

BOARDMAN PLANNING COMMISSION MINUTES- REGULAR MEETING-OCTOBER 21, 2020 VIDEO CONFERENCING MEETING

Commission Chair Jacob Cain called the meeting to order at 7:05 p.m. and he led the group in the Pledge of Allegiance.

Commissioners
in Attendance: Jacob Cain, Adam Cole, Ragna TenEyck, Karla Jiminez and Zack Barresse

Absent: Cynthia Navarro and Michelle Seeley

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

Audience: David Jones, Marty Broadbent-Boardman Rural Fire Protection District, Tamra Mabbott- Morrow County, Steve Doherty, Luis Campos, and Jose Fernandez

APPROVAL OF MINUTES

Commissioner Cole motioned to approve the minutes of February 19, 2020 as presented. Commissioner Barresse seconded the motion. The motion passed 5-0.

Commissioner Cole motioned to approve the minutes of July 15, 2020 as presented. Commissioner TenEyck seconded the motion. The motion passed 5-0.

OLD BUSINESS

None

NEW BUSINESS

Commission Chair Cain recessed the regular meeting at 7:10pm
Commission Chair Cain opened the Public Hearing at 7:10pm

Public Hearing – PAPA 1-2020 – Zone Change Request

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding an application made by David Jones on behalf of Columbia River Development requesting a zone change for tax lot 1600 of Morrow County Tax Map 4N2509CC. This property is currently zoned Tourist Commercial and is a parcel of 9.24 acres. The proposed request would create 7.41 acres of Manufactured Home Park Sub-District zoned land and 2 acres of Light Industrial zoned land.

Commission Chair Cain said the city received a lot of written comments today for both of tonight's hearings. Comment received from Department of Land Conservation and Development, Fair Housing Council of Oregon Morrow County Board of Commissioners and Perkins Coie was emailed to Commissioners as soon as they came in. He feels city staff and the Commissioners will need more time to read the comments and to give staff a chance to address some of the issues mentioned in the comments. He wants to know how the Commissioners feel about postponing the hearing until the November 18th meeting. He said he cannot make a justifiable recommendation at this time.

Commissioner Barresse said he would not mind postponing.

Commissioner Cole said he agrees. He would like more time to fully digest the information in the comments received.

Community Development Director Beyeler said the postponement would give staff time to address concerns.

Commissioner TenEyck said she agrees with postponing the hearing because a lot of information came in late.

David Jones said he understood the need to postpone the hearing, however he asked why comments came in so late. He said it's frustrating. He said putting a decision off another month will affect things for him.

Tamra Mabbott said Morrow County's comment pertains only to the Amazon Data Services rezone request and not the one requested by David Jones. She said it is not uncommon for public agencies to send in comment up to the deadline. She also recommended the Commission continue the hearing rather than postponing the hearing. This negates the need to re-notice the hearing. Continuance can be used only if the Commission knows the next meeting date.

Commissioner Jiminez motioned to continue the PAPA 01-2020 hearing to the November 18, 2020 meeting at 7pm. Commissioner Cole seconded the motion. Commission Chair Cain said this would give staff adequate time to respond to the issues contained in the comments received.

Commission Chair Cain asked for a roll-call vote: Commissioner Jiminez-yes, Commissioner TenEyck-yes, Commissioner Barresse-yes, Commissioner Cole-yes, Commission Chair Cain-yes. Motion passed 5-0.

Commission Chair Cain recessed the Public Hearing at 7:20pm for continuation at the November 18, 2020 meeting
Commission Chair Cain opened the Public Hearing at 7:20pm

Public Hearing – PAPA 2-2020 – Zone Change Request

Commission Chair Cain announced the purpose of the hearing was to hear from the public regarding an application made by Perkins Coie on behalf of Amazon Data Services requesting a zone change for tax lot 411 of Morrow County Tax Map 4N2509. This property is currently a multiple zoned large parcel of 70.39 acres. The existing zones are 7.78 acres of Tourist Commercial zone and 62.61 acres of General Industrial zone. The proposed request would create 70.39 acres of General Industrial zoned land.

Commission Chair Cain said there is a modification to the acreage description from the staff report. The 7.78 acres is actually 2 acres of Manufactured Home Sub-District and 5 acres of Tourist Commercial. Community Development Director Beyeler clarified, the acreage is 4.98 Tourist Commercial, 2 acres Manufactured Home Sub-district, and .087 acres of utility access. The request is to turn the 3 smaller zones into 7.78 acres of General Industrial.

Commission Chair Cain said the city received a late email this afternoon from Seth King, representative for Amazon Data Services, requesting to continue the hearing so they can help address some of the concerns brought up in comments received for this hearing.

Tamra Mabbott said the county is not opposed to this zone change, however they'd like the opportunity to work with the applicant, staff, ODOT and DLCD to address, primarily, the transportation and infrastructure to make sure it's consistent with the Interchange Area Management Plan and the Transportation Planning Rule. She received a late report this afternoon from Kittleson & Associates with the entire transportation analysis. The city's staff report contained only one page of the report.

Commissioner Cole motioned to continue the hearing for PAPA 02-2020 to the November 18, 2020 Planning Commission meeting. Commissioner Barresse seconded the motion. The motion passed 5-0.

Commission Chair Cain recessed the Public Hearing at 7:25pm for continuation at the November 18, 2020 meeting
Commission Chair Cain reconvened the regular meeting at 7:25pm

DISCUSSION ITEMS

Updates from the Director

Community Development Director Beyeler said the River Ridge Phase III Subdivision is starting to put in the infrastructure for thirty lots. They have the water and the sewer in. The streets will not be paved until next spring. There are ten or eleven new homes permitted in the Tuscany Subdivision at this time.

City Manager Karen Pettigrew said Boardman is doing the infill of a lot of empty lots. Things are looking better because of it. Community Development Director Beyeler said many of those lots are duplexes instead of single family homes.

Community Development Director Beyeler said the sooner the Commissioners can get their comments to him regarding the two zone change requests, the more time he'll have to write the staff reports for the next meeting.

David Jones offered for any of the Commissioners to contact him regarding his re-zone request if they had any questions so they could discuss his proposal. He has an open-door policy.

Meeting was adjourned at 7:28pm