

**CITY OF BOARDMAN
PLANNING COMMISSION MINUTES
MEETING DECEMBER 19, 2007**

- 1. CALLED TO ORDER-** Meeting was called to order at 7:00 p.m.

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

Commissioners Absent: Dagoberto Hernandez.

Staff Present: Community Development Director Barry Beyeler, Secretary Angie Hughes, and Code Compliance Official John Russell.

Audience: Kevin Gilbertson, Jerry Johnson

- 2. OLD BUSINESS**

FORMAL PROCEEDINGS

**CONTINUATION OF PUBLIC HEARING FOR PAPA 08-2007 CHANGE
OF LANGUAGE FOR CHAPTER 2.1.190 – ACCESSORY STRUCTURES.**

ABSTENTIONS:

None

OBJECTIONS:

None

STAFF REPORT:

Mr. Beyeler went over the revised staff report with the updates that these structures can be located no closer than three feet from the primary structure if there is a window or door present; due to fire and building codes. If the homeowner locates closer than three feet from the primary structure this would cause a building review to be required. Staff recommends that planning commissioners approve and implement by ordinance adoption of the previously submitted language.

Proponents Case - None

Opponents Case -None

Cross Examination- None

Public Agencies-

The Boardman Rural Fire department has verbally noted that they strongly oppose changing the setbacks due to accessibility issues that they could have if these structures are placed in the side yard.

Rebuttal Evidence –none

Discussion – The consensus of the planning commission was to allow as much flexibility in the proposed setbacks as possible to allow property owners to place their buildings where they choose. Staff was asked to bring revised language for consideration at the next meeting, with additional thought given to corner lots.

Commissioner Daltoso made a motion to recess this hearing to the next regular scheduled meeting January 16th of 2008; motion was seconded by Commissioner Watson. It was approved unanimously.

2. NEW BUSINESS

Recommendation of commission member of appointments to city council.

December 31, 2007 three commissioners' terms expire. These include Dan Daltoso, Scott Martin and Joel Chavez. Commissioner Daltoso has submitted a letter of resignation, Commissioner Chavez has also chosen to resign and Commissioner Martin has noted interest in remaining on the Planning Commission. There have been two other letters of interest submitted; one by Mr. Jerry Johnson and one by Mr. Kevin Gilbertson. Also there was a previous letter of interest submitted by Blaine Ganvoa in late June 2007.

Mr. Johnson and Mr. Gilbertson were both present at the meeting. Both expressed why they should be considered to fill the vacant seats.

Commissioner Chapman made a motion to recommend Jerry Johnson, Scott Martin and Kevin Gilbertson to city council for appointment. Commissioner Watson seconded the motion, Commissioner Martin abstained, and motion was unanimously approved by the remaining commissioners.

FORMAL PROCEEDINGS

PUBLIC HEARING OF HAYDEN HOMES PRELIMINARY PLAT REVIEW FOR JUNIPER RIDGE SUBDIVISION.

The public hearing for Hayden Homes Juniper Ridge Subdivision preliminary plat was called to order at 7:46 p.m.

ABSTENTIONS:

None

OBJECTIONS:

None

STAFF REPORT:

Hayden Homes started developing the Juniper Ridge Subdivision in 1997 and that plat originally had a 5 phase subdivision. The first two phases were finished.

They stopped work for more than 2 years. When they resubmitted another plat, they were directed to address the issue of obtaining East West access. Again the plat expired, now they are asking for what would have been phase two and three in the last plat. They plan to finish out the rest of Juniper Ridge Subdivision in two phases one with twenty four homes and then next phase with twenty one homes. Staff's recommendation is to approve the request with the noted conditions in the staff report.

Proponents Case - None

Opponents Case – Mr. Johnson who lives on Anthony drive voiced his concerns about using bio swales as the city's storm drainage system. He requested the next phase not be allowed to contribute to the flooding situation that was created by improper design of the previous swale.

Cross Examination- None

Public Agencies-

Morrow County Planning submitted a letter with noted concerns about new road locations running East and West.

Rebuttal Evidence -none

The public hearing for Hayden Homes Juniper Ridge Subdivision preliminary plat was closed at 8:33 p.m.

Commissioner Watson made a motion to approved Hayden Homes Juniper Ridge Subdivision preliminary plat with the following conditions:

- 1) Submit drawings of locations and details for Central Delivery Units for US Mail delivery;
- 2) Submit drawings of street light location plans and details providing adequate street lighting for the subdivision;
- 3) Identify and install location(s) to provide pedestrian and bicycle connections to the grounds of Sam Boardman Elementary School by installation of a gate in the existing fence and bollards to prevent other traffic from use of this access. This bike/ped access will provide access to the school for increased student safety and recreational opportunities;
- 4) Work closely with Planning and Public Works staff on grading and storm water management swales to assure proper size, configurations and assure proper operation of swales without adding runoff to existing swale areas;
- 5) Submission of construction "As-Built" drawings for the completed phases of the sub-division and an overall set of "As-Built" drawings when the entire subdivision is completed in electronic .pdf or .jpg formats;

- 6) The construction of a temporary all weather road to be constructed to maintain circulation between Juniper Dr. and Anthony Dr. allowing for emergency access to all properties from two directions;
- 7) Assure recording of any water quality easements for storm water management so property owners are informed of the restriction on the property associated with the storm water swale system;
- 8) Assure precise placement of utilities in locations identified through the process of the Site Team Review prior to construction with accurate indications of property corners and easement locations.

Commissioner Chapman seconded the motion. Roll call was taken: Joel Chavez – no, Grant Chapman – Yes, Debi Watson – Yes, Scott Martin – Yes, Vice Chair Dan Daltoso – Yes. Motion Carries 4-1.

3. **ADJOURNED** – Meeting was adjourned at 9:00 p.m.