

BOARDMAN PLANNING COMMISSION MINUTES - REGULAR MEETING-FEBRUARY 15, 2023

Commission Vice Chair Barresse called the meeting to order at 7:00 p.m. He led the flag salute and asked for roll call:

Commissioners
in Attendance: Zack Barresse, Sam Irons, Jennifer Leighton, Mike Connell and Ragna TenEyck

Commissioners Absent: Jacob Cain- Excused and Ethan Salata-Unexcused

Staff: Carla McLane-Planning Official, Rick Stokoe-City Manager Pro-Tem, Toni Connell- Building Clerk

Audience: Miriam Landeros and Miranda Landeros – Riverside High School Students

Prior to Approval of Minutes, Planning Official McLane noted that February 15th marks one year since former Community Development Director Barry Beyeler's passing. She had asked for a moment of silence for this anniversary. She had asked if anyone wanted to share any memories of Barry. She said he had worked over 40 years for the City of Boardman and had many occasions where they worked together. Commission Vice Chair Barresse said Barry was responsible for him serving on the planning commission.

APPROVAL OF MINUTES

November 16, 2022 – Regular Meeting

Commissioner Irons made a motion to approved the minutes of November 16, 2022 as presented. Commissioner Leighton seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Connell-yes, Commissioner TenEyck-yes, Commissioner Irons-yes, Vice Chair Barresse-yes. The motion passed 5-0.

ELECTION OF OFFICERS

Commissioner Leighton made a motion for the officers to remain the same as the current officers. Commissioner Irons seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Connell-yes, Commissioner TenEyck-yes, Commissioner Irons-yes, Vice Chair Barresse-yes. The motion passed 5-0. Commission chair will be Jacob Cain and vice chair will be Zack Barresse for 2023.

PULBIC HEARINGS

Variance Request VAR23-005

Commission Vice Chair Barresse opened the Public Hearing at 7:08pm.

Commission Vice Chair Barresse said VAR23-005 is a variance request. Francisco Mendoza is the applicant, and Jose Pacheco and Maria Madrigal are the owners. The subject property is described as tax lot 200 of Assessor's Map 4N 25E 17AB and is zoned Residential. This request is to grant a variance to the front yard setbacks of more than 10 percent. Criteria are found in the Boardman Development Code Chapter 5.1 Variance specifically 5.1.400 Class C Variances and is being processed as a Type III decision.

Commission Vice Chair Barresse read the conduct of the hearing and asked for any of the commissioners to disclose any ex parte contacts, bias', or conflicts of interest. There were none.

Commission Vice Chair Barresse asked if anyone in the audience wished to challenge any of the commissioners' impartiality. There were none.

Staff Report – Planning Official McLane said the planning commission has seen a couple of these variances over the last year; she's hopeful this is the last one. The original site plan for this property dates back quite a way. The variance request is for a setback allowance. The property has roads on three sides of the property. The set back needed to be 15' on all three sides. The developers got a bit hung up on one of

those sides. The house fronts to Cottonwood Loop. The house has been built and during closing is when a survey revealed the house was built within the setback on Willowfork Drive. The city has tighten up the process between planning and building so this does not happen again. This project pre-dates that process. The house as it sits is not egregious and it is her recommendation the planning commission approve the variance. The applicant or the landowner are not present at this meeting.

Commission Vice Chair Barresse then asked if any additional correspondence have been received. There was none.

Commission Vice Chair Barresse asked if anyone wished to speak in favor of the application. There were none.

Commission Vice Chair Barresse asked if anyone wished to speak against the application. There were none.

Commission Vice Chair Barresse asked if anyone had any neutral testimony. There were none.

Commission Vice Chair Barresse closed the hearing at 7:17 p.m.

Commission Vice Chair Barresse asked if any commissioners had questions of staff. There was none.

Commission Vice Chair Barresse asked for discussion. Commissioner Irons said it was pretty straight forward to him. Commission Vice Chair Barresse said he did not have any problems with the variance request. Commissioner Connell asked if the foundation was put in a long time ago. Planning Director McLane said no, the approval for the house happened more than a year ago, which triggered building permits. The past year, the city has had a couple variance requests like this come in so staff has added a couple steps in the review process and also what the building official does on site, but the foundation was already put in before staff starting doing this process. Commissioner Leighton asked for clarification on what road sits behind the house. Planning Official McLane said it is a future road, an eventual extension of Oregon Trail Boulevard, that will sit on the north side of the property.

Commissioner Leighton made a motion to accept the variance VAR23-005 in favor of the variance. Commissioner Irons seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Connell-yes, Commissioner TenEyck-yes, Commissioner Irons-yes, Vice Chair Barresse-yes. The motion passed 5-0.

At 7:21pm Commissioner Irons left the meeting for a fire call.

DISCUSSION ITEMS

City of Boardman Main Street "Downtown" Development Plan

In the commissioners' binders, Planning Director McLane added the Main Street Downtown Development Plan, which was adopted in 2001. It is not a regulatory document, but she felt it was pertinent to what is going on right now. She said the 64-acres on the south side of the freeway along Main Street is potentially going to be developed. She does not know what kind of proposal they are planning, but she shared this document with the developers. She encouraged commissioners to review it and bring back any questions.

Commission Vice Chair Barresse asked if a traffic study was done in 2001. Planning Official McLane said a Transportation System Plan was updated in 2001, but she is unsure how it connects to this plan. In 2007, a Main Street Interchange Area Management Plan was installed and then adopted in 2009. The TSP is out of date and the city has been working with Kittelson and Associates with a narrow focus on Main Street and impacts. It will go through an adoption process, so it can trigger some much-needed improvements. The city will be getting its first traffic light. Commissioner Leighton said the intersection of Boardman Avenue and Main Street is very busy.

City Manager Pro Tem Stokoe asked if there were traffic counts from 2001 in the plan. Planning Official McLane said there were some in the plan, but she has not reviewed them. He said in 2022 the traffic counts

in Boardman were 8000 per day on the streets. Commissioner Connell said one of the plans had a crossing over the freeway at the SAGE Center to relieve some of the traffic. The Boardman TSP and the Morrow County TSP both have stated an Olson Road overpass or underpass. Projects such as this take a lot of money and several years to accomplish. Commissioner Connell said no matter what, Main Street has to be widened or it will become unbearable.

PUBLIC COMMENT

There was none.

COMMISSIONERS COMMENTS

There were none.

Planning Official McLane said there was a site team meeting earlier in the day for the SAGE Center expansion project and a multi-family housing development on Willowfork Drive; both will require planning commission hearings. The regularly scheduled planning commission meeting is March 15, 2023, which is a tight timeline to meet public notice requirements. She does not want to push it out to April 15, 2023 so she asked if the commission would be open to meeting March 22, 2023 instead of March 15, 2023. All five commissioners in attendance said the March 22, 2023 meeting date would work for them. Planning Official McLane will email everyone to let them know of the date change.

Meeting was adjourned at 7:48 p.m.