

**CITY OF BOARDMAN  
PLANNING COMMISSION MINUTES  
MEETING FEBRUARY 20, 2008**

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

Commissioners Present: Chair Glaya Baker, Vice Chair Debi Watson, Jerry Johnson, Kevin Gilbertson & Scott Martin.

Commissioners Absent: Dagoberto Hernandez and Grant Chapman.

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

- 1. APPROVAL OF MINUTES**

**November 14, 2007, December 19, 2007 and January 16, 2008-** Commissioner Watson made a motion to approve all three sets of minutes with noted corrections for the November meeting. Commissioner Martin Seconded the motion and it was approved unanimously.

- 2. OLD BUSINESS**

**FORMAL PROCEEDINGS**

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

ABSTENTIONS:

None

OBJECTIONS:

None

**STAFF REPORT:** Mr. Beyeler took the language back after the last meeting reworked it with the major changes being to chapter 2.1.120(d) changing 120sq ft to 200 sq ft. Also made a change to Chapter 2.1.190 F (2) (b) was the main change breaking out the distinction of size and locations allowed for specific sizes under 200 Sq ft.

Proponents Case - None

Opponents Case – None

Cross Examination- None

Public Agencies- None

Rebuttal Evidence -none

Closed hearing at 7:13 p.m.

Commissioner Watson made a motion to approve PAPA 08-2007 with the language as amended dated January 24, 2008, and forward to city council for approval. Commissioner Gilbertson seconded the motion it was approved unanimously.

### 3. NEW BUSINESS

**Report on Partition Plat for 4N 25 16 #407**– The applicant had a surveyor come out and they discovered that part of the existing shop was actually half in the county and half in the city. This causes a problem and will need to be fixed before the owner can continue with the partition. Mr. Beyeler informed the commissioners that the applicant will submit a letter of petition to take the .77 of an acre out of the city limits, but will remain within the Urban Growth Boundary. This will allow for the existing shop and home to stay on the same parcel and remained zoned the same in the county. After that process is complete the applicant can continue with the partition of property at 4N 5 16 #407 which falls within the city limits.

**Report on Council retreat and Urban renewal district consideration-** The city council had their retreat on January 16, 2008. The main focus this year is getting an urban renewal district again. The council would like to focus specifically on the area south of the interstate and along southeast main street.

### 4. DISCUSSION ITEMS

**Residential Wind Turbines** - Mr. Beyeler brought before the commissioners that he has had three serious inquiries about putting up wind turbines on residential lots. After doing some research Mr. Beyeler has discovered that the average height of a residential wind turbine is 60 to 120 feet. Mr. Beyeler is looking to gather information and input from the commissioners as to whether or not we should begin drafting some language to regulate the wind turbines. Some suggestions would be to look at noise level, turbine size and lot size for placement

**Morrelli land** – Mr. Beyeler gave the commissioners an update about Mr. Morrelli and his plans to develop the land he owns on NE Columbia Ave. Mr. Morrelli would like to do a lot line adjustment and then do two separate partitions to ultimately end up with six individual lots. By doing the process this way he would not have to go through the process for a subdivision that would be much more strict and timely. The Commissioners would like to see this go through the subdivision review process.

### 5. ADJOURNED – Meeting was adjourned at 8:10 p.m.