

**BOARDMAN PLANNING COMMISSION MINUTES- SPECIAL MEETING-MARCH 23, 2021
VIDEO CONFERENCING MEETING**

Commission Chair Jacob Cain called the meeting to order at 6:00 p.m.

Commissioners
in Attendance: Jacob Cain, Ragna TenEyck, Adam Cole, and Karla Jimenez

Commissioners Absent: Michelle Seeley, and Zack Barresse

Staff: Barry Beyeler-Community Development Director and Jackie McCauley-Secretary

Audience: None

OLD BUSINESS

Preliminary Plat Request for Tuscany at Boardman Phase III Subdivision

Commission Chair Cain explained that this is a continuation of the March 17, 2021 regular meeting. Due to internet issues, one of the commissioners left the meeting, therefore the commission no longer had a quorum to vote on this request.

Community Development Director Beyeler said he has had discussion with the applicant, Taylor Merrill since the last meeting. He is proposing to turn the two lots, just south of Lucca Street into a park. Community Development Director Beyeler said that this is .5 of an acre, a bit smaller than the comprehensive plan requirement. The proposed park would be across the street from the walkway to the schools to the north. It is centrally located in the subdivision. The applicant is willing to put in benches or tables and a dog clean up station. The proposed park will have turf and trees. Community Development Director Beyeler recommends approval.

Commission Chair Cain said it is a good location as it is centrally located with about nine homes that could be seen from the park.

Commissioner Cole motioned to approved the preliminary plat request for Tuscany at Boardman Phase III Subdivision with the condition to turn the two lots south of Lucca Street into a green space with all of the amenities of a park, as indicated on the amended preliminary plat.

Commissioner TenEyck seconded the motion. The motion passed 4-0.

Community Development Beyeler said he would get the Notice of Decision out tomorrow. Because he received no comment, no appeals procedure is required.

DISCUSSION ITEMS

Chapter 8 - Boardman Comprehensive Plan

Community Development Director Beyeler said he wanted to point out Chapter 8 of the Boardman Comprehensive Plan to the commission because it talks about park requirements. One of the requirements in the code talks about developers making a payment in lieu of dedicating a park. Currently the city does not have a method of taking payments for this. He said in talking with realtors, 8000 square foot bare lots can sell for \$50,000 to \$55,000. He would like to add the park language to the Boardman Development Code when reviewing it for language changes.

Commission Chair Cain said that this will be a good conversation to have with developers who may argue the need for a green space in their developments. He thought the new language perhaps would require a minimum green space size or the .015 acre per lot per living unit, whichever is larger.

Meeting was adjourned at 6:18pm