



PLANNING COMMISSION MEETING

January 15, 2026 at 6:00 PM

Boardman City Hall Council Chambers

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **WELCOME NEW MEMBERS**
5. **ELECTION OF OFFICERS**
 - A. Chair
 - B. Vice Chair
6. **APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes December 18, 2025
7. **PUBLIC HEARINGS**
 - A. RVW25-000057: KPFF, applicant, and Amazon Data Services, owner. Property is described as tax lot 411 of Assessor's Map 4N 25E 09 and is zoned General Industrial. The request is for civil site plan modifications to support the installation of an owner-provided wastewater treatment system. Criteria for approval are found at the Boardman Development Code Chapter 4.2 - Development Review and Site Design Review with the standards in 4.2.500 Site Design Review - Application Submission Requirements and 4.2.600 - Site Design Review Approval Criteria. Also applicable is Chapter 2.3 General Industrial and provisions in Chapter 3. It is being processed as a Type III decision.

Staff requests this action to be continued to February 19, 2026 at 6 PM to be held at the Council Chambers at City Hall.
 - B. CONTINUED - 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.

Staff requests this action to be continued to February 19, 2026 at 6 PM to be held at the Council Chambers at City Hall.
 - C. The request is to adopt the Economic Opportunities Analysis as a guidance document for a planned update to the City of Boardman Comprehensive Plan to inform Goal 9 Economics. 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.

8. DISCUSSION ITEMS

A. Planning Official Update

9. 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.

10. COMMISSION COMMENTS

11. 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. Upon request of an individual who is deaf or hard of hearing, accommodations such as sign language or equipment for the hearing impaired must be requested at least 48 hours prior to the meeting. To make your request, please contact the City Clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.