



## PLANNING COMMISSION MEETING

November 20, 2025 at 6:00 PM

Boardman City Hall Council Chambers

MINUTES

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### 1. CALL TO ORDER

Commission Chair Irons called the meeting to order at 6:00 PM.

### 2. FLAG SALUTE

### 3. ROLL CALL

Commissioners Present: Commissioner Jennifer Leighton, Commissioner Mike Connell, Commissioner Ragna TenEyck  
Commissioner Zack Barresse, Commissioner Sam Irons

Commissioners absent: Commissioner Jami Carbray (Excused) Commissioner David Jones (Unexcused)

### 4. APPROVAL OF MINUTES

#### A. Planning Commission Meeting October 16, 2025

Move to approve the minutes of November 20, 2025, Planning Commission meeting as presented.

Motion made by Commissioner Connell, Seconded by Commissioner TenEyck.  
Voting Yea: Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

Timestamp - 1:37

### 5. PUBLIC HEARINGS

#### A. Conditional Use Permit, CUP25-000002: Port of Morrow, applicant. This request is to approve a non-potable booster pump station building on 1/2 acre of leased land from the City of Boardman. Property is described as tax lot 100 of Assessor's Map 4N25E21 and is zoned Residential (Future Urban Sub District). Criteria for approval is found in the Boardman Development Code Chapter 2.1 Residential and 4.4 Conditional Use Permits. This is being processed as a Type III decision.

Commission Chair Barresse opened the public hearing at 6:02 PM.

Principal Planner Stephanie Case gives staff report.

Testimony in favor: None.

Testimony in opposition: Gary Klinger, Samantha Aldrich, Jonathan Tallman

Neutral Testimony: Earl Aylett

Samantha Aldrich asked a couple more questions

Commissioner Chair Barresse closed the public hearing at 6:43 PM.

Motion to approve Conditional Use Permit CUP25-000002 as presented

Motion made by Commissioner Connell, Seconded by Commissioner TenEyck.  
Voting Yea: Commissioner Leighton, Commissioner Connell, Commissioner Barresse,

Commissioner Irons  
Voting Nay: Commissioner TenEyck

Timestamp: 1:37

B. Amendment LND25-000005: Unity Partners LLC, applicant. This request is to amend Chapter 2.1 of the Boardman Development Code to update the Development Code to accommodate higher-density residential development. Criteria for approval are found at the BDC Chapter 4.7 Land Use District Map and Text Amendments. It is being processed as a Type IV decision with the final hearing before the City Council.

Commission Chair Barresse opened the public hearing at 7:04 PM.

Planning Official Carla McLane gives staff report.

Testimony in favor: None.

Testimony in opposition: Micheal Hughes, Rick Stokoe, Randy Baker, Jonathan Tallman

Neutral Testimony: None.

Commissioner Chair Barresse closed the public hearing at 7:20 PM.

Motion to continue Amendment LND25-000005 to the December 18, 2025 Planning Commission hearing.

Motion made by Commissioner Leighton, Seconded by Commissioner Connell.  
Voting Yea: Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

Timestamp: 51:50

C. Major Modification, LND25-000007: City of Boardman, applicant, HC Land LLC, owner. Property is described as tax lots 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500 and 7600 of Assessor's Map 4N25E17DC and is zoned Residential. The request is for a major modification to combine two parks into one, create walking paths that connect to Unity Manufactured Home Park, and establish future road connections. Criteria for approval are found at the Boardman Development Code (BDC) Chapter 4.6 Modifications to Approved Plans and Conditions of Approval. It is being processed as a Type III decision.

Commission Chair Barresse opened the public hearing at 7:29 PM.

Principal Planner Stephanie Case gives staff report.

Testimony in favor: None.

Testimony in opposition: Jonathan Tallman, Randy Baker

Neutral Testimony: None.

Commissioner Chair Barresse closed the public hearing at 7:48 PM.

Motion to approve Major Modification, LND25-000007 as presented.

Motion made by Commissioner Connell, Seconded by Commissioner Irons.  
Voting Yea: Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

Timestamp: 1:28:20

D. The request is to adopt the Parks Master Plan as a guidance document for a planned update to the City of Boardman Comprehensive Plan to inform Goal 8. Criteria for approval are found at the Boardman Development Code Chapter 4.1 Types of Applications and Review Procedures, specifically 4.1.600 Type IV Procedure (Legislative). It is being processed as a Type IV decision, with the final hearing before the city council.

Commission Chair Barresse opened the public hearing at 7:58 PM.

Planning Official Carla McLane gives staff report.

Testimony in favor: None.

Testimony in opposition: Jonathan Tallman

Neutral Testimony: None.

Randy Baker gave testimony

Commissioner Chair Barresse closed the public hearing at 7:48 PM.

Motion to forward Parks Master Plan as amended to the City Council for final consideration.

Motion made by Commissioner Connell, Seconded by Commissioner Leighton.  
Voting Yea: Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons

Timestamp: 1:51:35

## **6. DISCUSSION ITEMS**

A. Planning Official Update

Planning Official McLane gave her staff report.

Timestamp - 2:28:28

## **7. PUBLIC COMMENT**

INVITATION FOR PUBLIC COMMENT – The commission chair will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The commission chair may limit comments to 3 minutes per person for a total of 30 minutes. Please complete a request to speak card prior to the meeting. Speakers may not yield their time to others.

Jonathan Tallman gave comment.

## **8. COMMISSION COMMENTS**

Chair Barresse gave comment.

## **9. ADJOURNMENT**

Chair Barresse adjourned the meeting at 8:48 PM.