

CITY of BOARDMAN

Community Development

STAFF REPORT

DATE: March 10, 2021

TO: Boardman Planning Commission and Interested Parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: Chaparral Park Phase II

On February 8, 2021, an application was received for Chaparral Park Phase II from Ron McKinnis, acting as the agent, for Gary and Carol Maughan the owners of the property. This subdivision will consist of 28 lots on Tax lot #100 of Morrow County Tax Map 4N 25E 17. The parent lot is 20.13 acres in size.

Phase II, in the submitted application, consists of 28 single family residential lots. The preliminary plat holds true to the master plan of the previous developers, The master plan can be seen in the preliminary plat, as the additional lots which are not part of this phase of development.

The total area of this phase is 7.46 acres, with 2.30 acres being dedicated to Rights-of-Way, and 6.0 acres committed to residential lots. The average lot size is 8,033.85 square feet, with the largest lot being 8,729 square feet and the smallest lot being 8,001 square feet. There is one knuckle turn within the submitted layout. The knuckle turn has a radius of 50.0 feet, which is in accordance with city standards. The street layout connects at Faler Rd. with the existing Mt. Adams Ave. with a full intersection, and at Chaparral Dr. with a three-sided intersection.

Civil engineering has not been completed at this time and will follow after approval of the preliminary plat. Once civil drawings are available, a Site Team Review will be needed to assure utilities and other agencies criteria are met prior to approval of final plat and construction.

FINDINGS:

- 1) Application from the Maughan's was received on February 8, 2021.
- 2) Public Notice for a Planning Commission Hearing on February 23, 2021, was posted on the property and mailed to property owners within 250' on February 23, 2021.
- 3) Public Notice for a Planning Commission Hearing on February 23, 2021 was published in the East Oregonian on February 23, 2021.
- 4) The city has received no comments on this application.

SUMMARY AND CONCLUSIONS:

The Commission should condition the approval of this Preliminary Plat with a required Site Team meeting to assure utility plans are appropriate to service the subdivision.

This Preliminary Plat for Chaparral Park II, appears to meet the criteria for approval with the exception Gene Allen Drive. The City has an existing Allen Ct. on the other side of town. Another name for this street should be pursued to prevent confusion.