

**CITY OF BOARDMAN
PLANNING COMMISSION MINUTES
MEETING AUGUST 22, 2007**

- 1. CALLED TO ORDER** – Meeting was called to order at 7:04 p.m.

Commissioners Present: Vice Chair Dan Daltoso, Chair Glaya Baker, Debi Watson & Scott Martin.

Commissioners Absent: Dagoberto Hernandez, Joel Chavez & Grant Chapman.

Staff Present: Community Development Director Barry Beyeler, Secretary Angie Hughes, Karen Pettigrew and John Russell

- 2. APPROVAL OF MINUTES**

May 16, 2007 – Commissioner Watson made a motion to approve the minutes as written. Commissioner Martin seconded the motion and it was approved by a unanimous vote.

May 30, 2007 – Commissioner Daltoso made a motion to approve the minutes with the noted corrections. Commissioner Watson seconded the motion and it was approved by a unanimous vote.

- 3. OLD BUSINESS**

IAMP/TSP Update Status – Mr. Beyeler informed the Commissioners that ODOT and DLCD have put the finishing touches on the DRAFT IAMP/TSP plan. The plan has been given to the City Council for review and the Council has postponed the public hearing indefinitely for the IAMP. The City Council plans to have some workshops to discuss in greater detail the IAMP.

- 4. NEW BUSINESS**

FORMAL PROCEEDINGS

PUBLIC HEARING OF VARIANCE REQUEST (DOCKEN) SHED PLACEMENT.

The public hearing of variance request (Docken) for a shed placement was called to order at 7:20 p.m.

Abstentions – None

Objections – None

Staff Report – Mr. Beyeler went over the staff report and the findings of fact within the staff report. This variance is to allow the placement of a 200 square foot shed with appropriate setbacks in the back yard of a home. The issue is that the City of Boardman’s Development code no longer matches International Building Code with Oregon Amendments.

Opponent’s Case – None
Cross Examination – None
Public Agencies – None
Rebuttal Evidence – None

Hearing for the variance request (Docken) for a shed placement was closed at 7:32 p.m.

Commissioner Daltoso made a motion to approve the requested variance with the two conditions for approval in the staff report. The recommended conditions for approval are as follows:

- 1) Approval is granted with the understanding the city will pursue a Post Acknowledgement Plan Amendment to change the language in Boardman Development Code Chapter 2.1.190(F)(2) to allow accessory structures up to 200 square feet instead of 120 square feet stated in the current language to be consistent with State of Oregon Building Codes criteria.
- 2) Approval of this variance will continue to be allowed should the Post Acknowledgement Plan Amendment be unsuccessful, in which case it will be considered a Non-Conforming use in accordance with Chapter 5.2 of the Boardman Development Code.

Commissioner Martin seconded the motion and it was approved unanimously.

FORMAL PROCEEDINGS

PUBLIC HEARING OF VARIANCE REQUEST (PATEL) HEIGHT RESTRICTIONS.

The public hearing of variance request (Patel) for height restrictions was called to order at 7:33 p.m.

Abstentions – None
Objections – None

Staff Report – Mr. Beyeler went over the staff report and the findings of fact within the staff report. This variance is to request that the City of Boardman allow the proposed hotel to exceed the current Development code height restriction of 35 feet and place a gabled roof; rather than a flat roof, that will be 48 feet 6 inches high.

Proponents' case – Mr. Patel pointed out that they could make a flat roof or gabled roof work for the hotel; however they would prefer a gable roof because it has been proven that people traveling along the freeway will stop at a hotel that does not have a flat roof because it is less attractive than a gable roof.

Opponent's Case – None

Cross Examination – None

Public Agencies – None

Rebuttal Evidence – None

Hearing for the variance request (Patel) for Height restrictions was closed at 7:46 p.m.

Commissioner Watson made a motion to approve the variance and allow that the hotel have a roof height of 48 feet 6 inches and allow for a gable roof.

Commissioner Daltoso seconded the motion and it was approved unanimously.

5. DISCUSSION ITEMS

Notice of Decision – Mr. Beyeler informed the Commissioners that there was a request to by the estate of Mr. Walton to make his one lot at 4N 25 17AD #1600 of 10 acres into two 5 acre parcels. This decision was a type II decision that was done by the staff and the partition was approved. At this time there are no development plans for this piece of property.

6. ADJOURNED – Meeting was adjourned at 8:07 p.m.