



PLANNING COMMISSION MEETING

March 20, 2024 at 7:00 PM

Boardman City Hall Council Chambers
MINUTES

1. CALL TO ORDER

Commission Chair Barresse called the meeting to order at 7:01 PM.

2. FLAG SALUTE

3. ROLL CALL

Commissioners Present: Commissioner Mike Connell, Commissioner Ragna TenEyck (zoom), Commissioner Zack Barresse, Commissioner Sam Irons

Commissioners Absent: Commissioner Jami Carbray, Commissioner Jennifer Leighton (excused)

Staff Present: Carla McLane - Planning Official, Nancy Orellana - Associate Planner, Amanda Mickles - City Clerk

A. David Landstrom has resigned effective March 13, 2024.

Planning Official Carla McLane stated David Landstrom resigned effective March 13, 2024. The vacancy has been posted, and the City is accepting letters of interest. She said if there are enough letters, they will be presented at the April 2nd City Council meeting to appoint a new commissioner. If not, it will be pushed out to May.

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes February 21, 2024

Motion to approve Planning Commission Meeting Minutes February 21, 2024 as presented.

Motion made by Commissioner Irons, Seconded by Commissioner Connell.

Voting Yea: Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

5. PUBLIC HEARINGS

A. Chaparral Phase II

Commission Chair Barresse opened the public hearing on DIV24-000001 at 7:04 PM. Gary and Carol Maughn, Owners. The subject property is described as tax lot 10 of Assessor's Map 4N 25E 17A and is zoned Residential Multi Family. This request is to approve a subdivision. Criteria are found in the Boardman Development Code Chapter 4.3 Land Divisions and Lot Line Adjustments and is being processed as a Type III decision.

Commission Chair Barresse read the rules of conduct of the hearing and asked the commissioners if they wished to abstain from this hearing. There were none.

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

Staff Report

Planning Official McLane reviewed the Findings of Fact provided in the packet. She stated the public hearing script referred to the property as Residential Multi-Family, the correct zone is Residential. There are concerns around lot size being 5000 square feet, the Planning Department is not sure where this concern is coming from as the average lot size is over 8000 square feet.

Planning Official McLane stated she gave the commissioners an email from Gary Neal regarding the Subdivision Hearing. She read the email and asked it be added into the record and attach to the findings. " We are in support of the proposed subdivision referenced above, Ron McKinnis applicant, Gary and Carol Maughn owners. We have property on the west side of Faler Road and believe the proposed subdivision would be a welcome addition to the City of Boardman in adding a well planned and much needed development to the City. The Maughn's have a proven record of investing quality homes in the Boardman Community. Please approve this proposed subdivision plan."

Planning Official McLane stated they submitted the same preliminary plat as in 2021 and there was comment made at the planning commission meeting then about the street named SW Gene Allen Road. There is concern about conflict and confusion for emergency responders because Boardman already has an Allen Court. The applicant is showing a new name on the plat with the street name to Mesquite Road.

Commissioner TenEyck clarified that since the use of lot 66 will be for greenspace, there is no requirement to have a park inside the subdivision. Planning Official stated this section under the BPA powerlines is in lieu of interior greenspace.

Applicant Testimony

Ron McKinnis is the engineer and surveyor for the project. This project was started in 2021 and is now ready to move forward. Engineering plans were approved in 2021. The only change now is the road name changed from Gene Allen to Mesquite Road.

Commissioner Irons asked if lot sizes were bigger in 2021. Planning Official McLane stated there has been no change.

Karen Pettigrew stated this project had 3-4 proposals presented, but never developed. One of the developers came and presented smaller lot sizes at 5000 square feet on that property. The Maughns are reputable people and will do what they say they will do.

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

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

Commission Chair Barresse asked if anyone had neutral testimony. There were none. The public testimony portion of the hearing closed at 7:26 PM.

Commission Discussion

Commissioners discussed road names. Many mentioned how Gene Allen was a great man and would love to see the street name stay. Suggestions were offered around keeping names a mountain theme. Planning Official McLane stated the commission could request the applicant come back after evaluating road names.

Motion to approve DIV24-000001 as presented with the inclusion of correspondence from Gary Neal.

Motion made by Commissioner Irons, Seconded by Commissioner Connell.

Voting Yea: Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

6. DISCUSSION ITEMS

A. Planning Official Report

Planning Official McLane gave a staff report on various items.

- Code Audit - If the commissioners have any questions, feel free to reach out to her.

- The training that was offered the last week of February was not attended by many Commissioners. Planning Official McLane will work with the presenter and set up another time for the Commission to receive this training.

- Capital Improvement Plan has been presented to the Council and there was a community session. The plan includes general fund nature, but also includes planning department needs as the documents are needing to be updated. City Council will see it in April. The information in this document will be on the City's website to make projects visible to the community. It is a living document and will be updated every two years.

- Storage containers have become a topic of conversation recently. The Planning Department will be presenting something to the Council in April as there are no clear standards in the code. Storage containers are "allowed" in commercial/industrial areas, but not residential. Standards indicate accessory buildings must be of like material to the primary structure. The containers are used more in the commercial zone than residential or industrial zones. There are currently 2 separate inquiries, one in a residential zone and one in a commercial zone. The use in the commercial zone would be for a drive thru rather than storage. The Building Official does not oppose use as they can locally meet snow load and wind load standards. Planning Official McLane asked for input. The commission agreed that with standards, there would be no objections. The container being painted to look like the primary structure and add a pitched roof in residential zones. Stacking and storing on top of container in Commercial and Industrial zones would not be allowed. General consensus is the commissioners do not object to containers with standards applied. Mrs. Pettigrew asked if neighbors would have any say in the issue. Planning Official McLane stated there would be no notice. Mrs. Pettigrew also asked if the storage containers are smaller than 200 square feet. Planning Official McLane stated there could be some limitations on the size of container used based on lot size. Mr. McKinnis stated there are only 3 container sizes are 20, 40 or 43 feet long, all 8 feet wide.

- April Planning Commission Meeting will have 2 action items. Silver Garden Development was not appealed so that project will move forward. Malhi Manufactured Mobile Home Park will have a road named next month at City Council.

7. ADJOURNMENT

Commission Chair Barresse adjourned the meeting at 8:01 PM.

A. Future Meetings:

April 17, 2024

May 15, 2024