

**CITY OF BOARDMAN  
SPECIAL MEETING  
PLANNING COMMISSION MINUTES  
MEETING NOVEMBER 14, 2007**

*This meeting was changed from November 7<sup>th</sup> to November 14<sup>th</sup> due to lack of a quorum.*

**1. CALLED TO ORDER-** Meeting was called to order at 6:00 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.

Audience: Jim Hollandsworth & Randy Yates.

**2. NEW BUSINESS**

**FORMAL PROCEEDINGS**

**PUBLIC HEARING OF PAPA 06-2007 TO AMEND THE ZONING MAP  
TO CORRECT A DUAL ZONED LOT.**

**The public hearing for PAPA 06-2007 to amend the zoning map to correct a dual zoned lot was called to order at 6:01 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 PAPA is to tidy up a zoning issue on the property sale to Blue Mountain Community College located in the tourist commercial zone. The neighboring property has a deed restriction due to the placement of BMCC. Staff recommends approval of correcting the dual zones.

**PROPONENTS CASE:**

None

**OPPONENTS CASE:**

None

CROSS EXAMINATION:

None

PUBLIC AGENCIES:

None

REBUTTAL EVIDENCE:

None

**Hearing for PAPA 06-2007 to amend the zoning map to correct a dual zoned lot was closed at 6:06 p.m.**

Commissioner Watson made a motion to approve PAPA 06-2007 and forward to city council for approval. Commissioner Daltoso seconded the motion and it was approved unanimously.

**PUBLIC HEARING OF PAPA 07-2007 TO ESTABLISH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIRED FLOOD HAZARD AREA ZONING CRITERIA TO REMAIN IN THE FEMA FLOOD INSURANCE PROGRAM.**

**The public hearing for PAPA 07-2007 to establish federal emergency management agency (FEMA) required flood hazard area zoning criteria to remain in the FEMA flood insurance program was called to order at 6:09 p.m.**

ABSTENTIONS:

None

OBJECTIONS:

None

STAFF REPORT:

The City of Boardman received the flood zone map from FEMA in September of 2006, which is when the city debated with FEMA saying that the city disagrees with the FEMA assessment and there should be no flood zones within the city. FEMA in response wanted the city to prove that we are above the 100 year flood zone, we don't have one, and so FEMA wouldn't remove us from the flood map. Request to USACE to establish 100 year flood elevations. USACE provided 1% exceedance levels in September 2007 and those elevations are reflected in language of development code chapter 3.7. Applicant with survey proving elevation above 1% exceedance will not need to meet flood providing requirements. Staff recommends approval of PAPA 07-2007 because we have to have an ordinance in place for flood insurance to be available in this area; December 18<sup>th</sup> 2007 is the cut off.

PROPONENTS CASE:

None

OPPONENTS CASE:

None

CROSS EXAMINATION:

None

PUBLIC AGENCIES:

None

REBUTTAL EVIDENCE:

None

**The public hearing for PAPA 07-2007 to establish federal emergency management agency (FEMA) required flood hazard area zoning criteria to remain in the FEMA flood insurance program was closed at 6:23 p.m.**

Commissioner Chapman made a motion to approve PAPA 07-2007 and forward it to City Council for approval. Commissioner Daltoso seconded the motion and it was approved unanimously.

**PUBLIC HEARING OF PAPA 08-2007 TO ALLOW FOR RELAXED SETBACKS OF ACCESSORY STRUCTURES OF UP TO 200 SQUARE FEET CONSISTENT WITH BUILDING CODE PROVISIONS.**

**The public hearing for PAPA 08-2007 to allow for relaxed setbacks of accessory structures of up to 200 square feet consistent with building code provisions was called to order at 6:27 p.m.**

ABSTENTIONS:

None

OBJECTIONS:

None

STAFF REPORT:

Mr. Beyeler went through the staff report and staff recommends approval of PAPA 08-2007. The change to the code would be changing 120 sq ft to 200 sq ft accessory structures that do not require building permits, thus bringing our development code to the same standard as the building code.

PROPONENTS CASE:

None

OPPONENTS CASE:

None

CROSS EXAMINATION:

None

PUBLIC AGENCIES:

None

REBUTTAL EVIDENCE:

None

Commissioner Daltoso made a motion to recess the decision for PAPA 08-2007 until the December 19, 2007 planning commission meeting. Commissioner Watson seconded the motion and it was approved unanimously.

**3. ADJOURNED** – Meeting was adjourned at 6:40 p.m.