



PLANNING COMMISSION MEETING

November 20, 2025 at 6:00 PM

Boardman City Hall Council Chambers

AGENDA

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. Planning Commission Meeting October 16, 2025

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.
- 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.
- 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.
- 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.

6. DISCUSSION ITEMS

A. Planning Official Update

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.

8. COMMISSION COMMENTS

9. ADJOURNMENT

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To make your request, please contact a city clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.