not yet spoken to the representative conducting the traffic study.

Director Beyeler stated the city will have conditions to allow the breakdown of piping to four inch lines at the buildings with the agreement that the eight-inch line will be on private property and on their system and not be the city's responsibility. This will be done to save significant dollars in terms of number of eight inch meters or from having to double the amount of lines for the fire line which is not metered. The same thing will occur with the wastewater because of the topography and the grade of the sewer line, they will have to add a lift station to get back over to the interceptor and trunk line going out to the lagoon. The lift station and service piping on the property will remain their property and maintenance will be their responsibility. The city will not service them. Commissioner Barresse asked if this includes the lift station. Director Beyeler answered yes. Commissioner Barresse asked if the fire lines were for the hydrants. Director Beyeler answered the hydrants will come off the eight inch meters. Commissioner Cain asked if the meters will be on the four inch lines going into each building on the private property.

Director Beyeler stated they will spilt the eight inch lines into two four inch lines and put the back-flow prevention on the inside of the building going into the fire protection lines. Commissioner Cain asked if there are any meters on the property line. Director Beyeler answered no.

Commissioner Cain asked what the city's liability would be if someone digs inside the property line and hits something and contaminates the entire system and there isn't any protection from the private line to the public line and there may be some liability exposure. Director Beyeler stated it's a balance and a risk. City Manager Karen Pettigrew stated that she thinks the agreement will be with the owners is going to be that they understand that anything inside that property line is theirs. Commissioner Cain asked what if the current owners sell the complex and the new owners see it differently. It gets difficult without premise isolation on the property line. Commissioner Mayfield asked if it would be mitigated with check valves off of the main line. Director Beyeler stated it'll take eight-inch reduced pressure assembly's. Commissioner Cain said it is the same situation as the recreation center, but it's a publicly owned facility so they looked at it a little differently. Director Beyeler stated that if it's tied to the deed, then that's the responsibility, along with the conditions that have been proposed, then that goes with the property at that point. Commission Chair Cole asked if the only lines not being back flowed are the fire protection lines. Director Beyeler answered that the internal sprinkler system will have detector double checks. And the hydrants will be the same as every other fire hydrant in town. Anyone who attaches to a hydrant; there is a chance of contamination. It's a weighing of the risk. Commissioner Cain asked if there are more hydrants throughout the complex. Director Beyeler stated yes. Commissioner Cain asked if the property owner is taking ownership of the hydrants on the private property and assuming maintenance. Director Beyeler stated yes, they will basically be maintaining a small city themselves.

City Manager Pettigrew asked if they will require that it be written in the deed that it will be the property owner's responsibly to maintain the water and sewer lines on their property. Director Beyeler stated the planning commission can require that as a condition. Commissioner Cain stated he understood that the ownership is transferred at the premise isolation point and how a deed would cover that. Commissioner Gray stated he understood preexisting contracts can transfer and be fulfilled with sale of a property. Commissioner Kreps asked if the city had a resource to take that scenario to and get clarification. Director Beyeler stated that it's a possibility to take it to the city attorney.

Commissioner Cain stated that he feels there are a lot of issues that haven't been worked out yet and they seem to want to figure it on site and he didn't feel the planning commission should approve or deny the plan with a bunch of conditions without having real information in front of them. John Jones of Bakken Contracting, stated that the post office and fire department have asked for more information on other concerns as well on this project. He didn't consider what the planning commission is asking for clarification on, outside of the traffic study, to be time consuming and he will be able to get the information to the commission soon. Director Beyeler stated that he will have the sidewalks and pedestrian plan, looking at the LID, and widening the road, and getting the attorney involved with the deed record on the waste water and water plan issues addressed. He also stated that to widen the road, there are other property owners involved that have not been engaged other than the 250-foot notice. Commissioner Cain stated that it looks like there are bioswales located on existing water lines. Commissioner Cain asked if the city has considered maintaining ownership of the waterline. He also had concerns of the hydrants being unmetered. City Manager Pettigrew said they will look into it. Commission Chair Cole recommended to table the review until the next planning commission meeting on February 15th.

Director Beyeler stated that running concurrently with the Site Design Review is the platting of tax lots 4N 25 09, 100 & 500, into one tax lot consisting of 12.05 acres and it will be approved.

Meeting was adjourned at 8:57 P.M.