

**BOARDMAN PLANNING COMMISSION MINUTES - REGULAR MEETING – SEPTEMBER 20, 2023
BOARDMAN CITY HALL COUNCIL CHAMBERS AND VIA ZOOM**

Commissioner Baresse called the meeting to order at 7:00p.m. He led the flag salute and asked for roll call:

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

Commissioners Absent: None

Staff: Carla McLane-Planning Official, Nancy Orellana-Planning Associate, Jackie
McCauley-Building Clerk, Toni Connell- Utility Clerk, and Jose Fernandez-
Code Compliance Official

Audience: Alma Nunez L- Xocolatl Bakery, Karen Pettigrew, Veronica Nunez L

APPROVAL OF MINUTES

July 19, 2023 – Regular Meeting

Commissioner Irons made a motion to approve the July 19, 2023 minutes as presented. Commissioner Connell seconded the motion. A roll vote was taken: Commissioner Leighton-yes, Commissioner Irons-yes, Commissioner Salata-yes, Commissioner Connell-yes, Commissioner TenEyck- yes, Vice-Chair Bareese-yes , The motion passed 6-0 with 1 vacancy.

ELECTION OF CHAIR AND VICE CHAIR

Nominations for Chair

Commissioner Salata nominated Commissioner Bareese as Chair. Commissioner Leighton seconded the nomination. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Irons-yes, Commissioner Salata-yes, Commissioner Connell-yes, Commissioner TenEyck- yes. 5-0 with 1 abstension and 1 vacancy.

Nominations for Vice-Chair

Commissioner Irons nominated Commissioner Salata as the Vice-Chair. Commissioner Leighton seconded that nomination. A roll call vote was taken. Commissioner Leighton-yes, Commissioner Irons-yes, , Commissioner Connell-yes, Commissioner TenEyck- yes, Commissioner Chair Barresse- yes. The motion passed 5-0 with 1 abstension and 1 vacancy.

PULBIC HEARINGS

Public Hearing – VAR-23-008 – Setback Variance Request

Commission Chair Barresse opened the Public Hearing at 7:06pm.

Commission Chair Barresse read the purpose of the hearing: Variance VAR-23-008: Alma Nunez L. applicant and owner. The subject property is described as tax lot 1300 of Assessor’s Map 4N 25E 17AA and is zoned Residential. This request is to approve a variance to the side yard setback to allow the siting of a prebuilt structure. Criteria are found in the Boardman Development Code Chapter 5.1 Variances 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 Preliminary Findings of Fact provided in the commissioner’s packets. Code Enforcement received a Home Occupation Complaint from a citizen concerning

an unlicensed bakery/business out of a residential home citing Public Health, Safety, and Building Code Regulation Violations. Upon inspection, Code Enforcement found that the home in question was not in violation of codes brought up by the citizen but did find an unrelated violation. Applicant placed a hickory shed measuring 230 ft. sq. in the back yard without land use approval or building permits. Applicant applied for Variance Request due to proximity to the side yard property line. She recommends approval of variance request. She asked if there were any questions.

Commissioner Connell asked if the structure was built on site or prebuilt.

Planning Official McLane stated that the structure is prebuilt.

Correspondence – None.

Public Testimony

Applicant – Ms. Nunez L. was in attendance, Ms. Nunez introduced herself. She states that she only uses her shed as a storage and not as a place to bake. She does all her baking inside of her home. She stores, decorates, and preps in her shed. What upset her is that her shed had been there for over 2 years. After her video with Amazon, she received a complaint 3 days after. She states that she takes precautions.

Commissioner Salata asked her if she has an oven in the shed.

Ms. Nunez stated that she does not have an oven in her shed. She uses her shed for storage, has a fridge, and a desk. She does not want to lose the privilege of making her baked goods from her home.

Testimony In Favor – Veronica Nunez 278 Marshall Loop. This is her life. It was unfortunate news to get about the complaint when she was not in default. Ms. Veronica Nunez stated that person that complained should have communicated with Ms. Nunez. She believes that Ms. Nunez will be successful and bring good light to Boardman. It will hurt the community of Boardman in the future if she is not approved.

Testimony In Opposition – There were none.

Neutral Testimony – There were none.

Commission Chair Barresse closed the public hearing at: 7:22 pm.

Deliberation by Commission of VAR-23-008 – Setback Variance Request

Commissioner Irons made a motion to approve Variance VAR-23-008. Commissioner Salata seconded the motion. A roll call vote was taken: Commissioner Leighton-yes, Commissioner Irons-yes, Commissioner Salata-yes, Commissioner Connell-yes, Commissioner TenEyck- yes, Commission Chair Barresse-yes. The motion passed 6-0 with 1 vacancy.

Discussion Items

Planning Official McLane
Boardman Development Code

Update:

Introduction-

Nancy Orellana, Associate Planner

Brandon Hammond is the new City Manager

Planning Official McLane gave an update on grant applications in the works.

The City of Boardman has received an application from Lamb Weston about an expansion to the West Plant. The next planning commission meeting will be October 18, 2023.

Public Comment

None.

Commissioners Comments

None.

Meeting was adjourned at 7:48p.m.